

AGENDA
REGULAR MEETING OF THE BOARD OF LAND COMMISSIONERS
September 20, 2021, at 9:00 a.m.
State Capitol, Room 303
Helena, MT

ACTION ITEMS

- 0921-1 Timber Sales: West Coal **APPROVED 5-0****
Benefits: MSU 2nd, Public Buildings, Eastern/Western, Montana Tech, School for the Deaf & Blind
Location: Flathead County
- 0921-2 Oil and Gas Lease Sale: (September 8, 2021) **APPROVED 5-0****
Benefits: Common Schools
Location: Sheridan, Toole, & Yellowstone Counties
- 0921-3 Land Donation: Sperry Grade **APPROVED 5-0****
Benefits: Common Schools
Location: Missoula County
- 0921-4 Cabin and Home Site Sales: Set Minimum Bid for Sale **APPROVED 4-1****
Benefits: MSU 2nd
Location: Missoula County
COMMISSIONER DOWNING
OPPOSED
- 0921-5 Easements: Standard Grant **APPROVED 5-0****
Benefits: Common Schools, Public Land Trust - Nav. Rivers
Location: Dawson, Madison, Pondera, Richland, Stillwater & Yellowstone Counties

PUBLIC COMMENT

0921-1

TIMBER SALES:

West Coal

**Land Board Agenda Item
September 20, 2021**

0921-1 Timber Sale: West Coal

Location: Flathead County

Sections 18, 19, 20, 21, 28, 29, 30, 31, 32 and 33 T34N R21W

**Trust Beneficiaries: Montana State University 2nd Grant, Public Buildings,
Eastern College-Montana State University/Western College-
University of Montana, Montana Tech and School for the
Deaf and Blind**

Trust Revenue: \$740,392 (estimated, minimum bid)

Item Summary

Location: The West Coal Timber Sale is located approximately 26 miles north of Columbia Falls, MT.

Size and Scope: The sale includes 28 harvest units (551 acres) of tractor (236 acres) and skyline logging (315 acres).

Volume: The estimated harvest volume is 33,351 tons (5.6 MMBF) of sawlogs.

Estimated Return: The minimum bid is \$22.20 per ton, which would generate approximately \$740,392 for the MSU 2nd Grant, Public Buildings, Eastern College-MSU/Western College-University of Montana, Montana Tech and the School for the Deaf and Blind Trusts and approximately \$165,754.47 in Forest Improvement fees.

Prescription: This sale has the following harvest prescriptions: Seedtree with reserves, shelterwood, clear cut with reserves, overstory removal, and commercial thins. These treatments have been designed to improve residual stand health, replace stands with poor growth and vigor, and reduce future fuel load while regenerating stands.

Road Construction/Maintenance: The Department of Natural Resources and Conservation (DNRC) is proposing 3.2 miles of new temporary road construction and 26.1 miles of road maintenance.

Access: Access is obtained through the County maintained North Fork Road and U.S. Forest Service cost-share roads. (Big Creek Road, Coal Creek Road, Cyclone Ridge Road, and Dead Horse Road).

Public Comments: Two individuals and one conservation group provided comments on the proposed timber sale. One individual was in support of the proposed timber sale. One individual and a conservation group expressed concerns about wildlife, fisheries, old-growth, noxious weeds, and compliance with the Department's Habitat Conservation Plan. Responses to these concerns were provided by the Department and analyzed, where applicable, in the EA. All internal and external issues and concerns were analyzed for effects with mitigation measures incorporated into project planning and design.

