

AGENDA
REGULAR MEETING OF THE BOARD OF LAND COMMISSIONERS
Tuesday, January 22, 2019 at 9:00 am
Supreme Court Chambers, Mazurek Justice Building
Helena, MT

ACTION ITEMS

0119-1 Timber Sales

A. Ferndale Timber Sale

Benefits: State Normal School and School of Mines

Location: Lake County

APPROVED 5-0

B. Limestone West Timber Sale

Benefits: Public Buildings and School of Mines

Location: Gallatin County

APPROVED 5-0

0119-2 Cabin Site Sales: Set Minimum Bid for Sale

A. Cabin Sale 925

Benefits: Common Schools

Location: Flathead County

B. Cabin Sale 937

Benefits: MSU 2nd

Location: Missoula County

APPROVED 5-0

0119-3 Easements

Benefits: Common Schools, MSU Morrill, Public Land Trust-Nav. Rivers, University of Montana.

Location: Carbon, Choteau, Fergus, Judith Basin, Musselshell, Rosebud, Stillwater, Sweet Grass, Valley, Wheatland and Yellowstone Counties.

APPROVED 5-0

PUBLIC COMMENT

0119-1

TIMBER SALES:

A. Ferndale Timber Sale

B. Limestone West Timber Sale

**Land Board Agenda Item
January 22, 2019**

0119-1A Timber Sale: Ferndale

Location: Lake County
Sections 3,4,10, T26N, R19W

Trust Beneficiaries: State Normal School, School of Mines

Trust Revenue: \$536,294 (estimated, minimum bid)

Item Summary

Location: The Ferndale Timber Sale is located approximately 2 air miles southeast of Bigfork, Montana in Lake County.

Size and Scope: The project contains 5 harvest units totaling 581 acres of tractor logging.

Volume: The estimated volume is 19,222 tons (3.05 MMBF) of sawlogs.

Estimated Return: The minimum bid is \$27.90 per ton which would generate approximately \$536,294 for the State Normal School Trust and the School of Mines Trust and approximately \$37,098 in Forest Improvement fees.

Prescription: The Ferndale project has commercial thin, shelterwood, and overstory removal prescriptions. Commercial thinning and shelterwood prescriptions are designed to remove disease and insect infected trees while improving the health and vigor of residual trees. Overstory removal prescriptions will remove decadent overstory and allow vigorous growth in the understory.

Road Construction/Maintenance: The project is proposing 916 feet of new road construction, 5.0 miles of road reconstruction, 5.4 miles of road maintenance, and 1.1 miles of road reclamation.

Access: Access to the project area will be through county roads, existing easements and a temporary road use permit obtained from the USFS.

Public Comments: Four formal comments were received from adjacent landowners as well as several informal conversations on-site during project layout. Neighbors expressed concerns over historic clearcutting in the area. A public meeting was held, and all concerns were mitigated by explaining technical details of the proposed project and the modern logging practices that would be used. Internal issues and concerns were incorporated into project planning and design and will be implemented in associated contracts.

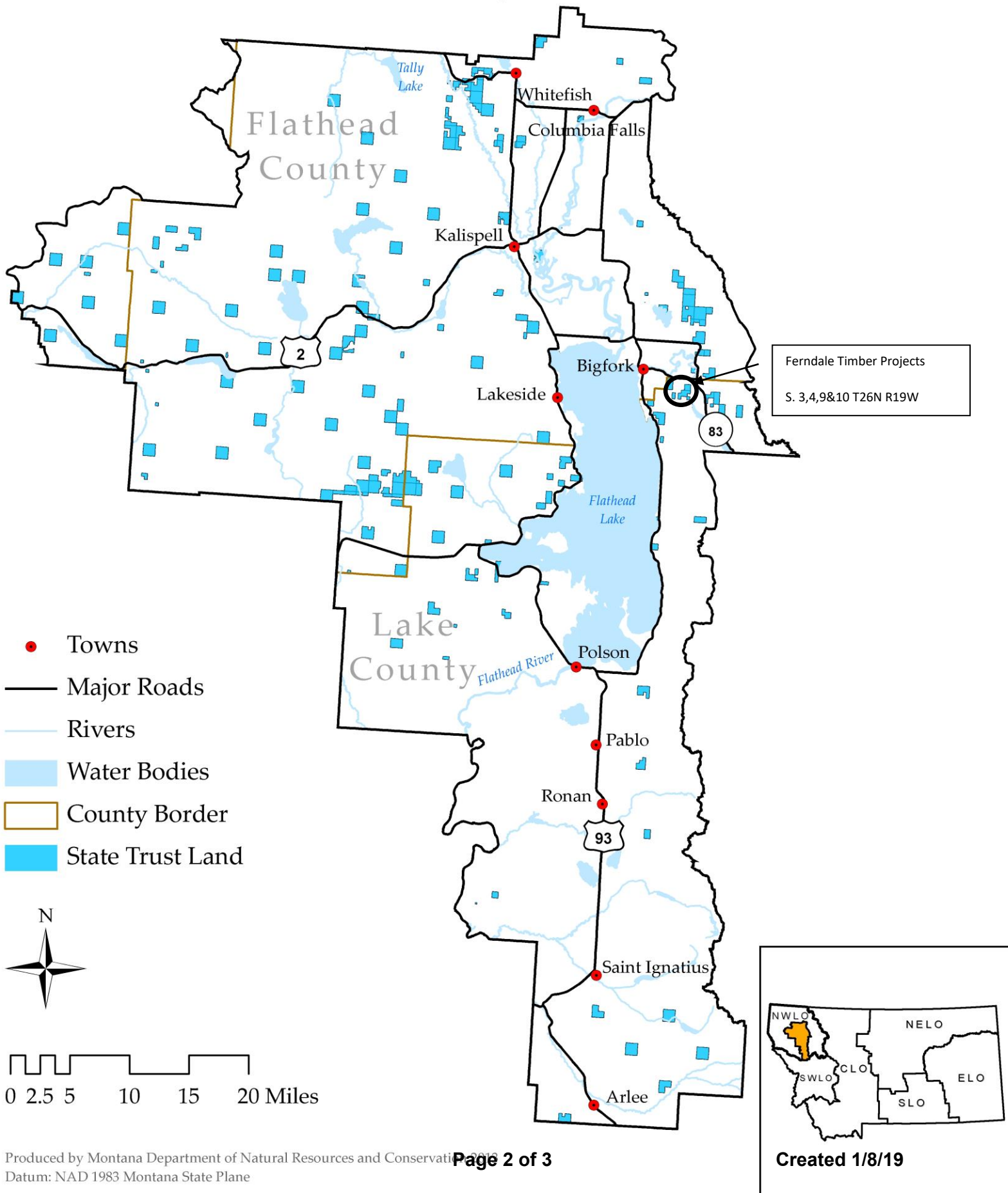
DNRC Recommendation

The director recommends the Land Board direct DNRC to sell the Ferndale Timber Sale.

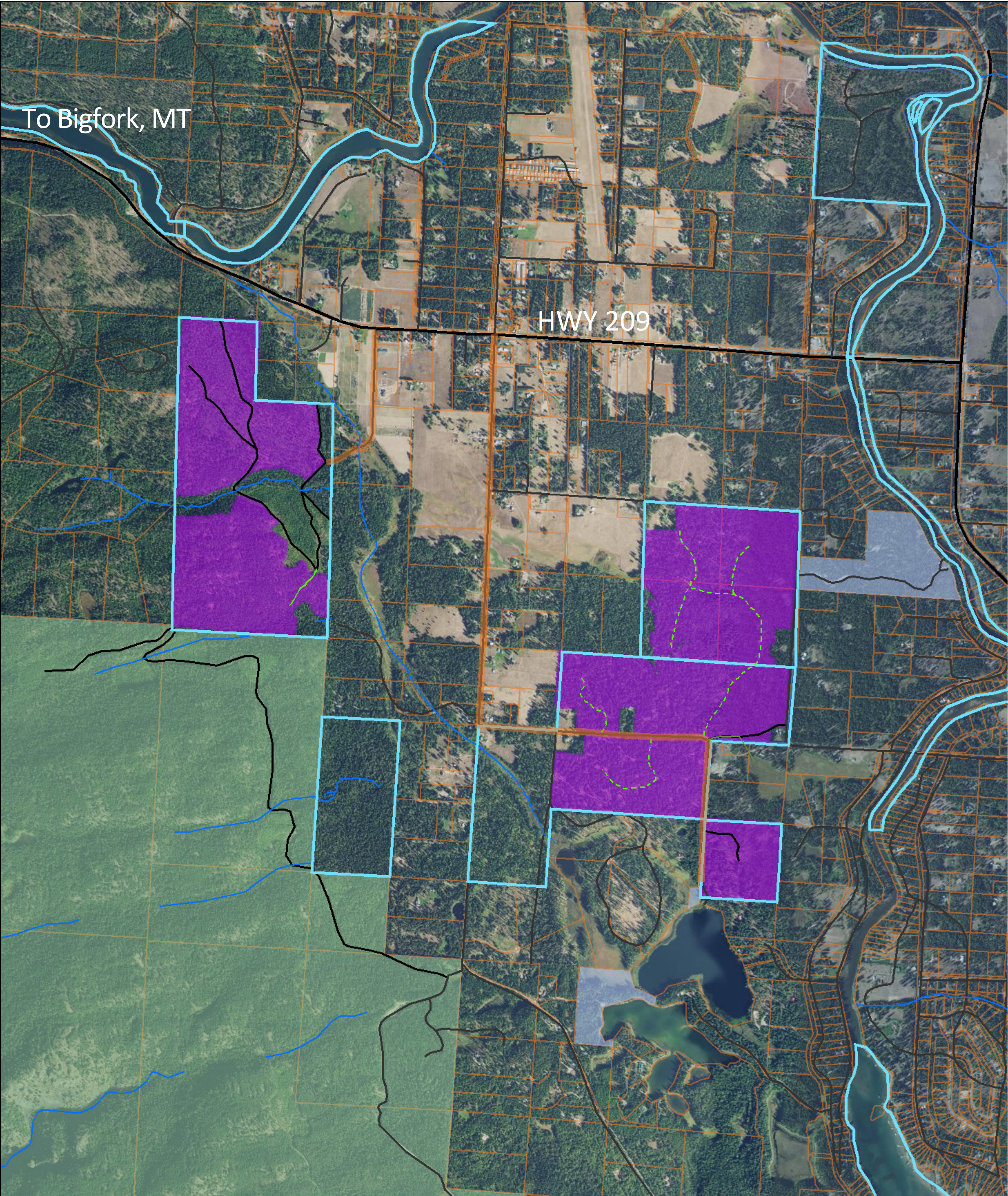
Ferndale Timber Projects VICINITY MAP

KALISPELL UNIT

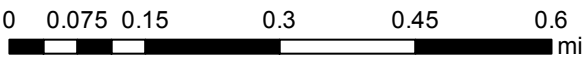
0119-1A



Ferndale Timber Sale Harvest Unit and Haul Route Map



- | | | |
|---------------------|------------------------|------------|
| Existing Road | Perennial Stream | USFS Land |
| New Road | Intermittent Stream | USFWS Land |
| Road Reconstruction | Proposed Harvest Units | BLM Land |
| Haul Route | DNRC Surface Tracts | MT FWP |



**Land Board Agenda Item
January 22, 2019**

0119-1B Timber Sale: Limestone West

Location: Gallatin County
Sections 3, S2 4, 9 and 10, T03S, R06E

Trust Beneficiaries: Public Buildings and School of Mines

Trust Revenue: \$ 376,002.00 (estimated, minimum bid)

Item Summary

Location: The Limestone West Timber Sale is located approximately 5 air miles southeast of Bozeman, Montana.

Size and Scope: The sale includes 22 harvest units (*443 acres*) of tractor and cable logging.

Volume: The estimated harvest volume is 22,040 tons (*3.29 MMBF*) of sawlogs.

Estimated Return: The minimum bid is \$17.06 per ton, which would generate approximately \$376,002 for the Public Buildings and School of Mines Trusts and approximately \$11,902 in Forest Improvement fees.

Prescription: This sale has a harvest prescription of predominately clearcut treatments along with group shelterwood treatments that would generate revenue to the trusts by capturing the value of dead and dying trees and improve the health, vigor and productivity of the forest stands.

Road Construction/Maintenance: DNRC is proposing 6.7 miles of new road construction. 3.9 miles of which would be reclaimed after project completion leaving 2.8 miles of road classified as restricted road for administrative access only. Road maintenance would be required on 8.6 miles of road.

Access: Access is obtained through public and DNRC owned roads.

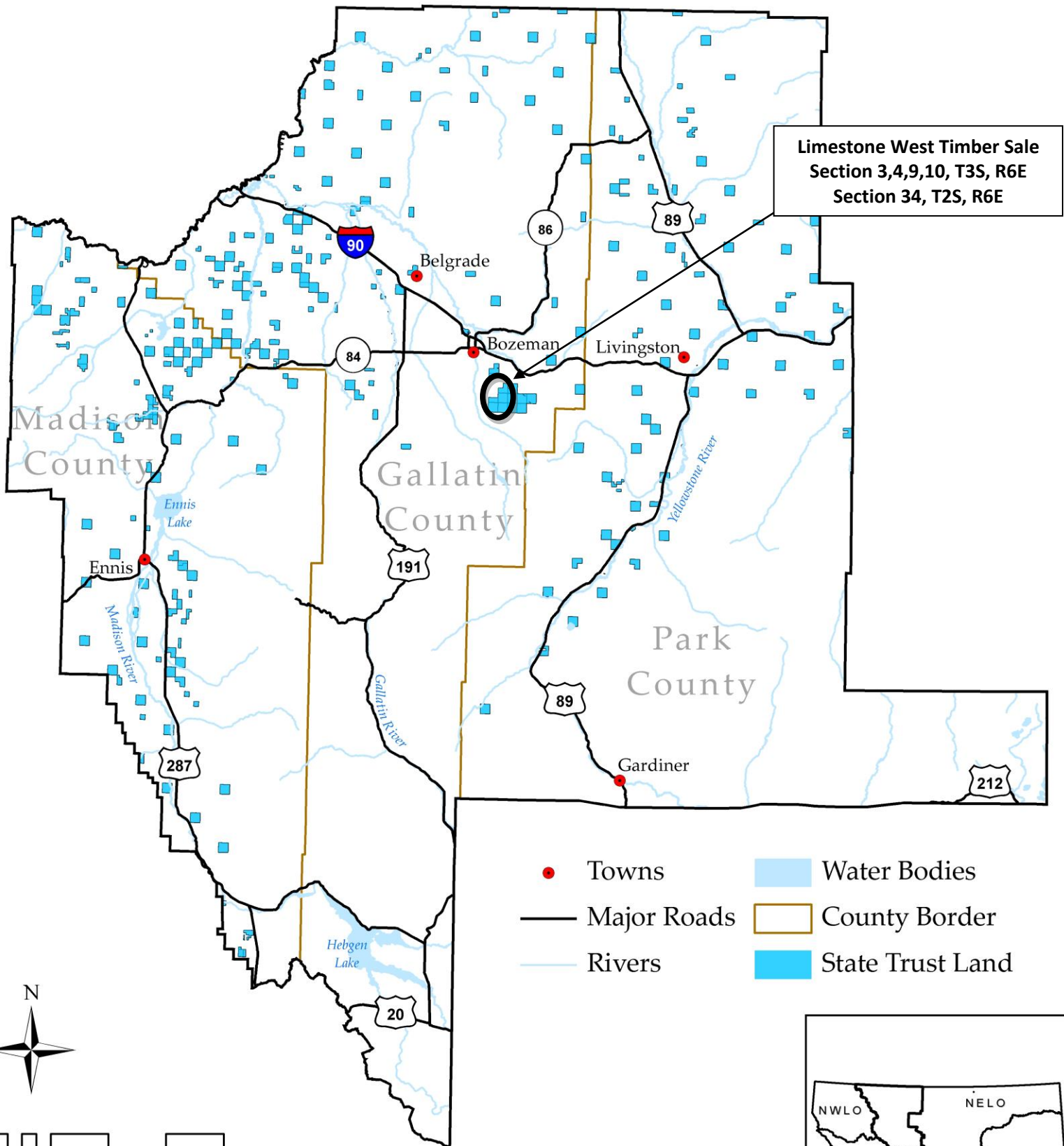
Public Comments: DNRC conducted three separate scoping notices totaling 110 days which generated 528 specific comments on a wide range of issues and resources from 198 individuals. A public meeting was attended by 97 individuals on June 23rd, 2016; additionally, a public hearing was attended by approximately 150 individuals with 41 individuals providing testimony on September 24, 2018, both allowing additional public comment. Substantive issues from the scoping process were analyzed in a Draft Environmental Impact Statement (DEIS) released for 60-day public review on August 31, 2018. Public review of the DEIS generated 583 specific comments from 171 individuals. DNRC responded to all substantive comments received on the DEIS and modified the selected action alternative accordingly.

DNRC Recommendation

The director recommends the Land Board direct DNRC to sell the Limestone West Timber Sale.

LIMESTONE WEST VICINITY MAP BOZEMAN UNIT

0119-1B

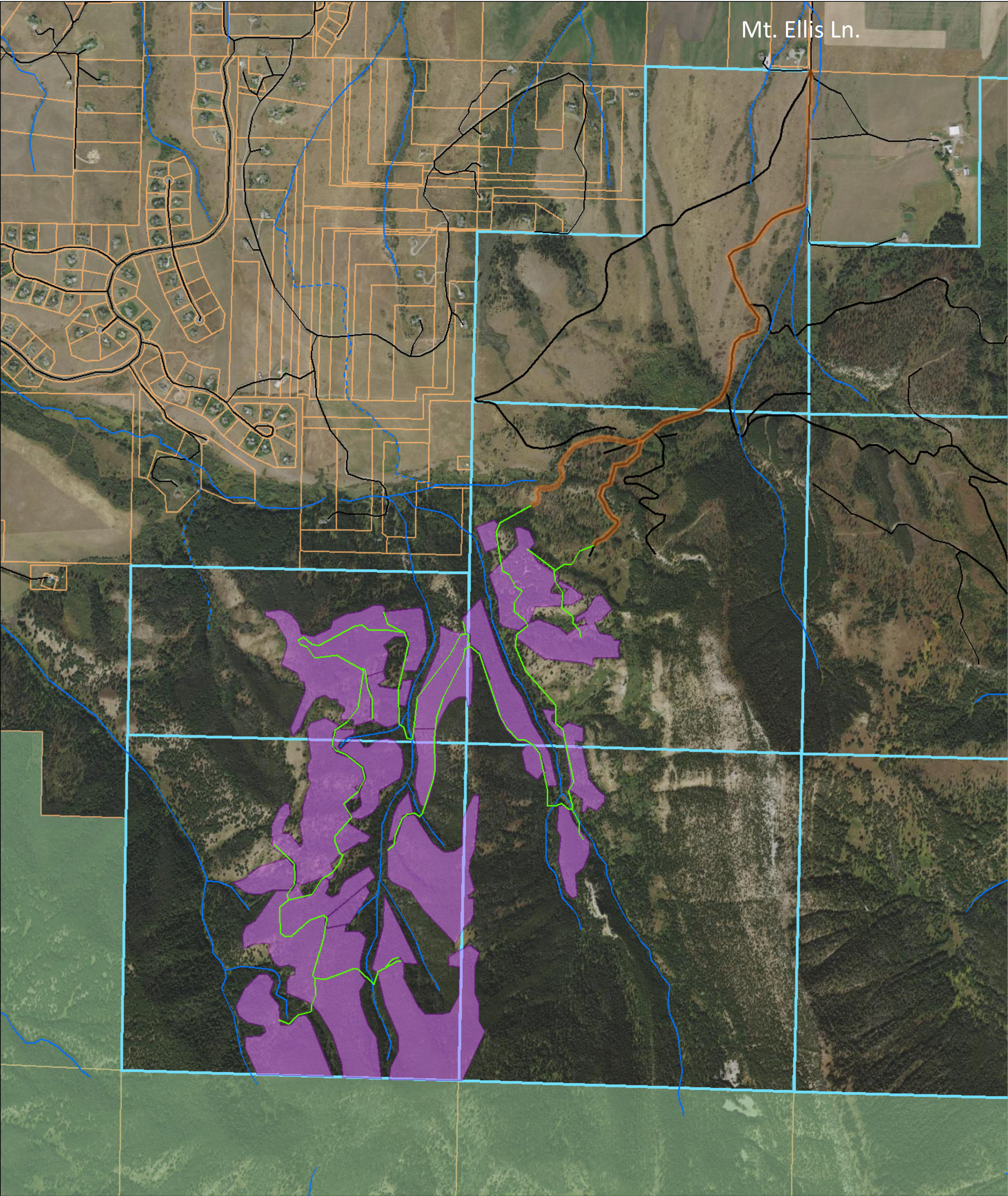


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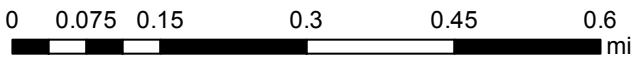
- Towns
- Major Roads
- Rivers
- Water Bodies
- County Border
- State Trust Land



Limestone West Timber Sale Harvest Unit and Haul Route Map



- | | | |
|---------------------|------------------------|------------|
| Existing Road | Perennial Stream | USFS Land |
| New Road | Intermittent Stream | USFWS Land |
| Road Reconstruction | Proposed Harvest Units | BLM Land |
| Haul Route | DNRC Surface Tracts | MT FWP |



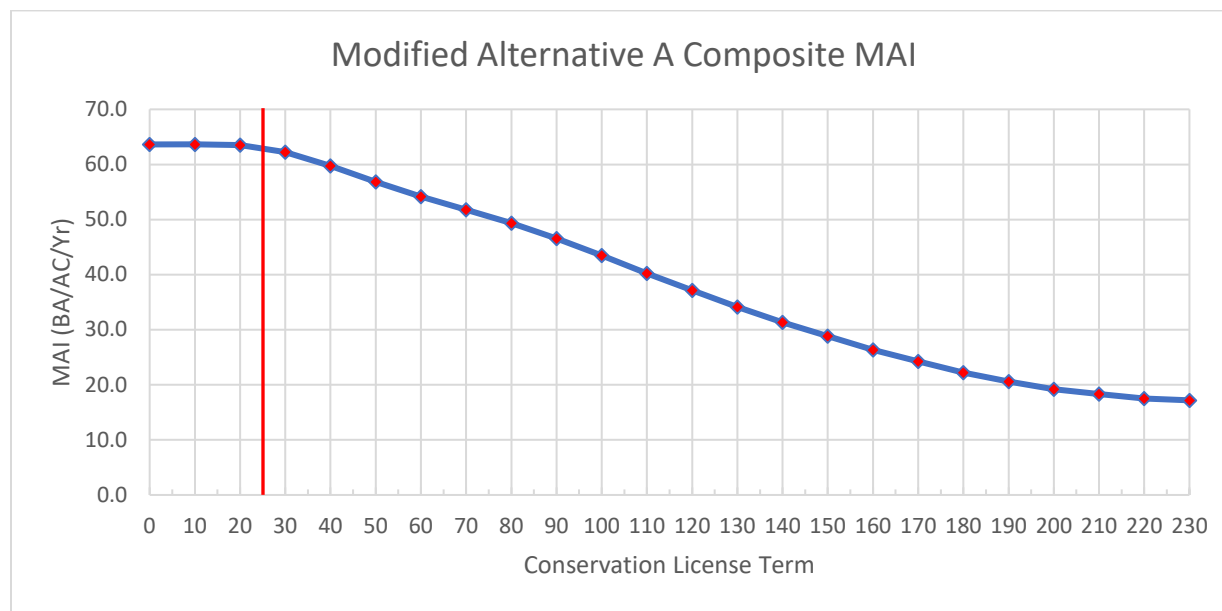
Rational for Conservation License Term Length Modification

The 10-year conservation license term that was presented in the Draft Environmental Impact Statement (DEIS) was based on forest inventory data collected in the project area during the development of the timber sale. Forest growth and yield information was modeled based on the species composition within the harvest units of Alternative A and presented the Department with an acceptable conservation license term range of 10-20 years. The modification made to Alternative A in the Final Environmental Impact Statement changed the species composition of the stands proposed for harvest, and as a result, a slightly longer acceptable conservation license term range of 10-25 years was presented. The public comment DNRC received on the DEIS provided evidence that a market for a 10-year conservation license was small to non-existent. Because of this, the longest-term period acceptable to DNRC was proposed based on the supporting forest growth data for modified Alternative A as mentioned above.

The growth and yield analysis of the modified Alternative A showed that forest stand Mean Annual Increment (MAI) in the lodgepole pine stand reaches its peak (culmination of mean annual increment or CMAI) between 10 and 25 years into the future before declining sharply. Douglas-fir stands have already past CMAI and without management would be expected to steadily decline. In context of long-term sustainable timber production, harvesting at CMAI represents the optimum age for harvesting, while delaying harvest past that point results in an inability to achieve sustainable yield targets over time due to declining growth rates of the existing stands and delay in establishment and growth of future stands.

Figure 1 below presents the composite or weighted average of MAI given the species composition of the Modified Action Alternative A. Significant declines in forest growth are initiated at approximately year 25 as indicated by the vertical red line.

Figure 1; Composite MAI of the forest stands proposed for harvest in the Modified Action Alternative A based on species compositions of 20% Douglas-fir and 80% lodgepole pine.



DRAFT
LICENSE OF CONSERVATION

THIS LICENSE OF TIMBER CONSERVATION is made this _____ day of _____, 2019, State of Montana, Department of Natural Resources and Conservation on behalf of the Montana Board of Land Commissioners ("Licensor"), to _____ ("Licensee"), whose address is _____, (collectively the "Parties").

WITNESSETH:

WHEREAS, Licensor is the sole owner in fee simple of certain real estate property in Gallatin County, Montana, more specifically described in Exhibit A attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the Property possesses natural and scenic values of great importance to the Licensee; and

WHEREAS, the specific conservation values of the Property are documented in the "Baseline Documentation," attached hereto as Exhibit B, and as further outlined in the Limestone West Timber Sale EIS dated December 21, 2018, incorporated herein by this reference, which consists of reports, maps, and other documentation that the Parties agree provide, collectively, an accurate representation of the Property during the time of this license and which is intended to serve as an objective information baseline for monitoring compliance with the terms of this license; and

WHEREAS, Licensor intends, as owner of the Property, to convey to the Licensee for a period of 25 years, the right to preserve and protect 3,315 MBF of timber and other vegetation within the Limestone West Timber Sale Project Area from harvest proposed in Exhibit B. The Licensor reserves the control and rights to all other interests in the Property other than the timber harvest of the Baseline Documentation described in Exhibit B.

WHEREAS, Licensee is a publicly supported, tax-exempt nonprofit organization, qualified under Section 501(C)(3) and 170(h) of the Internal Revenue Code, whose primary purpose is the preservation protection, or enhancement of land in its natural, scenic historical, agricultural, forested, and/or open space conditions; and

WHEREAS, Licensee agrees by accepting this grant to honor the intentions of Licensor stated herein and to preserve and protect for 25 years the timber harvest of the Property as described in Exhibit B;

NOW, THEREFORE, in consideration of the above and the mutual covenants, terms, conditions, and restrictions contained herein, and pursuant to the laws of the State of Montana and in particular MCA 77-1-202, Licensor hereby licenses to the Licensee a timber conservation license for 25 years over the Property of the nature and character and to the extent hereinafter set forth ("License"):

1. Purpose. It is the purpose of this License to assure that existing forest conditions be protected from timber harvesting on the Property for a period of 25 years from the date of signature.

2. License Rate. The licensee must post a performance bond equal to a minimum of 5% of deferred stumpage value and shall pay forest improvement fees as may be required by 77-5-204, MCA. The Licensee shall pay the bond as if it were a timber purchase, based on the bid price. The License cost shall be prorated over three years to simulate the annual average payments made as if the sale were for the harvest of the timber. The first payment is due upon the date of License signing and the remaining two payments are due on the anniversary of the License signing date for each of the next two years. Forest improvement fees shall be paid in six equal quarterly payments beginning with the first quarter following the bid award. Other arrangements for earlier payment of forest improvement fees may be made if agreed to by the licensor and the conservation license purchaser. Failure to pay by April 1 of the year automatically cancels this License and makes the Property available for bid for a timber sale. A notice of rental due will be sent to the address noted in paragraph 14 only, unless a change of address is requested in writing, signed by the Licensee and recorded by the Licensor.

3. Rights of Licensee. To accomplish the purpose of this License the following rights are conveyed to Licensee by this License:

- (a) To preserve and protect the timber conservation values of the Property;
- (b) To enter upon the Property at reasonable times to monitor Licensor compliance with and otherwise enforce the terms of the License; provided that such entry shall be upon prior reasonable notice to Licensor, and Licensee shall not unreasonably interfere with Licensors use of the Property; and
- (c) The License shall not impinge upon a proposed timber sale, or access to other areas of a timber sale, or any future or existing timber sale on this Property, adjoining properties, or other state trust lands. The Licensor shall look at other reasonable future access alternatives during MEPA analysis and attempt to minimize the potential future impact of Licensor activities on this License.
- (d) This License does not allow any removal or blocking of existing roads or access corridors without the written approval of the Licensor. The License does not prohibit the Licensor from adding or improving roads for resource management purposes or eliminating existing roads within the Property.

4. Prohibited Uses. Any activity on or used by the Licensee of

the Property inconsistent with the purpose of this License is prohibited. The Licensee shall not act in any way that will diminish the monetary value of the timber not harvested pursuant to the terms of the this License to the trust beneficiaries or any future revenue generation potential of the land covered by this License.

5. Reserved Rights. Licensor reserve to themselves, and to their personal representative, heirs, successors, and assigns, all rights accruing from their ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property that are not expressly prohibited herein and are not inconsistent with the purpose of this License. This License does not preclude other lawful uses of Montana's forested trust lands by the state of Montana/Licensor, including in cases of emergency due to of fire, insect, fungus, parasite, disease, or blowdown or to address forest health concerns, as enumerated generally in statute and rule, and specifically in Mont. Code Ann. 77-5-201(3)(a), -208, and Admin. R. Mont. 36.11.452.

6. Notice of Intention to Undertake Certain Permitted Actions. Licensor shall notify Licensee in writing not less than sixty (60) days prior to the date Licensor intends to exercise reserved rights that might have an adverse impact on the conservation values the License intended to protect.

