

Prospectus for Exchange

Rosman Research Station

National Forests in North Carolina
USDA Forest Service
160A Zillicoa St.
Asheville, NC 28801
(704)257-4231

PROSPECTUS

RESPONSES DUE BY NOVEMBER 15, 1995

The National Forests in North Carolina is soliciting proposals for a land exchange involving a tract known as the Rosman Research Station.

The United States, acting through the Department of Agriculture, Forest Service, National Forests in North Carolina, hereinafter referred to as the Forest Service, has identified land with improvements for disposal under the laws governing the exchange of such National Forest System lands. Because of the unique nature and location of this property; and because of the interest shown by various individuals in acquiring this property; the Forest Supervisor is publicly soliciting proposals of non-federal lands and improvements for the purpose of identifying a non-federal partner hereinafter referred to as the Exchange Partner. A more detailed description of the improvements at the Forest Service site is provided in Exhibit A.

The Forest Service property proposed for exchange is located in Transylvania County, North Carolina, near the Town of Rosman, approximately 15 miles west of Brevard, NC, via US Highway 64, NC Highway 215 and SR 1326. The land totals 202 acres and is improved with 27 buildings and other structures and facilities. Two 85-foot antennas, a 40-foot antenna with a radome dome, and a 15-foot electric antenna will be left in place and conveyed with the property.

The Rosman Research Station originally was developed as a satellite tracking site by the National Aeronautics and Space Administration (NASA) in 1963. In 1981, because of its remote location and absence of electromagnetic interference, the facility was renovated for use by the National Security Agency (NSA). From 1981 until 1994, the principal use of the facility was collection and processing of intelligence information via satellite and communication systems. Downsizing of the Department of Defense (DOD) resulted in the closing of the site in 1994; however, DOD will continue care and custody of the site into 1996.

The legal description of the land is as follows: Being a 202-acre piece or parcel of land located on the waters of the north fork of the French Broad River in Transylvania County. Being also a portion of that Tract P-126a acquired by the USDA Forest Service from Joseph S. Silversteen.

Proposals will be accepted only for the entire 202 acres and improvements located thereon.

The Forest Service property to be exchanged is administered as part of the Pisgah National Forest, but for the past 40 years has been operated under agreement by the Department of Defense and formerly NASA as a research station and satellite tracking station. This operation has ceased and the improvements and lands are now available for exchange by the Forest Service.

Access to the property will be by deeded right-of-way.

Information and maps on the Federal tract and improvements are attached as Exhibit A.

NON-FEDERAL LANDS

Non-Federal lands and property to be offered to the United States in exchange for the above-described National Forest lands must be suitable for inclusion in the National Forest System as an administrative site and/or General Forest Land.

Three administrative sites are desired by the Forest Service. These sites are a top priority for acquisition and will be given more weight in the selection of an exchange proponent. The following is a description of non-Federal lands that will be considered for exchange:

- Grandfather District Ranger's office/administrative site, Marion, NC
- Toecane District Ranger's office/administrative site. Burnsville, NC
- French Broad District Ranger's office/administrative site, Hot Springs, NC
- General Forest Land and/or interests in lands (i.e., mineral rights) located in the State of North Carolina, within the National Forests

Information for contacts and location maps of the administrative properties are shown in the attached Exhibit B. A wide variety of general forest land parcels are available for possible exchange. The Forest Service office in Asheville maintains maps and landowner contacts for many of these properties and this information will be made available to interested parties. Contact Ken Alford at (704) 257-4231 to make an appointment to review this information.

PROCEDURES

Two days have been set for tours of the Forest Service property - August 25 and September 12. Other times may be available through special arrangements with adequate lead time. Contact Ken Alford, Forester/Appraiser, National Forests in North Carolina, P.O. Box 2750 (160A Zillicoa St.), Asheville, NC, 28802; 704-257-4231; for more details or information.

Interested parties may submit proposals to the Forest Supervisor, National Forests in North Carolina, P.O. Box 2750, Asheville, North Carolina 28802 until 5 p.m., November 15, 1995.

Proposals shall include a detailed letter offering to negotiate an exchange. In order to be responsive, proposals should include the following information:

1. Identification of the owner or owners of the non-Federal property(s).
2. Legal descriptions and maps of the non-Federal property(s).
3. Title commitment for the non-Federal property(s).
4. A supportable value estimate for the non-Federal property(s), based on an option, contract agreement, or other document of support - a formal appraisal will not be needed.
5. For general forest land, a brief narrative for each property that addresses its resource values. This can include recreation and scenic value, resource values such as timber, and value to wildlife, plants, fisheries and watershed protection. .

If necessary, prospective exchange partners will be given the opportunity to refine and clarify their proposals after the initial review.

All proposals will be evaluated by an interdisciplinary team, with a final decision made by the Forest Supervisor. The following selection criteria will be used:

1. Cost to administer the non-Federal land.
2. Resource values present on the non-Federal land.
3. Estimated value of the non-Federal land.
4. Potential/capability for a successful exchange.

A more detailed description of these evaluation criteria can be found in Exhibit C.

The Forest Service reserves the right to reject all proposals.