DNRC Recommendation

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

State Trust Land Vicinity Map

Stillwater Unit



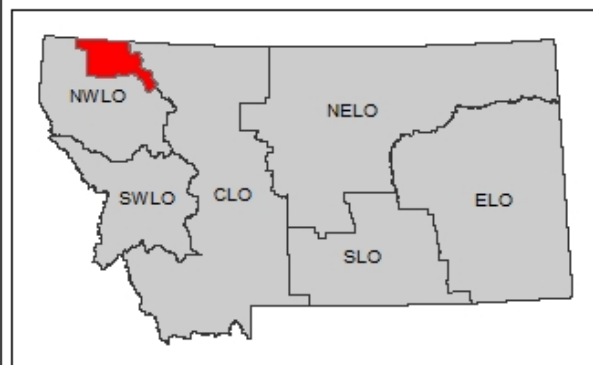
Project Name: West Coal
Timber Sale

Sections: 18, 19, 20, 21, 28,
29, 30, 31, 32, & 33

Township: 34N
Range: 21W

County: Flathead

WEST COAL TS VICINITY MAP



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

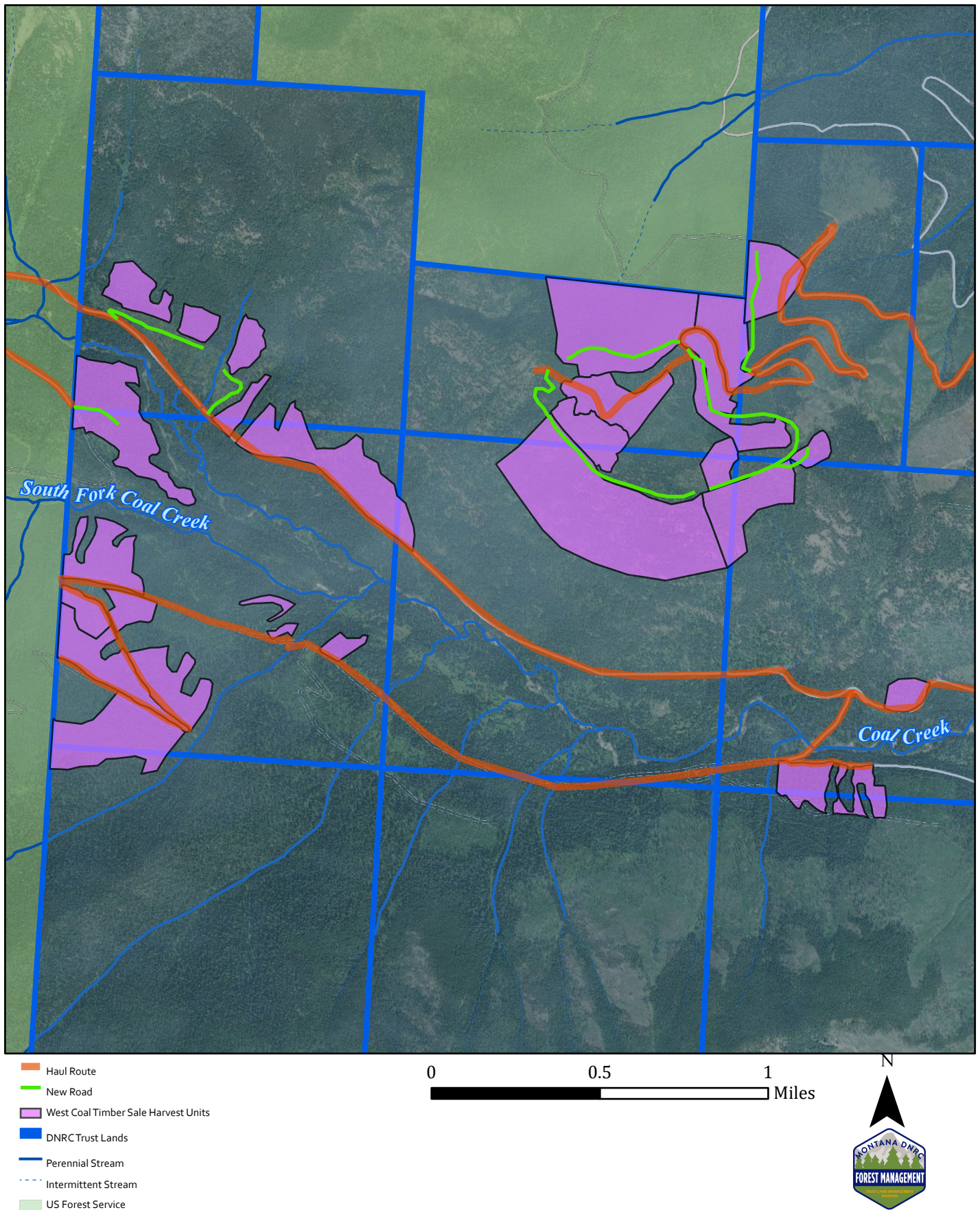
0 5 10 20 Miles



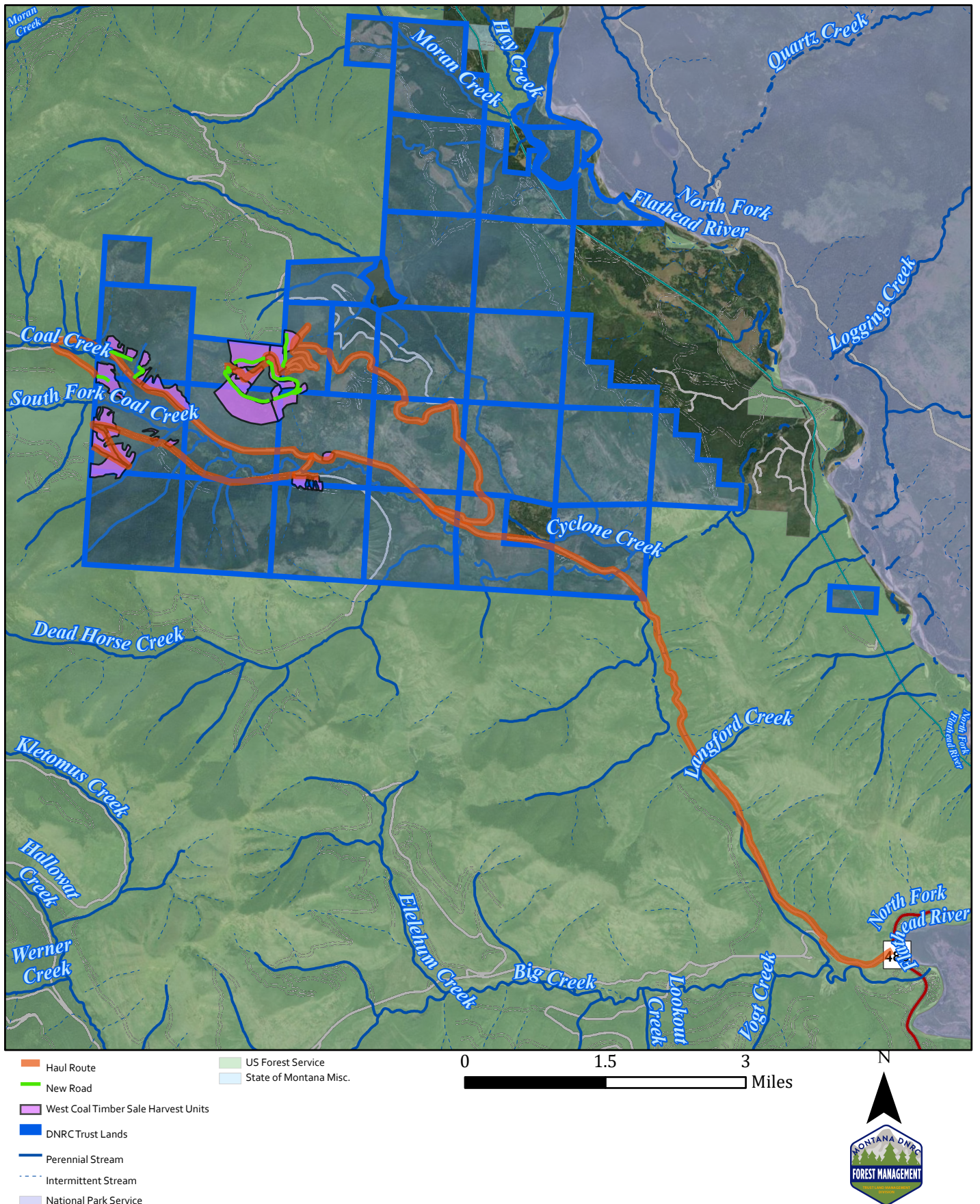
Produced by Montana Department of Natural Resources and Conservation 11/1/2019

Datum: NAD 1983 StatePlane

West Coal Timber Sale Harvest Units



West Coal Timber Sale Haul Route



0921-2

OIL AND GAS LEASE SALE:

September 8, 2021

**Land Board Agenda Item
September 20, 2021**

0921-2 Oil and Gas Lease Sale: (September 8, 2021)

Location: Sheridan, Toole, and Yellowstone Counties

Trust Benefits: Common Schools

Trust Revenue: \$4,677.24

Item Summary

The Department of Natural Resources and Conservation (DNRC) held an oil and gas lease sale on September 8, 2021, in the Montana Room at the Montana DNRC building. A total of four tracts were offered for lease. Four tracts were leased for a total of \$4,677.24. The four tracts that were sold covered a total of 2,478.16 acres. The average bid per acre was \$1.89.

The high competitive bid for the September 8, 2021 sale was \$3.00 per acre and the largest total bid was \$1,920.00 for Tract 2 in Toole County.

DNRC Recommendation

The director requests Land Board approval to issue the leases from the September 8, 2021 oil and gas lease sale.

State of Montana
Oil & Gas Lease Sale - September 8, 2021
Lease Sale Results

The following described lands were offered for oil and gas leasing through oral competitive bidding in the Department of Natural Resources and Conservation Montana Room, 1539 Eleventh Avenue, Helena, Montana, beginning at 9:00 am, September 8, 2021.

