Sealed Bid Auction: The auction will be in the form of a sealed bid. Only bidders who have submitted a complete application and deposit from which the Commissioner is satisfied that the bidder is qualified, and who have paid the required application fee, are permitted to submit a sealed bid. Bids must be submitted in a sealed envelope addressed to the Commissioner of Public Lands and must be received by 3:00 p.m. (MST) on February 24, 2020.

Application and Deposit Submittal: The application, application fee and qualification deposit must be received at the NM State Land Office (Morgan Hall), 310 Old Santa Fe Trail, Santa Fe, New Mexico 87501, Attn: Commissioner of Public Lands, no later than 3:00 p.m. (MST) on February 24, 2020.

Requirements and Qualification of Bidders & Required Deposits: Only qualified bidders may submit a sealed bid. In order to be considered qualified by the Commissioner, a bidder must meet the minimum qualifications described in this Notice as set forth in Exhibit 5. The bidder must submit 1) a completed application, 2) a written statement of minimum qualifications, 3) a transaction deposit (estimating advertising) in the amount of $10,000.00, 4) a percent rent deposit in the amount of twenty-one thousand seven hundred and thirty-nine dollars ($21,739.39), payable to the New Mexico State Land Office, 5) a security deposit in the amount of twenty thousand dollars ($20,000.00), 6) a late processing fee in the amount of five thousand dollars ($5,000.00) with additional amounts in increments of ten thousand dollars ($10,000.00) each.

Selection of the Winning Bidder: The Lease, if any, will be awarded to the highest qualified bidder whose sealed bid is deemed satisfactory by the Commissioner, and who has paid the required application fee and deposit. If two or more sealed bids are submitted by qualified bidders that are equal in amount and exceed the amount of any and all other sealed bids by qualified bidders, the Commissioner may declare that no bid was successful.

If the rate of ten percent (10%) a month or any fraction of a month. Lessee shall also pay a late processing fee of one dollar ($1.00) per month on any portion of the total lease rent that becomes due but that is not paid by the ninetieth (90th) day after the date due. The late processing fee is in addition to the decommissioning phase rent.

Decommissioning Phase Rent. Lessee shall pay Lessor one-time Decommissioning Phase Rent of three dollars ($3.00) per acre of Leased Premises.

The Minimum Operational Base Rent is fifty-five dollars ($55,000.00) with additional amounts in increments of ten thousand dollars ($10,000.00) each.

1. Please Get Additional Information: Additional information is available in the Bid Packet. The Bid Packet is incorporated in this Notice by reference and should be reviewed in detail before attempting to qualify to bid. To obtain more information about this lease or a copy of the Bid Packet, please go to http://www.nmstatelands.org or contact:

Disabled individuals who require aid to participate in the long-term Lease auction may call (505) 575-5760; Fax (505) 575-5724; or email jlewis@slo.state.nm.us

3. Requirements and Qualification of Bidders & Required Deposits: Only qualified bidders may submit a sealed bid. In order to be considered qualified by the Commissioner, a bidder must meet the minimum qualifications described in this Notice as set forth in Exhibit 5. The bidder must submit 1) a completed application, 2) a written statement of minimum qualifications, 3) an application fee of five hundred dollars ($500.00); 4) the first percent rent deposit in the amount of twenty-one thousand seven hundred and thirty-nine dollars ($21,739.39), payable to the New Mexico State Land Office, 5) a security deposit in the amount of twenty thousand dollars ($20,000.00), 6) a late processing fee in the amount of five thousand dollars ($5,000.00) with additional amounts in increments of ten thousand dollars ($10,000.00) each.

Selection of the Winning Bidder: The Lease, if any, will be awarded to the highest qualified bidder whose sealed bid is deemed satisfactory by the Commissioner, and who has paid the required application fee and deposit. If two or more sealed bids are submitted by qualified bidders that are equal in amount and exceed the amount of any and all other sealed bids by qualified bidders, the Commissioner may declare that no bid was successful.