7. Remedies for Unauthorized Uses and Practices. If Licensee determines that Licensor is in violation of the terms of this License or that a violation is threatened, Licensee shall give written notice to Licensor of such violation and demand corrective action sufficient to cure the violation and, where the violation involves injury to the Purpose of this License, to restore the portion of the Property so injured. If Licensor fails to cure the violation within thirty (30) days after receipt of notice thereof from Licensee, or under circumstances where the violation cannot reasonably be cured within a thirty (30) day period, fail to begin curing such violation within the thirty (30) day period, or fail to continue diligently to cure such violation until finally cured. Licensee may bring an action at law or in equity in a court of competent jurisdiction to enforce the terms of this License, to enjoin the violation, by temporary or permanent injunction, to recover any damages to which it may be entitled for violation of the terms of the License and to require the restoration of the Property to the condition that existed prior to any such injury. Licensee's rights under this paragraph apply in the event of actual violations of the terms of this License, and Licensor agrees that if Licensee's remedies at law for any violation of the terms of this License are inadequate, that Licensee shall be entitled to the injunctive relief described in this paragraph, both prohibitive and mandatory, in addition to such other terms of this License. Licensee's remedies described in this paragraph shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

8. Acts Beyond Licensor's Control. Nothing contained in this License shall be construed to entitle Licensee to bring any action

against Licensor for any injury to or change in the Property resulting from causes beyond Licensor's control, including, without limitation, fire, insect, fungus, parasite, disease, blowdown, flood, storm, and earth movement, removal of timber through trespass, or from any prudent action taken by Licensor under emergency conditions to prevent, abate, or mitigate damage to the Property resulting from such causes.

9. Access. No right of public access to any portion of the Property is conveyed by this License.

10. Hold Harmless and Indemnification. The Licensor shall hold harmless, indemnify, and defend the Licensee and its employees, agents and contractors from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action claims, demands of judgements, including without limitation, reasonable attorneys' fees, arising from or in any way connected with injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition relating to the terms of this License, regardless of cause, unless due to the negligence or willful misconduct of the Licensee or its agents, employees or contractors.

The Licensee similarly agrees to hold harmless, indemnify, and defend the Licensor and its employees, agents and contractors from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action claims, demands of judgements, including without limitation, reasonable attorneys' fees, arising from or in any way connected with injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition relating to the terms of this License, regardless of cause, unless due to the negligence or willful misconduct of the Licensor or its agents, employees or contractors.

11. General Liability Insurance. Licensee shall maintain for the duration of this License, at its cost and expense, general liability insurance against claims for injuries to persons or damages to property, including contractual liability and default, which may arise from or in connection with the terms of this License as outlined in Section 10. The general liability insurance coverage must be obtained with combined single limits of \$1,000,000 per occurrence and \$2,000,000 aggregate per year.

12. Termination, Extinguishment. The Parties intend that the conservation purposes of this License shall be carried out over the term of the License. If circumstances arise during the term of the License that render the conservation purposes of this License impossible to accomplish, this License can only be terminated or extinguished, whether in whole or in part, by mutual agreement of the Parties or by judicial proceedings in a court of competent jurisdiction.

13. Amendment. If circumstances arise under which an amendment to or modification of the License would be appropriate, the Licensor and

the Licensee are free to jointly amend this License; provided that no amendment shall be allowed that will affect the qualifications of this License under any applicable laws and any amendment shall be consistent with the purpose of this License.

14. Assignment. This License is assignable, after proper application has been made to and the written approval secured from the Licensor. Any attempt to transfer this License without the Licensor's prior written approval will result in the automatic termination of this agreement. Any assignment under this Paragraph must be only to an organization that is a qualified organization at the time of transfer under Section 170(h) of the Internal Revenue Code, as amended (or any successor provision then applicable), and the applicable regulations promulgated thereunder, and authorized to hold conservation licenses under the laws of the State of Montana. As a condition of such transfer the Licensor and Licensee require that the conservation purposes that this License are intended to advance continue to be carried out.

15. General Provisions

A. Controlling Law. The interpretation and performance of this License will be governed by the laws of the State of Montana.

B. Liberal Construction. Any general rule of construction to the contrary notwithstanding, this License shall be liberally construed in favor of the grant to affect the purpose of this License and the policy and purpose of Section 76-6-101, et, seq., MCA. If any provision in this License is found to be ambiguous, an interpretation consistent with the purpose of this License that would render the provision valid shall be favored over any interpretation that would render it invalid.

C. Entire Agreement. This License sets forth the entire agreement of the Parties with respect to the License and supersedes all prior discussions, negotiation, understandings, or agreements relating to the License, all of which are merged into this License.

D. Termination of Rights and Obligations. A party's rights and obligations under this License terminate upon transfer of the party's interest in the License or Property, except the liability for acts or omissions occurring prior to transfer shall survive transfer.

E. Severability. If any provision of this License is found to be invalid, the remainder of the provisions of this License shall not be affected.

16. Notices. Any notice, demand, request, consent, approval, or communication that either Party desires or is required to give to the other shall be in writing and either served personally or sent by first class mail, postage prepaid, addressed as follows:

TO LICENSOR: _____ TO LICENSEE: _____

17. Executory Limitation. If Licensee shall cease to exist or to be a qualified organization under Section 170(h) of the Internal Revenue Code of 1954, as amended, or to be authorized to acquire and hold conservation licenses under Montana Law, and a prior assignment is not made pursuant to paragraph 13, then the License shall be terminated immediately.

18. Expiration/Termination. The Licensee shall peaceably yield possession of the Property upon termination of this License for any cause.

IN WITNESS WHEREOF, the State of Montana/Licensor and the Licensee have caused the License to be executed in duplicate and the Director of the Department of Natural Resources and Conservation, pursuant to the authority granted him by the State Board of Land Commissioners of the State of Montana, has hereunto set his hand and affixed the seal of the Board of Land Commissioners this _____ day of _____, 2019.

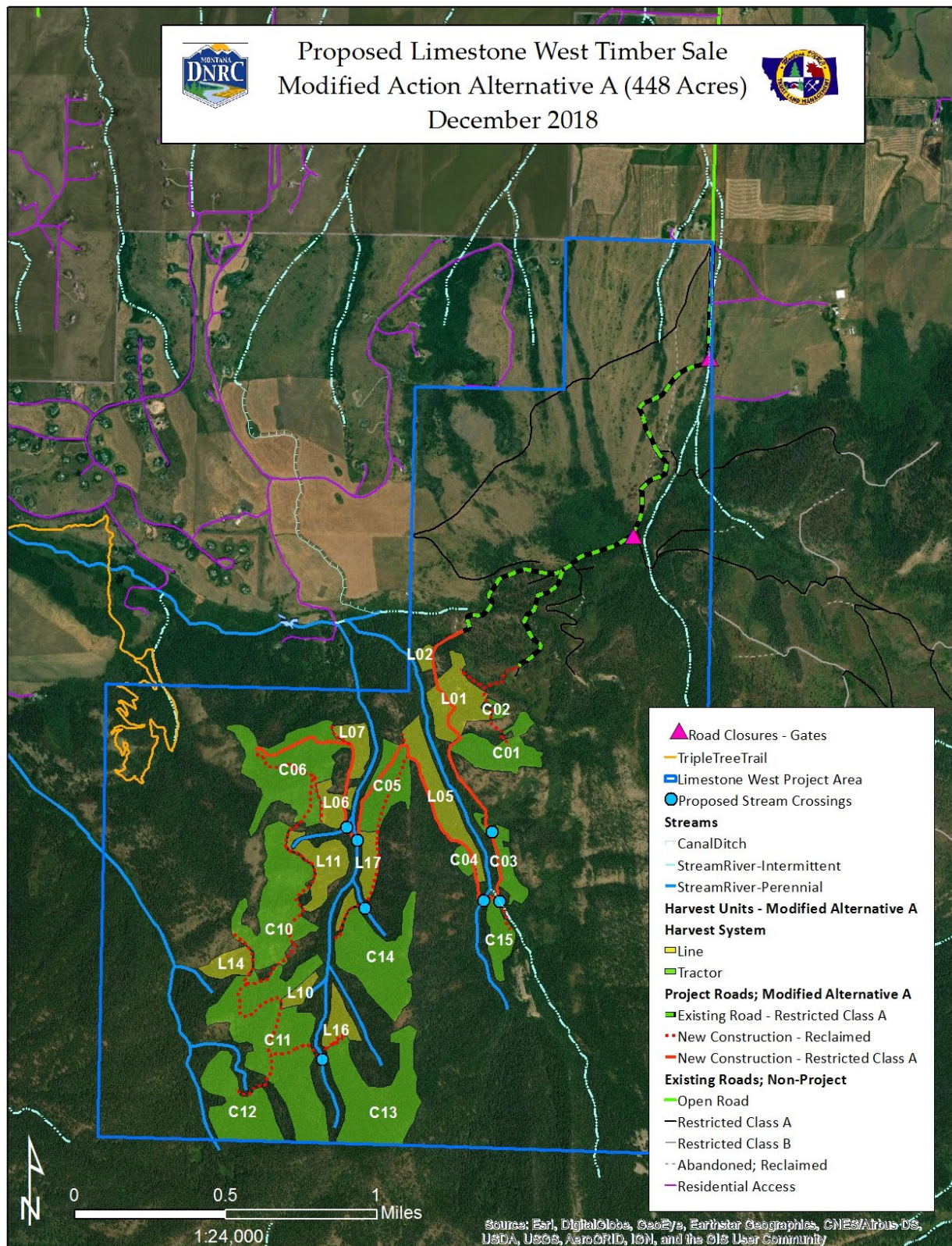
Licensor
 John Tubbs
 Director Department of Natural Resources and Conservation

Licensee

 Title

Schedule of Exhibits

- A. Legal Description of Property Subject to License
- B. Baseline Documentation (site description/map)



Baseline Conditions

Forest stands located on the Property and in the Southeast Bozeman Landscape in general are primarily mature stands greater than 80 years old. Lodgepole pine stands are, on average, 100 years old, while Douglas-fir stands average 130 years old. Some areas have concentrations of older Douglas-fir trees that are over 170 years old.

Individual and small groups of dead lodgepole pine are present in the Property because of mountain pine beetle activity. Eighteen percent (18%) of lodgepole pine on the Property have been killed by mountain pine beetles. Defoliated Douglas-fir, Engelmann spruce, and subalpine fir trees from Western spruce budworm activity are present.

Stand volumes, species composition and representative are detailed in Table 1.

TABLE 1

Harvest Unit	Volume (MBF)	Species				Total (acres)	% Lodgepole Pine	% Douglas Fir	% Other
		Douglas Fir (acres)	Mix Conifer (acres)	Aspen (acres)	Lodgepole Pine (acres)				
C-01	130	12.3	0.0	2.6	5.7	20.2	27.7%	59.7%	12.6%
C-02	8	1.7	0.0	0.0	0.0	1.7	0.0%	100.0%	0.0%
C-03	68	6.6	1.0	0.6	3.0	11.2	26.8%	58.9%	14.3%
C-04	15	0.0	0.0	0.0	2.1	2.1	100.0%	0.0%	0.0%
C-05	150	5.0	0.0	0.0	16.5	21.5	76.7%	23.3%	0.0%
C-06	392	8.6	0.0	2.1	38.6	49.3	78.3%	17.4%	4.3%
C-10	262	22.9	0.0	4.8	13.9	42.6	33.4%	55.0%	11.5%
C-11	595	9.6	0.0	0.0	60.7	71.3	86.3%	13.7%	0.0%
C-12	250	6.6	0.0	0.0	22.9	29.5	77.6%	22.4%	0.0%
C-13	324	1.7	0.0	0.0	43.1	44.8	96.2%	3.8%	0.0%
C-14	273	0.0	0.0	0.0	39.5	39.5	100.0%	0.0%	0.0%
C-15	71	1.1	4.3	0.0	4.3	9.7	44.3%	11.3%	44.3%
L-01	147	19.5	0.0	0.0	0.0	19.5	0.0%	100.0%	0.0%
L-02	19	2.5	0.0	0.0	0.0	2.5	0.0%	100.0%	0.0%
L-05	164	13.0	3.3	0.0	4.7	22.0	22.4%	61.9%	15.7%
L-06	48	6.2	0.0	0.0	1.3	7.5	17.3%	82.7%	0.0%
L-07	35	7.5	0.0	0.0	0.0	7.5	0.0%	100.0%	0.0%
L-10	34	3.4	0.0	0.0	0.6	4.0	15.0%	85.0%	0.0%
L-11	116	4.7	0.0	0.0	10.8	15.5	69.7%	30.3%	0.0%
L-14	52.5	4.8	0.0	0.0	2.7	7.5	36.0%	64.0%	0.0%
L-16	80	1.6	0.0	0.0	6.4	8.0	80.0%	20.0%	0.0%
L-17	81	1.0	0.0	0.0	9.0	10.0	90.0%	10.0%	0.0%
Summary	3315	140.3	8.6	10.1	285.8	448.0	64%	32%	4%

0119-2

CABIN SITE SALES: Set Minimum Bid for Sale

A. Sale 925

B. Sale 937

**Land Board Agenda Item
January 22, 2019**

0119-2A Cabin and Home Sites: Set Minimum Bid for Sale**A. Sale No. 925****Location:** Flathead County**Trust Benefits:** Common Schools**Trust Revenue:** \$235,000**Item Summary**

The Department of Natural Resources and Conservation (DNRC) requests to set the minimum bid for the sale of a cabin site in Flathead County. This sale was nominated by the lessees and DNRC in conjunction with the Cabin and Home Site Sale Program and brought to the Land Board for preliminary approval on March 19, 2018.

Sale Number	# of Acres	Legal	Nominator	Trust
925	1.470±	Lot 27, McGregor Lake, COS 19909, Sec. 16, T26N-R25W Flathead County	James F. Slaton	Common Schools

This sale parcel is currently leased as a cabin site and produces an average income for residential leases statewide.

The parcel will be sold with the access that is currently provided to the current lessee under their lease agreement.

Economic Analysis

Short term – The average rate of return for the sale parcel is as follows:

Sale #	Rate of Return
925	4.306%

Long term – The funds from the sale of this parcel would be combined with other sale funds to purchase replacement lands through DNRC's Land Banking program. Lands purchased are required to have an equal or greater rate of return than the combined lands that generated the sale funds used for the purchase. To date, the average annual rate of return on acquisitions has been 2.8% on acquisitions with income generated from annual lease payments.

Cultural/Paleontological Resources

A Class I level of cultural resource inventory was conducted for the proposed sale. Home sites typically contain numerous structures, and the ground surfaces within most home sites have been variously disturbed over the course of many years of occupation and development. This sale will have no effect to state-owned heritage properties.

Appraised Value

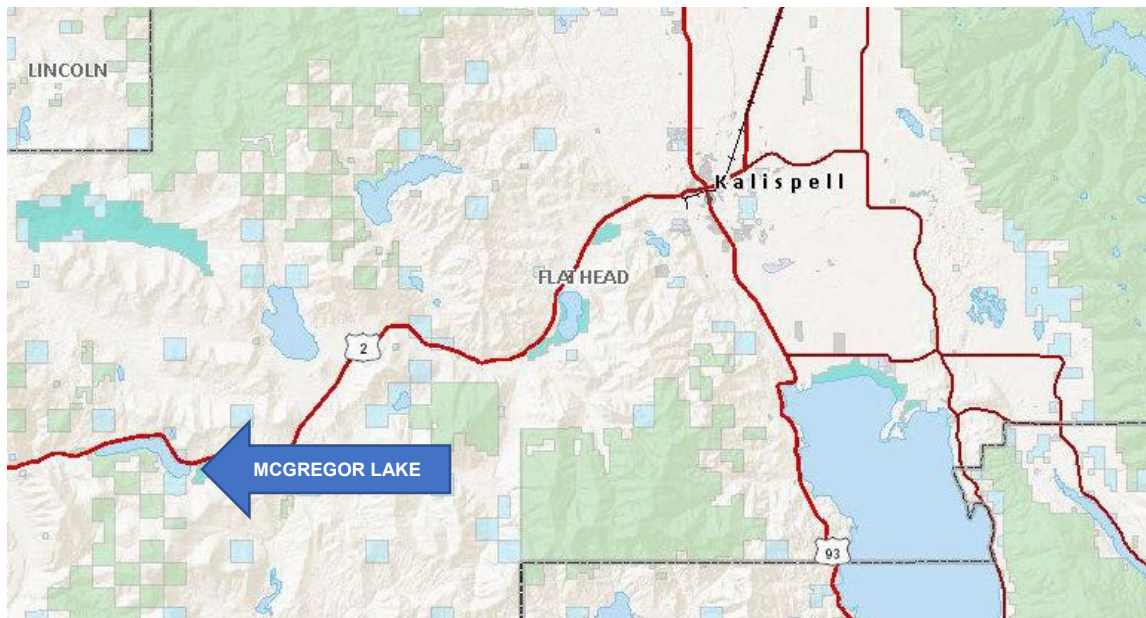
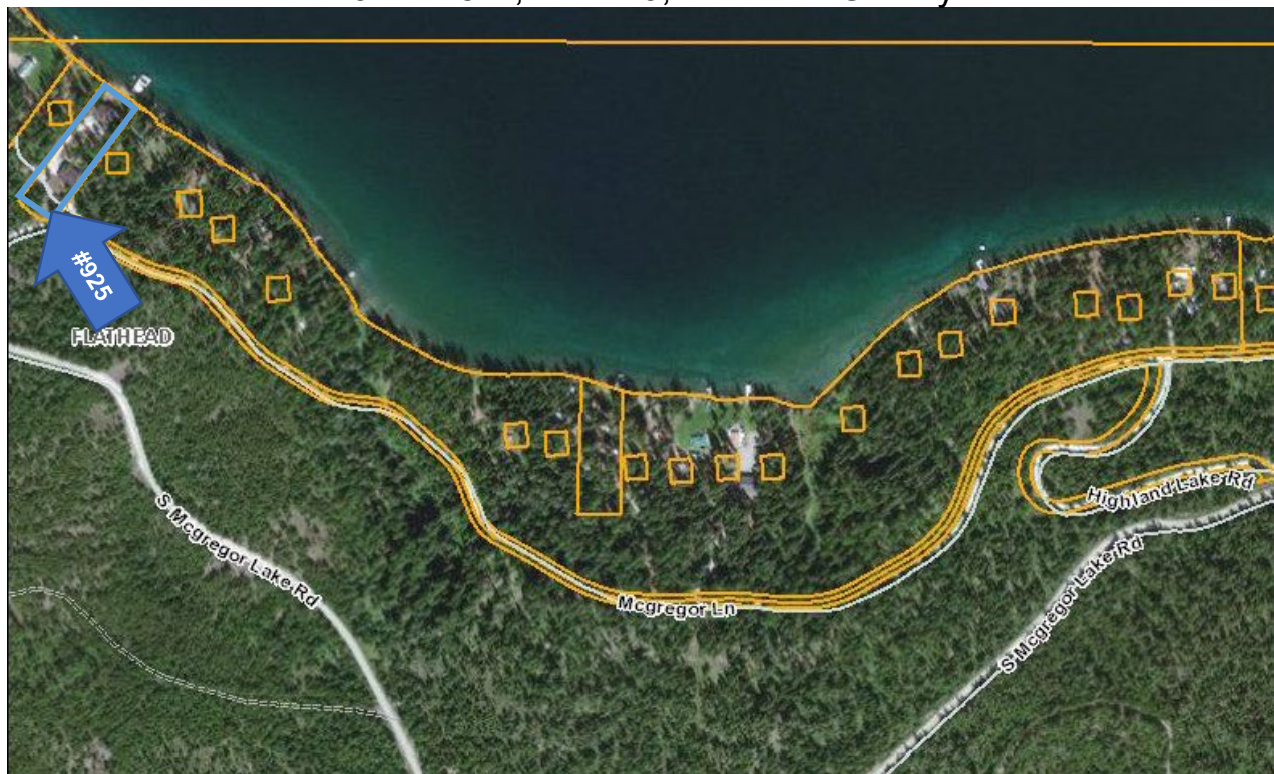
The values for this sale parcel was set after a hearing on the originally-appraised value of the land and maximum value of compensation for the improvements which took place in September 2018. The hearing was requested by the sale proponents within the time frame allotted by the Cabin and Home Site Sale Program process.

The hearing examiner decreased the original appraised value of the land and increased the original appraised value of improvements after additional consideration, which resulted in the following values:

Sale #	Original Appraised Value of the Land	Value of the Land Determined by the Hearing	Appraised Value of Improvements	Value of the Improvements Determined by the Hearing
925	\$276,000	\$235,000	\$140,000	\$165,000

DNRC Recommendation

The director recommends that the Land Board set the minimum bid for this sale parcel at the value of the land and the maximum value of compensation for the improvements determined by the valuation hearing as shown above.

FLATHEAD COUNTY SALE**McGregor Lake Sale #925**
T26N-R25W, Sec. 16, Flathead County

**Land Board Agenda Item
January 22, 2019**

0119-2B Cabin and Home Sites: Set Minimum Bid for Sale**B. Sale No. 937****Location:** Missoula County**Trust Benefits:** MSU 2nd**Trust Revenue:** \$504,000**Item Summary**

The Department of Natural Resources and Conservation (DNRC) requests to set the minimum bid for the sale of a cabin site in Missoula County. This sale was nominated by the lessees and DNRC in conjunction with the Cabin and Home Site Sale Program and brought to the Land Board for preliminary approval on March 19, 2018.

Sale Number	# of Acres	Legal	Nominator	Trust
937	1.656±	Lot 1, Seeley Lake Development, COS 6161, Sec. 4, T16N-R15W Missoula County	David Batchelder & Bridget Laird	MSU 2 nd

This sale parcel is currently leased as a cabin site and produces an average income for residential leases statewide.

The parcel will be sold with the access that is currently provided to the current lessee under their lease agreement.

Economic Analysis

Short term – The average rate of return for the sale parcel is as follows:

Sale #	Rate of Return
937	2.486%

Long term – The funds from the sale of this parcel would be combined with other sale funds to purchase replacement lands through DNRC's Land Banking program. Lands purchased are required to have an equal or greater rate of return than the combined lands that generated the sale funds used for the purchase. To date, the average annual rate of return on acquisitions has been 2.8% on acquisitions with income generated from annual lease payments.

Cultural/Paleontological Resources

A Class I level of cultural resource inventory was conducted for the proposed sale. Home sites typically contain numerous structures, and the ground surfaces within most home sites have been variously disturbed over the course of many years of occupation and development. This sale will have no effect to state-owned heritage properties.

Appraised Value

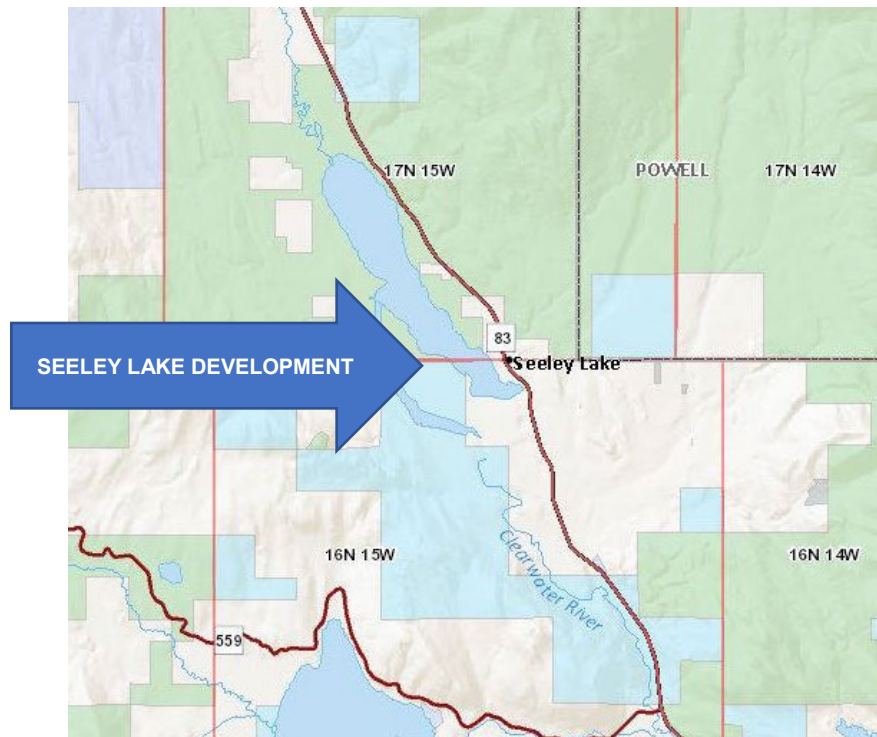
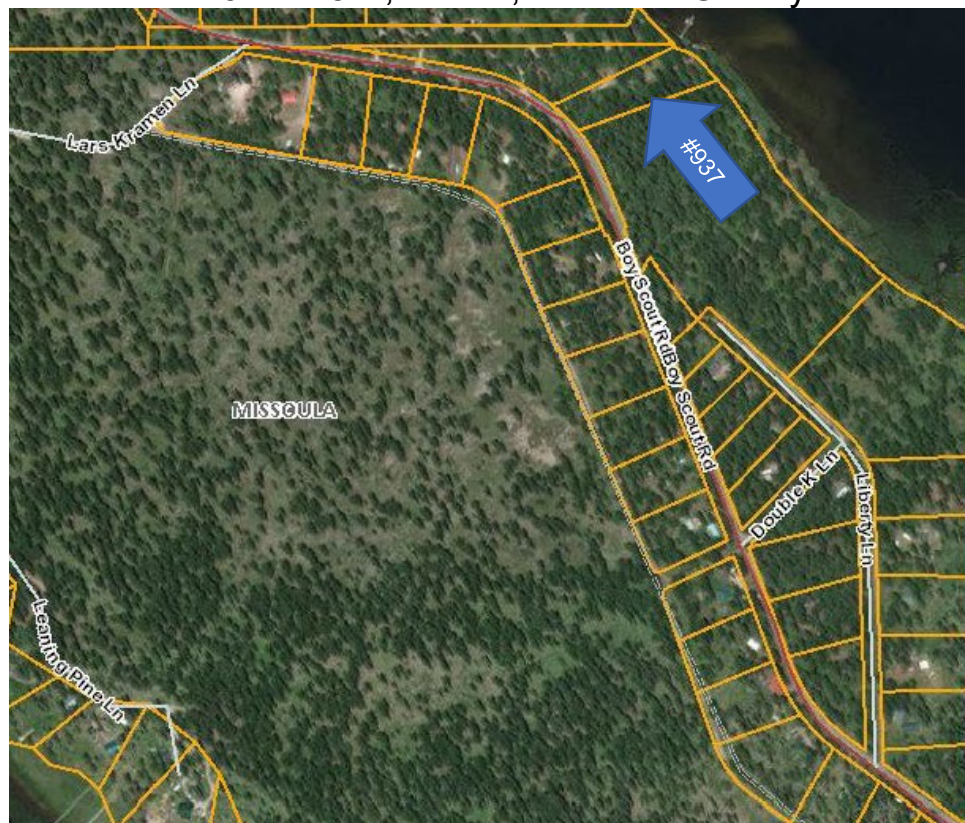
A hearing on the land value was requested by the sale proponents within the time frame allotted by the Cabin and Home Site Sale Program process and scheduled for September 2018. Due to unforeseen circumstances, the proponents requested this hearing be rescheduled for December 2018. The proponents then requested that this rescheduled hearing be cancelled.

DNRC therefore requests to set the minimum bid for the sale of this cabin site at the appraised values below:

Sale #	Original Appraised Value of the Land	Appraised Value of Improvements
937	\$504,000	\$305,000

DNRC Recommendation

The director recommends that the Land Board set the minimum bid for this sale parcel at the value of the land and the maximum value of compensation for the improvements as shown above.

MISSOULA COUNTY SALE**Seeley Lake Development Sale #937**
T16N-R15W, Sec. 4, Missoula County

0119-3

EASEMENTS

**Land Board Agenda Item
January 22, 2019**

0119-3 Easements

Location: Carbon, Chouteau, Fergus, Judith Basin, Musselshell, Rosebud, Stillwater, Sweet Grass, Valley, Wheatland, Yellowstone

Trust Benefits: Common Schools, MSU Morrill, Public Land Trust – Nav. Rivers University of Montana

Trust Revenue: Common Schools = \$ 82,400
MSU Morrill = \$ 141
Public Land Trust = \$ 4,970
University of Montana = \$ 2,255

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Applicant	Right-of-Way Purpose	Term	Page(s)
Northwestern Energy	Overhead Electric Lines & Pipeline	Permanent	1-80
Montana Dakota Utilities	Overhead Electric Line	Permanent	81-82
City of Glasgow	Buried Municipal Water Line	Permanent	83-84
Mid-Rivers Telephone Cooperative	Buried Fiber Optic Cable	Permanent	85-86

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	Northwestern Energy 11 E. Park Butte, MT 59701
Application No.:	18496
R/W Purpose:	an overhead 12.47 kV electric distribution line
Lessee Agreement:	N/A (Historic)
Acreage:	3.69
Compensation:	\$1,845.00
Legal Description:	30-foot strip through the S2N2, NW4SW4, Sec. 26, Twp. 5N, Rge. 14E, Sweet Grass County
Trust Beneficiary:	Common Schools

Item Summary

Northwestern Energy has made application for multiple overhead electric distribution, transmission lines, and natural gas pipelines that were constructed on state lands many years ago without proper authorization from the Land Board. Pursuant to §77-1-130, MCA Northwestern Energy is requesting recognition of these overhead electric distribution and transmission lines as historic rights of ways.

DNRC Recommendation

The director recommends approval of this historic right of way for Northwestern Energy.

