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(Original Signature of Member)

119TH CONGRESS
1ST SESSION

H. R. _____

To provide for an exchange of certain Federal and non-Federal land in
Artesia, New Mexico, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

Ms. LEGER FERNANDEZ introduced the following bill; which was referred to
the Committee on _____

A BILL

To provide for an exchange of certain Federal and non-
Federal land in Artesia, New Mexico, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Caza Ranches LLC
5 and Department of Homeland Security Land Exchange
6 Act of 2025”.

7 **SEC. 2. LAND EXCHANGE.**

8 (a) DEFINITIONS.—In this section:

1 (1) CENTERS.—The term “Centers” means the
2 Federal Law Enforcement Training Centers and re-
3 lated facilities that are located in Artesia, New Mex-
4 ico.

5 (2) FEDERAL LAND.—The term “Federal land”
6 means the approximately 160 acres of land in
7 Artesia, New Mexico, generally depicted as
8 “FLETC/DHS Federal Land to be Exchanged to
9 CAZA”, with the following identification and de-
10 scription:

11 (A) IDENTIFICATION.—Parcel Number: 4-
12 149-096-266-460.

13 (B) DESCRIPTION.—Township 16 South,
14 Range 25 East, Section 35: S ½ S ½.

15 (3) MAP.—The term “Map” means a map de-
16 picting the Federal land and the non-Federal land,
17 as agreed to by the Centers and Caza Ranches LLC.

18 (4) NON-FEDERAL LAND.—The term “non-Fed-
19 eral Land” means the approximately 160 acres of
20 land owned by Caza Ranches LLC, generally de-
21 picted as “CAZA to be Exchanged to FLETC/DHS
22 Federal Land” on the Map, but does not include any
23 subsurface rights to the land vested in a third party,
24 with the following identification and description:

1 (A) IDENTIFICATION.—Parcel Number: 4-
2 147-097-132-132.

3 (B) DESCRIPTION.—Township 17 South,
4 Range 25 East, Section 4: NW ¼.

5 (5) SECRETARY.—The term “Secretary” means
6 the Secretary of Homeland Security.

7 (b) EXCHANGE OF LANDS.—

8 (1) IN GENERAL.—Upon receiving an offer
9 from the Caza Ranches LLC to convey to the Sec-
10 retary all right, title, and interest of the Caza
11 Ranches LLC in and to the non-Federal land, the
12 Secretary is authorized to accept the offer and to
13 convey to Caza Ranches LLC all right, title, and in-
14 terest of the United States in and to the Federal
15 land.

16 (2) LAND TITLE.—Title to the non-Federal
17 land conveyed to the Secretary under this section
18 shall conform to the title approval standards of the
19 Attorney General of the United States applicable to
20 land acquisitions by the Federal Government.

21 (c) EXCHANGE TERMS AND APPRAISALS.—

22 (1) IN GENERAL.—The exchange of Federal
23 and non-Federal lands under subsection (b) shall be
24 subject to the following:

1 (A) Any valid existing rights as of the date
2 of the enactment of this section.

3 (B) Any additional terms and conditions
4 the Secretary determines appropriate to protect
5 the interests of the United States, including
6 with respect to any of the rights referred to in
7 subparagraph (A).

8 (2) COSTS.—The costs of carrying out the ex-
9 change of lands under subsection (b) shall be shared
10 equally by the Secretary and the Caza Ranches
11 LLC.

12 (3) EQUAL VALUE EXCHANGE.—The value of
13 the lands exchanged under subsection (b) shall be
14 deemed equal.

15 (4) MEMORIALIZATION.—All terms and condi-
16 tions for the exchange of lands under subsection (b)
17 shall be memorialized in a written exchange agree-
18 ment that is signed by Caza Ranches LLC and the
19 Secretary.

20 (d) ACQUISITION OF LAND FOR TRAINING PURPOSES
21 BOUNDARY ADJUSTMENT.—On acceptance of title to the
22 non-Federal land by the Secretary—

23 (1) the non-Federal land shall be added to and
24 administered as part of the Centers;

1 (2) the Centers shall use such land to erect
2 structures in support of the Federal Law Enforce-
3 ment Training Centers' training mission; and

4 (3) the boundaries of the Centers shall be ad-
5 justed to exclude the exchanged Federal land.

6 (e) MAPS, ESTIMATES, AND DESCRIPTIONS.—

7 (1) MINOR ERRORS.—The Secretary and the
8 Caza Ranches LLC may, by mutual agreement,
9 carry out the following:

10 (A) Make minor boundary adjustments to
11 the Federal and non-Federal lands involved in
12 the exchange under this section.

13 (B) Correct any minor errors in the Map
14 or any other map, acreage estimate, or legal de-
15 scription of any such lands.

16 (2) CONFLICT.—If there is a conflict between a
17 map, an acreage estimate, or a legal description of
18 the lands involved in the exchange under this sec-
19 tion, the Map shall control unless the Secretary and
20 the Caza Ranches LLC mutually agree otherwise.

21 (3) AVAILABILITY.—The Secretary shall file
22 and make available for public inspection in the New
23 Mexico headquarters of the Department of Home-
24 land Security a copy of the Map and any other map
25 referred to in this section.