Definitions of Terms: The lease, as it will be used in the application and deposit, is defined as the land described below and as any land acquired by addition to the original land by public bid or otherwise. More particularly described as follows:

Description of the Land: The land is offered as a single parcel only, and is described as follows (the "Land") Being 5,496.40 +/- acres located in the State of New Mexico in Torrance and Lincoln Counties, New Mexico, being more particularly described as follows:

Township 02 North, Range 14 East, Section 32: NE4 & E2SE4 – 240.00 acres ±;
Township 02 North, Range 14 East, Section 28: SW4 – 160.00 acres ±;
Township 02 South, Range 12 East, Section 15: All – 640.00 acres ±;
Township 02 South, Range 12 East, Section 16: All – 640.00 acres ±;
Township 02 South, Range 12 East, Section 21: N2 – 320.00 acres ±;
Township 02 South, Range 12 East, Section 22: W2, NE4, NW4SE4 & SW4SE4 – 827.00 acres ±;
Township 01 North, Range 14 East, Section 05: NE4NE4 – 40.26.00 acres ±;
Township 01 North, Range 14 East, Section 07: E2, SW4, E2NW4 & SW4NW4 – 120.00 acres ±;Township 01 North, Range 14 East, Section 08: N2NW4 – 80.00 acres ±;
Township 01 North, Range 13 East, Section 13: SW4NE4 – 40.00 acres ±;
Township 01 South, Range 14 East, Section 05: NE4 – 159.45 acres ±;
Township 01 North, Range 14 East, Section 06: SW4SE4 & W2SE4 – 119.00 acres ±;
Township 01 North, Range 14 East, Section 09: NE4 – 240.00 acres ±;
Township 01 North, Range 14 East, Section 10: SW4NE4, NE4SE4 & W2SE4 – 170.00 acres ±;
Township 01 North, Range 14 East, Section 11: NE4 – 160.00 acres ±;
Township 01 North, Range 14 East, Section 12: N2 – 320.00 acres ±;
Township 01 North, Range 14 East, Section 14: SE4 – 160.00 acres ±;
Township 01 North, Range 14 East, Section 15: S2SE4 – 80.00 acres ±;
Township 01 North, Range 14 East, Section 16: SE4 – 240.00 acres ±;
Township 01 North, Range 14 East, Section 17: SW4 – 160.00 acres ±;
Township 01 North, Range 14 East, Section 18: S2SE4 – 80.00 acres ±;
Township 01 North, Range 14 East, Section 19: NE4 – 160.00 acres ±;
Township 01 North, Range 14 East, Section 20: W2SE4 – 119.00 acres ±;
Township 01 North, Range 14 East, Section 21: SW4 – 120.00 acres ±;
Township 01 North, Range 14 East, Section 22: W2SE4 – 119.00 acres ±;
Township 01 North, Range 14 East, Section 23: SW4 – 120.00 acres ±;
Township 01 North, Range 14 East, Section 24: W2SE4 – 119.00 acres ±;
Township 01 North, Range 14 East, Section 25: SW4 – 120.00 acres ±;
Township 01 North, Range 14 East, Section 26: W2SE4 – 119.00 acres ±;
Township 01 North, Range 14 East, Section 27: SW4 – 120.00 acres ±;
Township 01 North, Range 14 East, Section 28: SW4 – 160.00 acres ±.

Summary of Basic Provisions of the Lease: The Land is proposed to be leased pursuant to State Land Office Rule 9-13.2.1. The Land is located in Torrance and Lincoln Counties, New Mexico. Additional information is available in the bid packet, available at http://www.nmstatelands.org or upon request. The entire bid packet is incorporated with this notice by reference and should be reviewed in detail before attempting to qualify to bid. To obtain more information about this lease or a copy of the Bid Packet, please go to http://www.nmstatelands.org or contact:

Disabled individuals who require aid to participate in the long-term Lease auction may call (505) 575-5760; Fax (505) 575-5724; or email jlewis@slo.state.nm.us.

Enforcement: The lease is subject to all applicable federal, state, local and other laws, regulations, orders, rules and ordinances. The Land is subject to all easements, restrictions, conditions, and agreements applicable to the Land.

Operation Phase Years: Minimum Operational Base Rent:
Years 1-9 The greater of $40,000, $4,000/MW Installed Capacity, or $2.00 /acre of Leased Premises / Year;
Years 10-12 The greater of $40,000, $4,000/MW Installed Capacity, or $2.25 /acre of Leased Premises / Year;
Years 13-20 The greater of $40,000, $4,000/MW Installed Capacity, or $2.25 /acre of Leased Premises / Year;
Years 21-26 The greater of $40,000, $4,000/MW Installed Capacity, or $2.25 /acre of Leased Premises / Year;
Years 27-36 The greater of $40,000, $4,000/MW Installed Capacity, or $2.25 /acre of Leased Premises / Year;
Years 37+ The greater of $40,000, $4,000/MW Installed Capacity, or $2.25 /acre of Leased Premises / Year.

Installation Fee (Section 4.2.2). Additional Operation Base Rent parameters, including Percent Rent, are referenced in Section 4.1.2.1 of the Lease (Exhibit 3).