R/W Application 18496



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18499
R/W Purpose: a buried 2" natural gas pipeline
Lessee Agreement: N/A (Historic)
Acreage: 0.05
Compensation: \$250.00
Legal Description: 20-foot strip across the Boulder River in NW4SW4 of Sec. 13 and
NE4SE4 of Sec. 14, Twp. 1N, Rge. 14E, Sweet Grass County
Trust Beneficiary: Public Land Trust - Nav. River

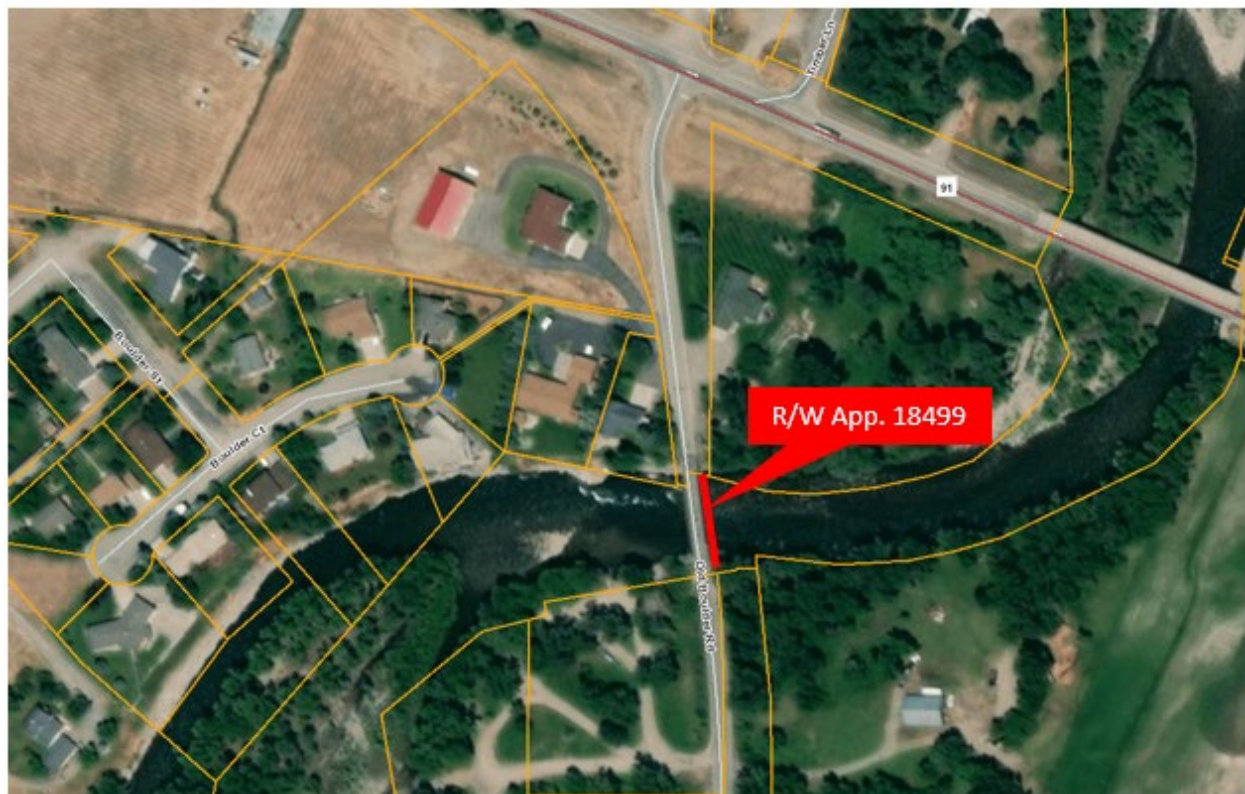
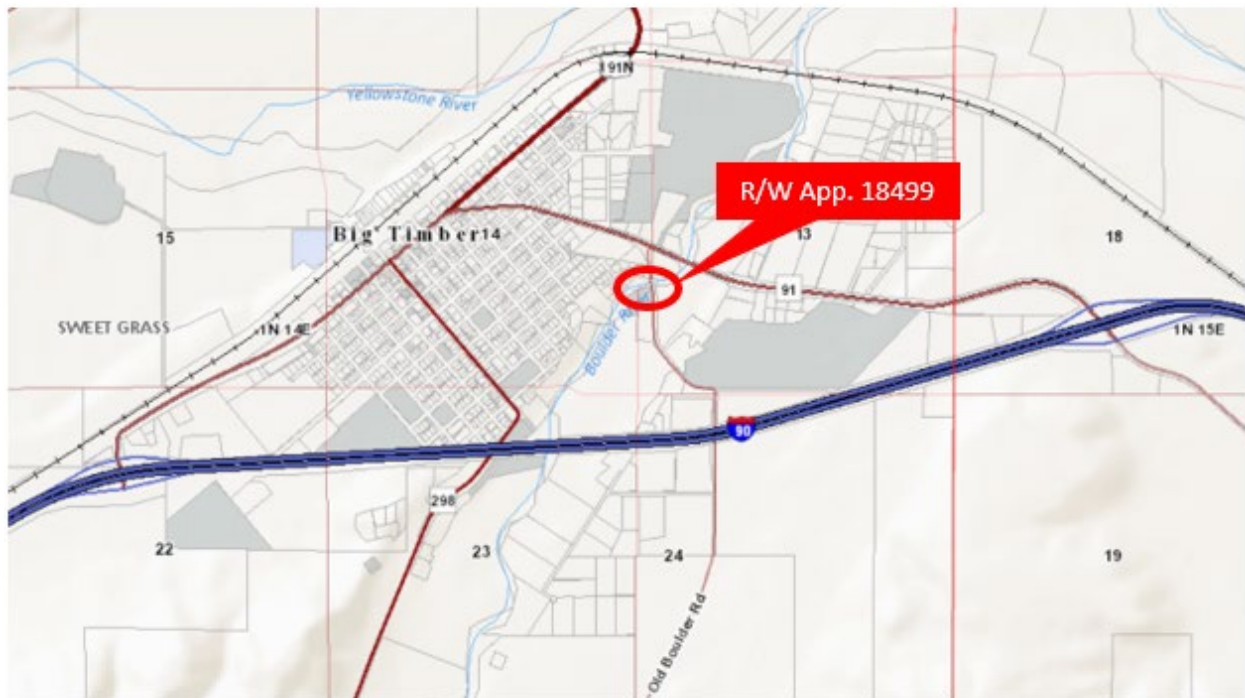
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DNRC Recommendation

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R/W Application 18499



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18592
R/W Purpose: an overhead 69 kV transmission line with a 12.47 kV electric
distribution line underbuilt

Lessee Agreement: N/A (Historic)
Acreage: 1.29
Compensation: \$516.00
Legal Description: 40-foot strip through the SW4NW4, Sec. 6, Twp. 9N, Rge. 27E,
Musselshell County
Trust Beneficiary: Common Schools

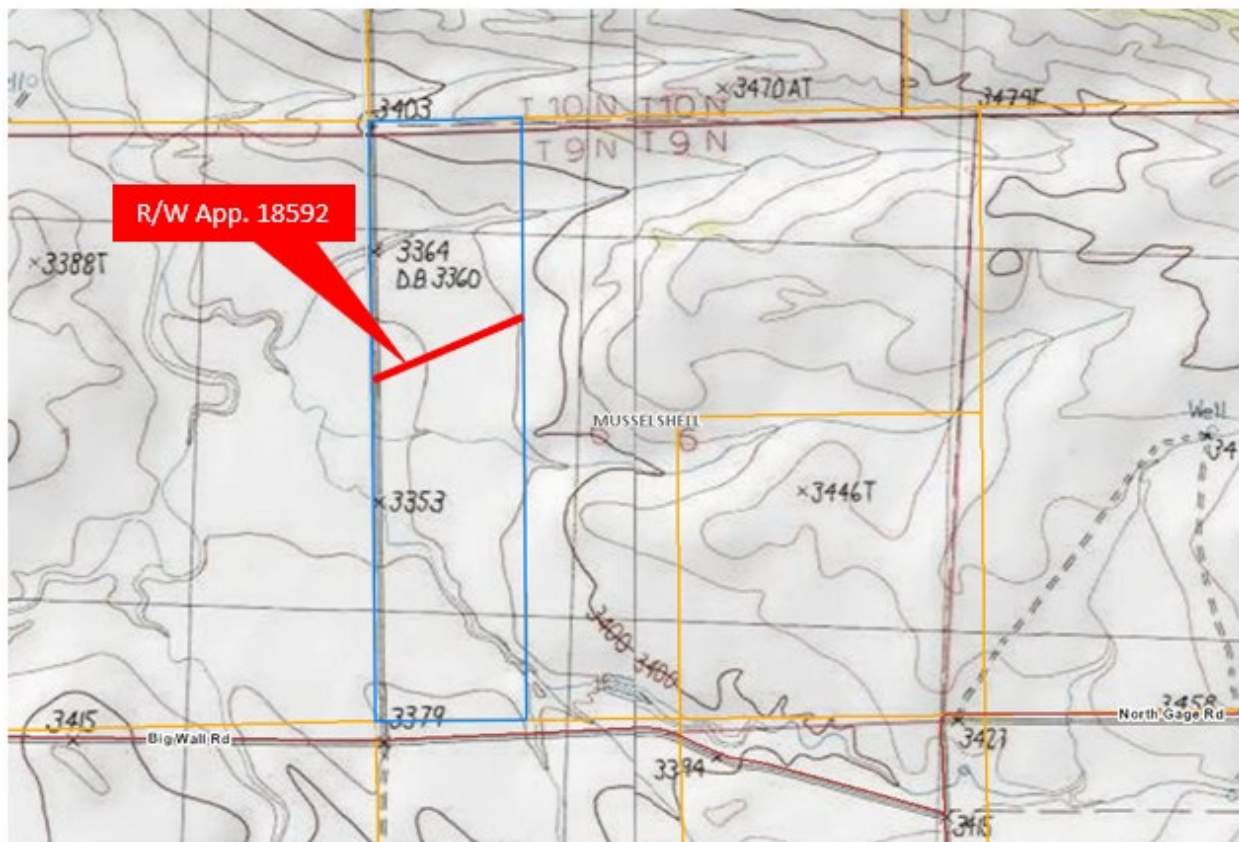
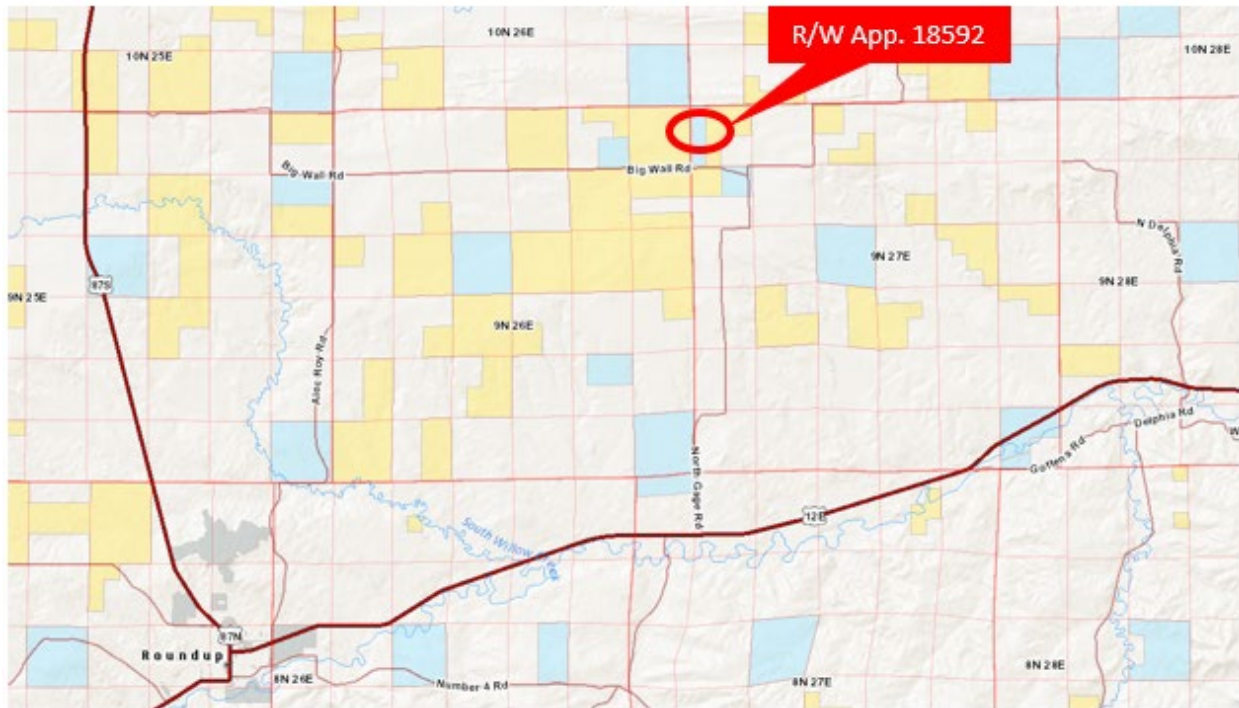
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R/W Application 18592



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18593
R/W Purpose: an overhead 50 kV electric transmission line
Lessee Agreement: N/A (Historic)
Acreage: 4.87
Compensation: \$2,922.00
Legal Description: 40-foot strip through the E2E2, Sec. 36, Twp. 10N, Rge. 15E,
Wheatland County
Trust Beneficiary: Common Schools

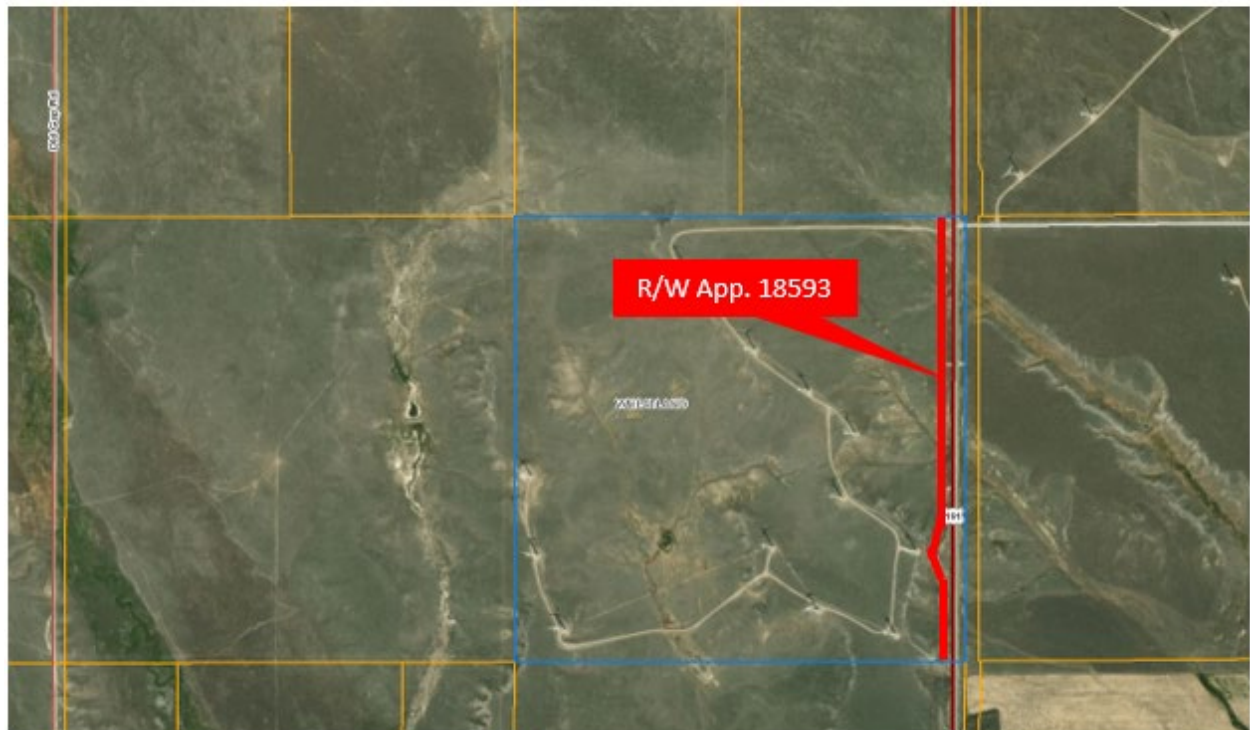
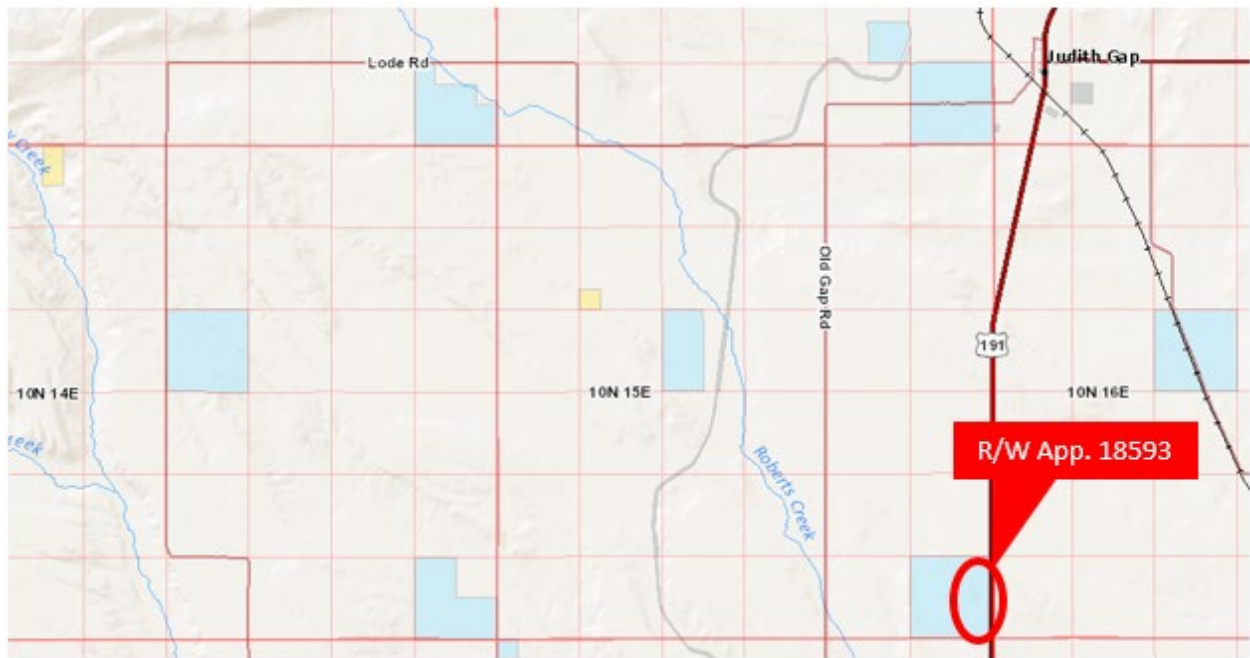
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R/W Application 18593



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18594
R/W Purpose: an overhead 100 kV electric transmission line
Lessee Agreement: N/A (Historic)
Acreage: 0.07
Compensation: \$100.00
Legal Description: 60-foot strip through the NW4NW4, Sec. 20, Twp. 11N,
Rge. 16E, Fergus County
Trust Beneficiary: Common Schools

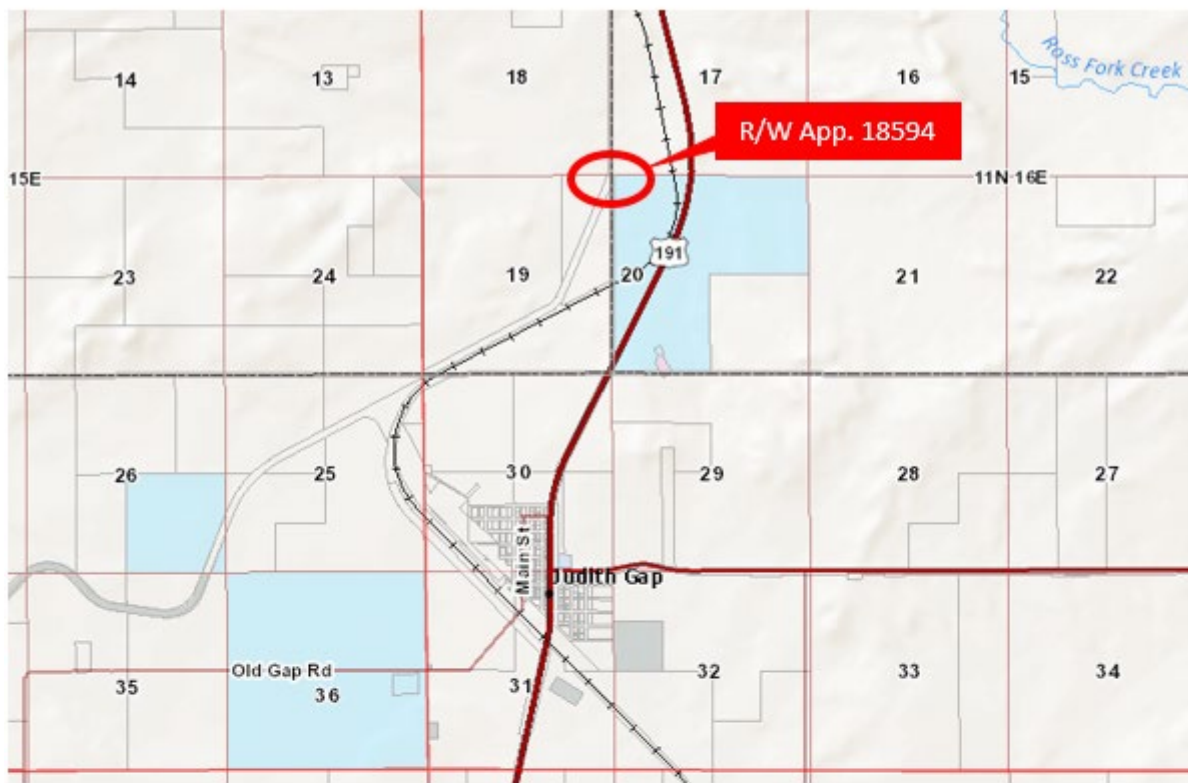
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DNRC Recommendation

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R/W Application 18594 & 18597



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18595
R/W Purpose: an overhead 100 kV electric transmission line
Lessee Agreement: N/A (Historic)
Acreage: 5.01
Compensation: \$2,255.00
Legal Description: 40-foot strip through the E2NW4, SW4NE4, W2SE4, Sec. 12,
Twp. 12N, Rge. 15E, Fergus County
Trust Beneficiary: University of Montana

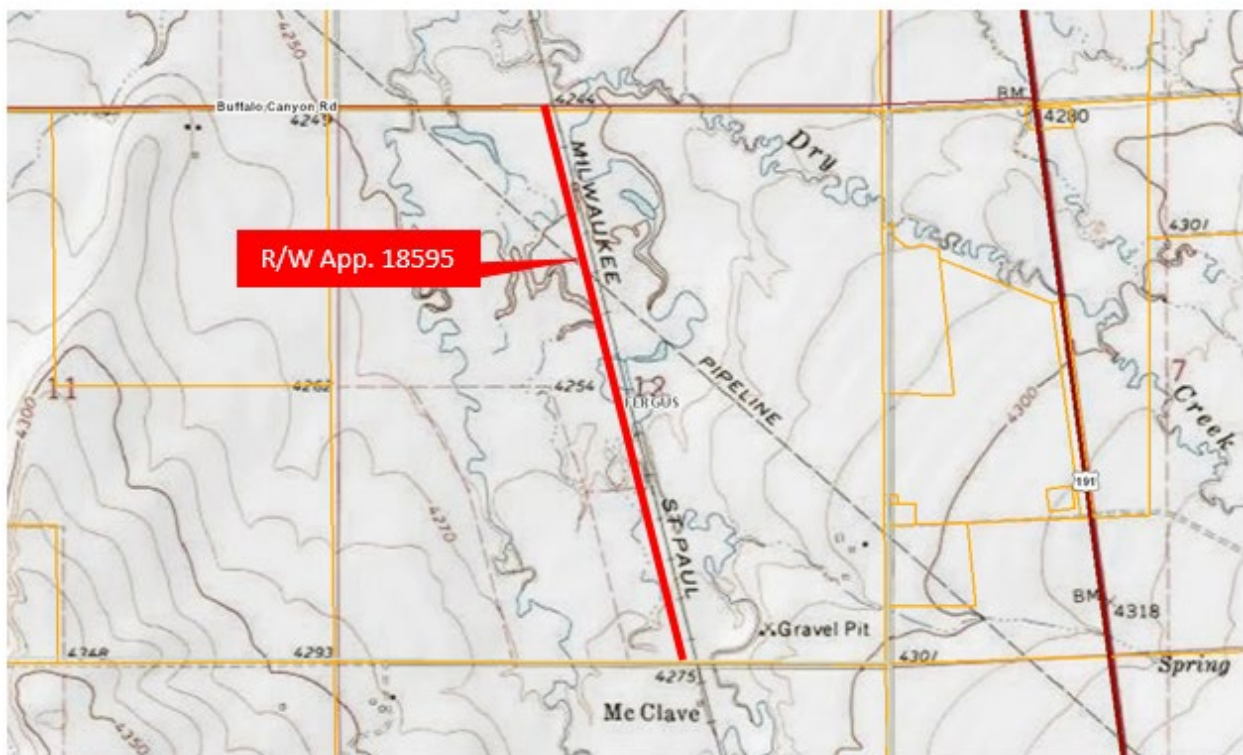
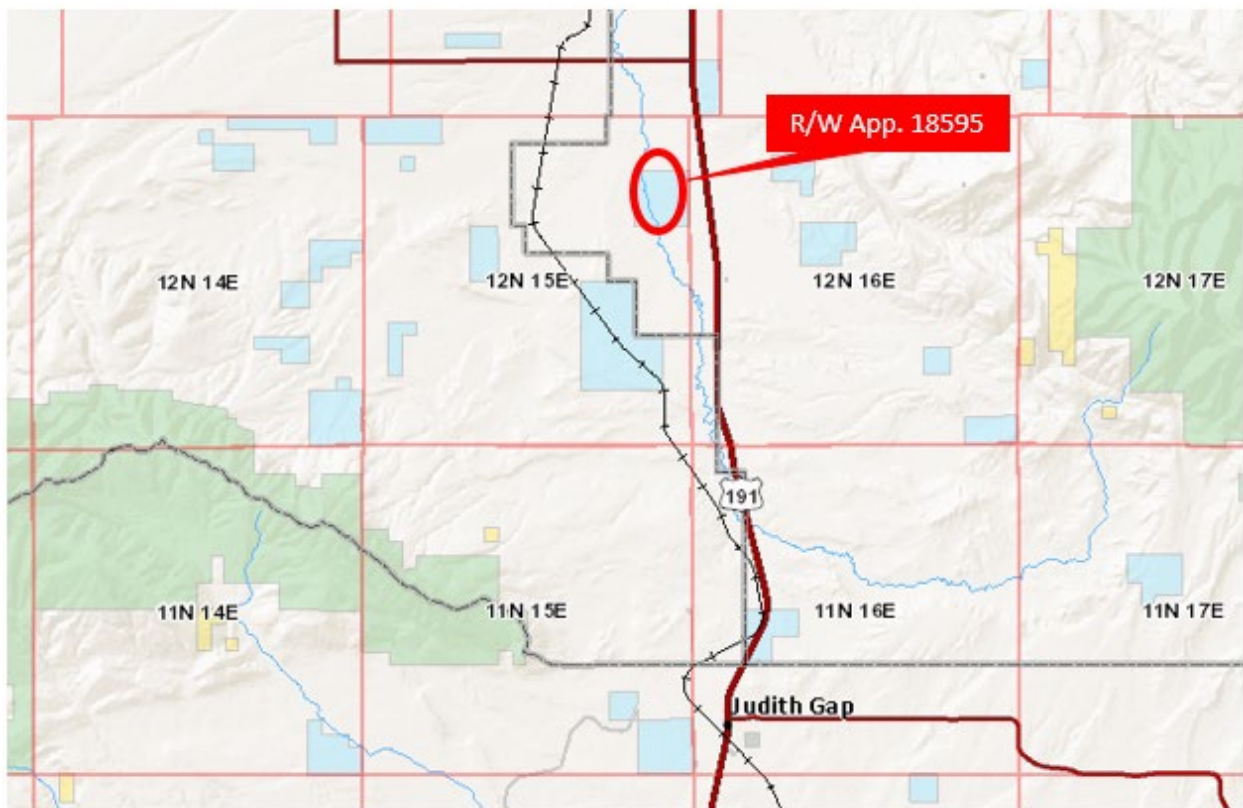
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R/W Application 18595



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18596
R/W Purpose: an overhead 100 kV electric transmission line
Lessee Agreement: N/A (Historic)
Acreage: 7.4
Compensation: \$4,440.00
Legal Description: 60-foot strip through the S2S2, Sec. 36, Twp. 11N, Rge. 15E,
Wheatland County
Trust Beneficiary: Common Schools

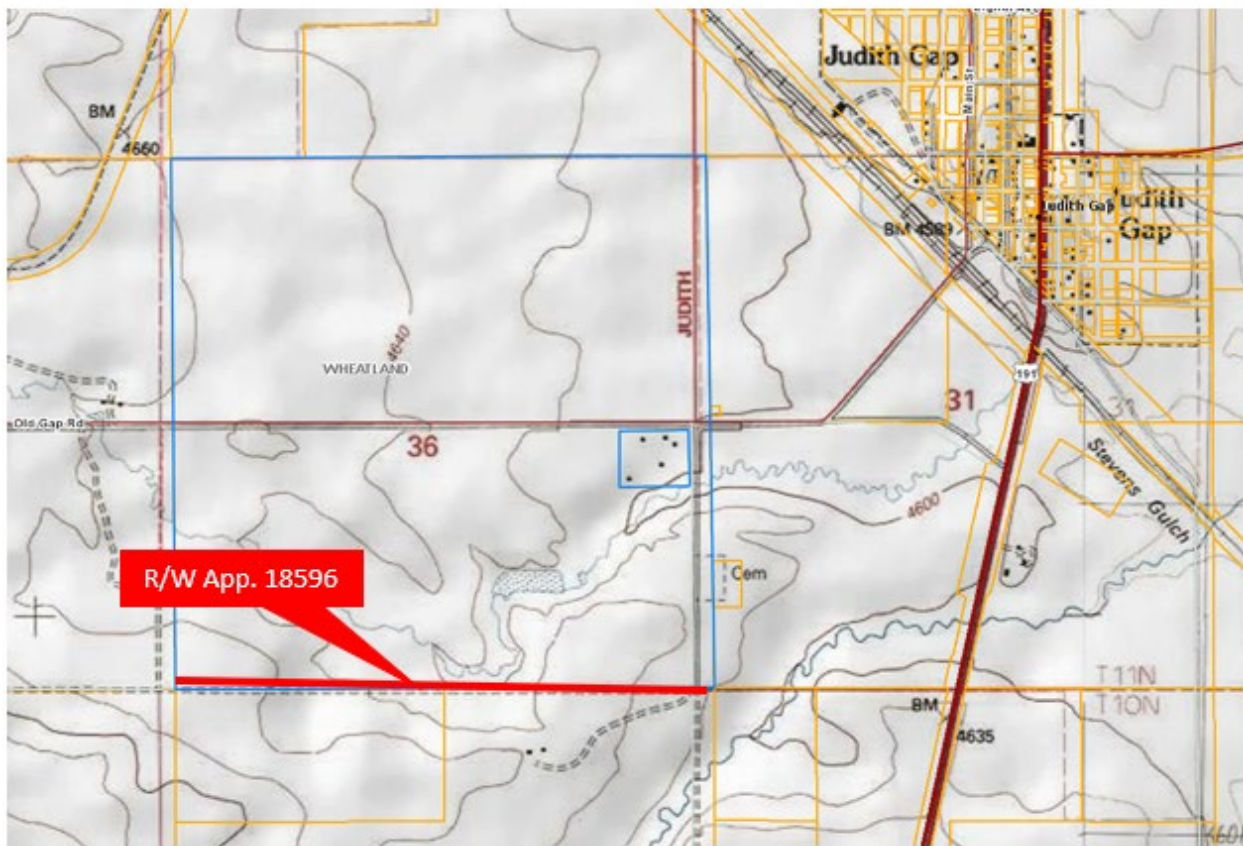
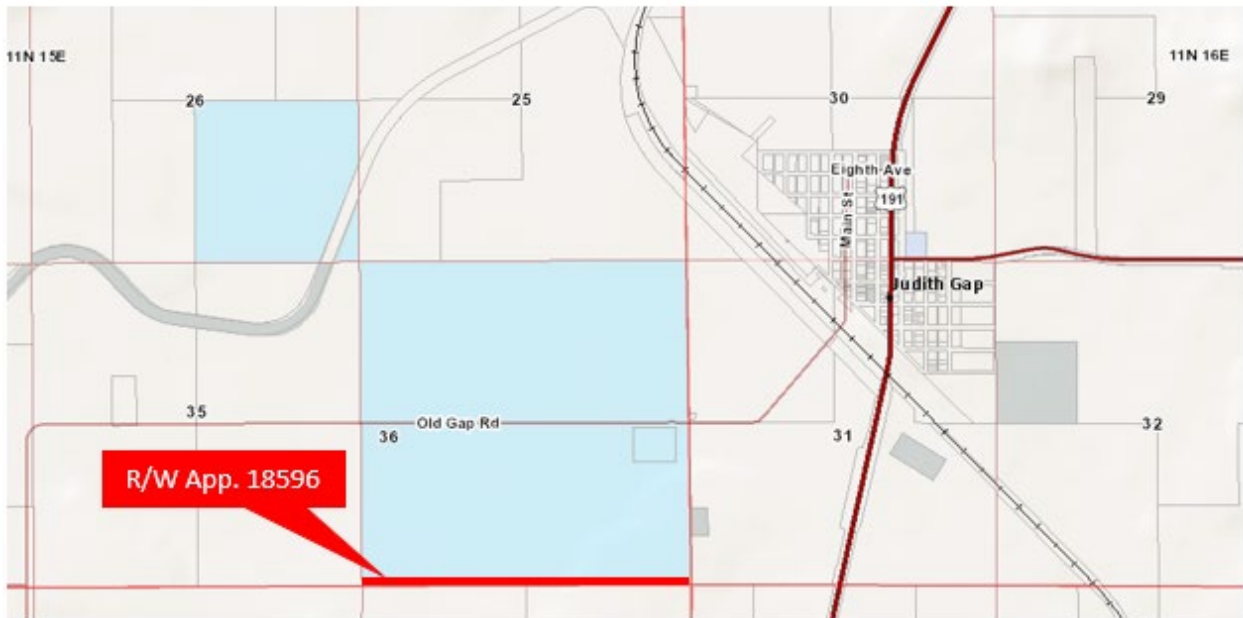
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R/W Application 18596