Tract	Stipulations	Twp	Rng	Sec	Description	Acre	Bid/Acre	Total Bid	Lessee
Sheridan									
1	2, 3, 4, 5, 6, 8, 10, 11	37.N	58.E	16	LOTS 1, 2, 3, N2, SW4	* 558.16	\$1.50	\$837.24	SAMPSEN, RICHARD E
Toole									
2	1, 2, 3, 4, 5, 6, 7	37.N	1.E	16	ALL	640.00	\$3.00	\$1,920.00	LONEWOLF ENERGY, INC.
Yellowstone									
3	1, 2, 3, 4, 5, 6, 9	2.N	23.E	16	ALL	640.00	\$1.50	\$960.00	BEYOND HORIZON, LLC
4	1, 2, 3, 4, 5, 6, 9	2.N	23.E	36	ALL	640.00	\$1.50	\$960.00	BEYOND HORIZON, LLC

* Part or all of tract is not state-owned surface

Summary by Lessor

	Total Acres	Total Tracts
Dept. of Natural Resources and Conservation	2,478.16	4

Oil and Gas Lease Sale Summary

Total Tracts	4
Total Acres	2,478.16
Total Bid Revenue	\$4,677.24
Average Bid Per Acre	\$1.89

State of Montana
Oil & Gas Lease Sale - September 8, 2021
Stipulations

- 1 Lessee shall notify and obtain approval from the Department's Trust Land Management Division (TLMD) prior to constructing well pads, roads, power lines, and related facilities that may require surface disturbance on the tract. Lessee shall comply with any mitigation measures stipulated in TLMD's approval.
- 2 Prior to the drilling of any well on or into the lease premises, lessee shall send one copy of the well prognosis, including Form 22 "Application for Permit" to the Department's Trust Land Management Division (TLMD). After a well is drilled and completed, lessee shall send one copy of all logs run, Form 4A "Completion Report", and geologic report to TLMD. A copy of Form 2 "Sundry Notice and Report of Wells" or other appropriate Board of Oil and Gas Conservation form shall be sent to TLMD whenever any subsequent change in well status or operator is intended or has occurred. Lessee shall also notify and obtain approval from the TLMD prior to plugging a well on the lease premises.

Issuance of this lease in no way commits the Land Board to approval of coal bed methane production on this lease. Any coal bed methane extraction wells would require subsequent review and approval by the board.
- 3 The TLMD will complete an initial review for cultural resources and, where applicable, paleontological resources of the area intended for disturbance and may require a resources inventory. Based on the results of the inventory, the TLMD may restrict surface activity for the purpose of protecting significant resources located on the lease premises.
- 4 The lessee shall be responsible for controlling any noxious weeds introduced by lessee's activity on State-owned land and shall prevent or eradicate the spread of those noxious weeds onto land adjoining the lease premises. The lessee's methods of control shall be reviewed and approved by the Department's Unit Office that has jurisdiction for that locale.
- 5 The definitions of "oil" and "gas" provided in 82-1-111, MCA, do not apply to this lease for royalty calculation purposes.
- 6 If the State does not own the surface, the lessee must contact the owner of the surface in writing at least 30 days prior to any surface activity. A copy of the correspondence shall be sent to TLMD.
- 7 Due to unstable soil conditions on this tract and/or topography that is rough and/or steep, surface use may be restricted or denied. Seismic activity may be restricted to poltershots.
- 8 The lessee is responsible to pay for all damages, including penalties and charges assessed by the USDA-CFSA on CRP lands, as a result of drilling and production on the tract.
- 9 This lease is located within designated sage grouse general habitat. Proposed activities are subject to, and shall comply with, all provisions, stipulations and mitigation requirements of the Montana Sage Grouse Habitat Conservation Strategy, as implemented by Governor's Executive Orders 10-2014, 12-2015, and amendments thereto. Contact the TLMD prior to preparing a project proposal.
- 10 This lease includes areas that may be environmentally sensitive. Therefore, if the lessee intends to conduct any activities on the lease premises, the lessee shall submit to TLMD one copy of an Operating Plan or Amendment to an existing Operating Plan, describing in detail the proposed activities. No activities shall occur on the tract until the Operating Plan or Amendments have been approved in writing by the Director of the Department. TLMD shall review the Operating Plan or Amendment and notify the lessee if the Plan or Amendment is approved or disapproved.

After an opportunity for an informal hearing with the lessee, surface activity may be denied or restricted on all or portions of any tract if the Director determines in writing that the proposed surface activity will be detrimental to trust resources and therefore not in the best interests of the trust.
- 11 A portion of this tract contains U.S. Fish and Wildlife Service (FWS) surface ownership, that is part of the Base Camp Waterfowl Production Area. Coordination with the U.S. FWS regarding the Department's MEPA review and proposed well location is required prior to approval of an oil or gas well or related activities on U.S. FWS surface.

0921-3

LAND DONATION:

Sperry Grade

**Land Board Agenda Item
September 20, 2021**

0921-3 Land Donation: Sperry Grade

Location: Missoula County

Trust Benefits: Common Schools

Trust Revenue: N/A

Item Summary

The Department of Natural Resources and Conservation (DNRC) has been offered a land donation of approximately 1.486± acres on Sperry Grade in Missoula County by private landowners Ruth & Don Johnson.

This land is legally described as: Area A of Certificate of Survey ##### located in the SE4 of Section 35, Township 15 North, Range 14 West Missoula County, Montana

Proposed Donation

It is DNRC policy to perfect legal access to state trust land, which may include cabin site leases in anticipation for sale. DNRC staff identified an access need in the Sperry Grade area that would provide and clarify legal access on South Sperry Grade Road to state trust land for multiple purposes. This access is located upon a 60-foot wide strip of land adjoining state land that is under the ownership of Ruth and Don Johnson. DNRC staff approached the Johnsons for an easement over the strip of land, which was met with reluctance due to concerns of legal liability. As an alternative, the Johnsons offered to donate the strip of land to the DNRC provided that the donation allow for continued legal access over and across it for the neighboring private lands. Acquisition by the DNRC of this strip of land in fee title versus an easement would facilitate flexibility in management of the State Trust land, with such opportunities including the ability to provide public recreational use of the state land as well partnering with the Bureau of Land Management (BLM) in expanding legal access to the public for the use and enjoyment of adjoining federal lands and access to the Blackfoot River.

If the donation is approved, it is anticipated that the DNRC and the Bureau of Land Management (BLM) may enter into an easement exchange proposal pursuant to the existing Reciprocal Access Memorandum of Understanding to encumber the donation parcel, as well as a portion of existing access road on State Trust Land, under a public access easement that would be managed by the BLM. Such exchange would also secure a parking area for the public sufficient to accommodate a non-motorized restriction placed on the BLM land through a conservation easement. Subject to Land Board review and approval at a future date, an easement exchange would allow BLM to formally manage the road, which would provide for clarified legal access for adjoining private landowners as well as provide maintenance to the access road for the public use, thereby easing a potential burden on the State.

Pursuant to policy, an appraisal was conducted in November, 2019 to ascertain a fee market value of the strip of land. A General Certified Appraiser valued the donated property at \$4,500.

DNRC is requesting permission from the Land Board to pursue actions necessary to acquire fee title in and to the strip of land offered by donation from the Johnsons.

