

Chamberlain Creek

\$6,600,000 - \$7,300,000

Location: Located in the Blackfoot Valley, lying South of the Blackfoot River, stretching from the junction of Highways 83 and 200 (Clearwater Junction) on the west, to Ovando on the east.

Acreage: Approximately 14,581.12 acres

Carrying Capacity: Forestland grazing currently occurs on the western portion of these lands with an estimated carrying capacity of 140 AUM's. Grazing rights in the Chamberlain drainage and east are not currently leased.

Crop Land: N/A

Water: East and West Forks of Chamberlain Creek, Pearson Creek, Lobe Creek, Bear Creek, Warren Creek, Little Fish Creek and Fish Creek.

Irrigation: N/A

Timber: The Nature Conservancy Lands referred to as the Chamberlain Creek are primarily forested, with a mix of forest ages and stand structures that are well-distributed among the parcels. The timber is primarily well-stocked second growth stands of ponderosa pine, Douglas-fir, lodgepole pine, western larch, sub alpine fir, and Engelmann spruce. Merchantable volume is scattered, but opportunities for near-term commercial thinning and selection harvesting exists. Potential for long-term forest management is very good, with current volumes ranging from 1-10 MBF, and averaging 3 MBF per acre. Most, if not all, roads necessary for forest management have been constructed and are in fair condition.

Improvements: Logging road system

County/Taxes: estimated at \$1.20 per acre

Precipitation: 16 – 20 inches

Comments: Topography is primarily moderate to flat slopes. However, there are approximately 2,000 acres of steep slopes in the far eastern portion of the lands, primarily east of Green Mountain. Overall, operability is good with well-established road system.

Access to the parcels is from the Scotty Brown Bridge Road and River Junction Road to the east, and off of the Sunset Hill Road across private lands to the west. Within the main block of lands, current vehicular and walk-in access would be maintained. Access to many of the roads within the main block is closed to



Chamberlain Creek

The following list of properties are proposed, by TNC, for sale to the State of Montana:

Missoula County

Township 13 North, Range 14 West, P.M.M.:

Section 2, Lots 1 & 2, S1/2NE1/4, N1/2SE1/4.	203.90 acres
Section 3, Lots 1-4, S1/2N1/2, S1/2.	568.00 acres
Section 11, N1/2.	320.00 acres

Township 14 North, Range 14 West, P.M.M.:

Section 1, Lots 1 & 2, S1/2NE1/4, SE1/4.	330.76 acres
Section 12, E1/2, SE1/4NW1/4, E1/2SW1/4.	440.00 acres
Section 13, All	640.00 acres
Section 24, All	640.00 acres
Section 25, All	640.00 acres
Section 34, S1/2SW1/4	80.00 acres

Total Missoula County

3,862.66 acres

Powell County

Township 14 North, Range 13 West, P.M.M.

Section 2, SW1/4, less Tract A COS 541RB.	62.00 acres
Section 3, S1/2 less Tract A COS 541RB,	176.28 acres
Section 4, Lots 1-4, S1/2N1/2, S1/2 less Tract A COS 541RB	561.81 acres
Section 5, Lots 1-3, S1/2NE1/4, SE1/4NW1/4, S1/2.	503.27 acres
Section 6, Lots 5-7, E1/2SW1/4, W1/2SE1/4, SE1/4SE1/4.	313.60 acres
Section 7, Lots 1-4, E1/2W1/2, E1/2.	623.90 acres
Section 8, All	640.00 acres
Section 9, All	640.00 acres
Section 10, All	640.00 acres
Section 11, All less Tract B-2 COS 541RB.	617.87 acres
Section 12, All less Tract B-2 COS 541RB.	369.51 acres
Section 13, All	640.00 acres
Section 14, All	640.00 acres
Section 15, All	640.00 acres
Section 17, All	640.00 acres
Section 18, Lots 1-4, E1/2W1/2, E1/2.	618.60 acres

Township 14 North, Range 12 West, P.M.M.

Section 7, Lots 1-4, E1/2W1/2, E1/2 less Tracts C-1 & C-2 COS 541RB.	156.82 acres
Section 17, All south of Tract D-2 COS 541RB.	340.00 acres
Section 18, Lots 1-4, E1/2W1/2, E1/2.	626.36 acres
Section 19, Lots 1-4, E1/2W1/2, E1/2	628.44 acres
Section 20, All	640.00 acres

Total Powell County:

10,718.46 acres

Approximate Total acres:

14,581.12 acres