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18597
R/W Purpose: a buried 2" natural gas pipeline
Lessee Agreement: N/A (Historic)
Acreage: 0.22
Compensation: \$154.00
Legal Description: 20-foot strip through the SW4SW4 , Sec. 20, Twp. 11N,
Rge. 16E, Fergus County
Trust Beneficiary: Common Schools

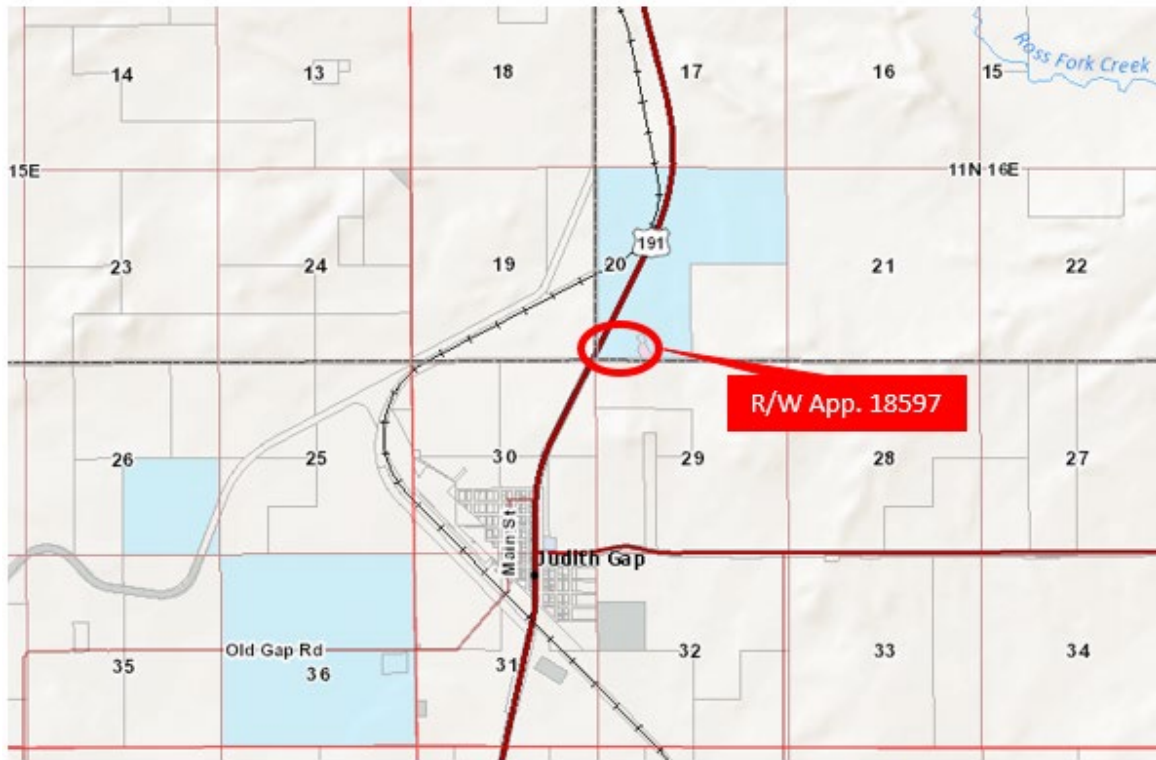
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R/W Application 18597



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18598
R/W Purpose: a buried 12" natural gas pipeline
Lessee Agreement: N/A (Historic)
Acreage: 1.76
Compensation: \$1,056.00
Legal Description: 50-foot strip through the SE4SE4, Sec. 36, Twp. 8S, Rge. 22E,
Carbon County
Trust Beneficiary: Common Schools

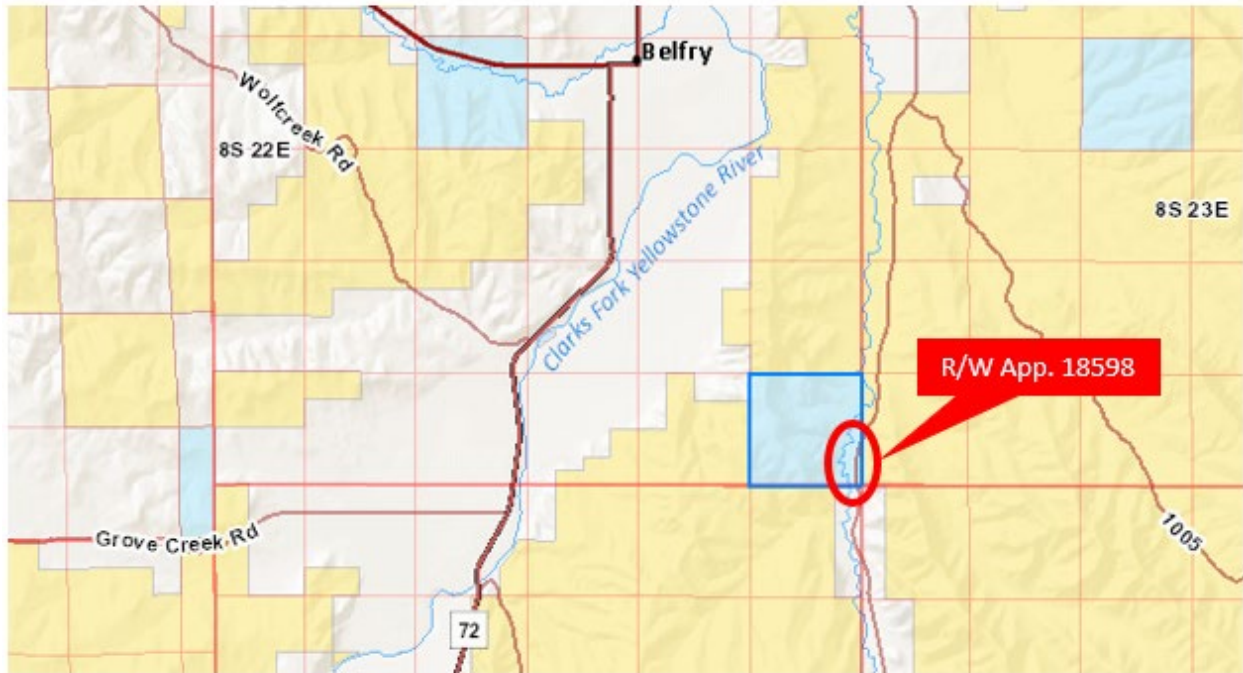
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R/W Application 18598



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18599
R/W Purpose: an overhead 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 3.66
Compensation: \$3,660.00
Legal Description: 30-foot strip through the W2W2, Sec. 16, Twp. 18N, Rge. 13E,
Fergus County
Trust Beneficiary: Common Schools

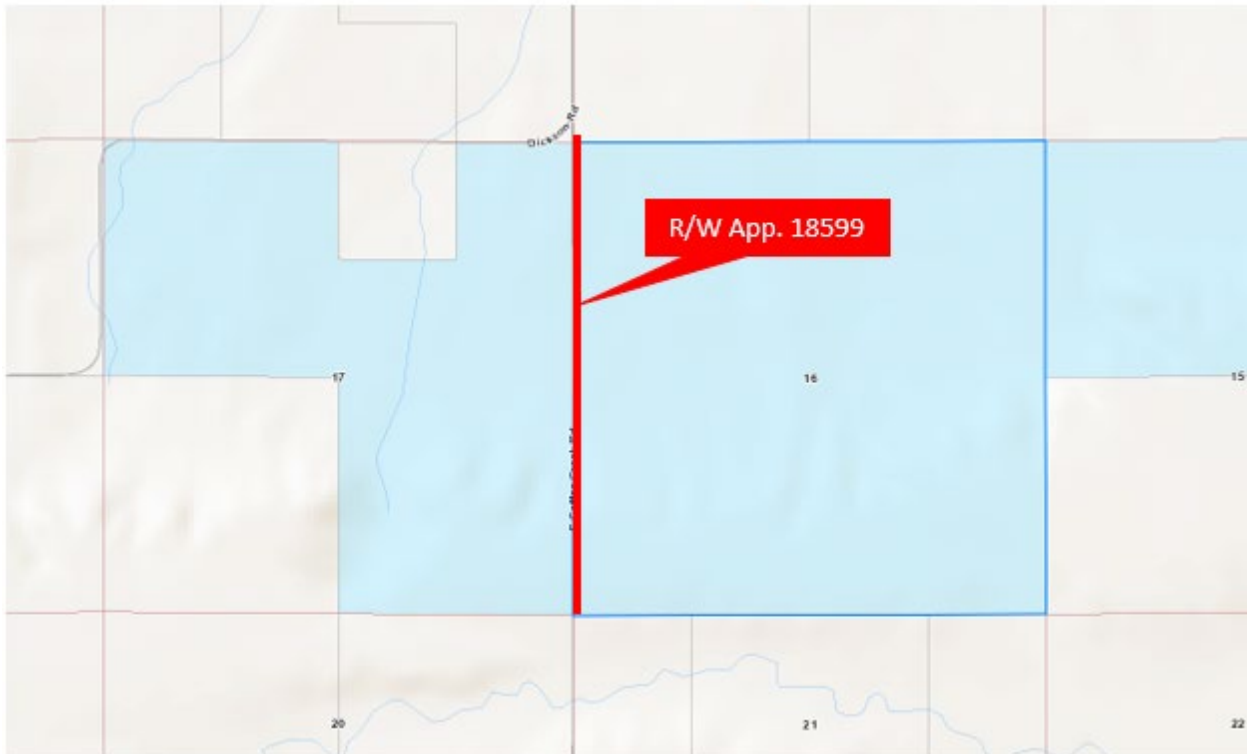
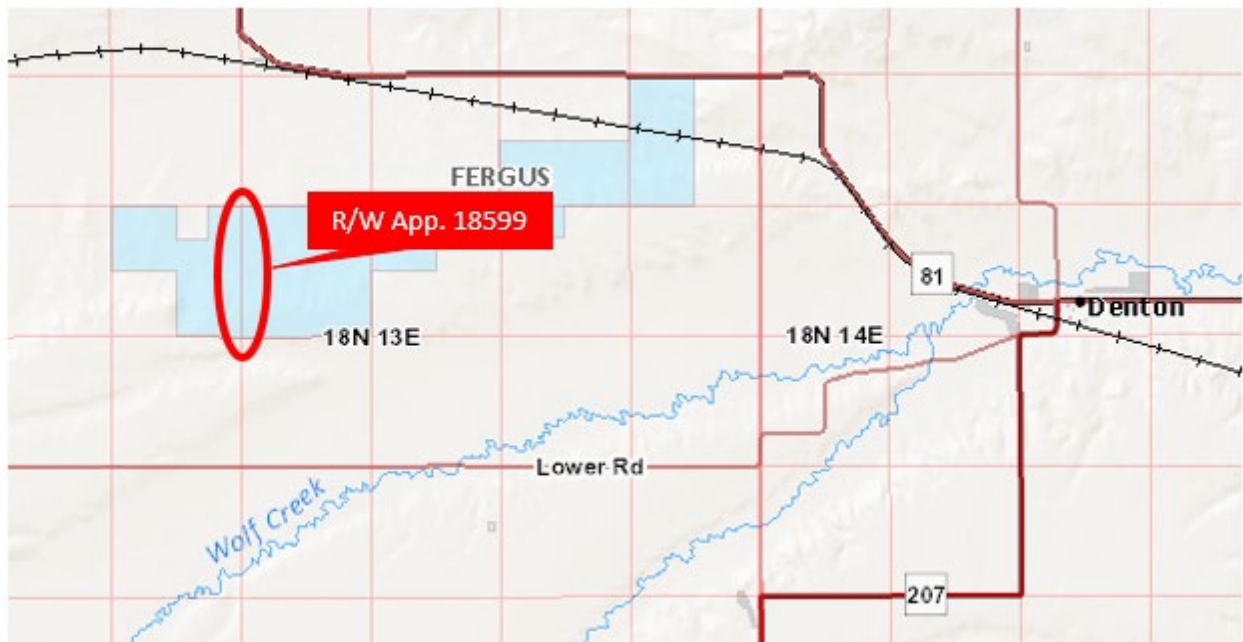
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R/W Application 18599



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18600
R/W Purpose: an overhead 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 1.83
Compensation: \$1,830.00
Legal Description: 30-foot strip through the S2SE4, Sec. 8, Twp. 17N, Rge. 13E,
Judith Basin County
Trust Beneficiary: Common Schools

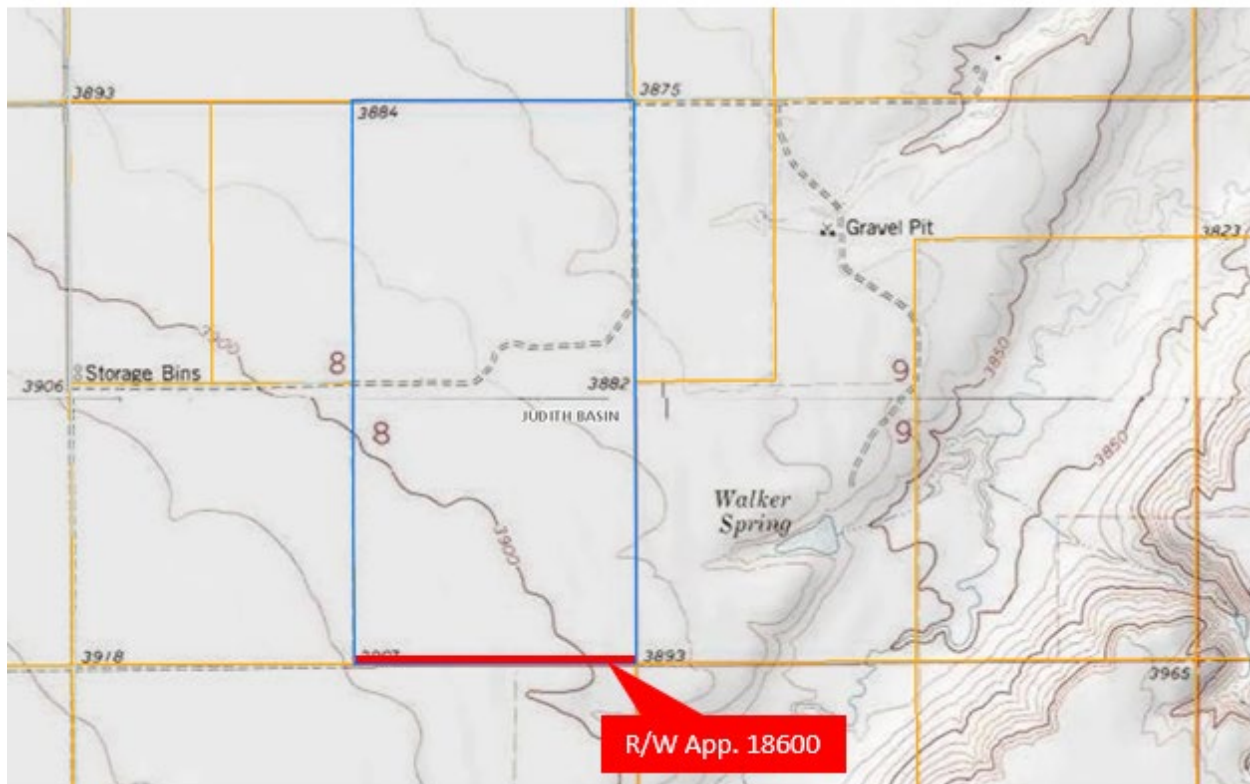
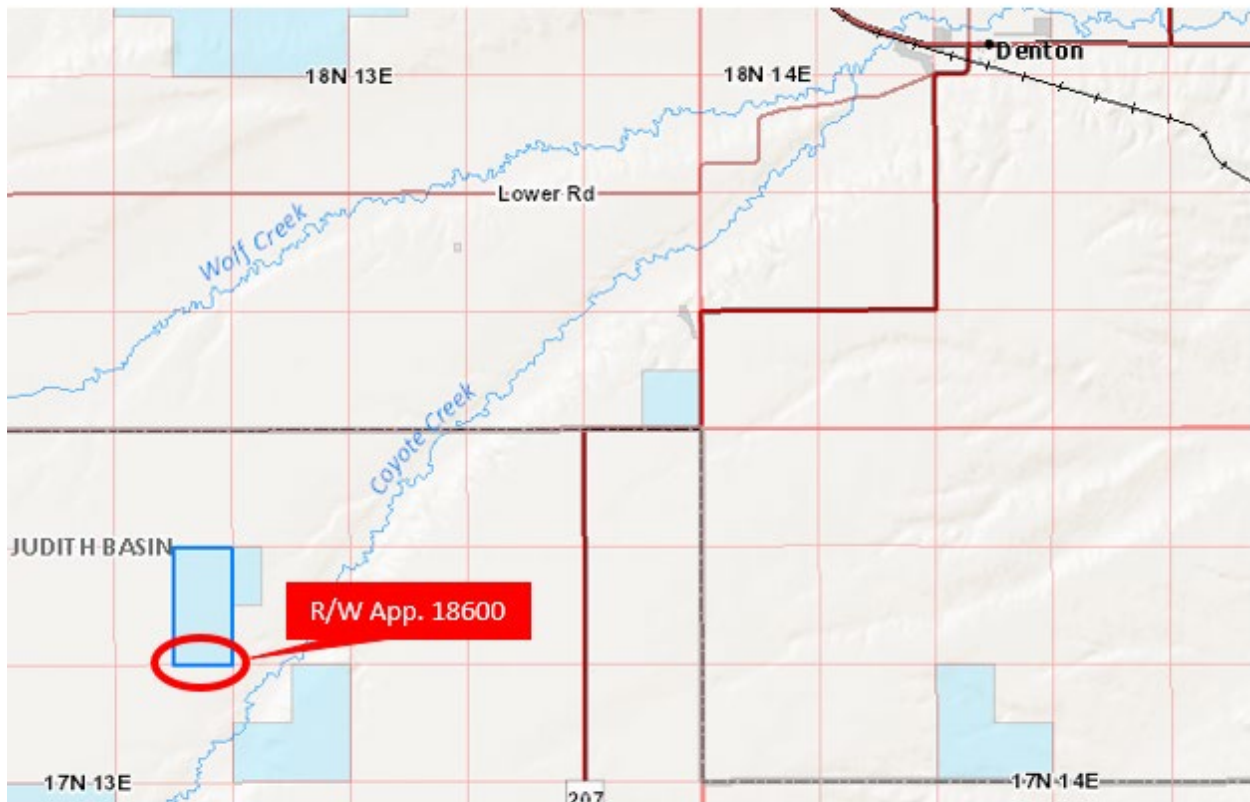
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R/W Application 18600



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18601
R/W Purpose: an overhead 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 2.29
Compensation: \$687.00
Legal Description: 30-foot strip through the NW4SE4, S2SE4, Sec. 3, Twp. 20N,
Rge. 12E, Chouteau County
Trust Beneficiary: Common Schools

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APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18602
R/W Purpose: an overhead 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 1.15
Compensation: \$345.00
Legal Description: 30-foot strip through the NW4NW4, Sec. 11, Twp. 20N,
Rge. 12E, Chouteau County
Trust Beneficiary: Common Schools

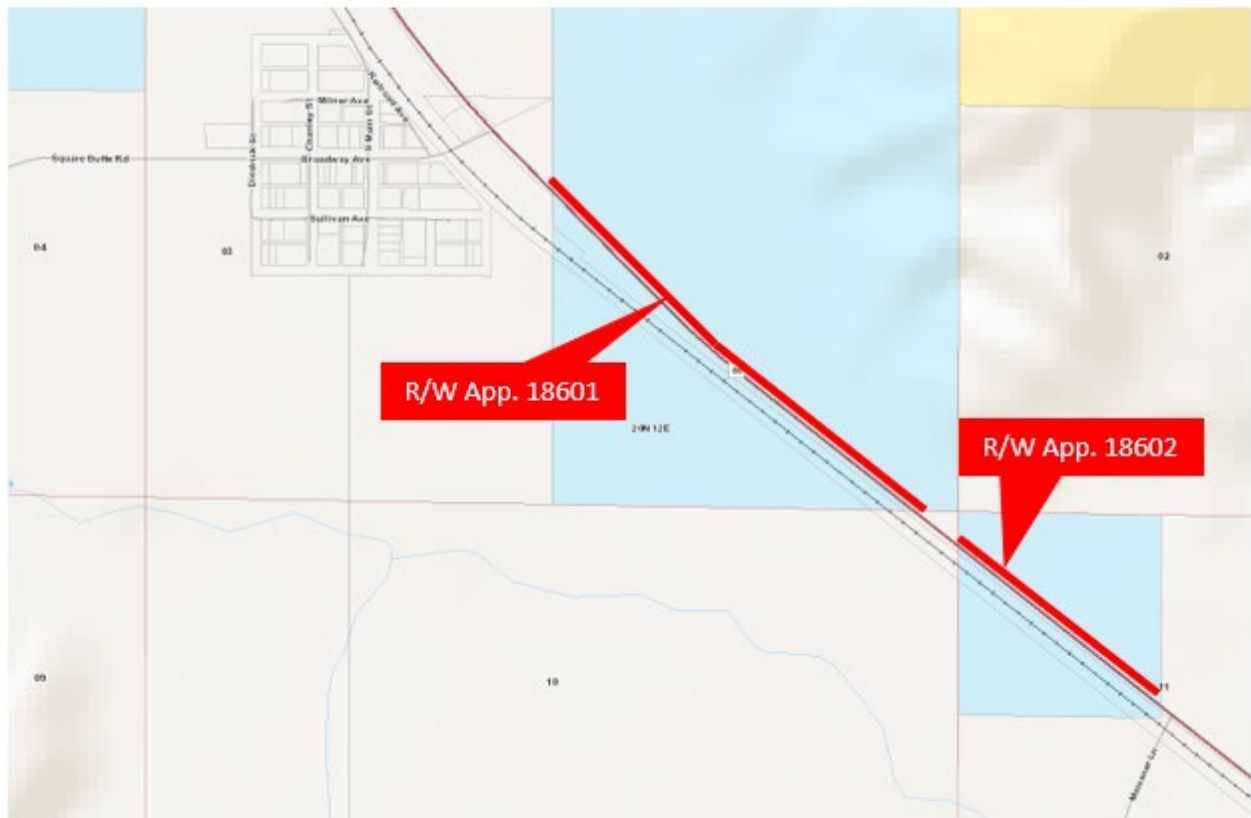
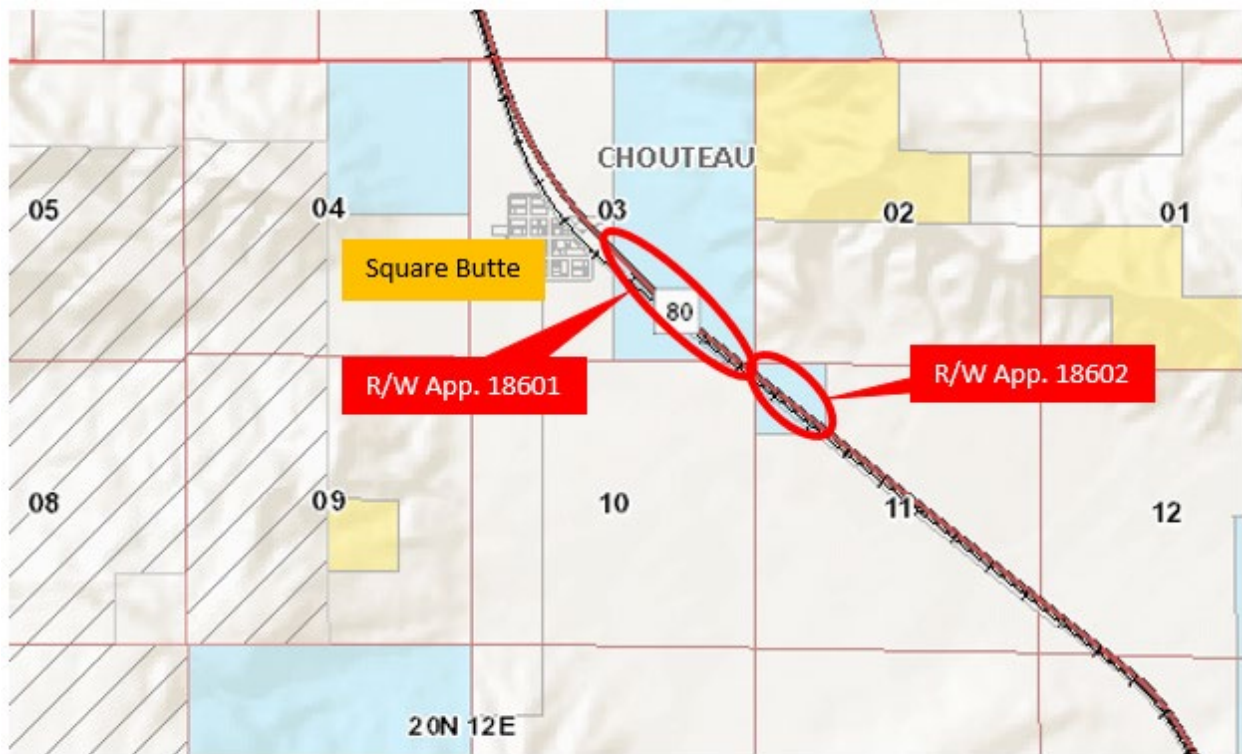
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R/W Application 18601 & 18602



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18603
R/W Purpose: an overhead 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 0.28
Compensation: \$126.00
Legal Description: 30-foot strip through the NE4SW4, NW4SE4, Sec. 28, Twp. 20N,
Rge. 13E, Chouteau County
Trust Beneficiary: Common Schools

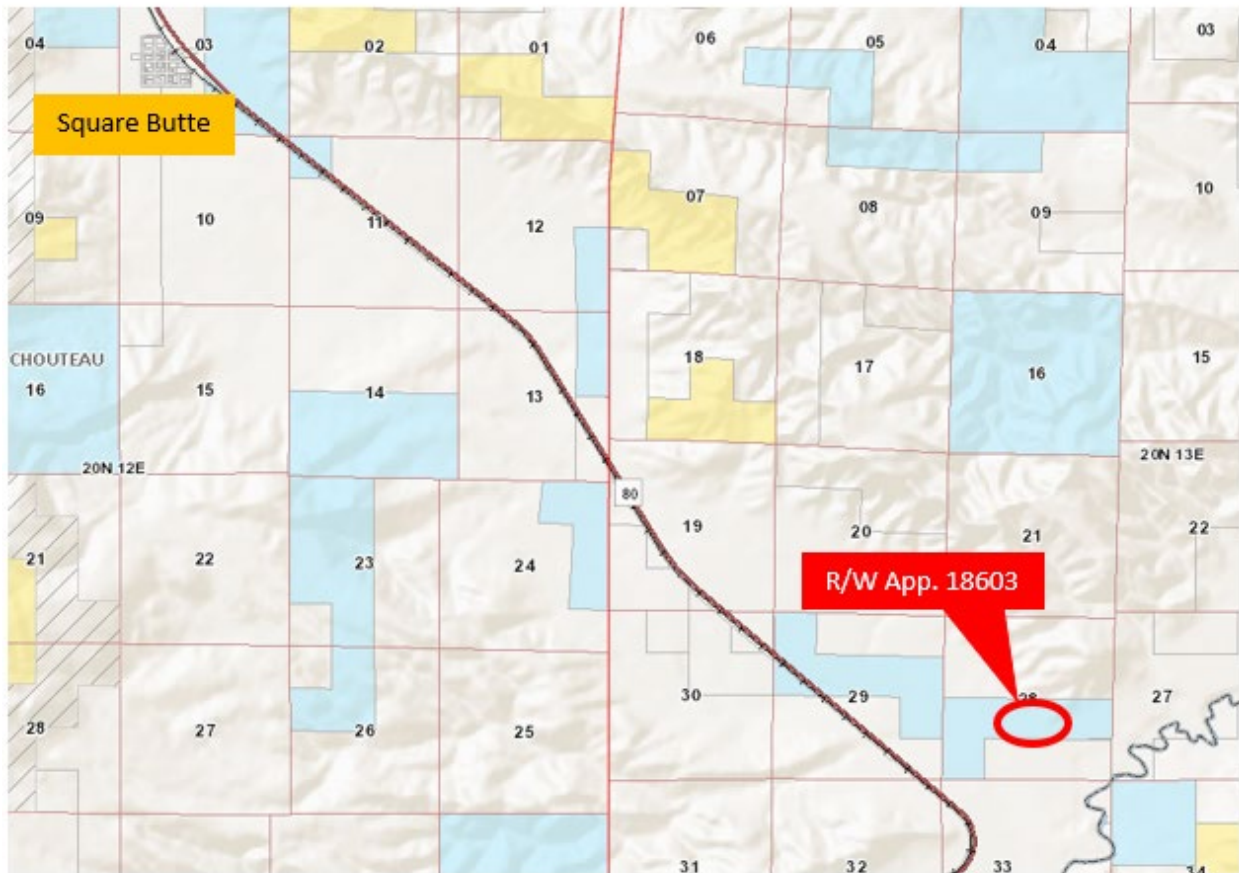
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R/W Application 18603