If the exchange partner and the Forest Supervisor are successful in formulating an exchange, the proposal will be processed according to the existing laws and regulations governing land exchanges with the Forest Service. Selection of a proposal is no guarantee that the exchange will be completed.

Values of the non-Federal property offered for exchange will be estimated by the use of supporting documents to be made available by the exchange partner. These could be in the form of options, contracts, appraisals, or other acceptable documents that give an indication of value.

All costs associated with title, land surveys, hazardous substance examinations and environmental analysis will be borne by the exchange partner.

After the Forest Service completes the review of the proposal, including an equal value determination, and completes the environmental analysis and decision; the exchange partner and the Forest Service will enter into an Exchange Agreement (a binding contract).

The time necessary to consummate the exchange will vary depending upon the complexity. The proposed exchange will be given priority by the Forest Service to ensure expeditious processing, with a goal of completion no later than September 30, 1996.

EXHIBIT - A

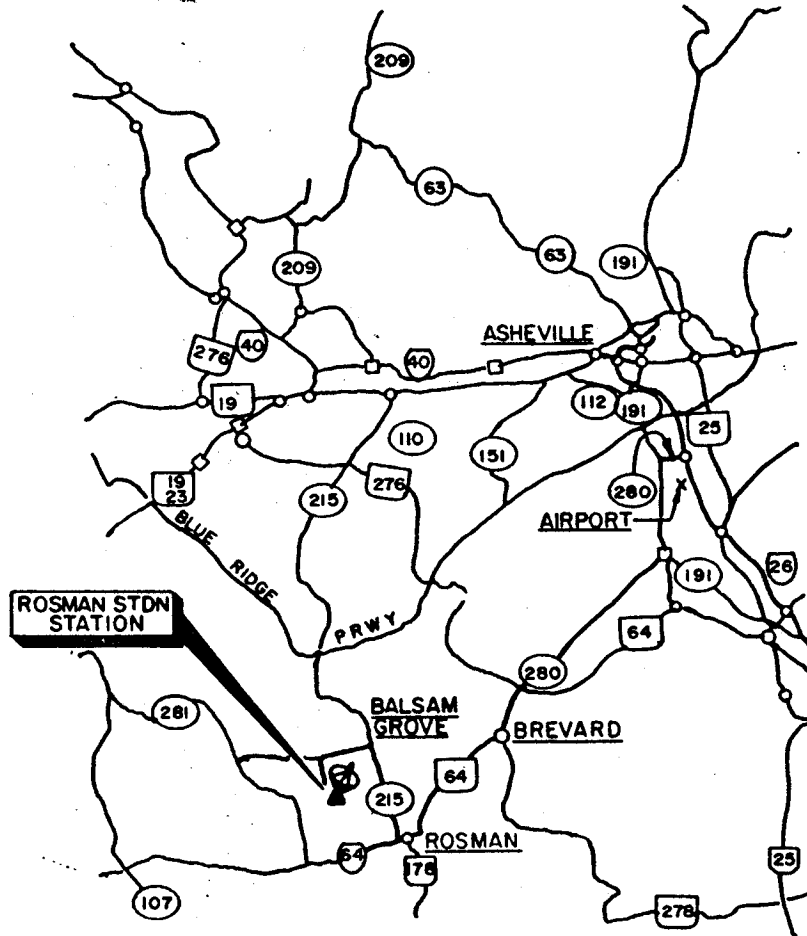
ROSMAN RESEARCH STATION

Exchange parties must be citizens of the United States or corporations incorporated in the United States and legally qualified to deal in real property.

Questions regarding this offer to exchange Forest Service may be addressed to:

Ken Alford
Forester/Appraiser
USFS
P.O. Box 2750
(160A Zillicoa St.)
Asheville, NC 28802
Telephone: (704) 257-4231

Mary Noel
Lands Staff Officer
USFS
P.O. Box 2750
(160A Zillicoa St.)
Asheville, NC 28802
Telephone: (704) 257-4259



