



## LEASE FACT SHEET: LEASE OPPORTUNITY

Lease Number:	TBD (Exp. M700021)	Report Date:	04/09/2021
Applications Accepted:	1/1/2021 – 5/7/2021	Public Auction Date:	TBD
Supervisory Area:	Eastern Jerome	Office Contact:	Meribeth Lomkin
Asset Classification:	Rangeland	Office Number:	208-324-2561
County:	Blaine		

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### EXPIRING LEASE

Lease Status:	M700021	Primary Current Use:	Industrial
Lease Start Date:	1/1/2012		
Lease End Date:	12/31/2021		

### PROPOSED LEASE

Lease Start Date:	1/1/2022	Proposed Primary Activity:	Industrial
Lease End Date:	12/31/2041	Commodity Type:	Compost Manufacturing & Sales
Proposed Term Length:	20 Years	Total Proposed Acres:	13
Access:	Yes	Animal Unit Months (AUM):	N/A
First Year Rent:	\$23,400.00	Water Rights:	N/A
Annual Increase:	3%	Secondary Current Use:	N/A
Gross Receipts:	10%	Proposed Higher or Better Use:	Alternative uses may be proposed to IDL
Proposed Special Terms & Conditions:	TBD	Related Instruments:	N/A
Bond:	\$20,000.00	Insurance (CGL):	\$2,000,000.00

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**Exhibit A: LEGAL DESCRIPTION**

TWN	RNG	SEC	Legal Description	County	Endow	Acres	Grazing Acres	Dry Acres	Irrigated Acres	CRP Acres	Waste Acres	PHMA Acres	IHMA Acres	AUMs
03N	18E	16	Pt NESE, Pt NWSE, Pt SWSE, Pt SESE	Blaine	PS	13	0	0	0	0	0	0	0	0

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**Exhibit B: EXISTING IMPROVEMENTS**

IMPROVEMENT	OWNERSHIP	ADDITIONAL BILLED USE
Concrete block/K-rail material bins	Lessee	Improvement will be valued if a live auction is to be held.
Soil Berm/Gates along Ohio Gulch Road	Lessee	Improvement will be valued if a live auction is to be held.
Shipping Container - Office & parts/tool storage	Lessee	Improvement will be valued if a live auction is to be held.
Truck Scale	Lessee	Improvement will be valued if a live auction is to be held.
Culverts for access roads in Ohio Gulch road ditch	Lessee	Improvement will be valued if a live auction is to be held.
Trenching/Conduit for utility access	Lessee	Improvement will be valued if a live auction is to be held.
Berms/Swales for Surface Water Management	Lessee	Improvement will be valued if a live auction is to be held.
Leachate Pond for Surface Water Management	Lessee	Improvement will be valued if a live auction is to be held.
Material Soaking Pond	Lessee	Improvement will be valued if a live auction is to be held.
Water Well, submersible pump, and associated plumbing	Lessee	Improvement will be valued if a live auction is to be held.

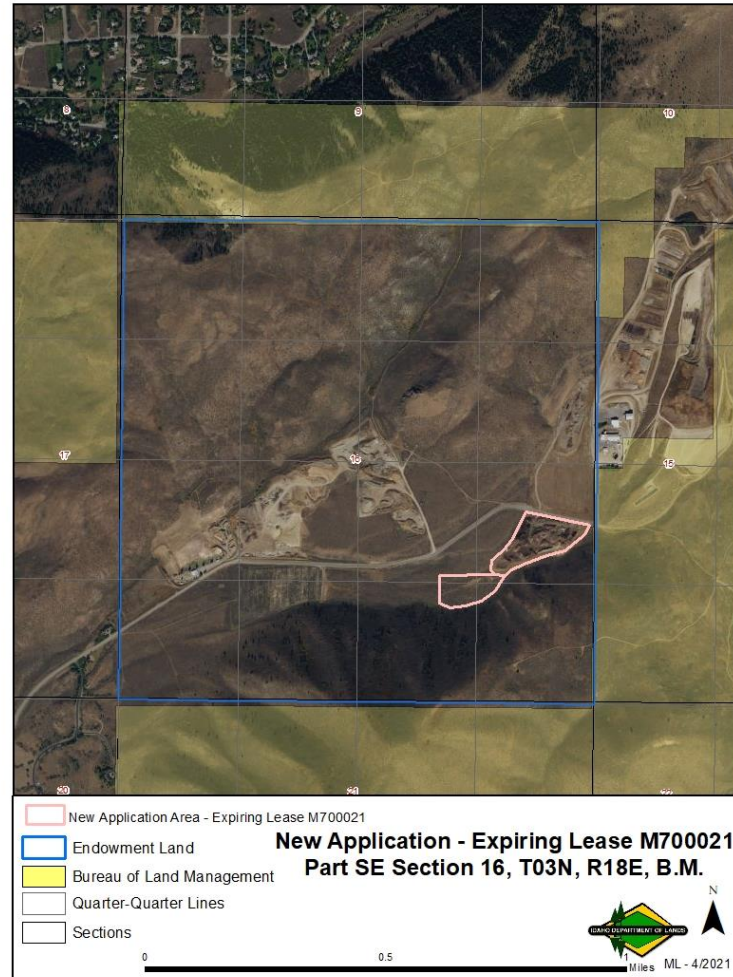
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**Exhibit C: VICINITY MAP**



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**Exhibit D: LEASE MAP**



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