

**AMENDMENT IN THE NATURE OF A SUBSTITUTE  
TO H.R. 1657  
OFFERED BY MR. STAUBER OF MINNESOTA**

Strike all after the enacting clause and insert the following:

**1 SECTION 1. SHORT TITLE.**

2 This Act may be cited as the “Lake Winnibigoshish  
3 Land Exchange Act of 2024”.

**4 SEC. 2. DEFINITIONS.**

5 In this Act:

6 (1) BWLT.—The term “BWLT” means Big  
7 Winnie Land and Timber, LLC, a Minnesota Lim-  
8 ited Liability Corporation.

9 (2) MAP.—The term “Map” means the map en-  
10 titled “Heig Land Exchange” and dated December  
11 14, 2023.

12 (3) FEDERAL LAND.—The term “Federal land”  
13 means the approximately 17.5 acres of Federal land  
14 in Itasca County, Minnesota, generally depicted as  
15 the “Federal Parcel” on the Map.

16 (4) NON-FEDERAL LAND.—The term “non-Fed-  
17 eral land” means the approximately 36.7 acres of  
18 non-Federal land in Itasca County, Minnesota, gen-

1 erally depicted as the “Non-Federal Parcel” on the  
2 Map.

3 (5) SECRETARY.—The term “Secretary” means  
4 the Secretary of Agriculture, acting through the  
5 Chief of the Forest Service.

6 **SEC. 3. EXCHANGE OF LAND.**

7 (a) EXCHANGE AUTHORIZED.—Subject to the provi-  
8 sions of this Act, if BWLT offers to convey the non-Fed-  
9 eral land to the United States, the Secretary shall, not  
10 later than 1 year after the date on which such offer is  
11 made—

12 (1) accept the offer;

13 (2) convey to BWLT all right, title, and inter-  
14 est of the United States in and to the Federal land,  
15 excepting and reserving an easement for road access  
16 to National Forest System land west of the Federal  
17 Parcel; and

18 (3) accept from BWLT all right, title, and in-  
19 terest of BWLT in and to the non-Federal land.

20 (b) REQUIREMENTS.—The exchange under sub-  
21 section (a) shall be—

22 (1) conditioned on title approval for the non-  
23 Federal land by the Secretary in accordance with  
24 subsection (e);

1           (2) conditioned on a cash equalization payment  
2           made by BWLT to the United States in accordance  
3           with subsection (c) if, under the appraisals con-  
4           ducted in accordance with this Act, it is determined  
5           that the value of the Federal land exceeds the value  
6           of the non-Federal land;

7           (3) conditioned on the satisfactory completion  
8           of a Phase I Environmental Site Assessment by  
9           BWLT, provided to the Secretary, in advance of the  
10          acceptance of the non-Federal parcel;

11          (4) subject to valid existing rights; and

12          (5) subject to any other terms and conditions  
13          the Secretary determines appropriate.

14          (c) EQUAL VALUE AND CASH EQUALIZATION.—

15           (1) IN GENERAL.—Except as provided in para-  
16           graph (2), the exchange under subsection (a) shall  
17           be for equal value or the values shall be equalized  
18           by a cash payment.

19           (2) EXCEPTION.—Notwithstanding any other  
20           provision of law, if the appraised value of the non-  
21           Federal land to be conveyed to the United States ex-  
22           ceeds the appraised value of the Federal land, a cash  
23           equalization payment by the United States to  
24           BWLT is hereby waived and the amount of such

1 waived payment shall be considered a donation by  
2 BWLT to the United States for all purposes of law.

3 (d) APPRAISALS.—

4 (1) IN GENERAL.—The value of the land to be  
5 exchanged under this Act shall be determined by ap-  
6 praisals conducted by an independent and qualified  
7 appraiser mutually agreed to by the Secretary and  
8 BWLT.

9 (2) APPRAISAL STANDARDS.—The Secretary  
10 shall complete appraisals of the land to be ex-  
11 changed under this Act in accordance with—

12 (A) the Uniform Appraisal Standards for  
13 Federal Land Acquisitions; and

14 (B) the Uniform Standards of Professional  
15 Appraisal Practice.

16 (e) FORMAT.—Title to the non-Federal land to be  
17 conveyed to the United States under this Act shall be  
18 found sufficient by the Secretary pursuant to section 3111  
19 of title 40, United States Code.

20 (f) MANAGEMENT OF ACQUIRED LAND.—The non-  
21 Federal land acquired by the United States under sub-  
22 section (a) shall be—

23 (1) added to, and managed as part of, the  
24 Chippewa National Forest; and

1           (2) managed in accordance with the laws, rules,  
2           and regulations pertaining to National Forest Sys-  
3           tem lands.

4           (g) MAP AND LEGAL DESCRIPTIONS.—

5           (1) IN GENERAL.—As soon as practicable after  
6           the date of enactment of this Act, the Secretary  
7           shall finalize the Map and legal descriptions of all  
8           land to be conveyed under this Act.

9           (2) CONTROLLING DOCUMENT.—In the case of  
10          a discrepancy between the Map and a legal descrip-  
11          tion, the legal description shall control.

12          (3) CORRECTIONS.—The Secretary and BWLT,  
13          by mutual agreement, may correct any minor errors  
14          in the Map or in the legal descriptions, including  
15          with respect to the boundaries of the Federal land  
16          and the non-Federal land.

17          (4) MAP ON FILE.—The Map and legal descrip-  
18          tions shall be on file and available for public inspec-  
19          tion in appropriate offices of the Forest Service.

20          (h) CLOSING COSTS.—As a condition for the ex-  
21          change under subsection (a), BWLT shall pay all closing  
22          costs associated with the exchange, including for—

23                 (1) title insurance and title search;

24                 (2) any applicable inspection fees, escrow fees,  
25                 attorneys fees, and recording fees; and

1           (3) any environmental analysis or resource sur-  
2           vey required under Federal law, regulation, or pol-  
3           icy, including a Phase I Environmental Site Assess-  
4           ment of the non-Federal land.

5           (i) SURVEY.—

6           (1) IN GENERAL.—The exact acreages and legal  
7           descriptions of the Federal and non-Federal land to  
8           be exchanged under subsection (a) shall be deter-  
9           mined by surveys satisfactory to the Secretary.

10          (2) COSTS OF SURVEY.—BWL/T shall bear all  
11          costs associated with the surveys under paragraph  
12          (1).