Station Area Map

ROSHAN RESEARCH STATION

SITE PLAN

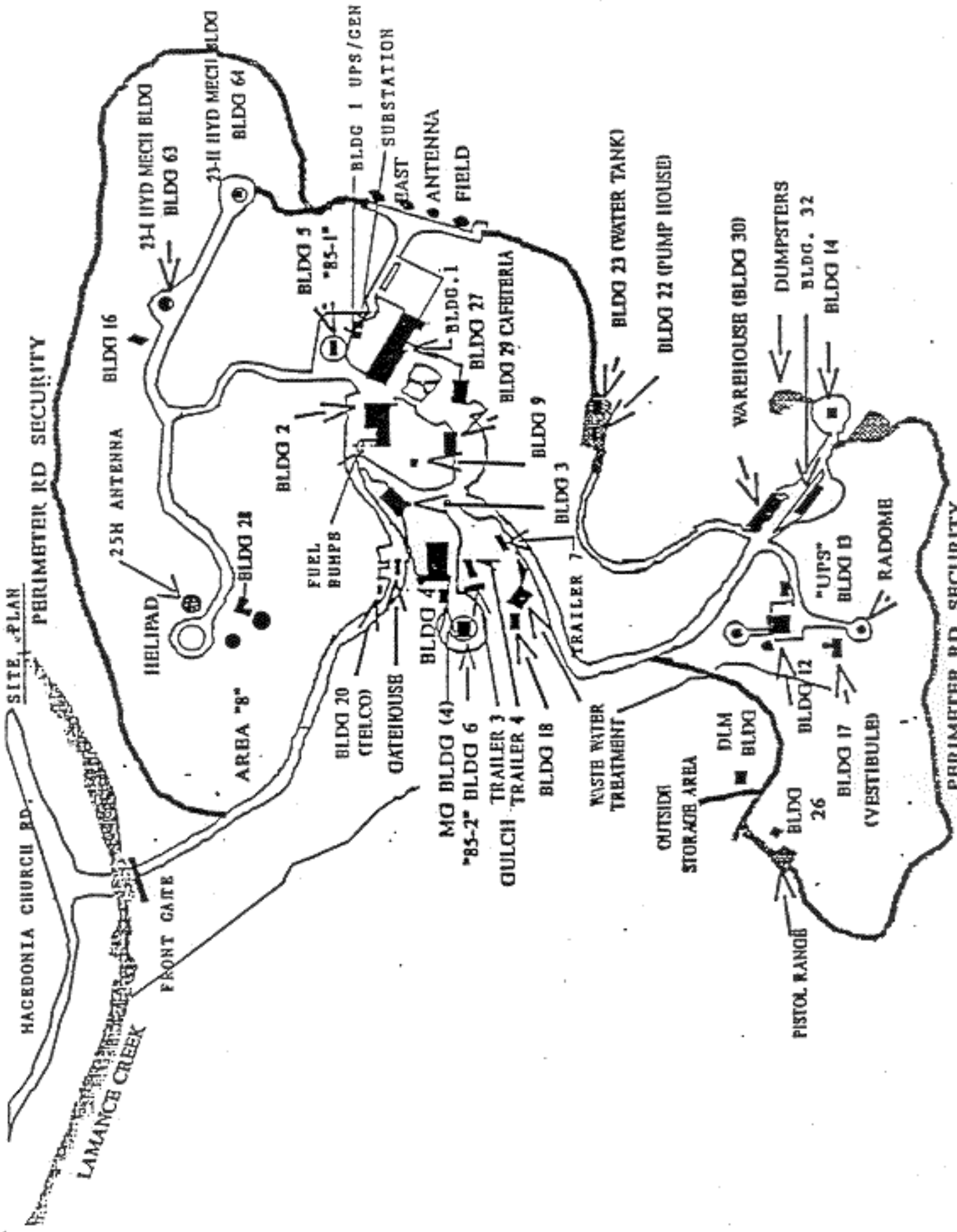


EXHIBIT - B

NON-FEDERAL
ADMINISTRATIVE SITES

TOECANE DISTRICT OFFICE

5,366 GROSS SF

4,1116 NET USABLE SF

CONTACT:

EARL S. YOUNG

P.O. Box 1037

BURNSVILLE, NC 28714

(704) 682-3600 (Office)

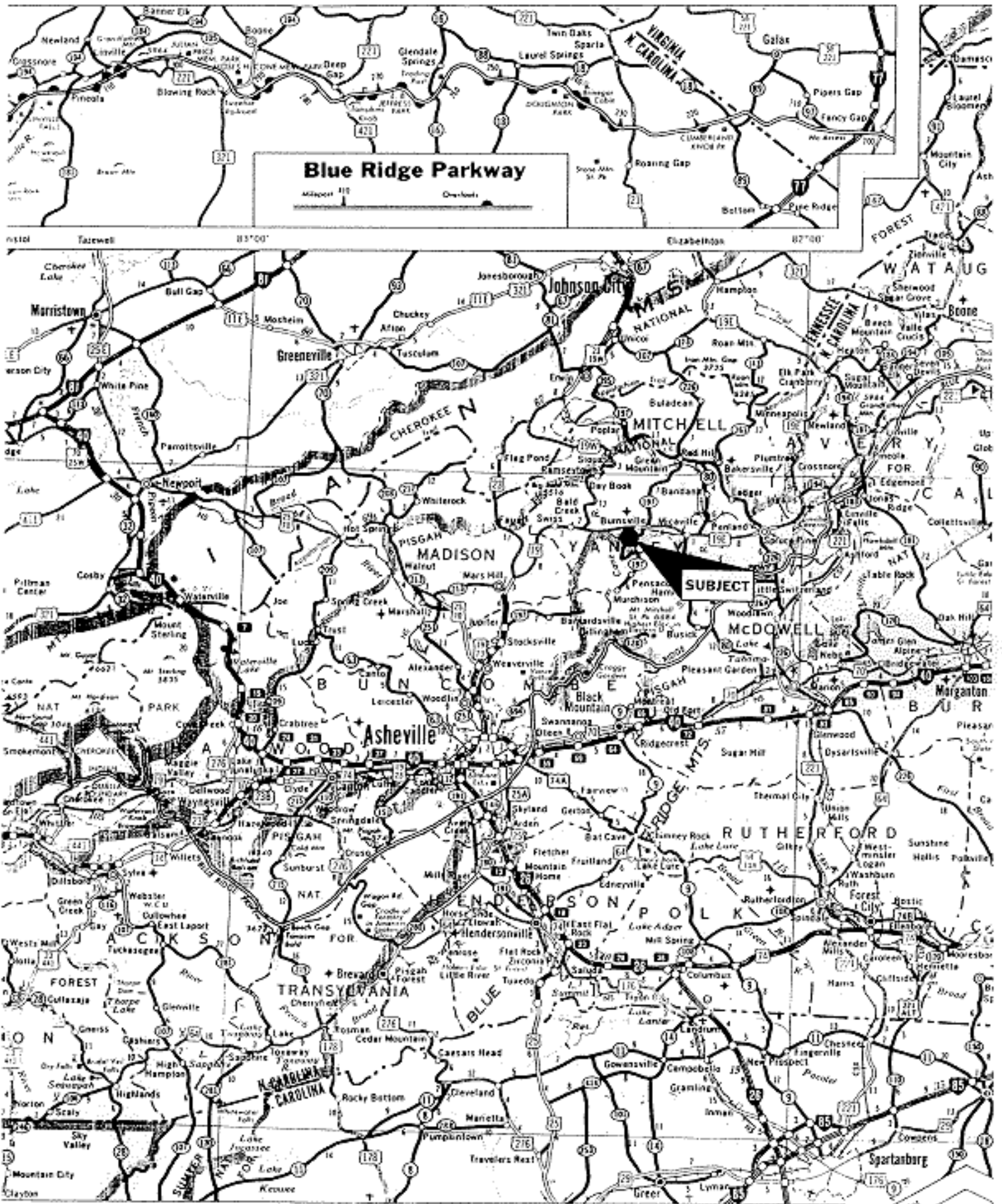
(704) 682-4608 (Office)