DNRC Recommendation

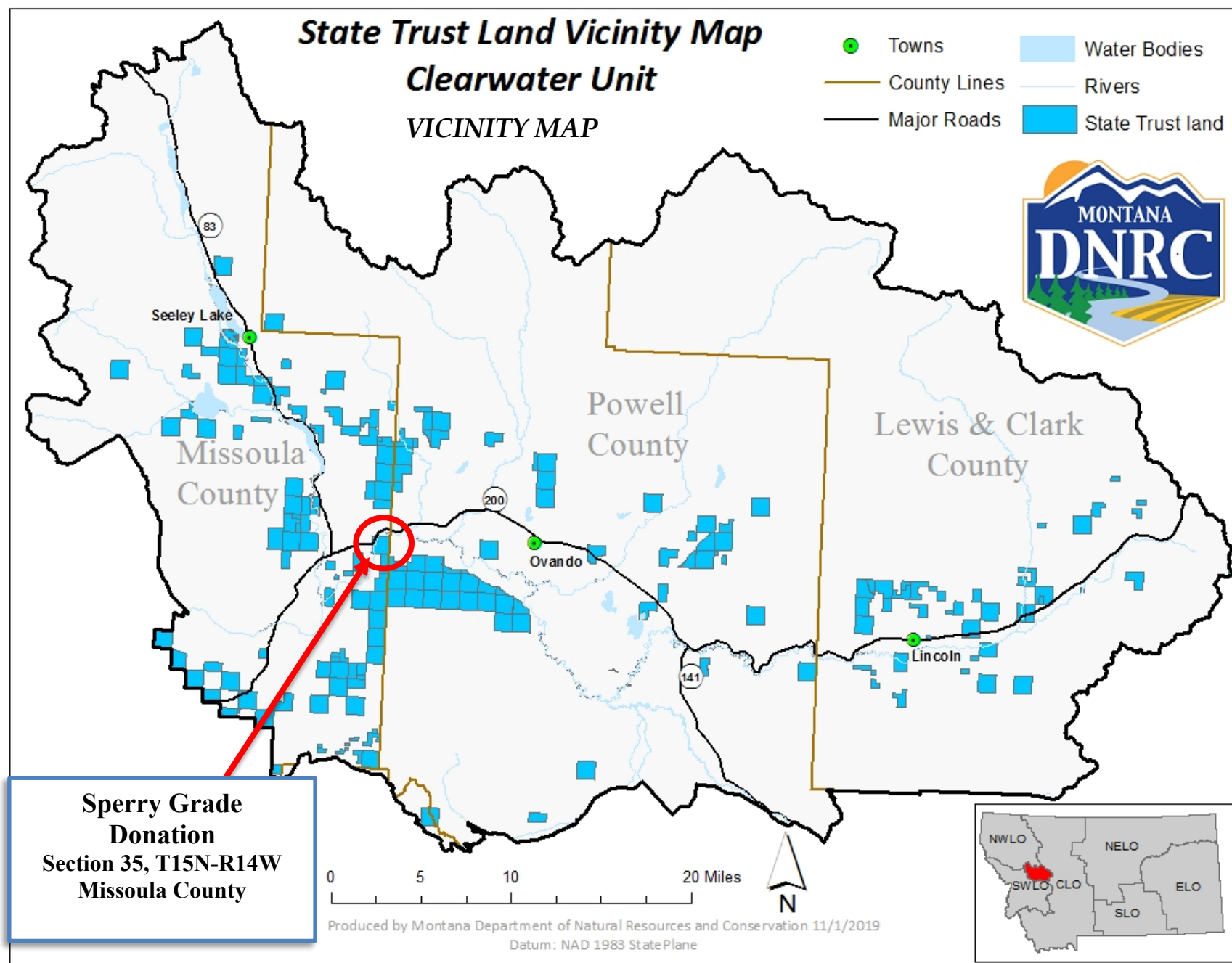
The director recommends approval of this land donation.



View of South Sperry Grade Road looking North



View from the end of South Sperry Grade Road looking toward the section line. Land beyond the fence line in the background is under BLM ownership and is under a non-motorized conservation easement.



Southeast 1/4, Section 35, Township 15 North, Range 14 West, Principal Meridian
Missoula County, Montana

LEGEND

- ✦ **Southwest Section Corner, Section 35**
Found 1" diameter aluminum cap, flush with the ground, marked as shown.
- **East Quarry Section Corner, Section 35**
Found 8" diameter rebar, with 3 1/2" diameter aluminum cap marked as shown.
- Found 8" diameter rebar, no cap
- Found 8" diameter rebar with 1 1/2" diameter, faded, yellow, plastic cap marked, "STEEL 18285"
- Found 8" diameter rebar with 1 1/2" diameter, yellow, plastic cap marked, "TEL 37353"
- Found 8" diameter rebar with 1 1/2" diameter, aluminum cap marked, "TEL 37353"
- ▲ Found 8" diameter rebar with 1 1/2" diameter, yellow, plastic cap, partially obliterated, marked, "SHELFON 35"
- ▲ Found 8" diameter smooth, steel rod with 1" diameter aluminum cap, partially obliterated, marked, "PROPERTY OWNER"
- ★ Found 8" diameter rebar with 1 1/2" diameter, yellow, plastic cap marked, "30285"
- Set 8" diameter rebar, 24" long, with 2" diameter aluminum cap marked, "MR. DRENTH 108845" and "108845"

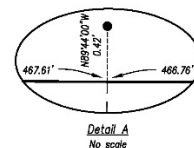
LEGEND

- (Rec 1) Record measurement per General Land Office
Field Notes Book 2703, Contract No. 196
dated April 5, 1886
- (Rec 2) Record measurement per Deed Exhibit No. 2921
- (Rec 3) Record measurement per Certificate of Survey No. 1751
- (Rec 4) Record measurement per Certificate of Survey No. 2191
- (Rec 5) Record measurement per Certificate of Survey No. 3420
- (Rec 6) Record measurement per Certificate of Survey No. 3458
- (Rec 7) Record measurement per Certificate of Survey No. 3532
- (Rec 8) Record measurement per Certificate of Survey No. 4445
- (Rec 9) Record measurement per Certificate of Survey No. 4524

