STATE BOARD OF LAND COMMISSIONERS
August 19, 2025
Department Report

Subject

Land Revenue Forecast

Background

The Idaho Department of Lands (Department) provides a revenue forecast showing a range of expected revenue by endowment over the next four fiscal years based on predicted levels of operations, prices of existing timber sales under contract, changes in lease income, and agency expenditures every year. The four-year net income forecast table is provided as Attachment 1.

The income range shown is chiefly due to variability in timber markets and the duration of timber sale contracts. Leasing returns are relatively stable from year to year; however, leasing revenue has declined in recent years due to the sale of residential and commercial real estate. Predicting premium bids for advertised or conflicted leases has not been modeled as they are not as prevalent as timber sale auctions and cover a wide variety of activities. Potential exists within and beyond this forecast period to see increases in revenue from commercial ground leases due to development of State Board of Land Commissioners' (Land Board) policies for these activities.

Discussion

The Department's gross land management revenue for FY2025 was $91.77 million, approximately $1.7 million more than FY2024 and $11.48 million more than the 10-year average. Gross revenue forecasts compared to actual returns are provided as Attachment 2.

The Department's net land management income was over $62.62 million in FY2025, approximately $3.52 million more than FY2024 and $10.03 million above than the 10-year average. Net income forecasts compared to actual returns are provided as Attachment 3.

The timberland asset class accounted for approximately 92.25% of the total gross land management revenue and about 96.03% of the total net income from land management in FY2025. Monte Carlo simulation is used to predict timber revenue based on the past ten-year stumpage price and harvest level volatility around the Forest Asset Management Plan volume of 328 MMBF reached in FY2024.

Attachments

1. Four-Year Net Income Forecast Table (by Endowment)
2. Gross Revenue: Past and Four-Year Forecast Graph
3. Net Income: Past and Four-Year Forecast Graph

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Four-Year Net Income Forecast

Fiscal Year	Net Income	Public School	Ag College	Charitable Institutions	Normal School	Penitentiary	School of Science	State Hospital South	University	Capitol*	Total
2026	Low	$ 32,462,763	$ 666,269	$ 2,766,047	$ 1,972,576	$ 1,188,150	$ 2,786,151	$ 1,412,163	$ 1,866,736	$ -	$ 45,120,855
	High	$ 52,680,664	$ 1,081,223	$ 4,488,749	$ 3,201,103	$ 1,928,133	$ 4,521,374	$ 2,291,662	$ 3,029,344	$ -	$ 73,222,251
2027	Low	$ 32,403,685	$ 665,056	$ 2,761,013	$ 1,968,987	$ 1,185,988	$ 2,781,081	$ 1,409,593	$ 1,863,338	$ -	$ 45,038,741
	High	$ 52,980,229	$ 1,087,371	$ 4,514,274	$ 3,219,305	$ 1,939,097	$ 4,547,084	$ 2,304,694	$ 3,046,570	$ -	$ 73,638,624
2028	Low	$ 32,376,221	$ 664,493	$ 2,758,673	$ 1,967,318	$ 1,184,982	$ 2,778,723	$ 1,408,399	$ 1,861,759	$ -	$ 45,000,568
	High	$ 52,534,916	$ 1,078,232	$ 4,476,330	$ 3,192,246	$ 1,922,799	$ 4,508,865	$ 2,285,322	$ 3,020,963	$ -	$ 73,019,672
2029	Low	$ 32,395,024.50	$ 664,879	$ 2,760,275	$ 1,968,460	$ 1,185,671	$ 2,780,337	$ 1,409,216	$ 1,862,840	$ -	$ 45,026,703
	High	$ 52,506,211	$ 1,077,642.70	$ 4,473,884	$ 3,190,502.04	$ 1,921,748	$ 4,506,401	$ 2,284,074	$ 3,019,312	$ -	$ 72,979,774

*Capitol revenue accrues to the permanent fund rather than the reserve.

ATTACHMENT 1

Gross Income: Past and Four-Year Forecast

Net Income: Past and Four-Year Forecast