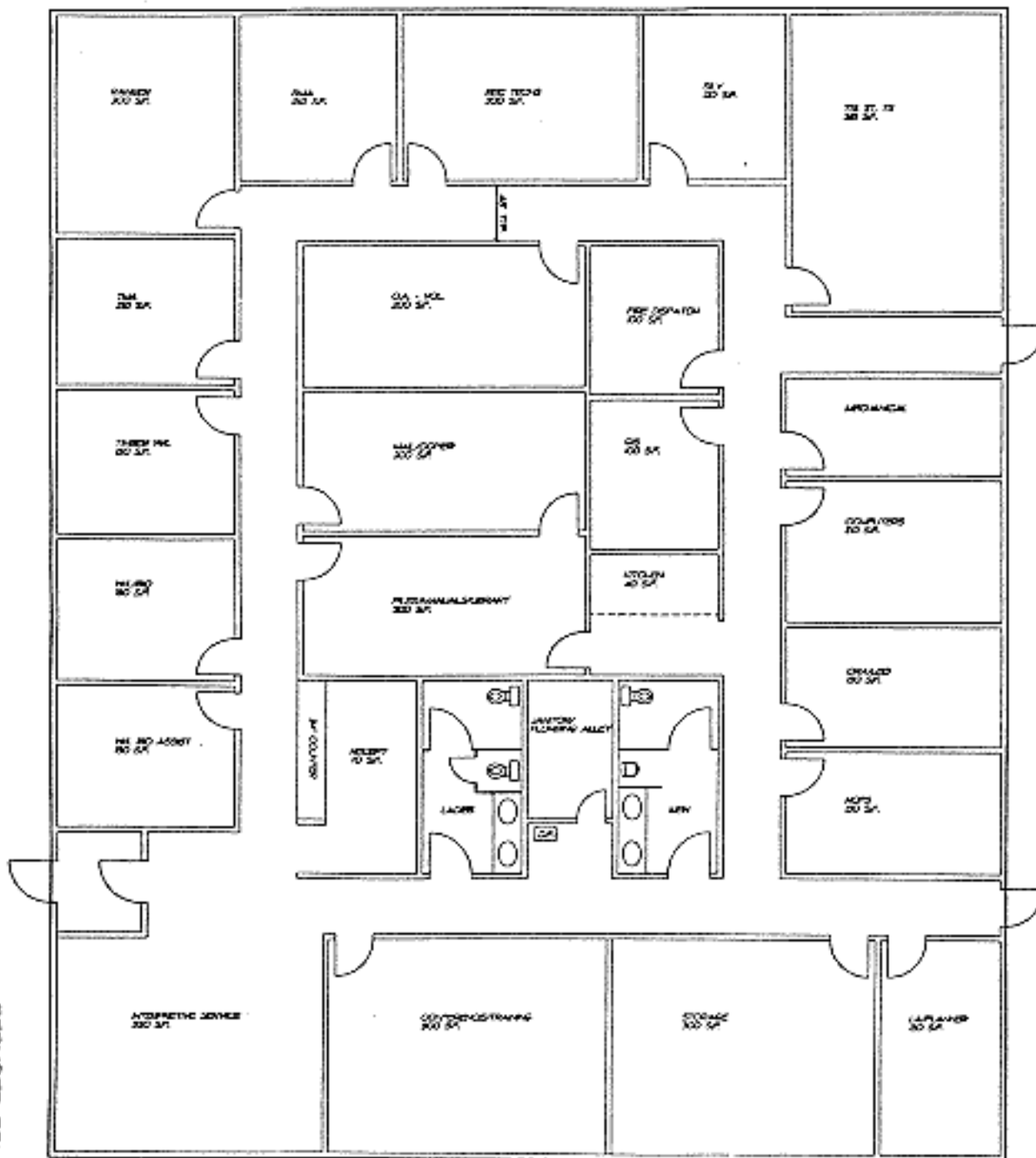
(704) 682-6911 (Office)