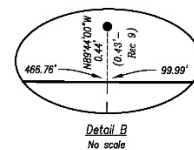
1 chain = 66 feet

Gravelled roads and dirt driveways

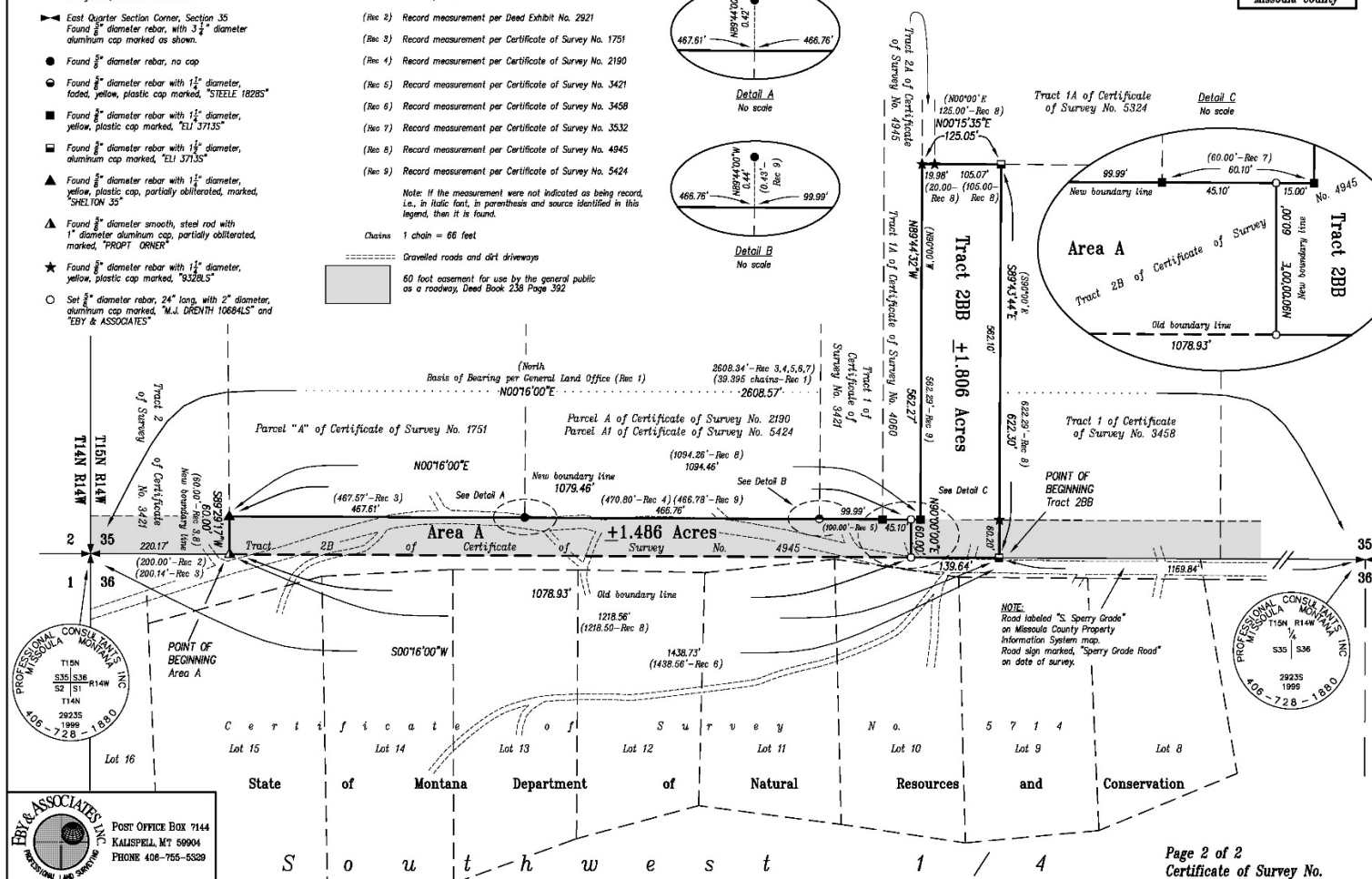
60 foot easement for use by the general public
as a roadway, Deed Book 238 Page 392



Detail A
No scale



Detail B
No scale



0921-4

CABIN AND HOME SITE SALES:

Set Minimum Bid for Sale

**Land Board Agenda Item
September 20, 2021**

0921-4 Cabin and Home Sites: Set Minimum Bid for Sale

Location: Missoula County
Trust Benefits: MSU 2nd
Trust Revenue: \$3,165,000

Item Summary

The Department of Natural Resources and Conservation (DNRC) is requesting to set the minimum bid for 18 cabin sites nominated for sale in Missoula County. These sales were nominated by the lessees in conjunction with the Cabin and Home Site Sale Program. Preliminary Land Board approval was granted in April of 2020 (Approved 5-0).

Sale No.	Acres		Nominator	Trust
1120	1.584±	Lot 1, Clearwater River East Shore	CASSIDY, DANIEL	MSU 2 nd
1121	1.113±	Lot 3, Clearwater River East Shore	LOCKWOOD, ROSE	MSU 2 nd
1122	1.2±	Lot 4, Clearwater River East Shore	GROSVENOR, WILLIAM & BRANDON	MSU 2 nd
1123	1.956±	Lot 5, Clearwater River East Shore	SMITH, CORRI	MSU 2 nd
1124	2.91±	Lot 7, Clearwater River East Shore	VOYLES, JIM R. & JANICE R.	MSU 2 nd
1125	2.236±	Lot 8, Clearwater River East Shore	MCENANEY, CHRIS W.	MSU 2 nd
1126	2.856±	Lot 9, Clearwater River East Shore	MARTELLO, BEN D. & SHIRLEY A.	MSU 2 nd
1127	2.587±	Lot 11, Clearwater River East Shore	WELTER, JODY B. & ROSPI T.K.	MSU 2 nd
1128	2.408±	Lot 35, Clearwater River East Shore	LINFORD, EDWARD L.	MSU 2 nd
1129	3.067±	Lot 36, Clearwater River East Shore	CLOSSON, DOUGLAS E.	MSU 2 nd
1130	1.527±	Lot 23, Clearwater River East Shore Inland	LOCKE, TIM; TAYLOR, COLLEEN	MSU 2 nd
1131	1.018±	Lot 24, Clearwater River East Shore Inland	SANFORD, LUKIAN	MSU 2 nd
1132	1.38±	Lot 25, Clearwater River East Shore Inland	TAYLOR, RODY & COLLEEN	MSU 2 nd
1133	1.21±	Lot 46, Clearwater River East Shore Inland	JOHNSTONE, ROY N.	MSU 2 nd
1134	1.122±	Lot 7, Placid Lake West	KREITZBERG, JOANNA B.	MSU 2 nd
1135	2.345±	Lot 10, Placid Lake West	KIDDER, RAINE & AIRA	MSU 2 nd

1136	0.753±	Lot 1, Placid Lake East	SAYRE, FRED & CAROLYN	MSU 2nd
1137	1.312±	Lot 2, Placid Lake East	SAYRE FAMILY LIMITED PARTNERSHIP	MSU 2nd

The parcels are currently leased as cabin sites and produce an average income for residential leases statewide. The parcels will be sold with the access that is currently provided under their lease agreements and can be conveyed by DNRC.

Cultural/Paleontological Resources:

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

Access/Recreational Use:

As part of the cabin site sale process, the State will convey any access that it has and can be conveyed to the purchaser of the cabin or home site property. Current cabin/home site access is limited to the lessee and does not provide access or recreational use to the general public. State lands classified as cabin or home sites are closed to general recreational use by the public in accordance with ARM 36.25.150(1)(a). Therefore, the State is not selling land under the cabin site sale program that the public is permitted to use for recreation. Rather, the funds generated by these sales will go towards purchasing new lands that will have dedicated public access and recreational opportunities.

Economic Analysis:

Short term – The average rates of return on these sale parcels are as shown in Figure 1. The parcels will continue to receive these returns if they remain in state ownership. With the exception of the Placid Lake lots (Sales 1034-1037), the income rates of return will likely grow smaller over the next 20 years, as average annual value appreciation is greater than the annual rent increase, as shown in Figures 2 through 19 on the following pages.

