

STATE BOARD OF LAND COMMISSIONERS

September 16, 2025

Consent Agenda

Subject

Grazing Lease Live Auction—August 6, 2025

Question Presented

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

Background

During the open application period for expiring grazing lease G700347, the Idaho Department of Lands (Department) received three applications for this lease. 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 a live auction and determined the high bidder for this lease in accordance with existing statutes, rules, and procedures.

Discussion

The live auction was held in the Jerome Field Office on August 6, 2025. The premium bid for the auction of lease G700347 was \$4,500. This lease was offered on a 5-year lease term. Attachment 1 is a summary of the results 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 has expired, 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.

Upon approval, the new number for this lease will be GR70000678.

Recommendation

Direct the Department to award the new grazing lease, GR70000678, to Gerald Martens.

Board Action**Attachments**

1. Auction Summary

Summary of August 2025 Grazing Live Auction

Supervisory Area	Lease Number	Endowment	Lease Term (Years)	AUMs	Acres	Improvement Value	# of Participants	# of Bids	High Bid Amount	High Bid per Year, per AUM	Effective 2026 AUM Rate*	High Bidder
Eastern–Jerome	G700347	PS	5	116	1164	\$0.00	3	13	\$4,500.00	\$7.76	\$16.74	Gerald Martens

Total : \$4,500.00

* Effective 2026 AUM Rate is calculated by adding the 2026 AUM Rate (\$8.98) and the High Bid per Year, per AUMs.
2025: 10%, or 1 out of 10 expiring grazing leases went to live auction
10 Year Average: 7% of expiring grazing leases go to live auction