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18604
R/W Purpose: an overhead 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 3.25
Compensation: \$2,179.00
Legal Description: 30-foot strip through Gov. Lot 1, SE4NE4, E2SE4, Sec. 1,
Twp. 21N, Rge. 10E, Chouteau County
Trust Beneficiary: Common Schools

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APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18605
R/W Purpose: an overhead 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 7.28
Compensation: \$7,280.00
Legal Description: 30-foot strip through the N2N2, SW4NW4, W2SW4,
Sec. 12, Twp. 21N, Rge. 10E, Chouteau County
Trust Beneficiary: Common Schools

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APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18606
R/W Purpose: an overhead 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 2.18
Compensation: \$654.00
Legal Description: 30-foot strip through the N2NE4, SW4NE4, Sec. 14, Twp. 21N,
Rge. 10E, Chouteau County
Trust Beneficiary: Common Schools

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APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18607
R/W Purpose: an overhead 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 0.66
Compensation: \$660.00
Legal Description: 30-foot strip through the SE4SW4, Sec. 6, Twp. 21N, Rge. 11E,
Chouteau County
Trust Beneficiary: Common Schools

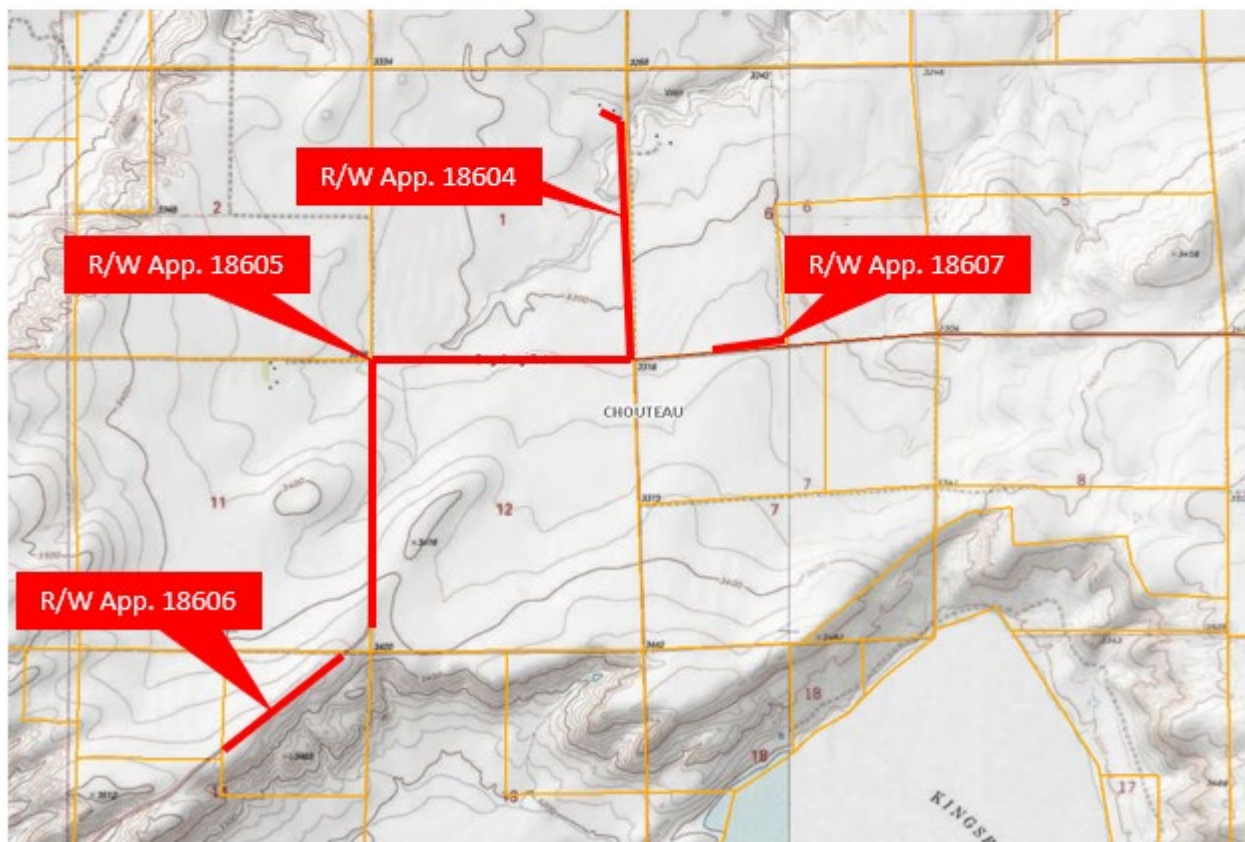
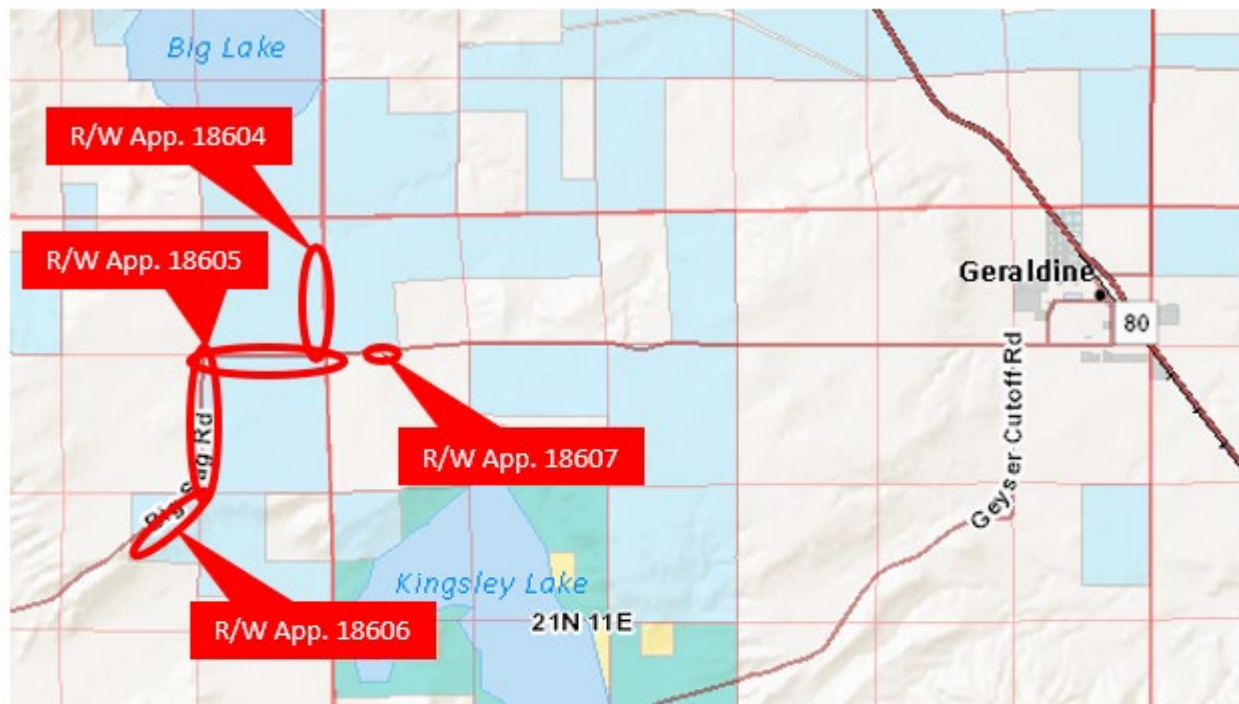
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R/W Application 18604, 18605, 180606, & 18607



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18608
R/W Purpose: an overhead 4.16 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 1.83
Compensation: \$1,830.00
Legal Description: 30-foot strip through the N2NE4, Sec. 16, Twp. 14N, Rge. 16E,
Fergus County
Trust Beneficiary: Common Schools

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APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18609
R/W Purpose: a buried 4.16 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 0.15
Compensation: \$2,250.00
Legal Description: 30-foot strip through the SE4SE4, Sec. 16, Twp.14N, Rge. 16E,
Fergus County
Trust Beneficiary: Common Schools

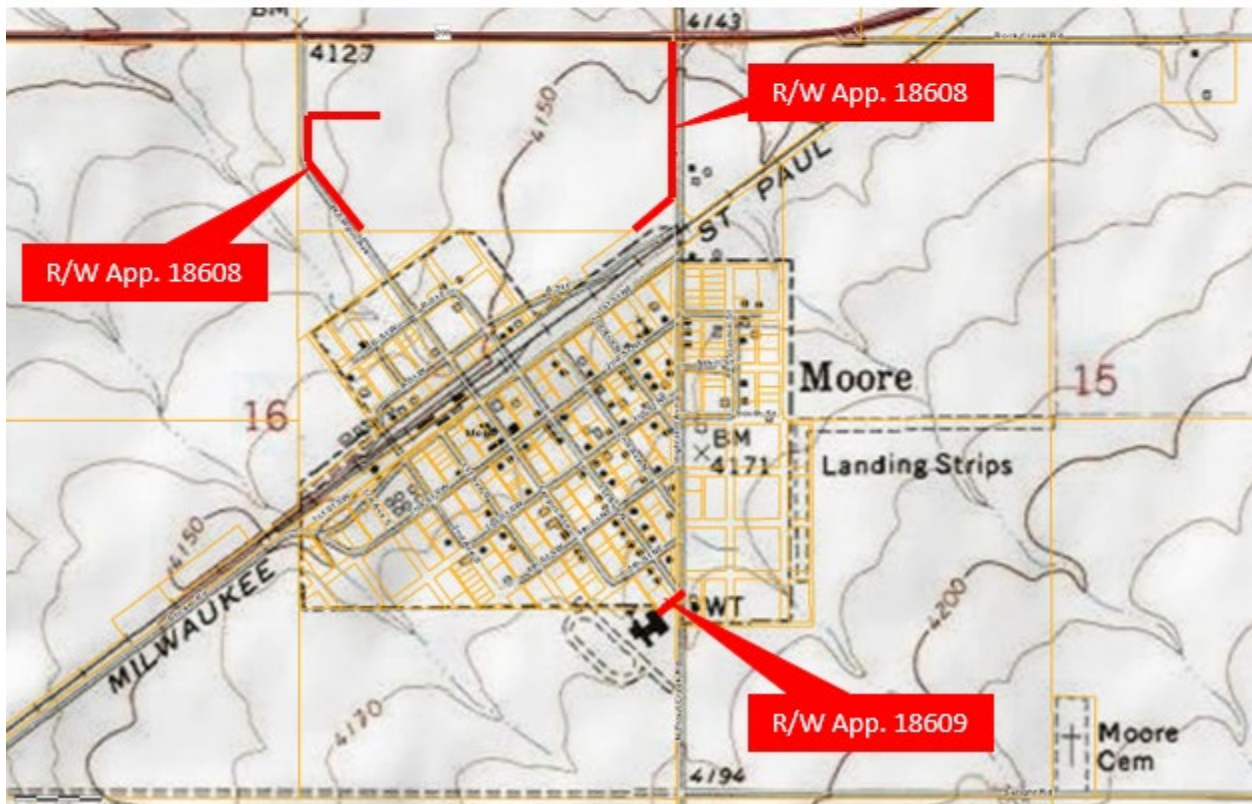
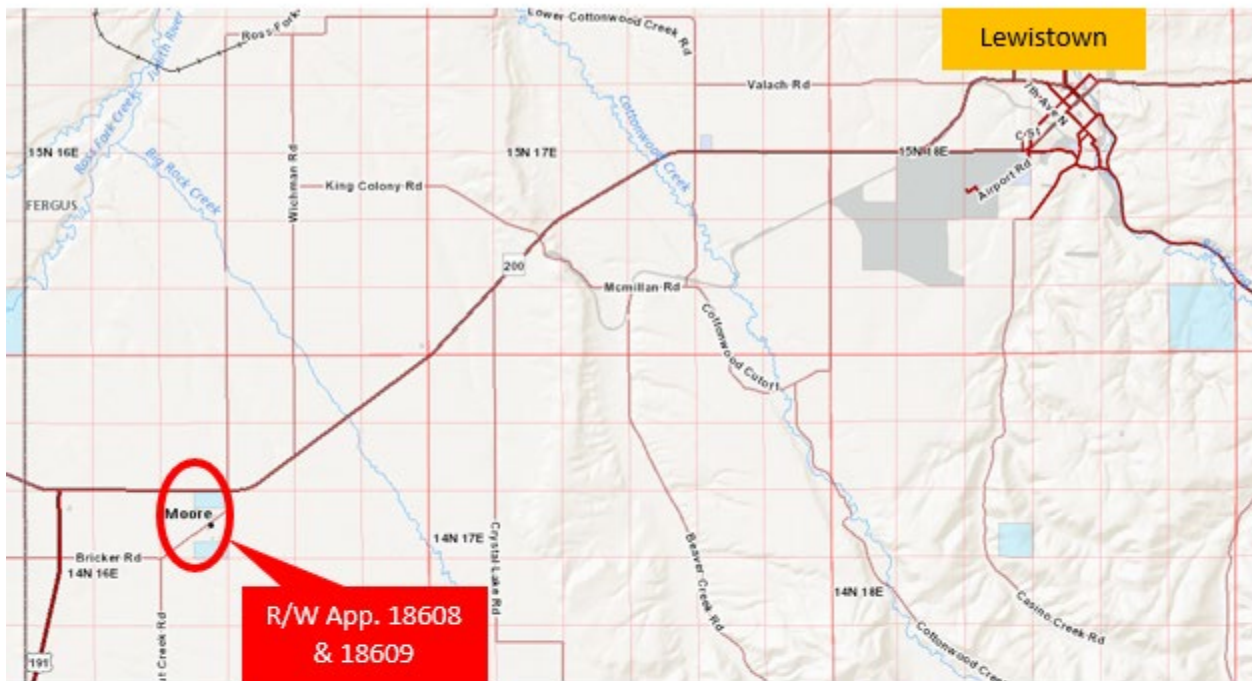
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R/W Application 18608 & 18609



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18610
R/W Purpose: a buried 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 0.34
Compensation: \$340.00
Legal Description: 30-foot strip through the SE4SE4, Sec. 33, Twp.17N, Rge. 12E,
Judith Basin County
Trust Beneficiary: Common Schools

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DNRC Recommendation

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APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18611
R/W Purpose: an overhead 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 0.36
Compensation: \$360.00
Legal Description: 30-foot strip through the SW4SE4, Sec. 34, Twp. 17N, Rge. 12E,
Judith Basin County
Trust Beneficiary: Common Schools

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APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18612
R/W Purpose: an overhead 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 1.24
Compensation: \$24,800.00
Legal Description: 30-foot strip through the E2SE4, Sec. 17, Twp. 16N, Rge. 12E,
Judith Basin County
Trust Beneficiary: Common Schools

Item Summary

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APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18613
R/W Purpose: an overhead 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 1.83
Compensation: \$824.00
Legal Description: 30-foot strip through the S2SW4, Sec. 10, Twp. 16N, Rge. 11E,
Judith Basin County
Trust Beneficiary: Common Schools

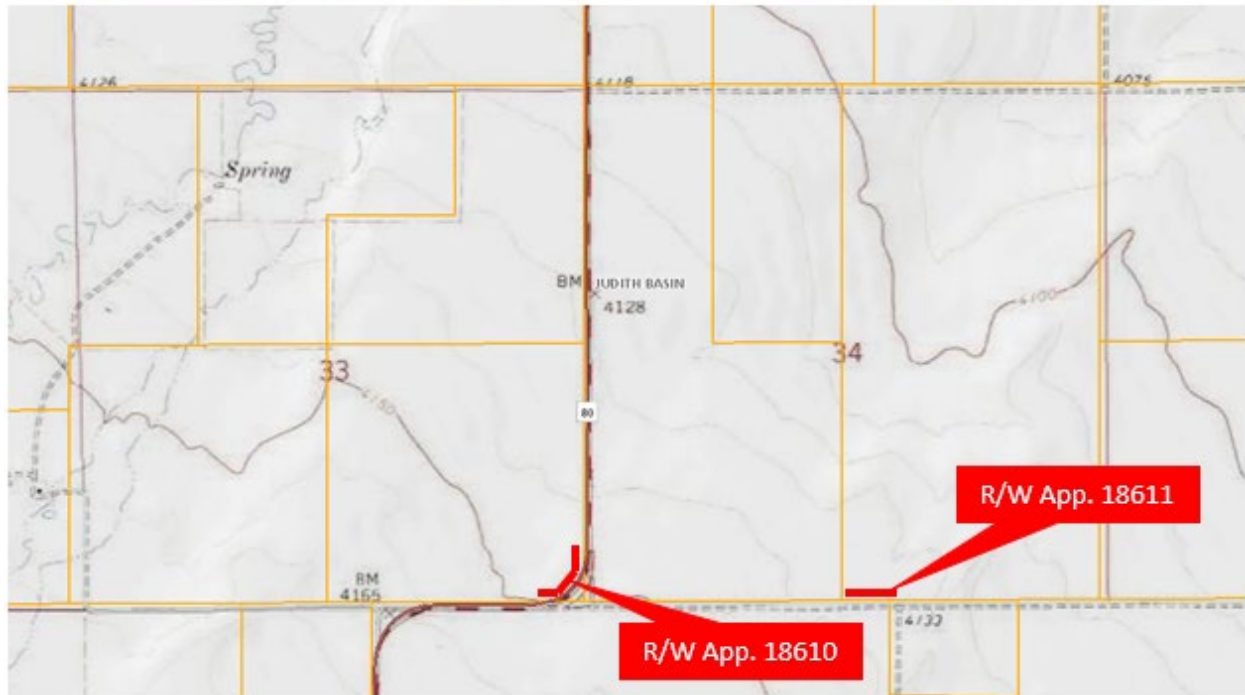
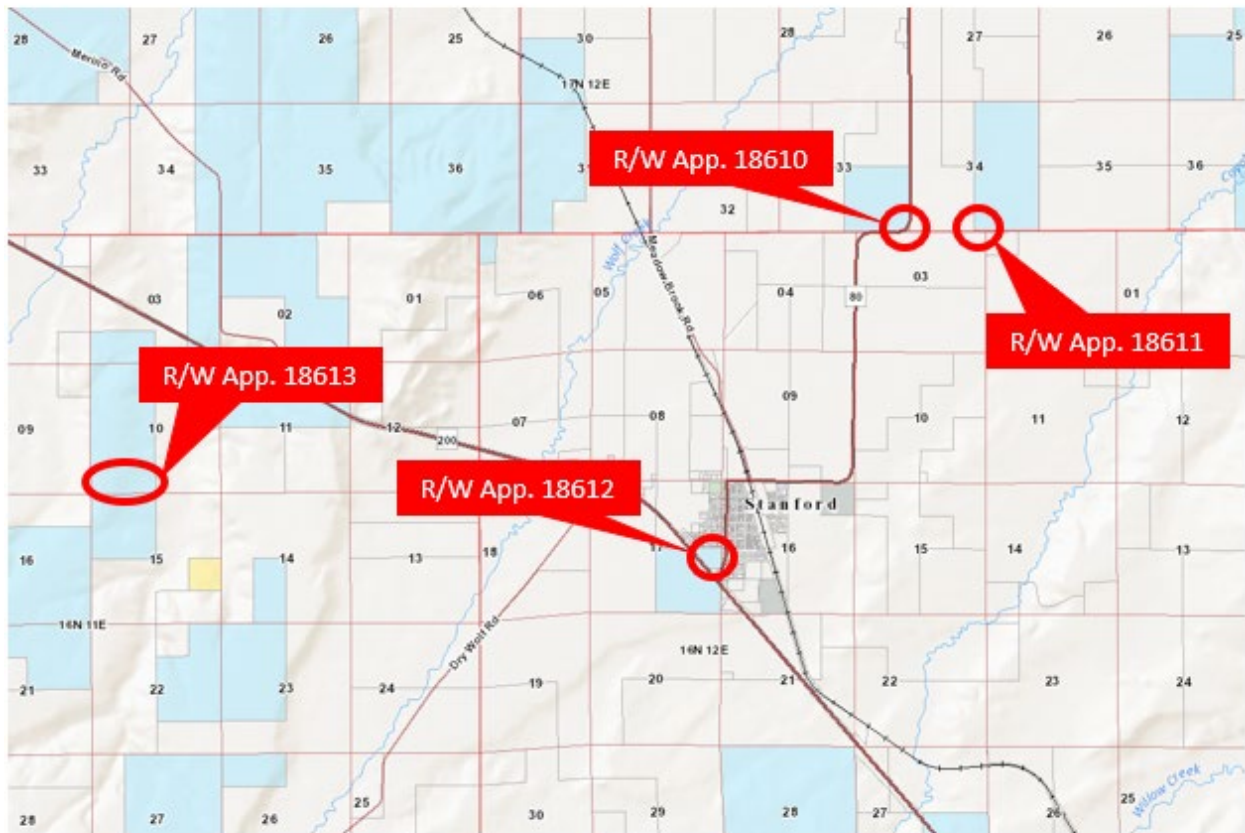
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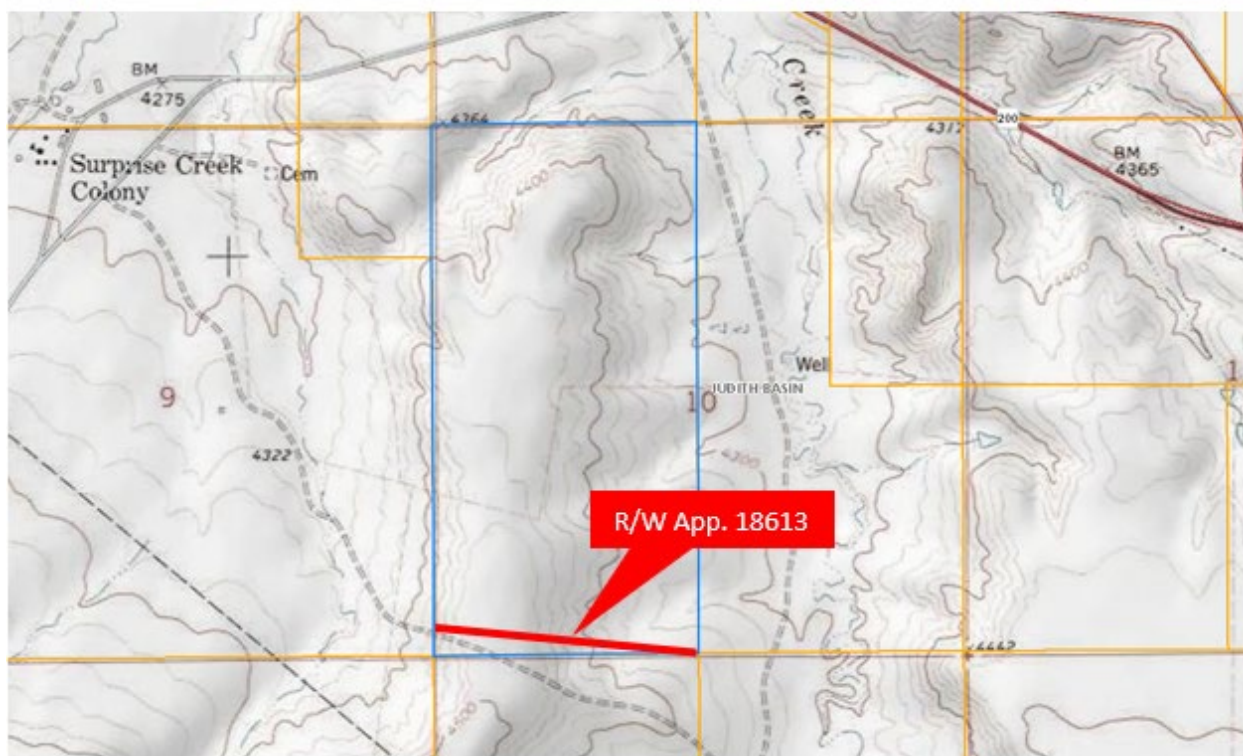
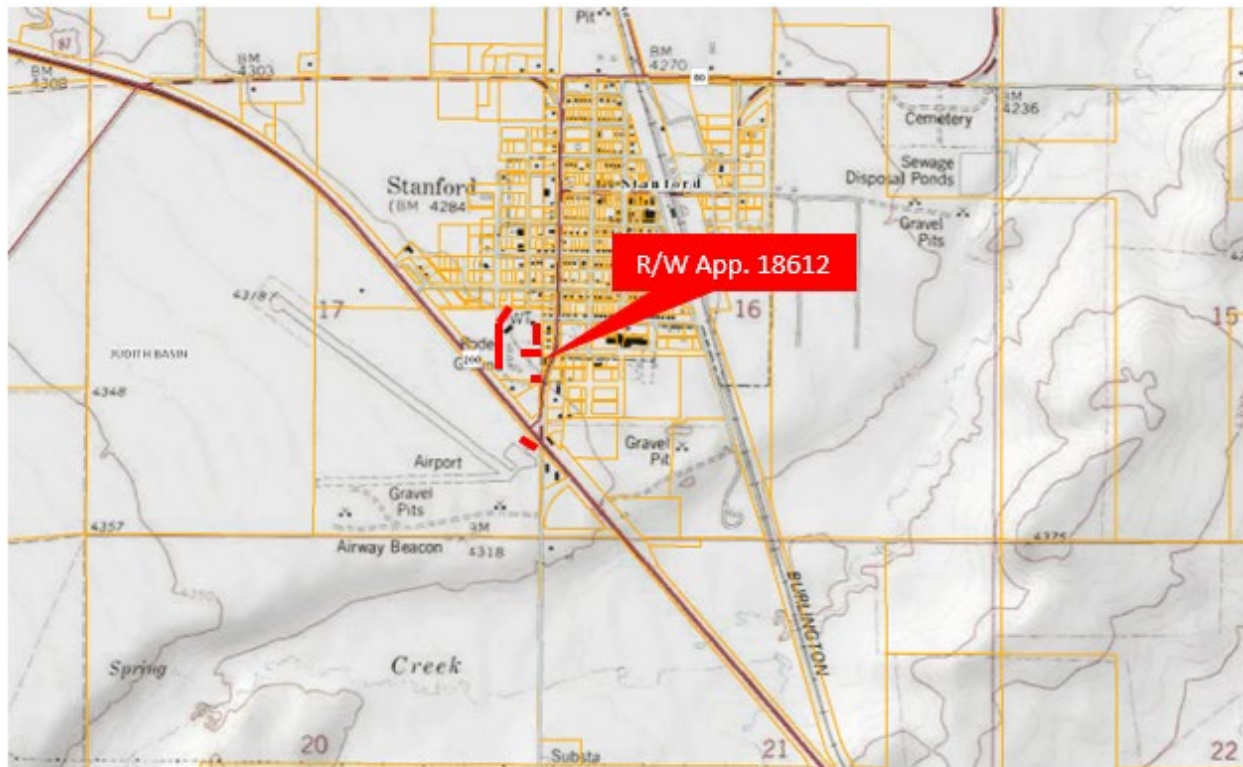
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R/W Application 18610, 18611, 18612 & 18613





APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18615
R/W Purpose: an overhead 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 0.48
Compensation: \$216.00
Legal Description: 30-foot strip through the SE4SE4, Sec. 24, Twp. 14N, Rge. 12E,
Judith Basin County
Trust Beneficiary: Common Schools

Item Summary

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DNRC Recommendation

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APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18616
R/W Purpose: an overhead 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 4.79
Compensation: \$2,156.00
Legal Description: 30-foot strip through the S2NW4, N2NE4, SW4NE4, NE4SW4,
NW4SE4, Sec. 25, Twp. 14N, Rge. 12E, Judith Basin County
Trust Beneficiary: Common Schools

Item Summary

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APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18617
R/W Purpose: an overhead 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 2.04
Compensation: \$918.00
Legal Description: 30-foot strip through the SW4NE4, N2SW4, Sec. 16, Twp. 14N,
Rge. 13E, Judith Basin County
Trust Beneficiary: Common Schools

Item Summary

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APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18618
R/W Purpose: an overhead 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 0.98
Compensation: \$441.00
Legal Description: 30-foot strip through Gov. Lot 4, Sec. 19, Twp. 14N, Rge. 13E,
Judith Basin County
Trust Beneficiary: Common Schools