Figure 1: Rates of Return at Current Appraised Values

Sale No.	Rate of Return	Sale No.	Rate of Return
1120	2.646%	1129	2.848%
1121	3.302%	1130	3.487%
1122	2.526%	1131	3.292%
1123	3.507%	1132	3.694%
1124	2.926%	1133	3.344%
1125	3.374%	1134	3.859%
1126	3.723%	1135	4.296%
1127	3.074%	1136	4.587%
1128	3.682%	1137	3.134%

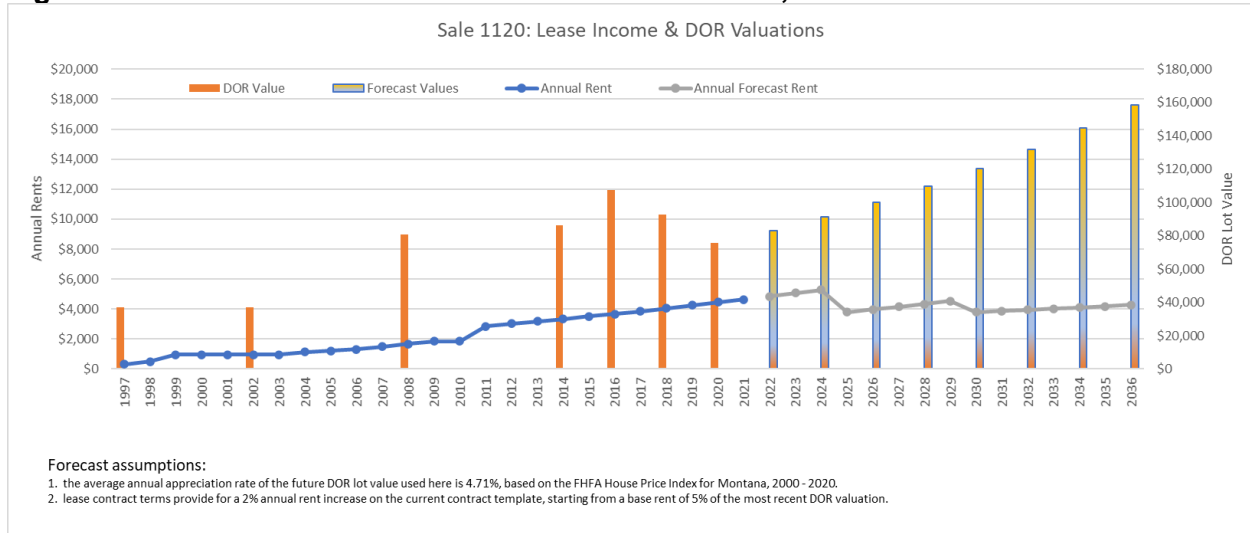
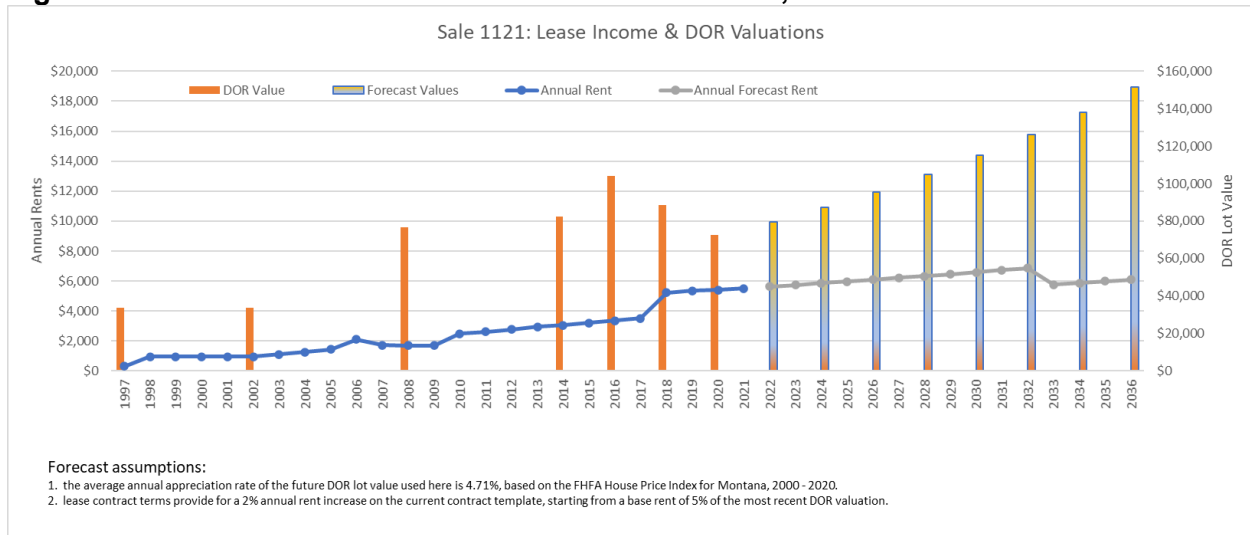
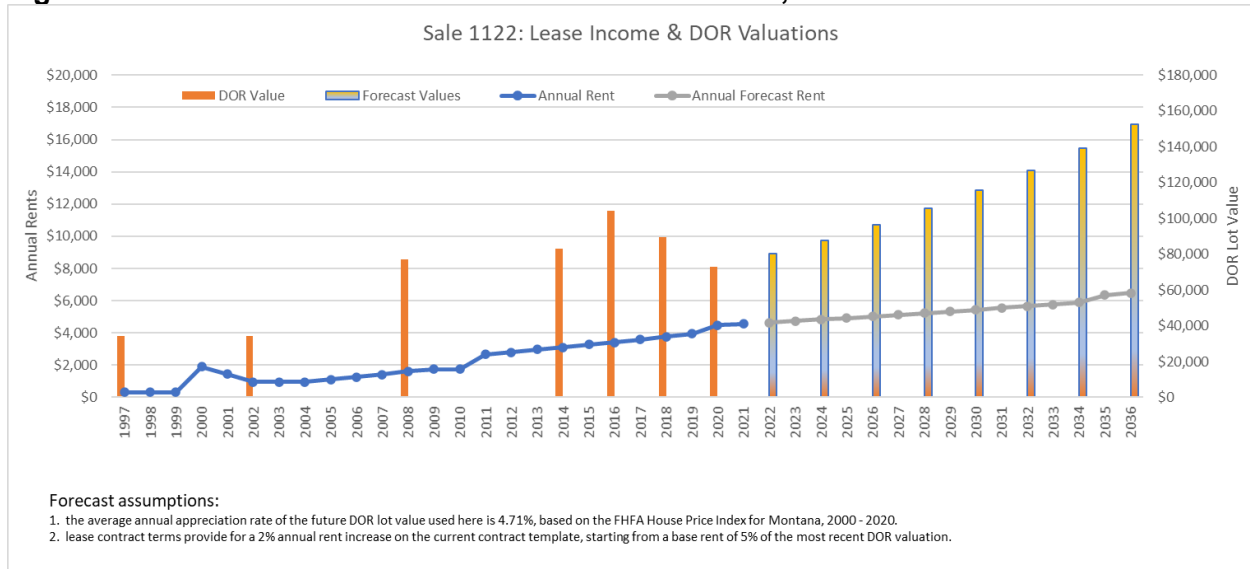
Figure 2: Sale 1120 - Review of Past Income and Values; Forecast Income and Values**Figure 3: Sale 1121 - Review of Past Income and Values; Forecast Income and Values****Figure 4: Sale 1122 - Review of Past Income and Values; Forecast Income and Values**