(704) 682-2628 (Home)

C

D





NATIONAL FORESTS IN N.C.
TOECANE RANGER DISTRICT
OFFICE SPACE REQUIREMENTS

FLOOR PLAN
SCALE 1/8" = 1'-0"

ONE OF ONE

REDUCED PRINT - DO NOT SCALE

GRANDFATHER DISTRICT OFFICE

5,866 GROSS SF

4,635 NET USABLE SF

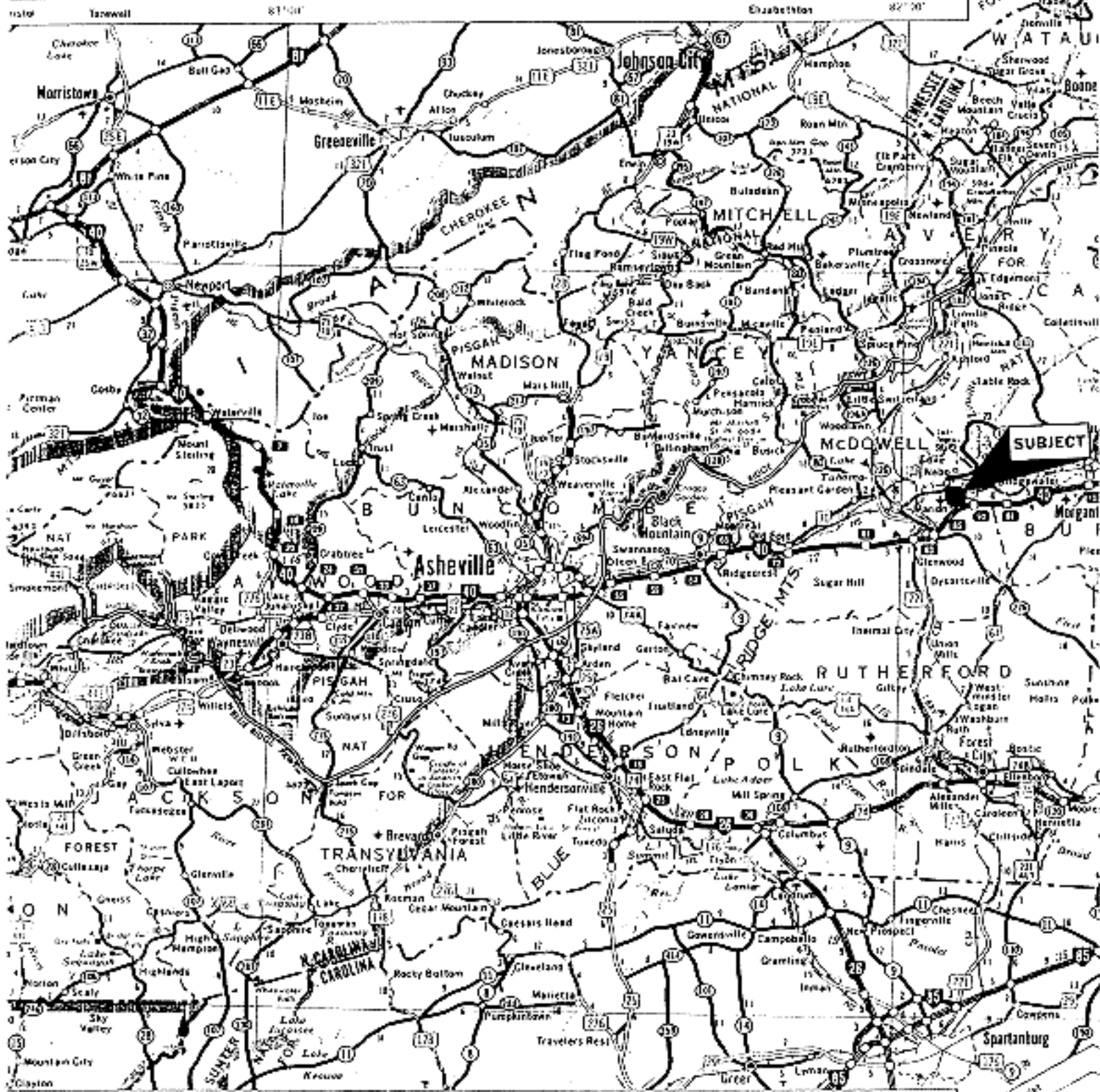
CONTACT: EARL S. YOUNG

P.O. Box 1037

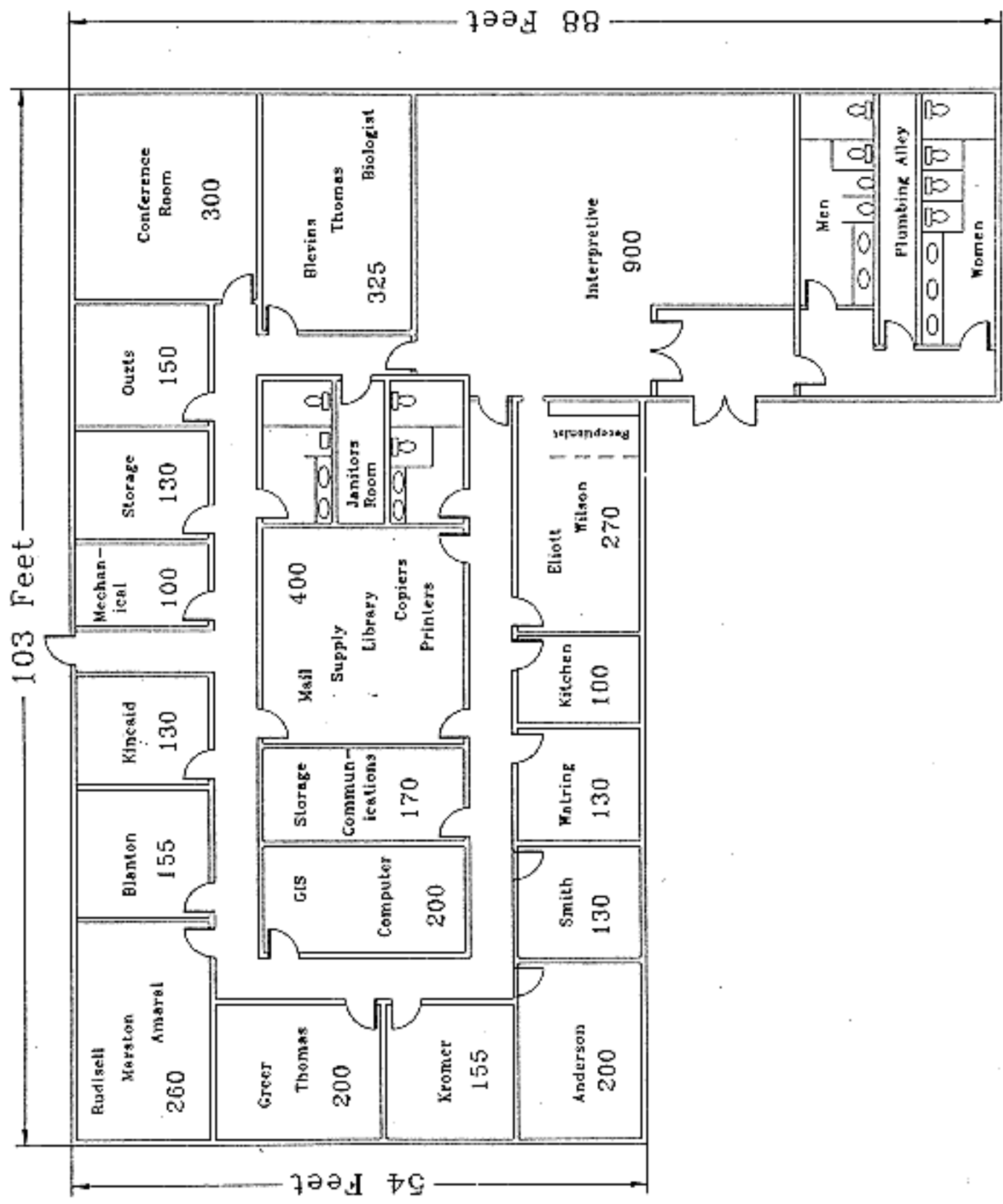
BURNSVILLE, NC 28714