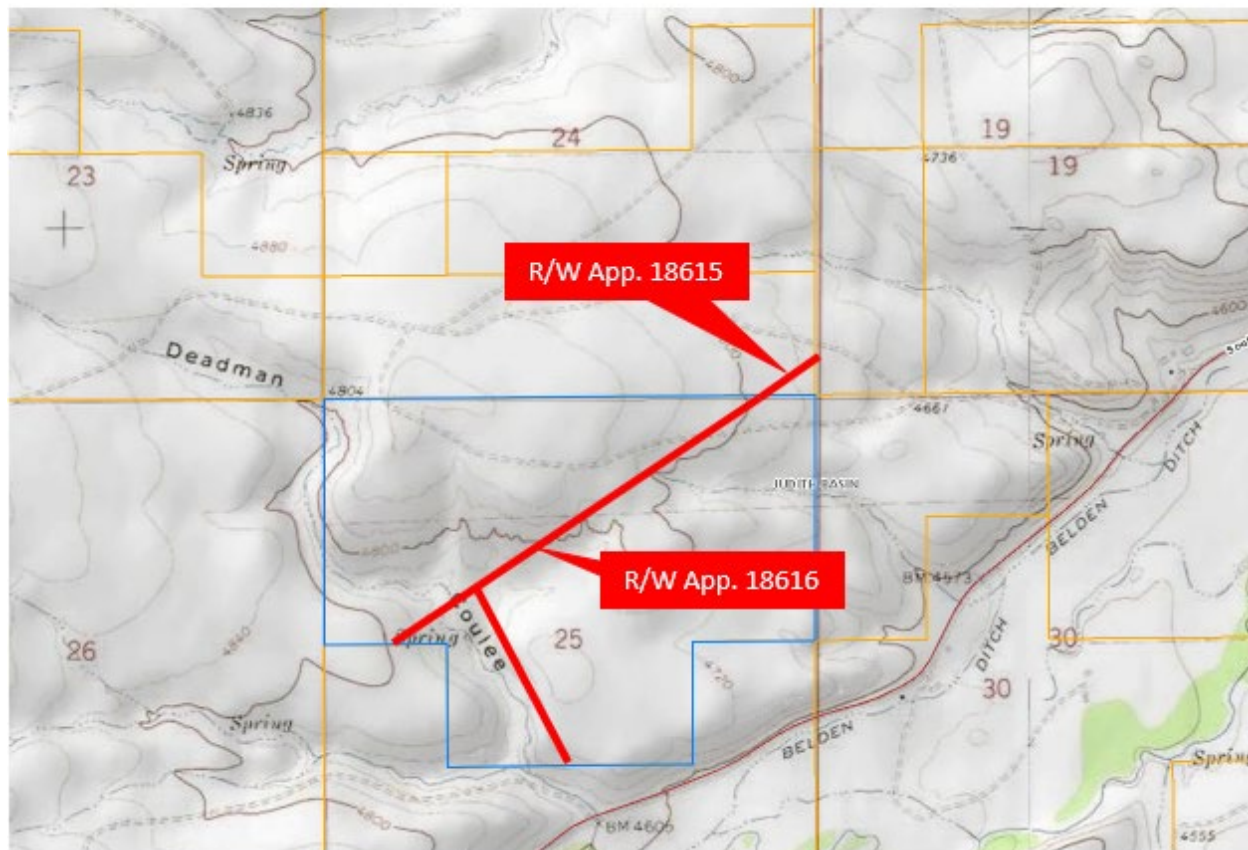
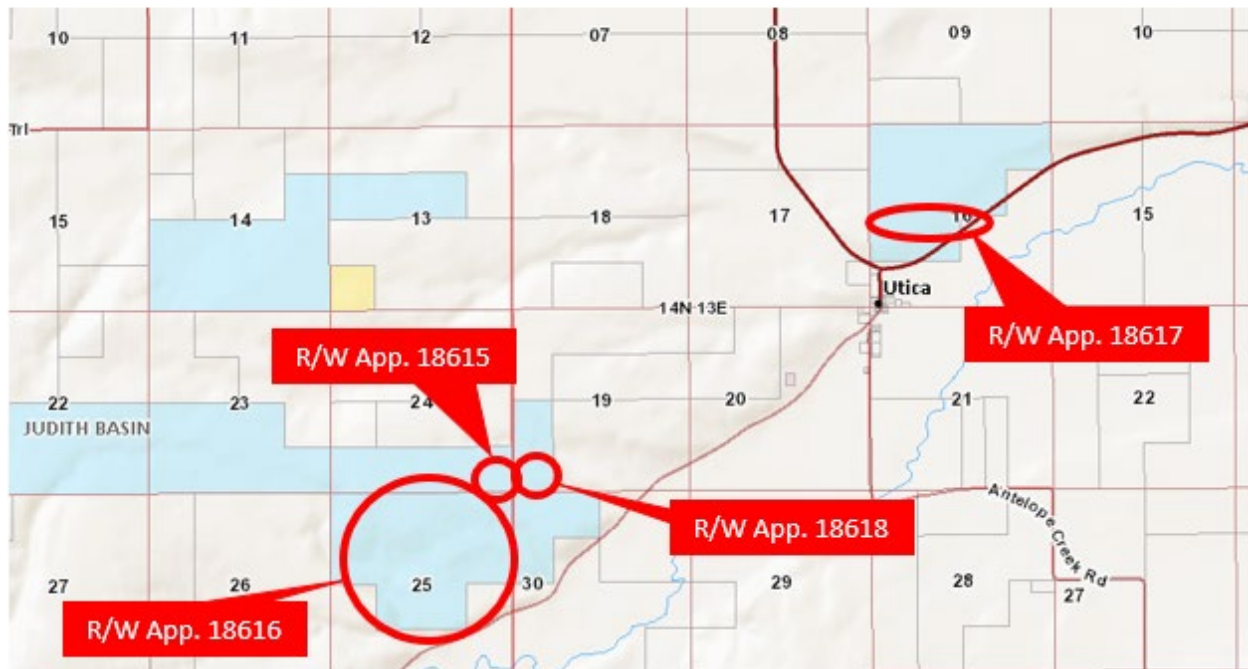
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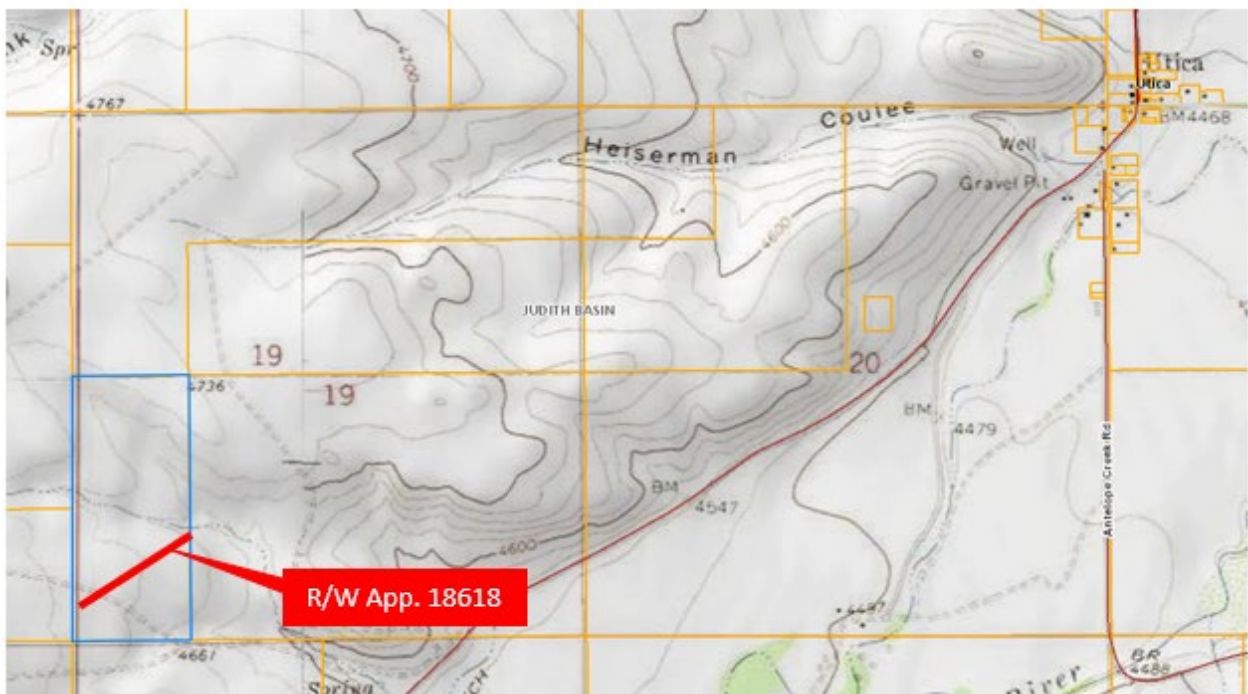
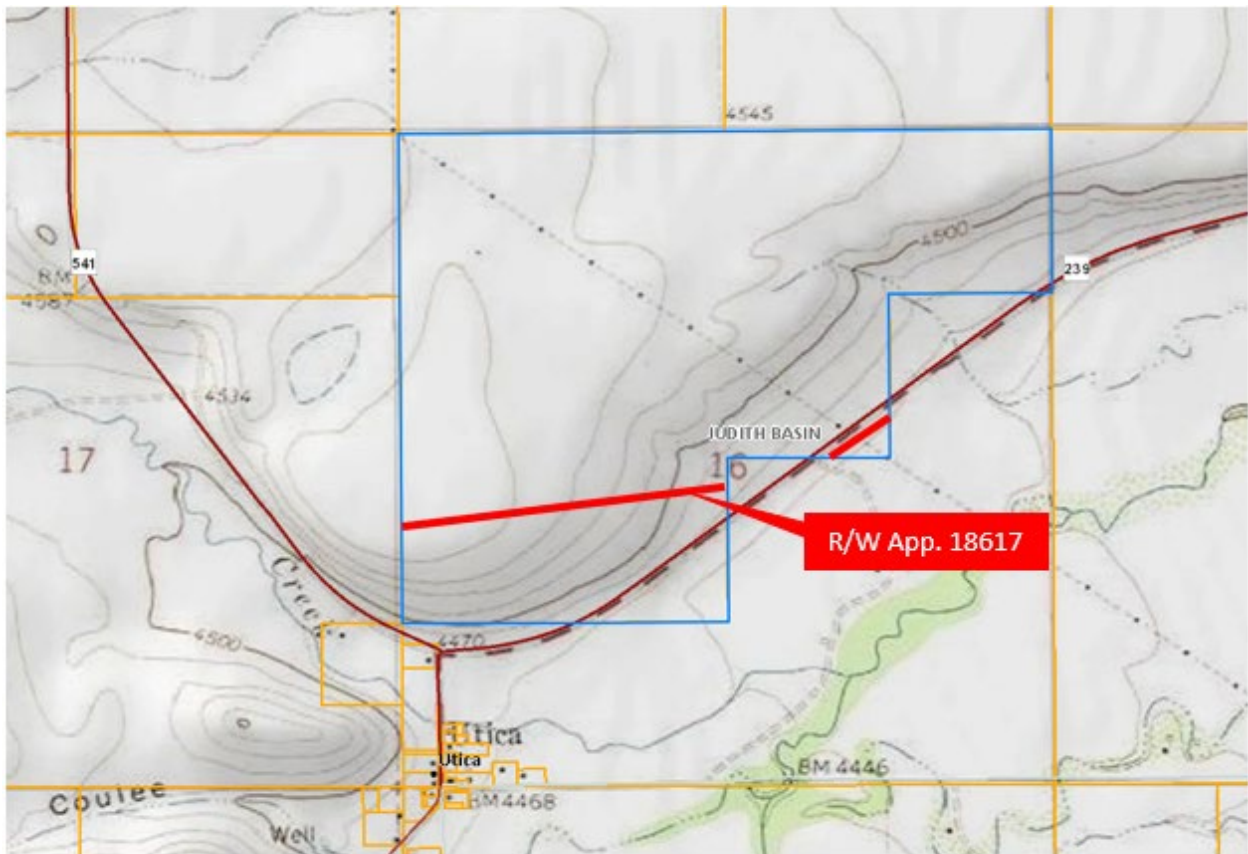
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DNRC Recommendation

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R/W Application 18615, 18616, 18617 & 18618





APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18619
R/W Purpose: a buried 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 1.39
Compensation: \$626.00
Legal Description: 30-foot strip through the N2NE4, SE4NE4, Sec. 2, Twp.15N,
Rge. 12E, Judith Basin County
Trust Beneficiary: Common Schools

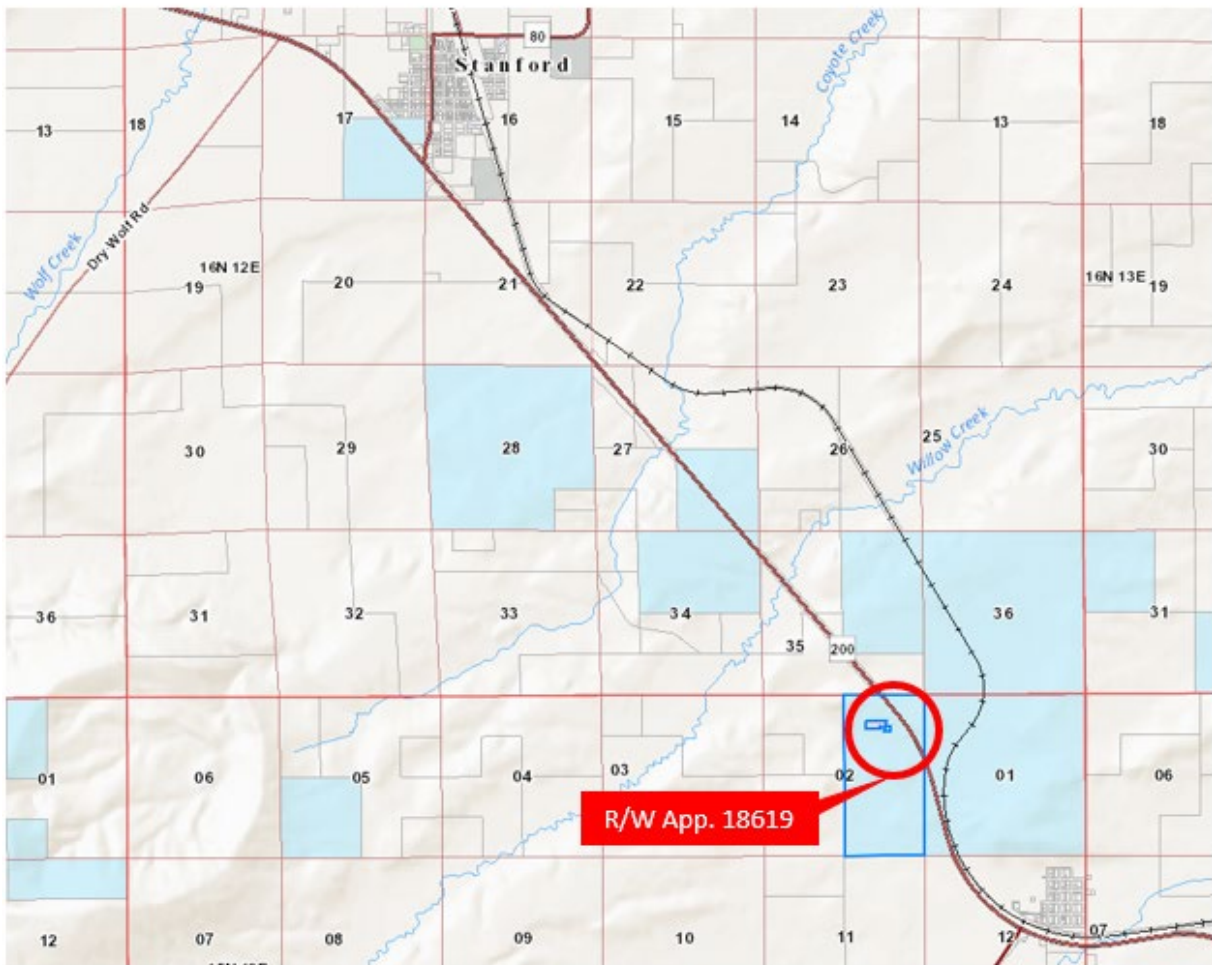
Item Summary

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DNRC Recommendation

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R/W Application 18619



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18620
R/W Purpose: an overhead 50 kV transmission line with a 12.47 kV electric
distribution line underbuilt

Lessee Agreement: N/A (Historic)
Acreage: 1.70
Compensation: \$765.00
Legal Description: 40-foot strip through the W2SE4, Sec. 36, Twp. 13N, Rge. 15E,
Fergus County
Trust Beneficiary: Common Schools

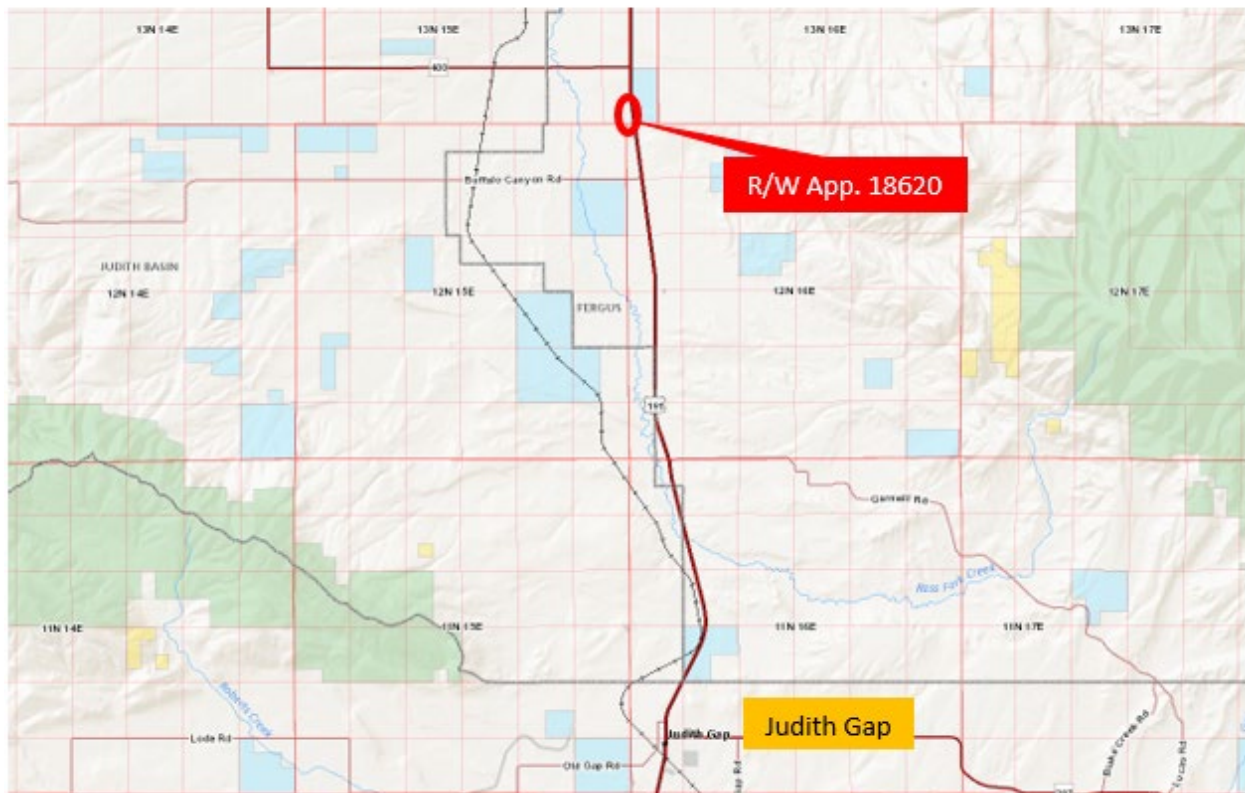
Item Summary

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DNRC Recommendation

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R/W Application 18620



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18621
R/W Purpose: an overhead 50 kV transmission line
Lessee Agreement: N/A (Historic)
Acreage: 2.43
Compensation: \$1,094.00
Legal Description: 40-foot strip through the S2SE4, Sec. 36, Twp. 18N, Rge. 12E,
Judith Basin County
Trust Beneficiary: Common Schools

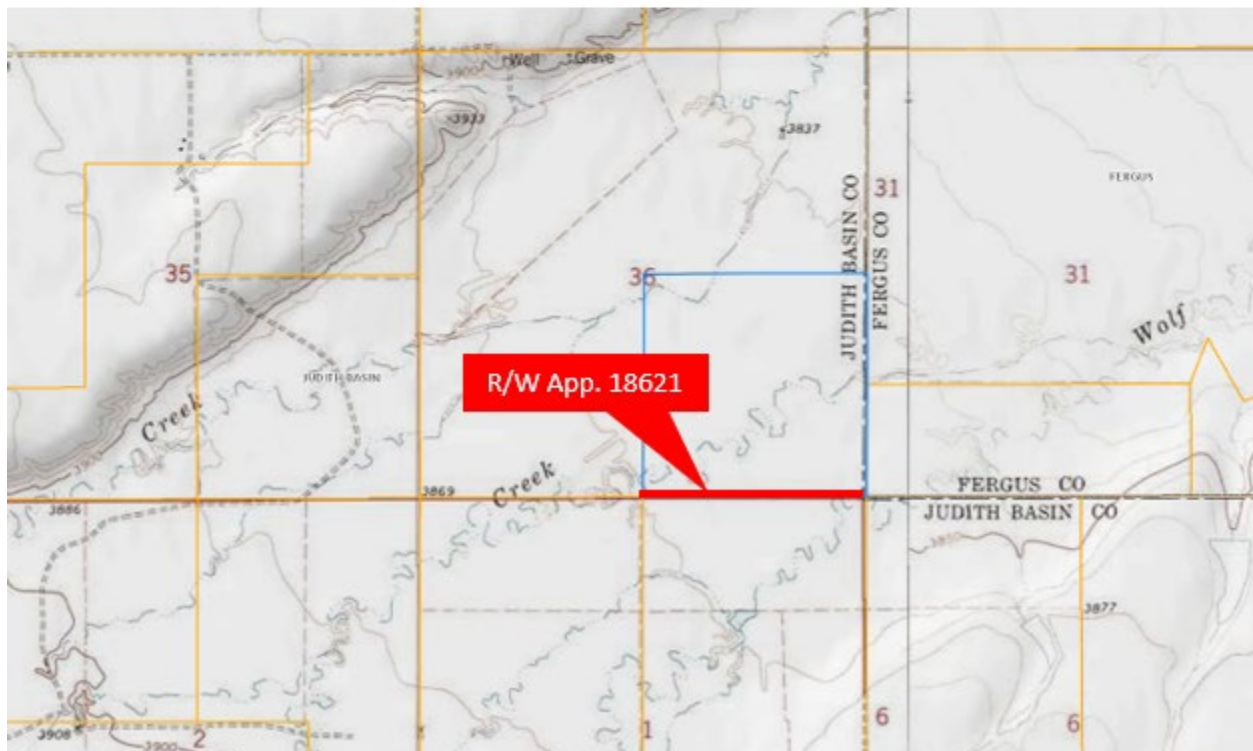
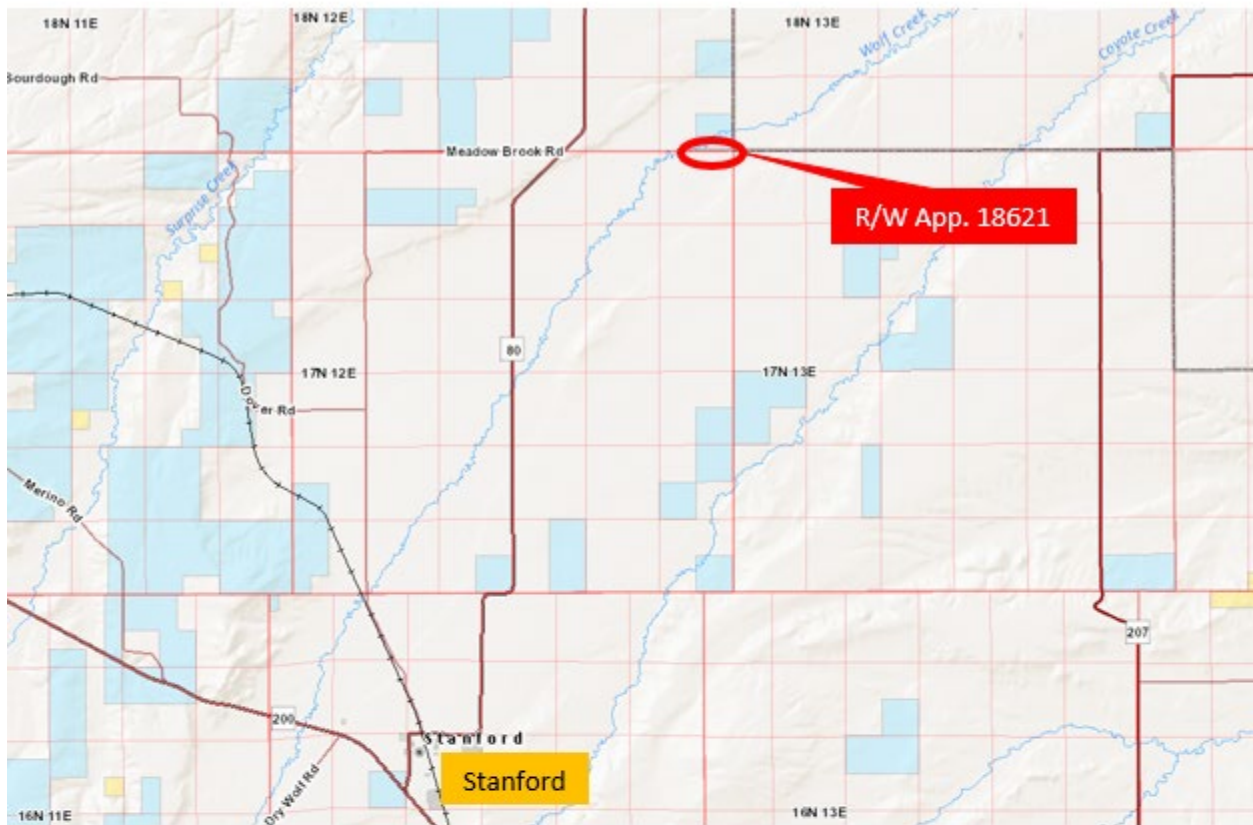
Item Summary

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DNRC Recommendation

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R/W Application 18621



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18622
R/W Purpose: an overhead 50 kV transmission line
Lessee Agreement: N/A (Historic)
Acreage: 0.49
Compensation: \$221.00
Legal Description: 40-foot strip through the NW4SE4, Sec. 36, Twp. 17N, Rge. 12E,
Judith Basin County
Trust Beneficiary: Common Schools

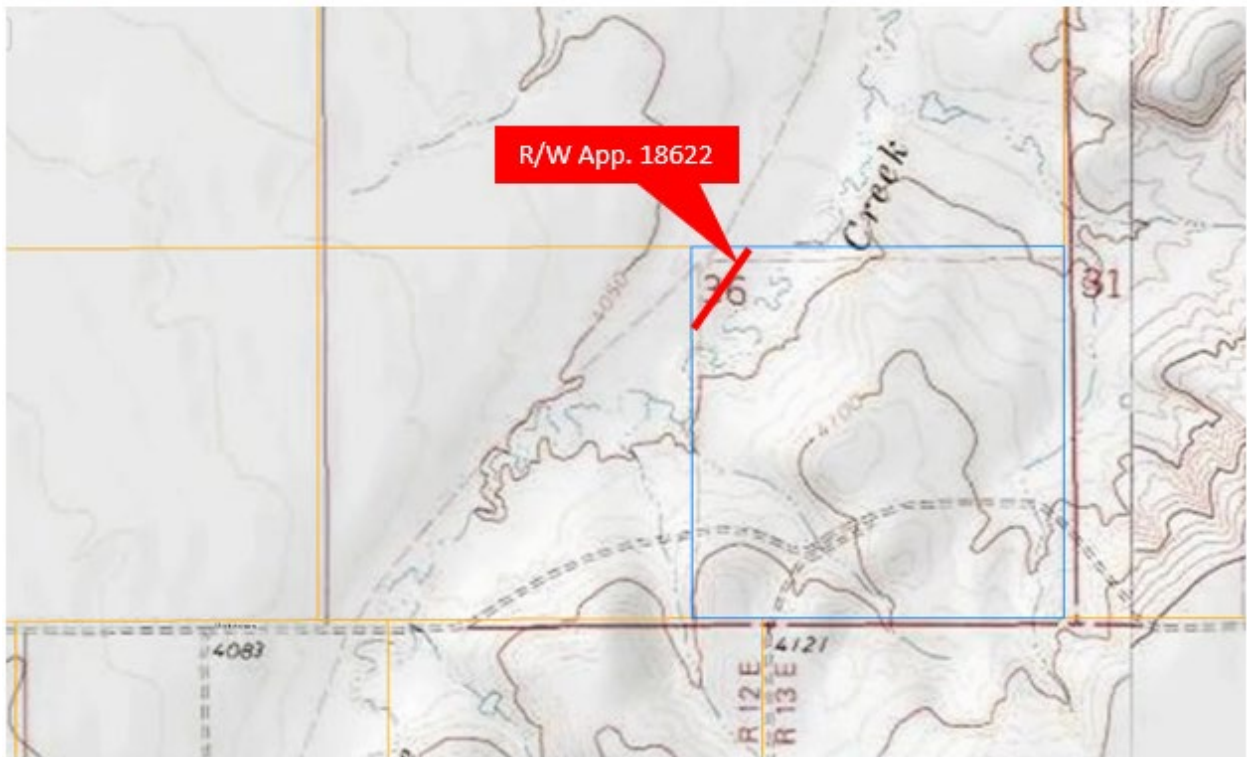
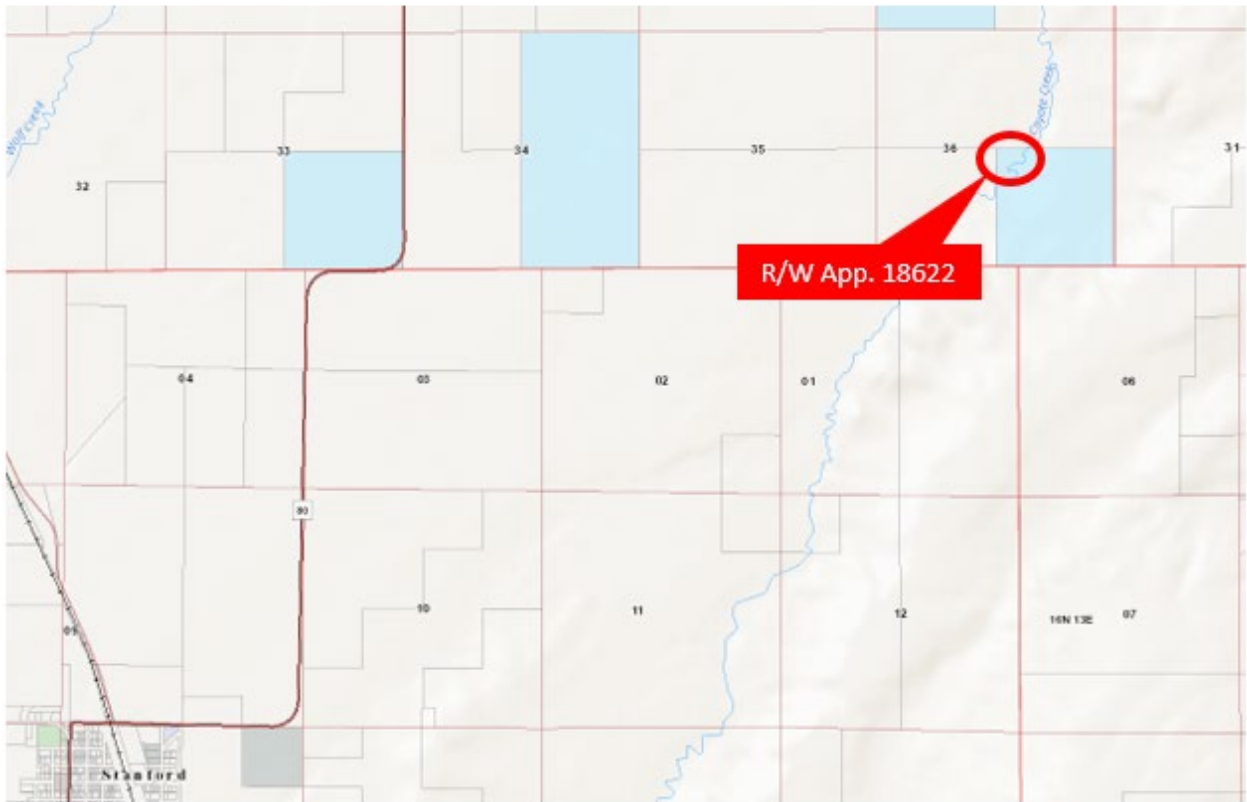
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R/W Application 18622



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18623
R/W Purpose: an overhead 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 3.60
Compensation: \$1,620.00
Legal Description: 30-foot strip through the W2W2, Sec. 16, Twp. 19N,
Rge. 14E, Fergus County
Trust Beneficiary: Common Schools