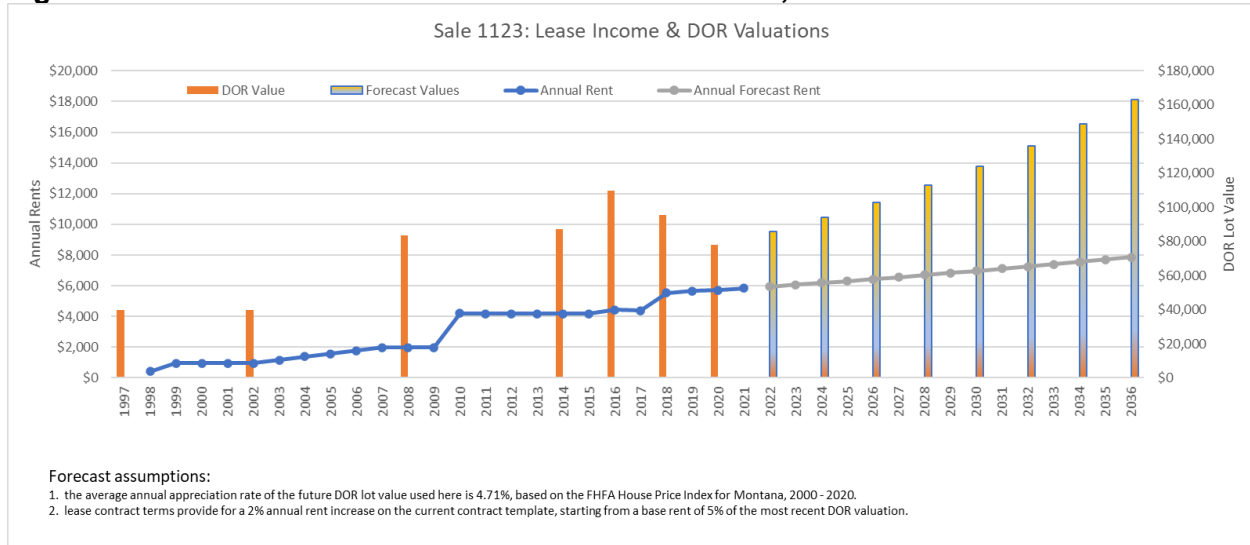
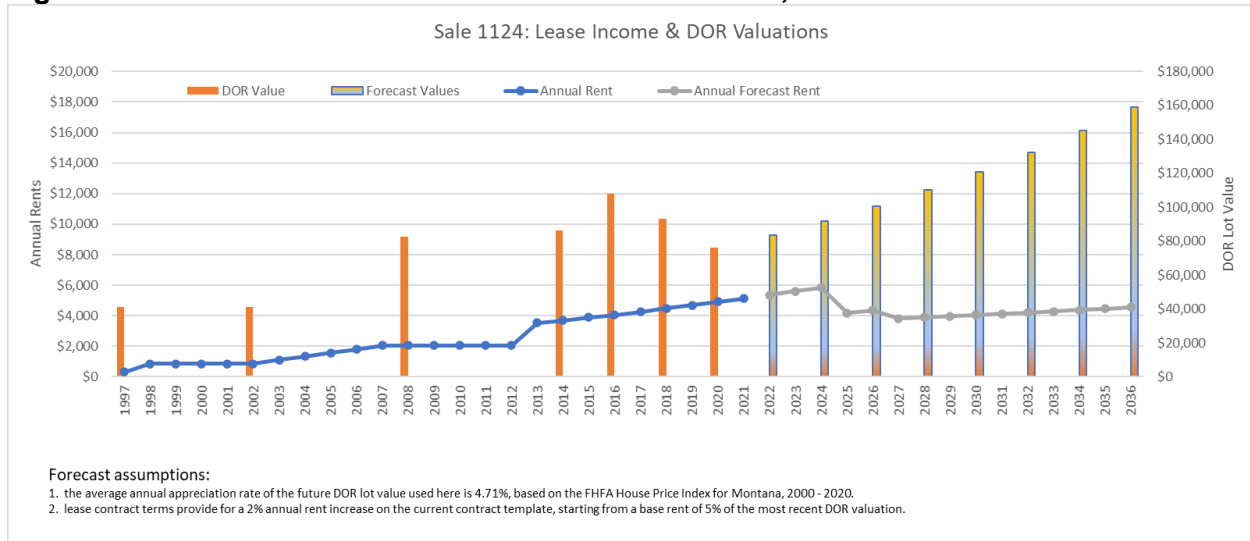
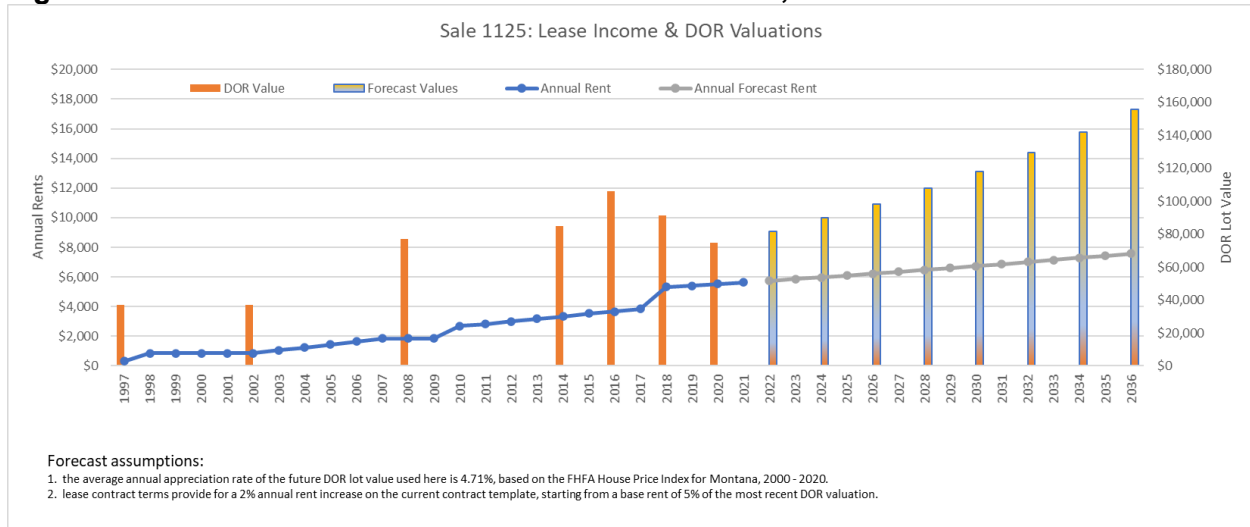
Figure 5: Sale 1123 - Review of Past Income and Values; Forecast Income and Values**Figure 6: Sale 1124 - Review of Past Income and Values; Forecast Income and Values****Figure 7: Sale 1125 - Review of Past Income and Values; Forecast Income and Values**