(704) 682-3600

(704) 682-4608



Grandfather Office Proposed Layout



FRENCH BROAD DISTRICT OFFICE

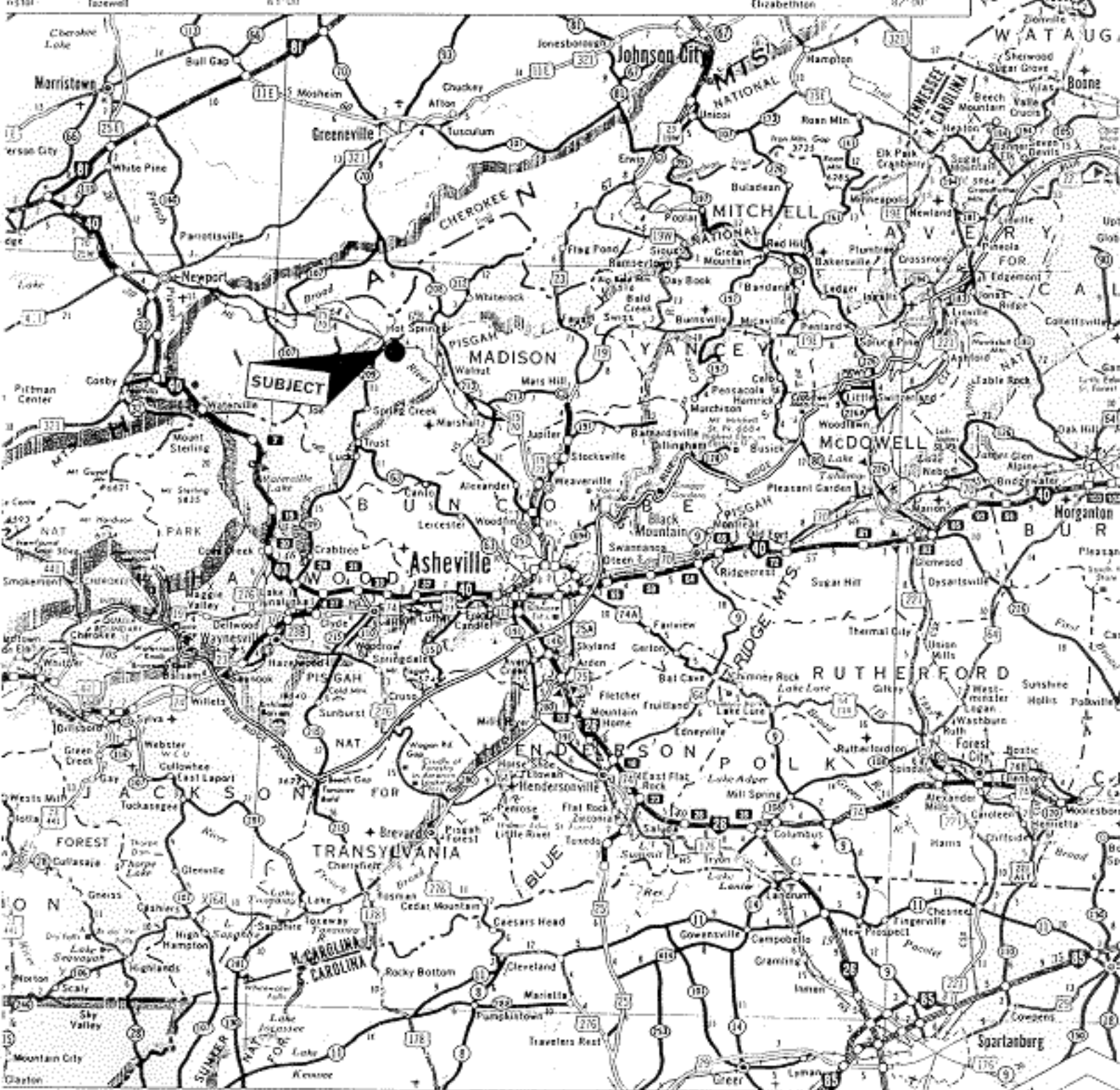
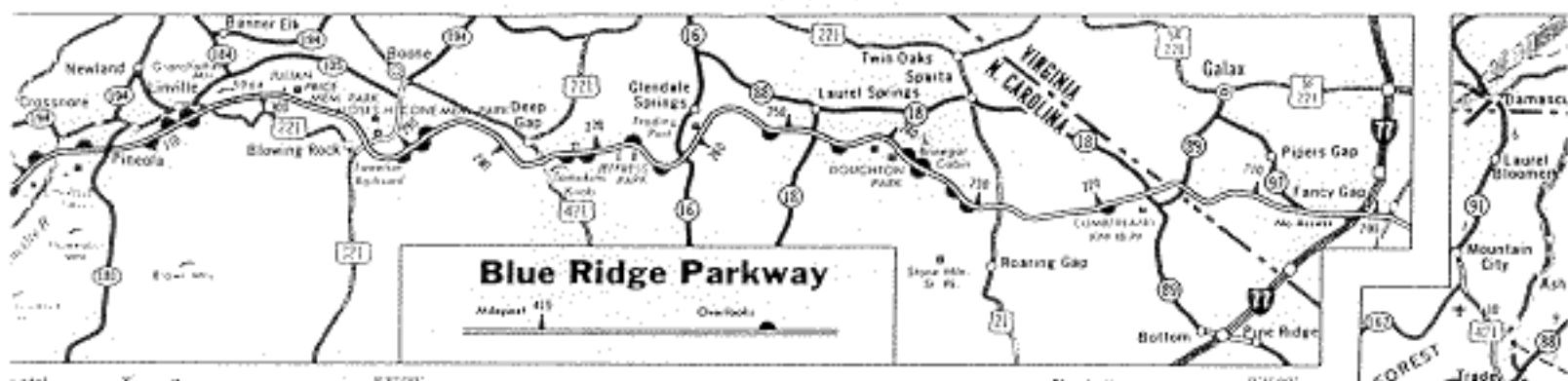
2,175 SF

