

# STATE BOARD OF LAND COMMISSIONERS

May 16, 2023  
Consent Agenda

## Subject

Results of April 2023 Crop Lease Live Auction

## Question Presented

Shall the Land Board direct the Department to award the lease to the high bidder at the live auction?

## Background

In December 2022, the Idaho Department of Lands (Department) initiated advertising on unleased endowment crop land (Attachment 1) obtained through the Eastern Idaho Regional Solid Waste District (EIRSWD) land exchange, which closed in March 2022. During the advertising period the Department received six applications. In accordance with IDAPA 20.03.14.105.01, when two or more eligible applicants apply to lease the same state endowment trust land, the Department shall hold a live auction. Department staff conducted the live auction and determined the high bidder for the lease in accordance with existing statutes, rules, and procedures.

## Discussion

The live auction was held in Idaho Falls at the Eastern Supervisory Area office on April 12, 2023. The premium bid for the new crop lease was \$93,000. This lease is offered for a 20-year term. Attachment 2 is a summary of the result of the live auction.

The Department informed all auction participants they had 20 days from the date of the auction to file an appeal with the State Board of Land Commissioners (Land Board). The 20-day appeal period expired on May 2nd and no appeals were received by the Department.

According to IDAPA 20.03.14.106, a review and approval of live auction results by the Land Board is required prior to lease issuance. Idaho Code § 58-310(4) provides that the Land Board has the right to reject any and all bids made at the live auctions when there has been fraud or collusion, or for any reason, which in the judgment of the Land Board justifies the rejection of the bids. The Department completed the lease auction process in accordance with existing statutes, rules, and procedures and did not observe any indication of fraud or collusion related to this process.

## Recommendation

Direct the Department to award the crop lease CR8000145 to Evan Wood Farms, LLC.

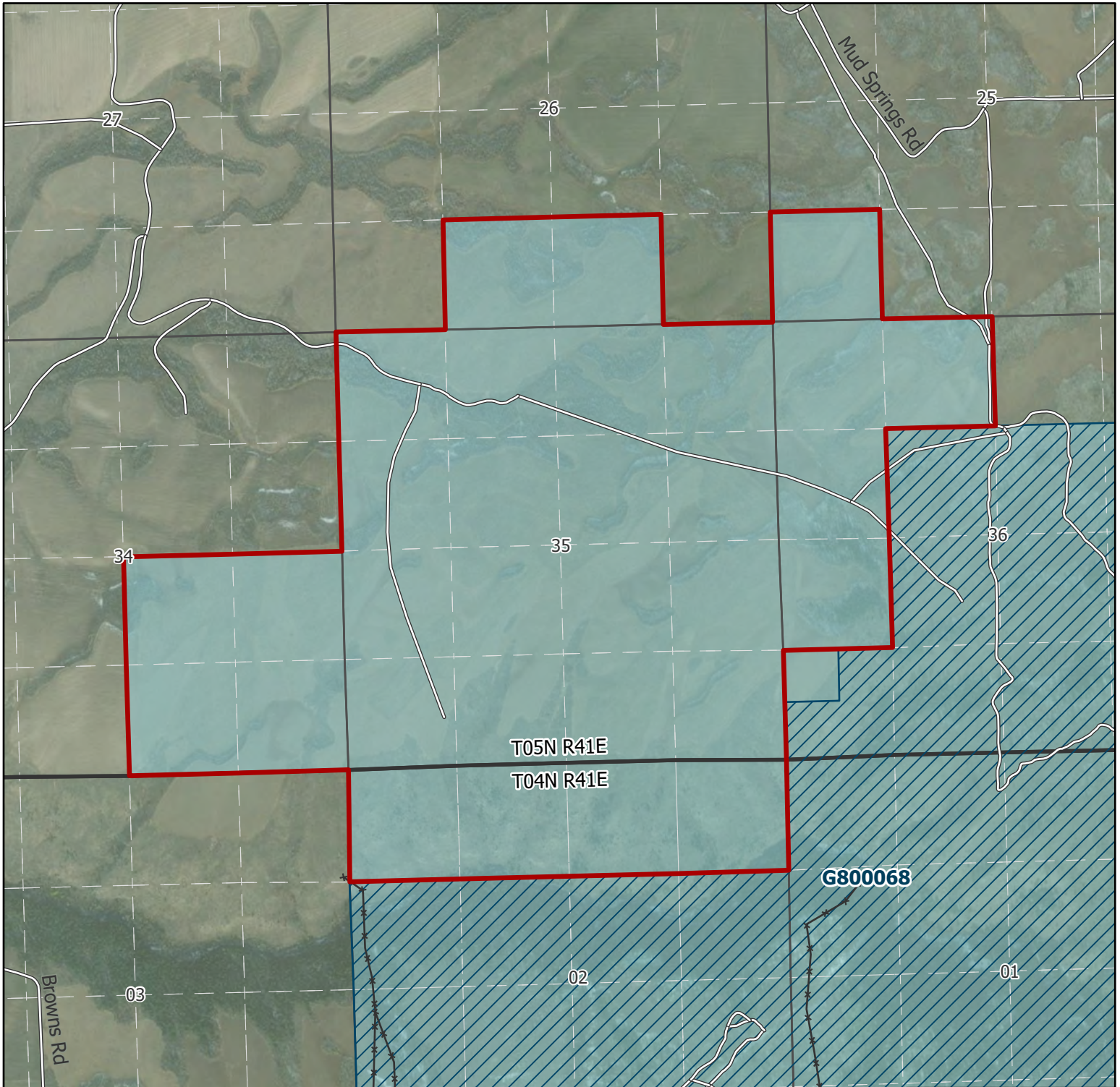
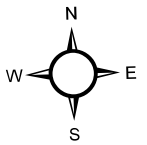
## **Board Action**

## **Attachments**

1. Parcel Map
2. Summary of April 2023 Crop Live Auction



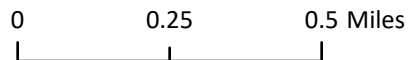
**CR80000145**  
**T04N R41E Section 2**  
**T05N R41E Sections 25-26, 34-36**



- Subject Lease
- Roads
- Fence
- Other Active Leases
- PLSS Township
- PLSS Section
- PLSS Subsection
- State
- Private

**Idaho Department of Lands**  
**Eastern Supervisory Area**  
**Madison County, Idaho**

5/9/2023  
 1:20,000



Disclaimer: Easements are intended to benefit land under the State of Idaho's Control now and in the future. This map has been compiled using the best information available to the Idaho Department of Lands at the time and may be updated and/or revised without notice. In situations where known accuracy and completeness is required, the user has the responsibility to verify the accuracy of the map and the underlying data sources.

**Summary of April 2023 Crop Live Auction**

Supervisory Area	Lease Number	Endowment	Lease Term (Years)	Farmable Acres	Improvement Value	# of Participants	# of Bids	High Bid Amount	High Bidder
Eastern - Idaho Falls	CR8000145	PS	20	651.00	\$0.00	6	53	\$93,000.00	Evan Wood Farms, LLC

**Total : \$93,000.00**