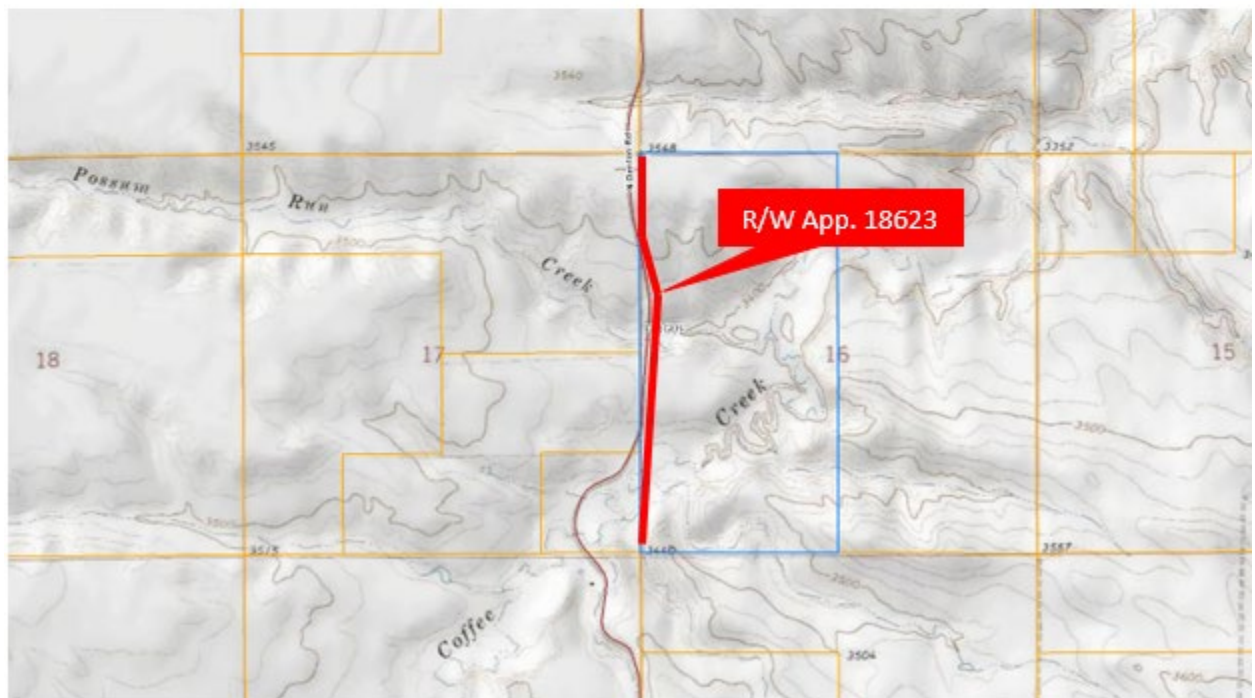
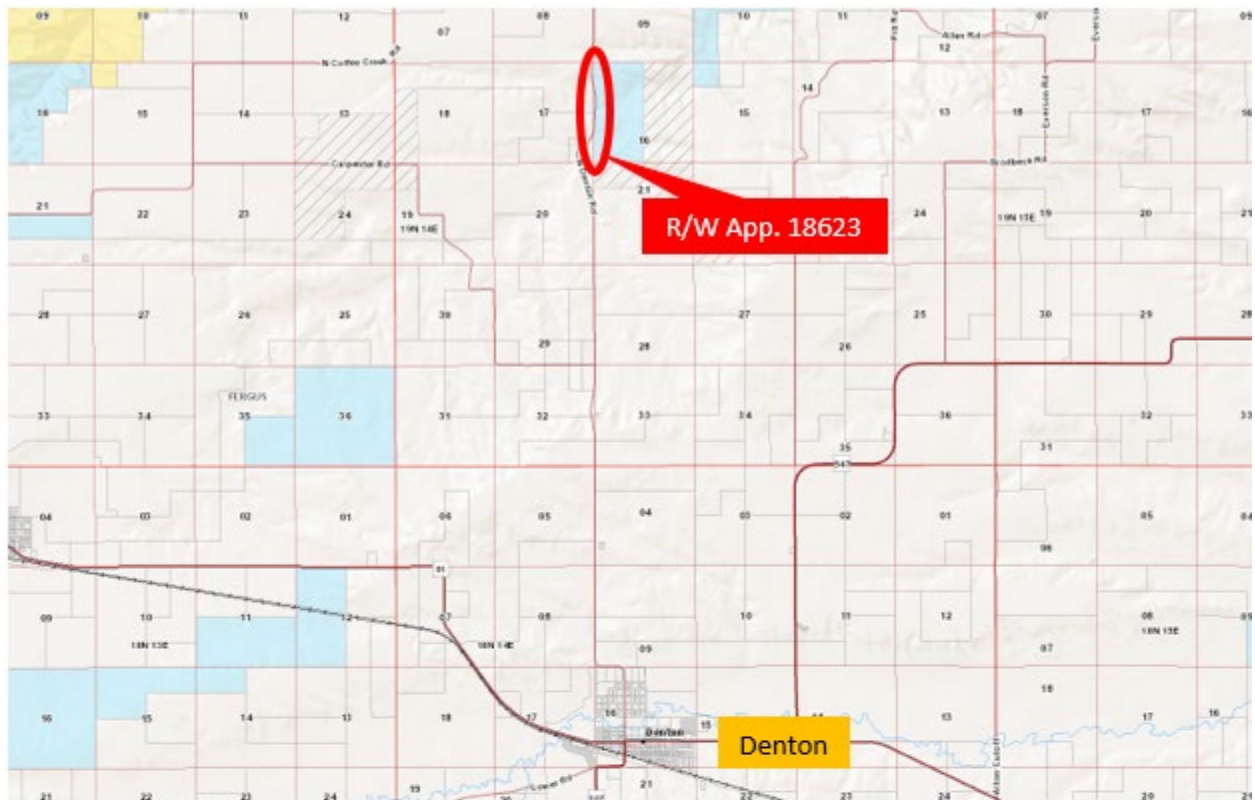
Item Summary

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R/W Application 18623



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18624
R/W Purpose: an overhead 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 0.43
Compensation: \$129.00
Legal Description: 30-foot strip through the NW4NW4, Sec. 16, Twp. 22N,
Rge. 10E, Chouteau County
Trust Beneficiary: Common Schools

Item Summary

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APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18625
R/W Purpose: an overhead 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 0.47
Compensation: \$141.00
Legal Description: 30-foot strip through the NE4SE4, Sec. 21, Twp. 22N, Rge. 10E,
Chouteau County
Trust Beneficiary: MSU Morrill

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APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18627
R/W Purpose: an overhead 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 3.32
Compensation: \$3,320.00
Legal Description: 30-foot strip through the N2NE4, SE4NE4, Sec. 16, Twp. 22N,
Rge. 11E, Chouteau County
Trust Beneficiary: Common Schools

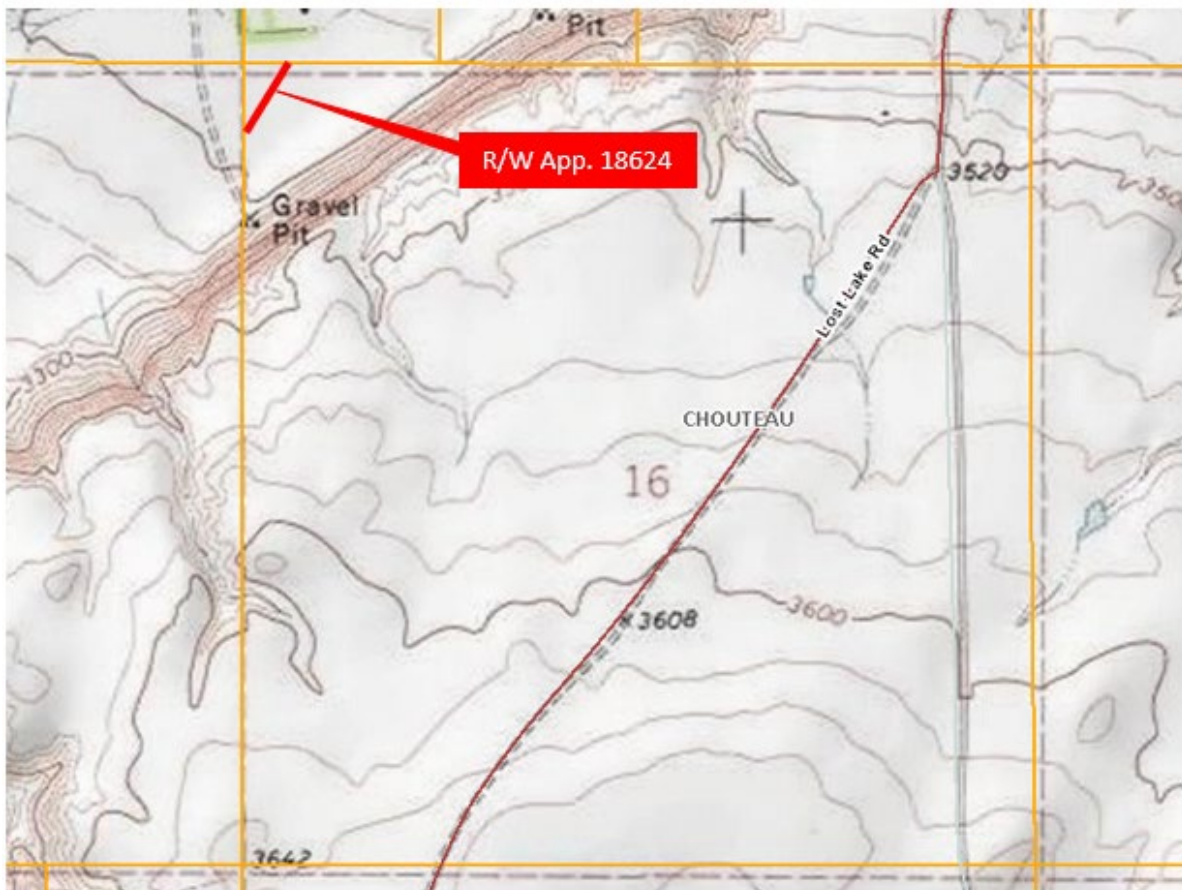
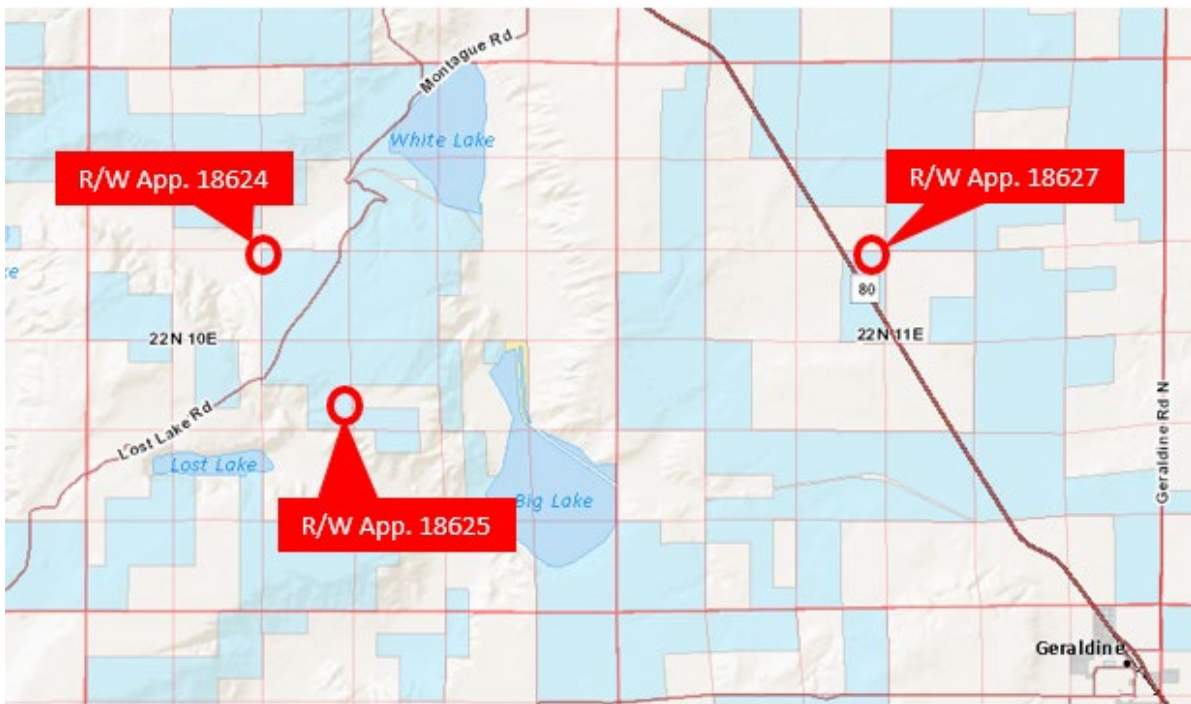
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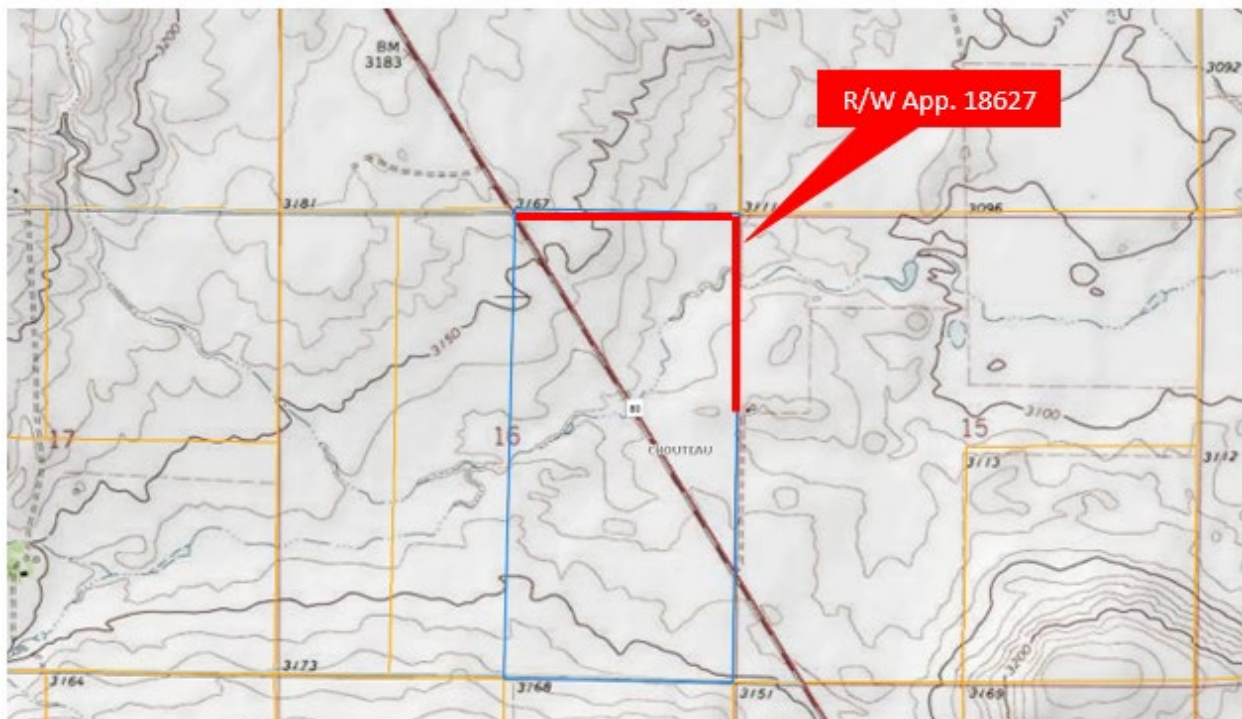
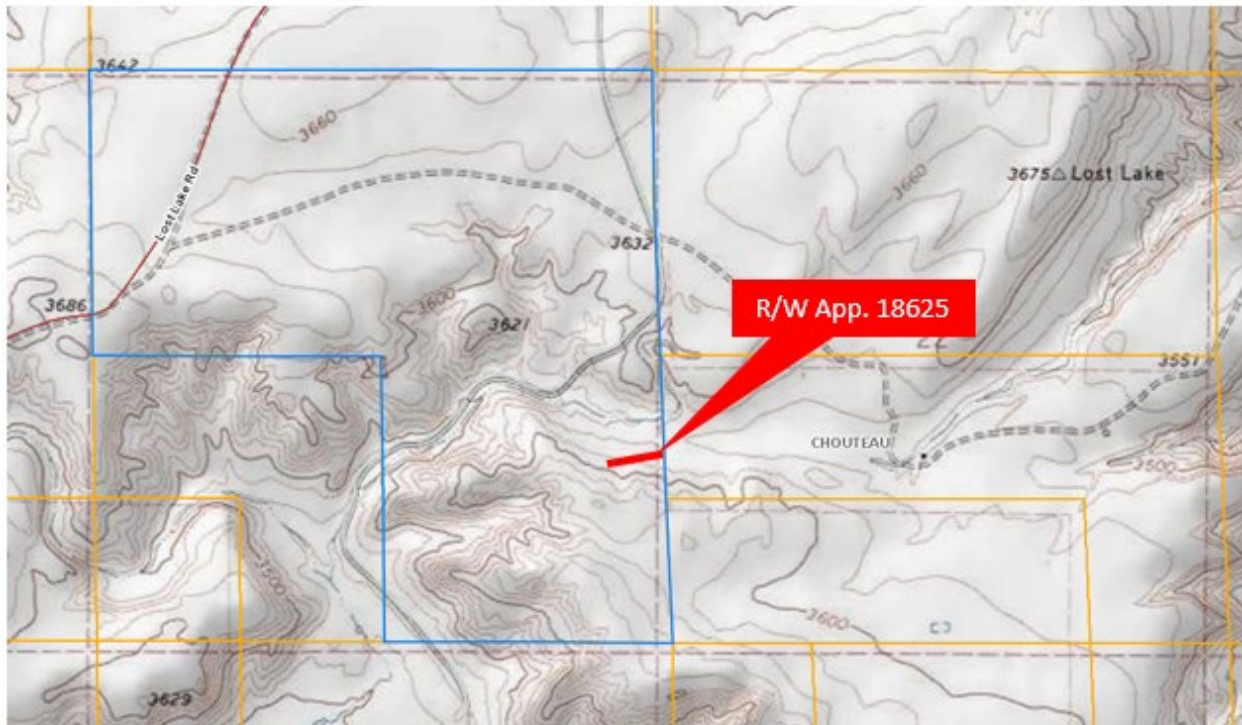
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R/W Application 18624, 18625 & 18627





APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18628
R/W Purpose: an overhead 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 0.49
Compensation: \$490.00
Legal Description: 30-foot strip through the NW4NE4, Sec. 16, Twp. 23N, Rge. 13E,
Chouteau County
Trust Beneficiary: Common Schools

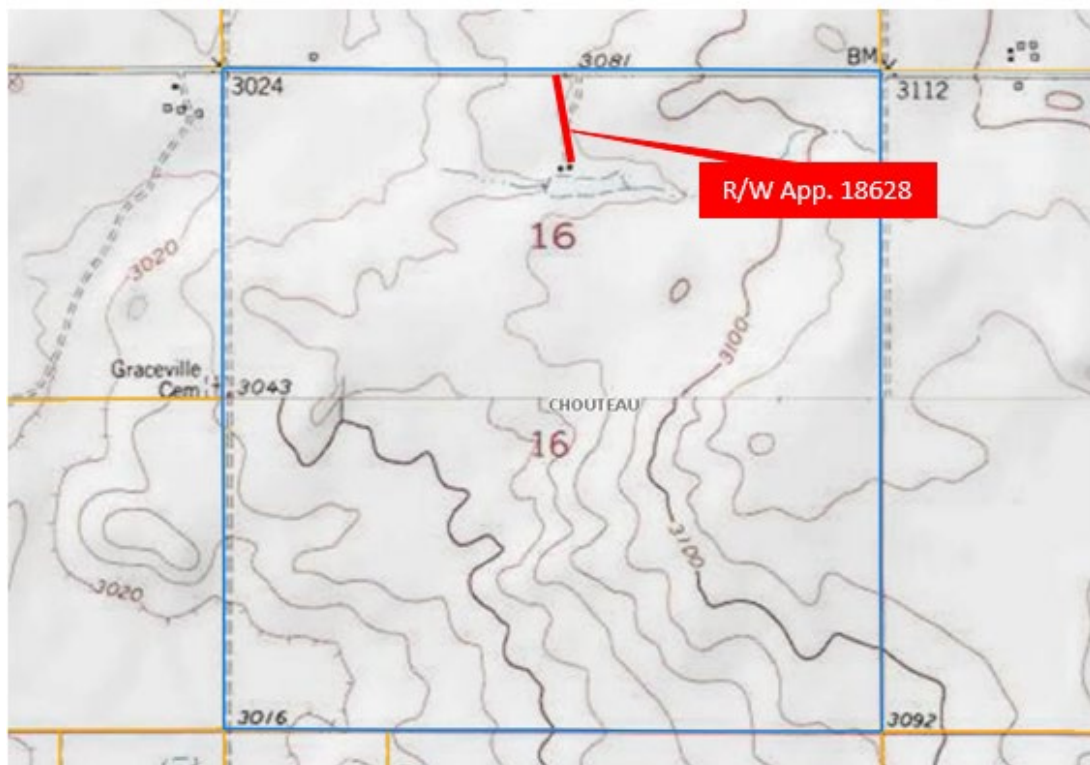
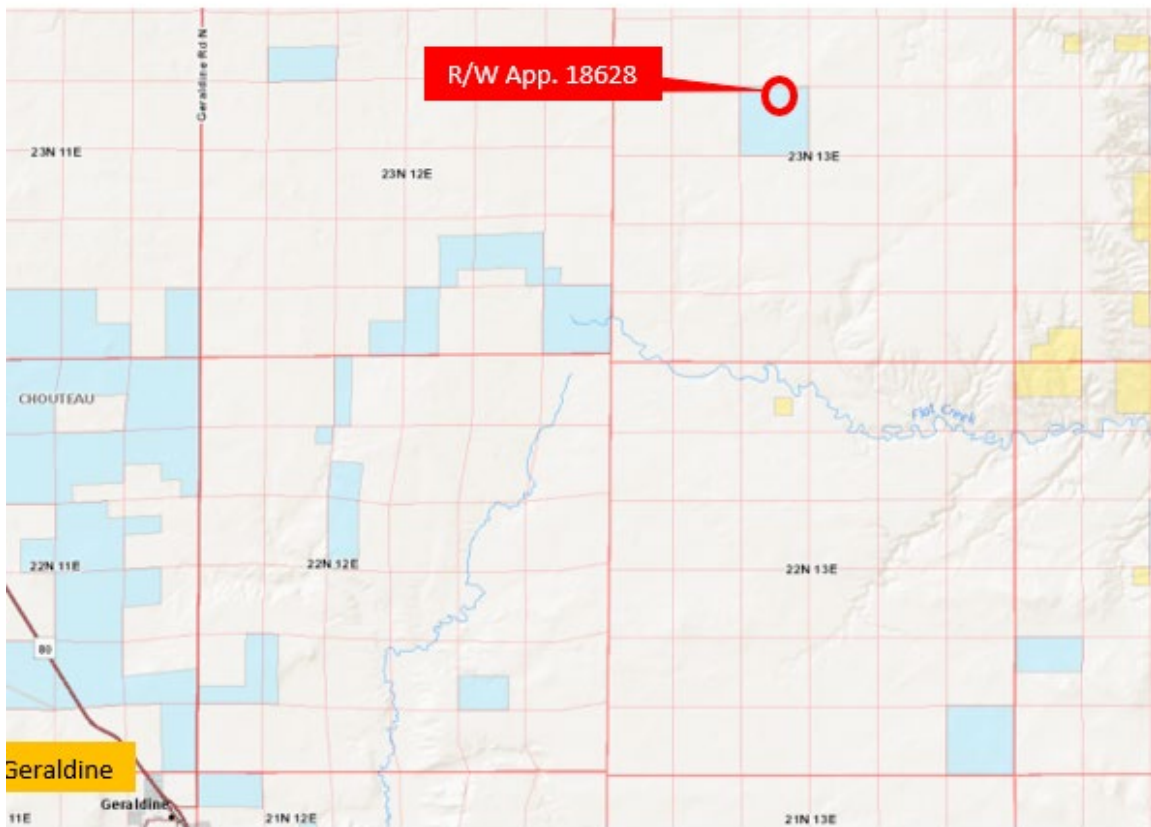
Item Summary

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R/W Application 18628



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18630
R/W Purpose: an overhead 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 1.91
Compensation: \$573.00
Legal Description: 30-foot strip through the SW4NW4, W2SW4, Sec. 34, Twp. 21N,
Rge. 12E, Chouteau County
Trust Beneficiary: Common Schools

Item Summary

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DNRC Recommendation

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APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18631
R/W Purpose: an overhead 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 1.82
Compensation: \$1,187.00
Legal Description: 30-foot strip through the E2NE4, Sec. 36, Twp. 21N, Rge. 13E,
Chouteau County
Trust Beneficiary: Common Schools

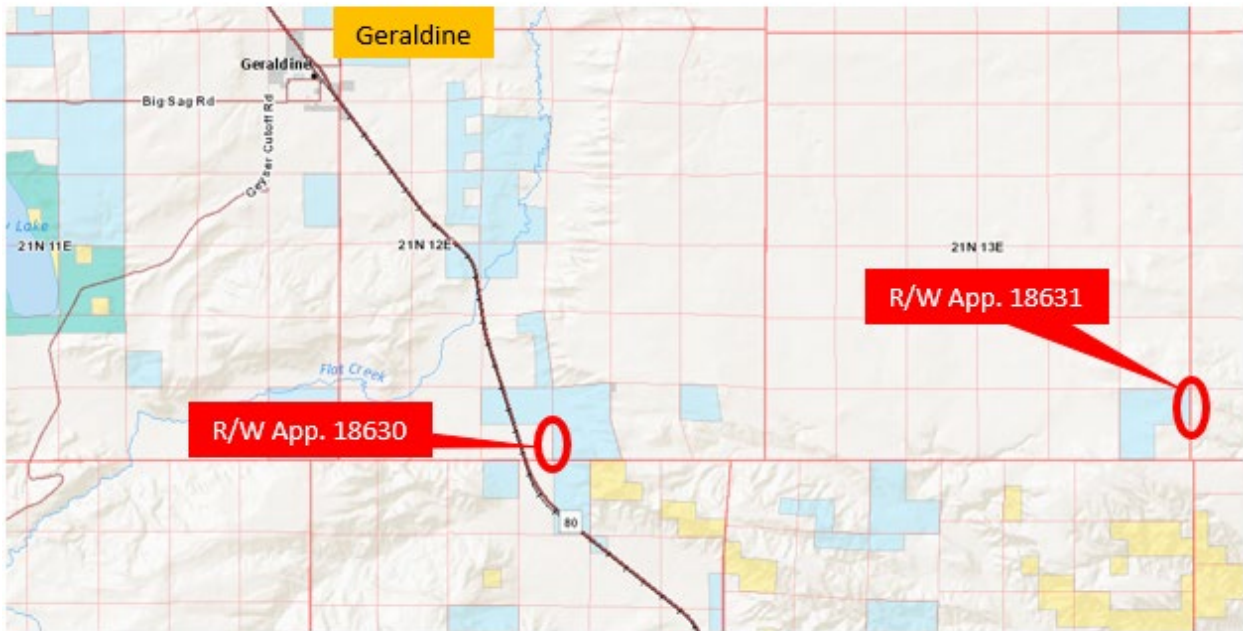
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R/W Application 18630 & 18631





APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18632
R/W Purpose: an overhead 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 0.21
Compensation: \$100.00
Legal Description: 30-foot strip through the SE4NE4, Sec. 28, Twp. 22N, Rge. 14E,
Chouteau County
Trust Beneficiary: Common Schools

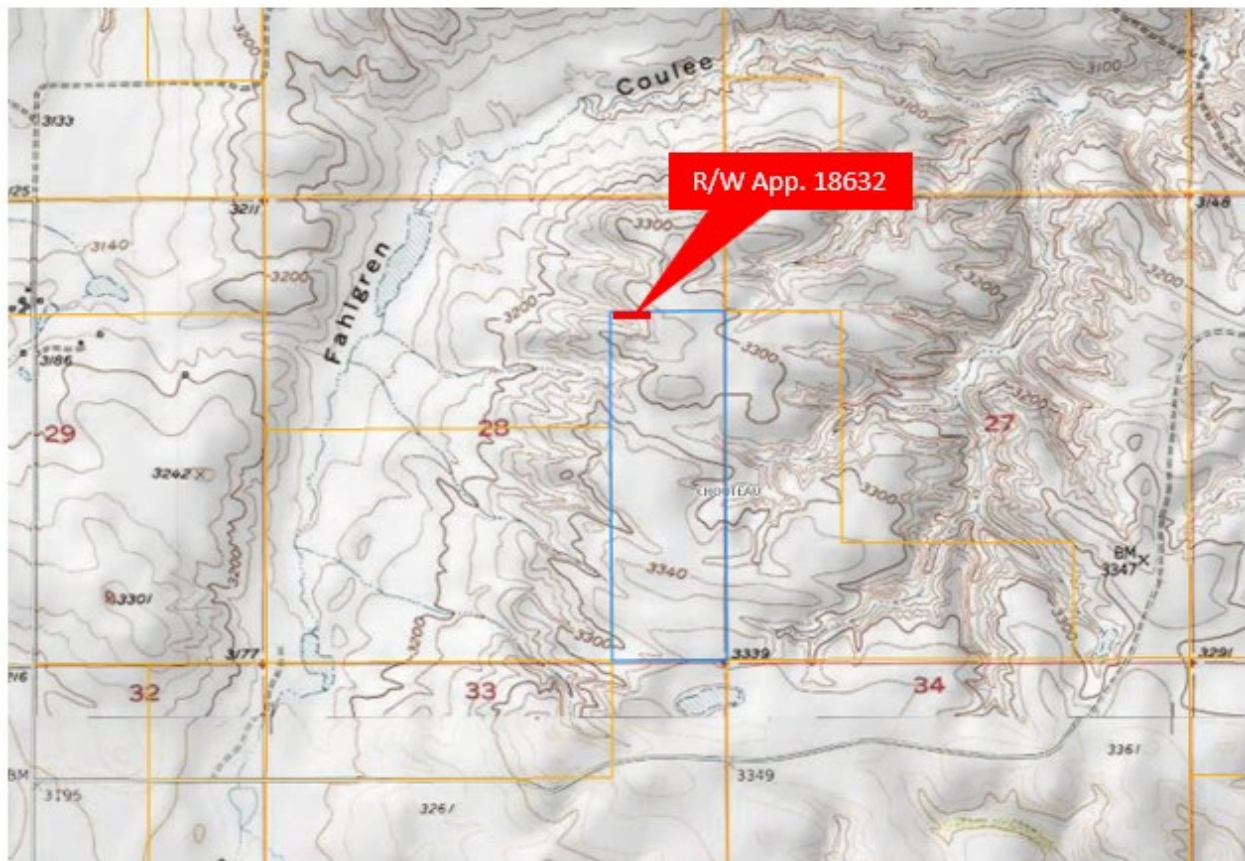
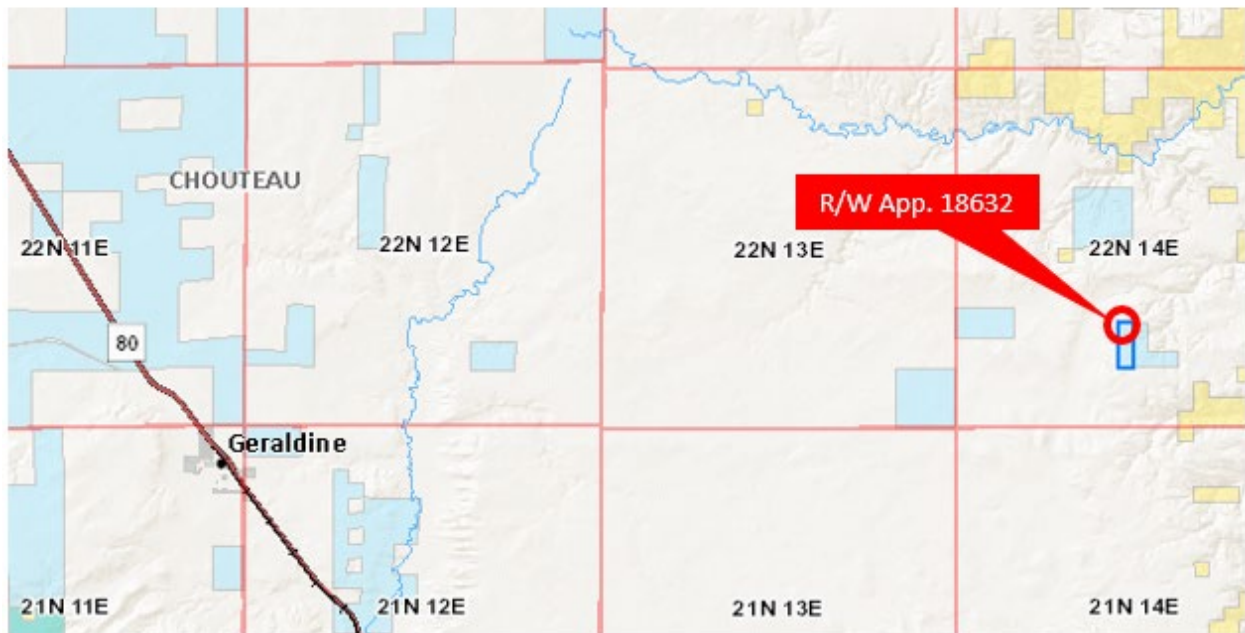
Item Summary