CONTACT: HAROLD ANDERSON

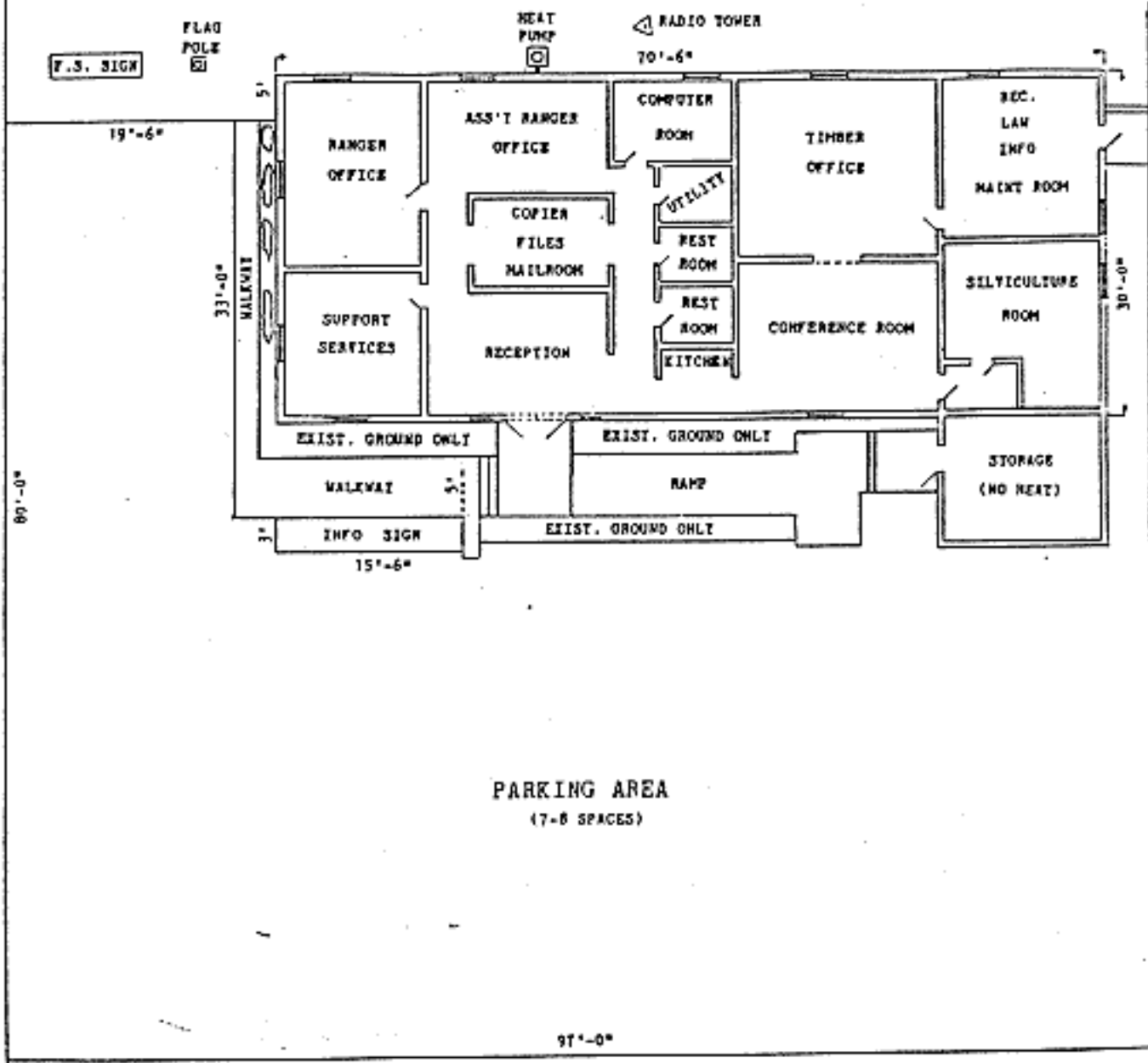
P. O. Box 246

HOT SPRINGS, NC 28743

(704) 622-3231



CONTEL BLDG.

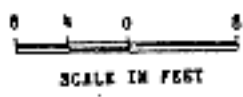


25 70

BRIDGE STREET

FLOOR PLAN

REDUCED DRAWING NOT TO SCALE



EXISTING FRENCH BROAD OFFICE

EXHIBIT C

PROSPECTUS EVALUATION CRITERIA

EXHIBIT C

ROSMAN PROSPECTUS EVALUATION CRITERIA

The following criteria will be used to rank the proposals. An interdisciplinary team will evaluate the proposals and provide this information to the Forest Supervisor to make a final decision.

1) COST TO ADMINISTER NON-FEDERAL LAND

Land ranking the highest, having the greatest advantage would:

- a. Offer savings via government ownership of administrative sites.
- b. Be the most consistent with surrounding land use.
- c. Have little or no cost to identify or maintain the properties (inholding).
- d. Contain no obvious resource liabilities (i.e., hazmat sites).

2) RESOURCE VALUES ON NON-FEDERAL LAND

Parcels having the greatest combination of the following resource values:

- a. Wildlife - including game habitat, threatened and endangered species habitat and fisheries values.
- b. Recreation - including scenic areas, trails and dispersed recreation opportunities.
- c. Resources - including timber, minerals and watershed protection values.

No attempt will be made to put a dollar value on these resources, but the committee will rank each parcel based on a combination of the resource values present.

3) ESTIMATED VALUE OF THE NON-FEDERAL LAND

The proposal with the highest estimated value will have a greater advantage.

4) POTENTIAL FOR A SUCCESSFUL EXCHANGE

- a. Proposals with no identified opposition or controversy associated with possible federal ownership will have a greater advantage.
- b. Proponents who demonstrate the financial capability to complete the proposed exchange by September 30, 1996, will have a greater advantage.