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R/W Application 18632



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18633
R/W Purpose: an overhead 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 1.81
Compensation: \$543.00
Legal Description: 30-foot strip through the S2SE4, Sec. 4, Twp. 21N, Rge. 11E,
Chouteau County
Trust Beneficiary: Common Schools

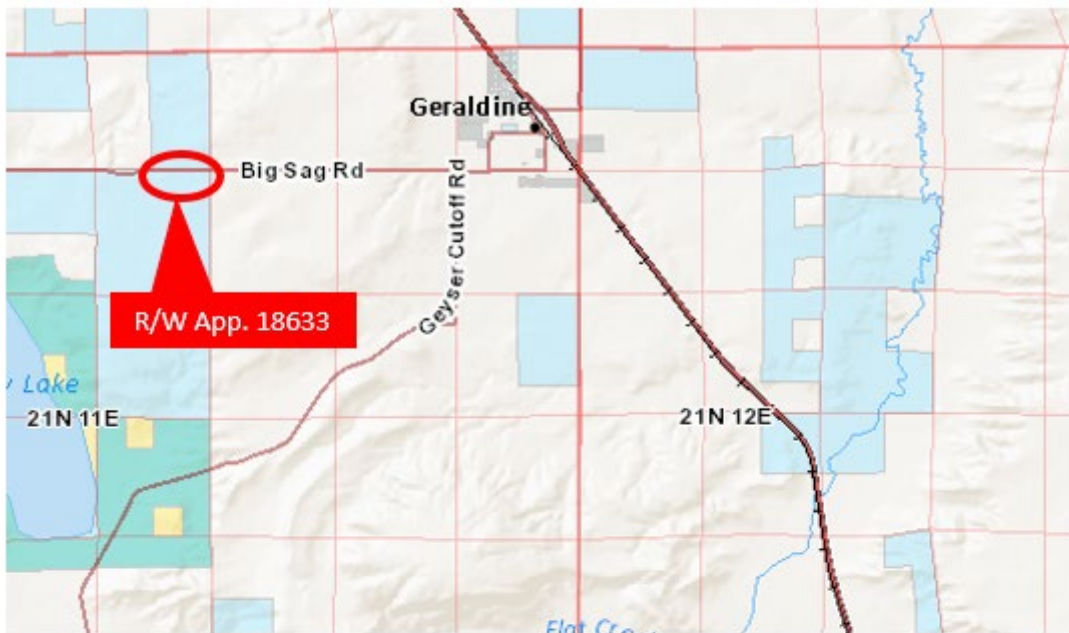
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R/W Application 18633



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18634
R/W Purpose: an overhead 12.47 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 0.06
Compensation: \$100.00
Legal Description: 30-foot strip through the NE4NE4, Sec. 8, Twp. 21N, Rge. 11E,
Chouteau County
Trust Beneficiary: Common Schools

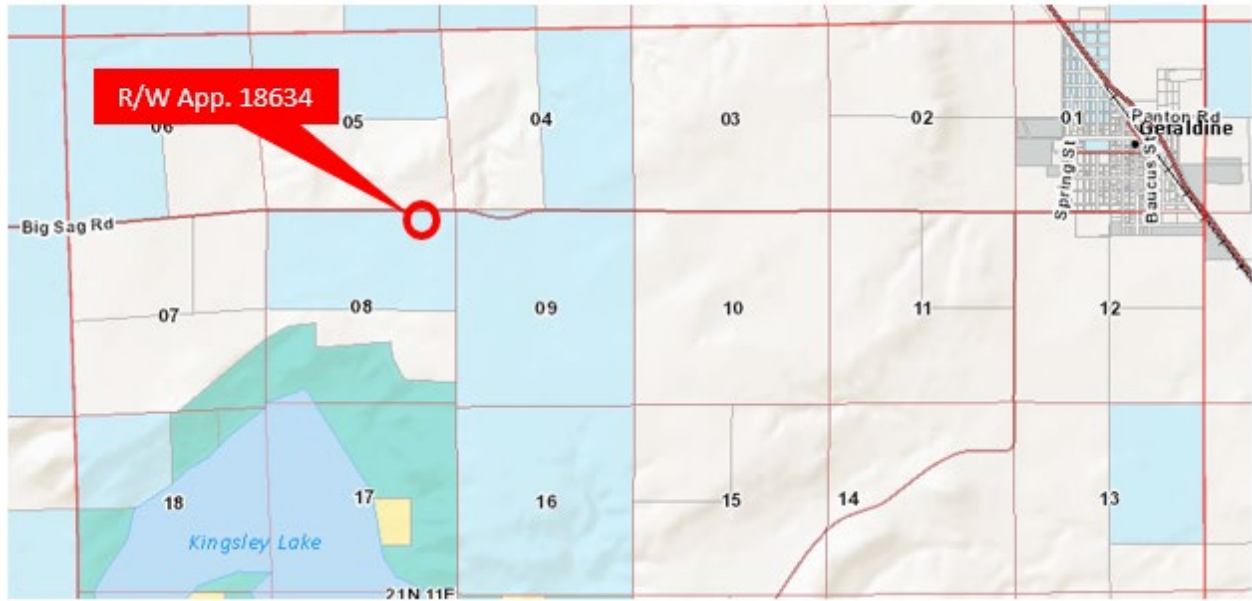
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R/W Application 18634



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18639
R/W Purpose: an overhead 4.16 kV electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 2.60
Compensation: \$1,170.00
Legal Description: 30-foot strip through the W2NW4, NW4SW4, Sec. 8, Twp. 17N,
Rge. 11E, Judith Basin County
Trust Beneficiary: Common Schools

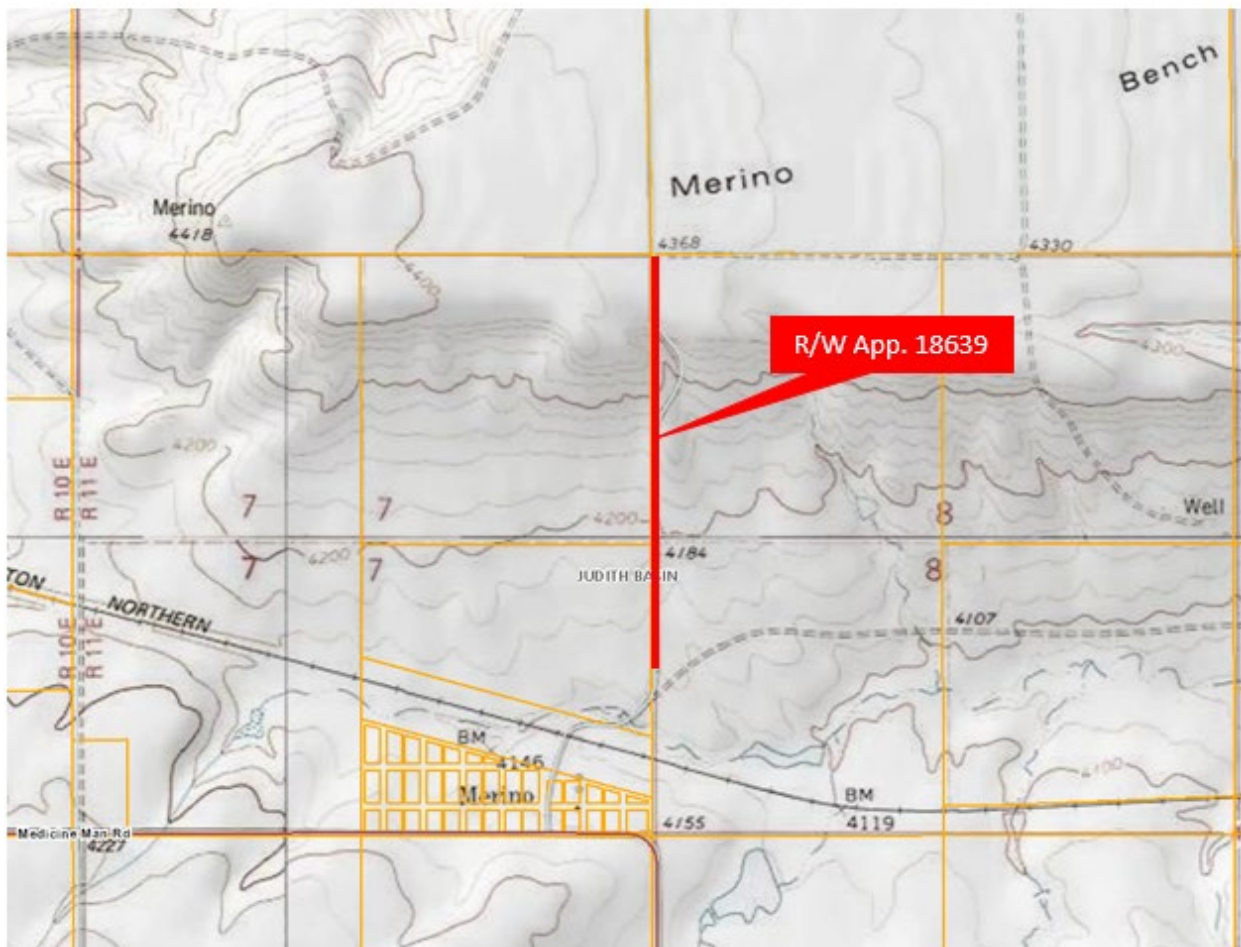
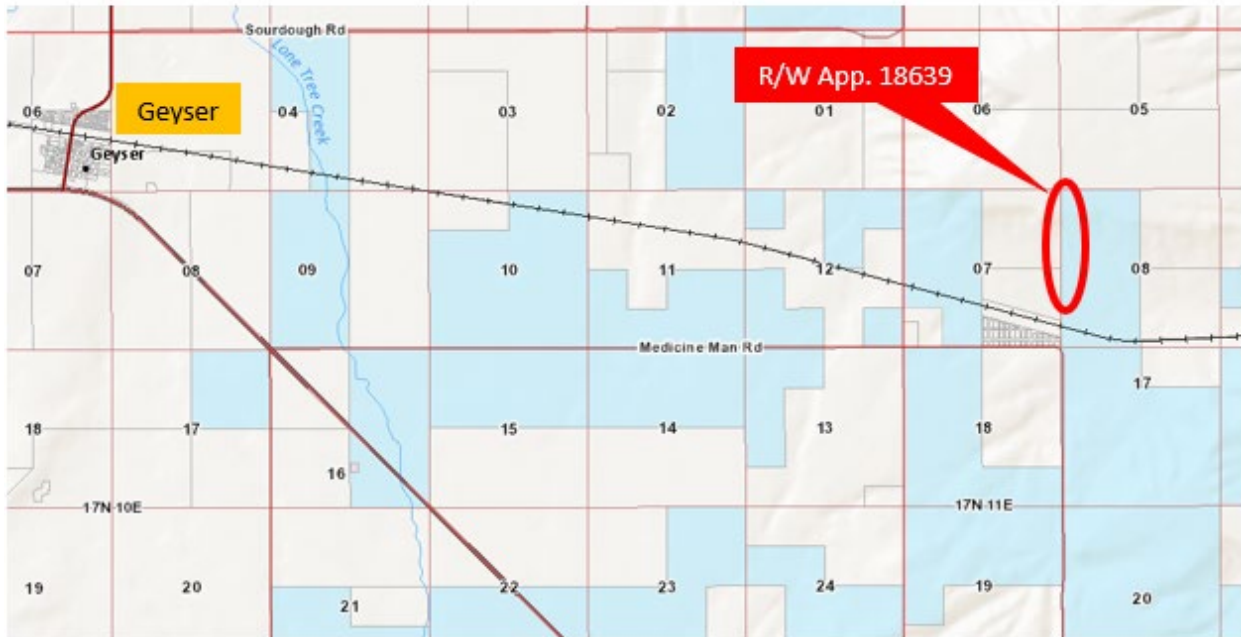
Item Summary

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DNRC Recommendation

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R/W Application 18639



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18640
R/W Purpose: an overhead 69 kV transmission line
Lessee Agreement: N/A (Historic)
Acreage: 0.48
Compensation: \$4,620.00
Legal Description: 30-foot strip across the Yellowstone River in SE4SW4, Sec. 11,
Twp. 1S, Rge. 26E, Yellowstone County
Trust Beneficiary: Public Land Trust - Nav. River

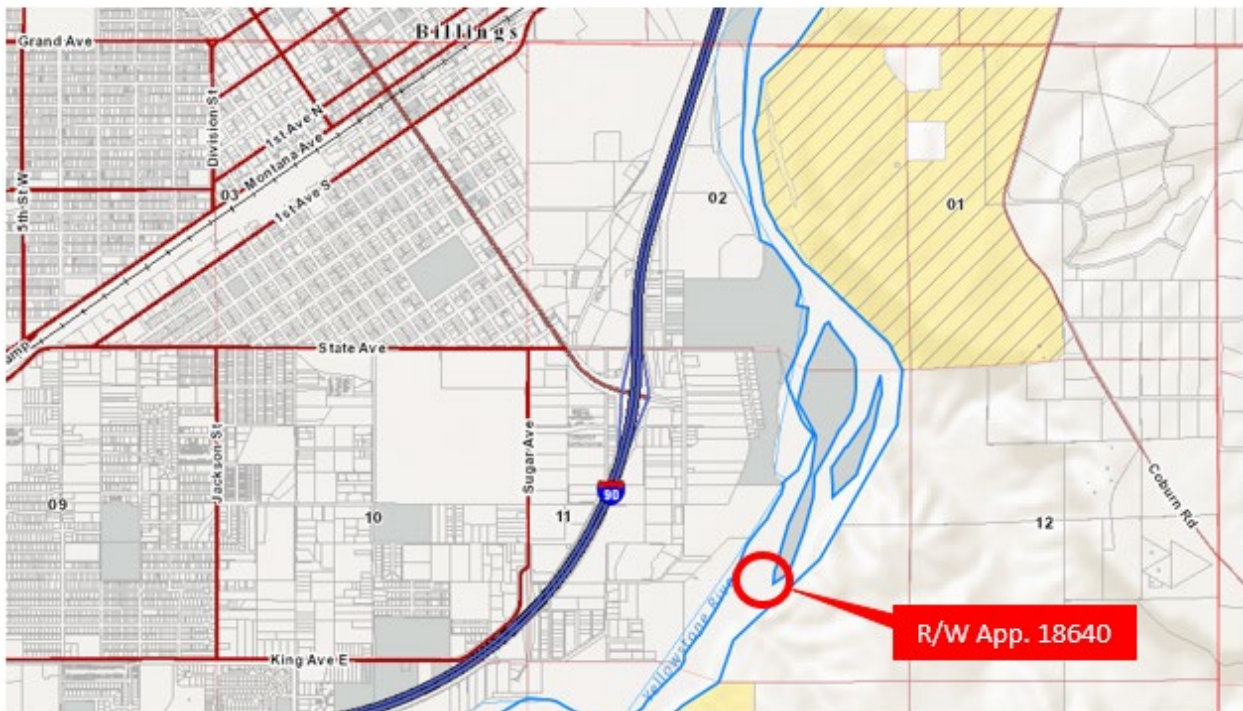
Item Summary

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DNRC Recommendation

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R/W Application 18640



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 E. Park
Butte, MT 59701

Application No.: 18641
R/W Purpose: an overhead 161 kV transmission line
Lessee Agreement: N/A (Historic)
Acreage: 9.61
Compensation: \$4,805.00
Legal Description: 80-foot strip through the S2S2, Sec. 6, Twp. 1N, Rge. 19E,
Stillwater County
Trust Beneficiary: Common Schools

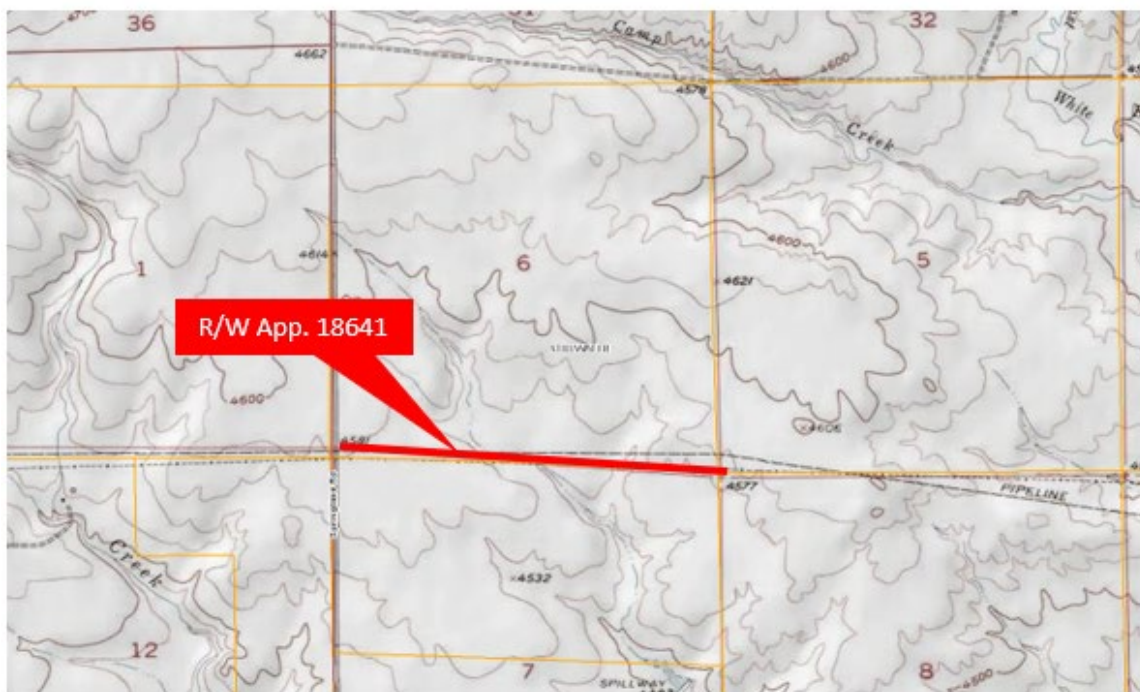
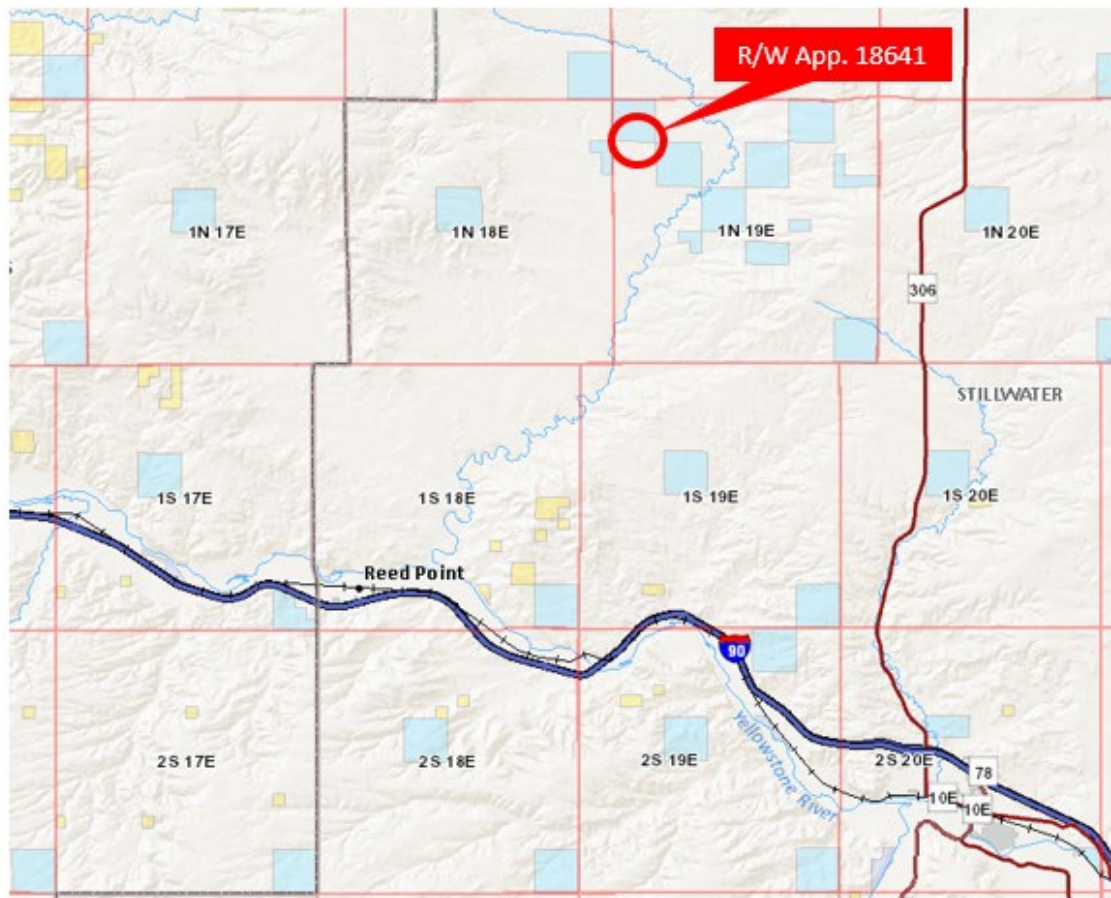
Item Summary

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DNRC Recommendation

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R/W Application 18641



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	Montana Dakota Utilities PO Box 1407 Dickinson, ND 58601
Application No.:	18652
R/W Purpose:	an overhead 60 kV electric transmission line
Lessee Agreement:	ok
Acreage:	5.91
Compensation:	\$2,955.00
Legal Description:	50-foot strip through the SW4NW4, N2SW4, SE4SW4, SW4SE4, Sec. 29, Twp. 6N, Rge. 41E, Rosebud County
Trust Beneficiary:	Common Schools

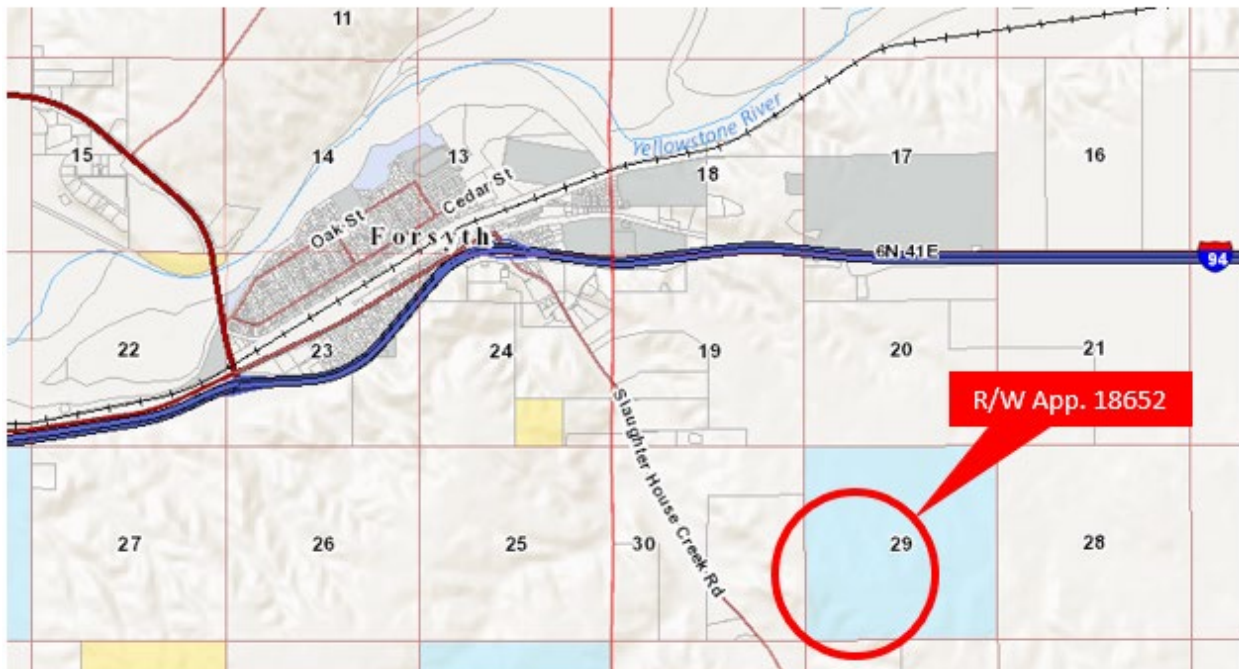
Item Summary

Montana-Dakota Utilities Co. is proposing to construct a new 60 kV electric transmission line that would require an easement across State land. The proposed transmission line will provide a more reliable connectivity between two existing electric substations. By creating this looped system, the flow of electricity can be redirected to minimize outages caused by severe weather or planned outages for maintenance, and/or line rebuilds. Alternative routes were considered and analyzed, however the proposed route causes the least environmental impact to existing crop land and was positively received by affected landowners.

DNRC Recommendation

The director recommends approval of the easement for Montana Dakota Utilities Co.

R/W Application 18652



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	City of Glasgow 319 3rd Street South Glasgow, MT 59230
Application No.:	18653
R/W Purpose:	a buried 22" municipal water line
Lessee Agreement:	N/A (Nav. River)
Acreage:	0.05
Compensation:	\$100.00
Legal Description:	35-foot strip across the Milk River in NW4NW4, Sec. 28, Twp. 28N, Rge. 40E, Valley County
Trust Beneficiary:	Public Land Trust - Nav. River

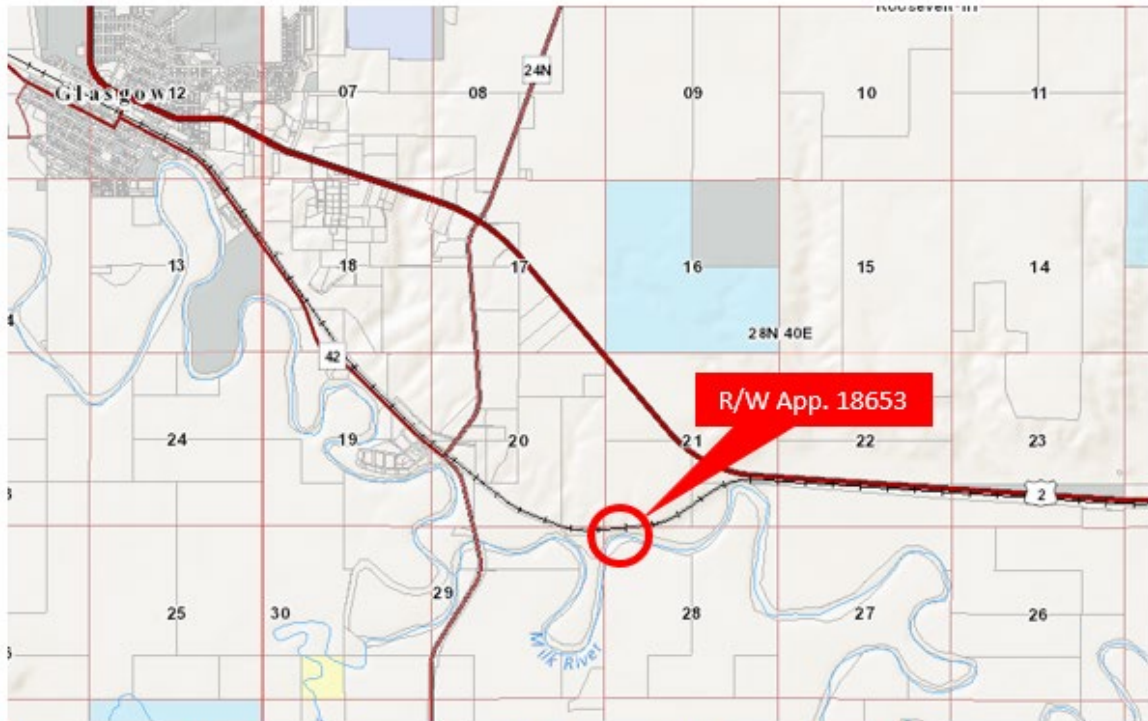
Item Summary

The City of Glasgow is proposing to construct a new 22" water pipeline under the Milk River to replace an existing line that has been damaged. The new pipeline will be directionally bored under the bed of the river and installed upstream of the damaged pipeline. The existing pipeline will be capped and left in place. The proposed water pipeline is a critical need and will carry raw water from the point of diversion on the Missouri River to the City's water plant for use as potable water for City residents.

DNRC Recommendation

The director recommends approval of the City of Glasgow easement request.

R/W Application 18653



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	Mid-Rivers Telephone Cooperative PO Box 280 Circle, MT 59215
Application No.:	18654
R/W Purpose:	a buried fiber optic cable
Lessee Agreement:	ok
Acreage:	0.25
Compensation:	\$113.00
Legal Description:	16-foot strip through the SE4NE4, Sec. 36, Twp. 19N, Rge. 22E, Fergus County
Trust Beneficiary:	Common Schools

Item Summary

Mid-Rivers Telephone Cooperative is proposing to install a new fiber optic cable in the Roy exchange area to provide an upgrade in service to rural customers. The proposed route is located along an existing two-track trail and previously disturbed ground, therefore minimal impacts are expected.

DNRC Recommendation

The director recommends approval of this easement request for Mid-Rivers Telephone.

R/W Application 18654