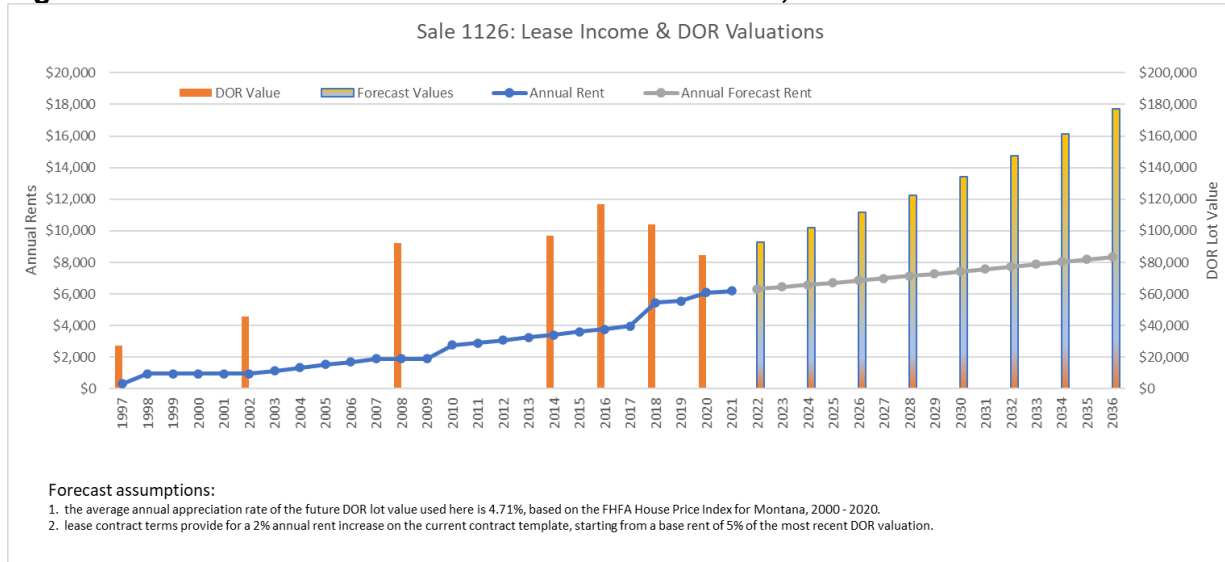
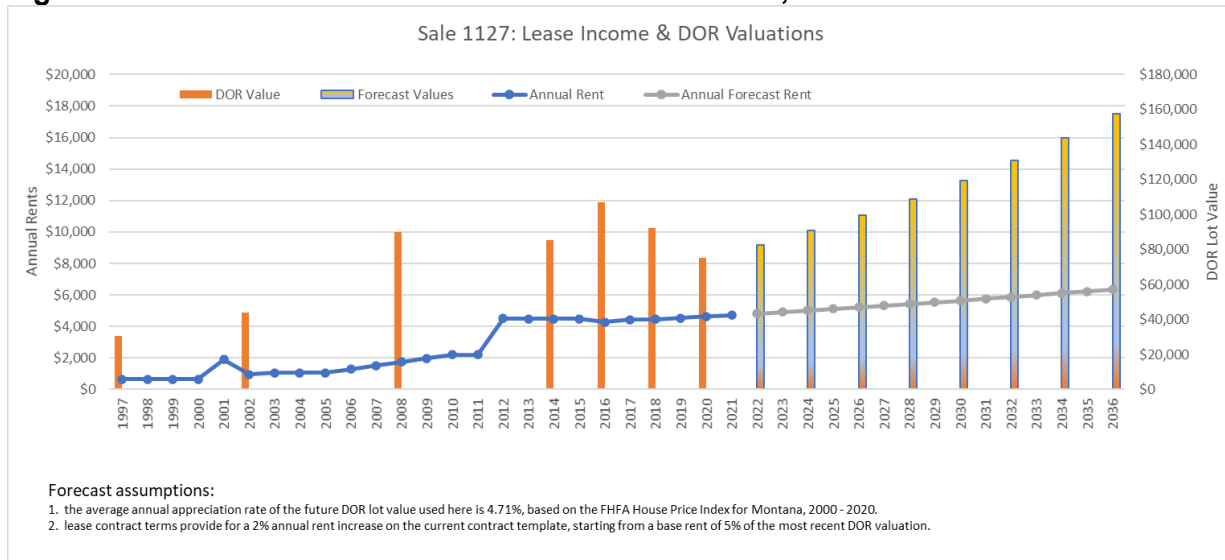
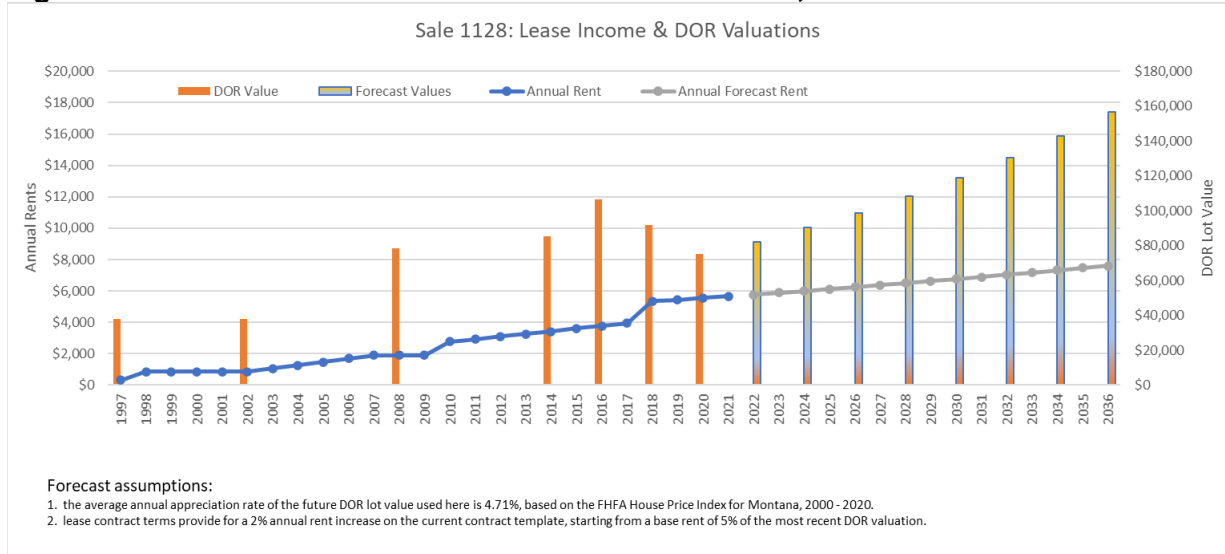
Figure 8: Sale 1126 - Review of Past Income and Values; Forecast Income and Values**Figure 9: Sale 1127 - Review of Past Income and Values; Forecast Income and Values****Figure 10: Sale 1128 - Review of Past Income and Values; Forecast Income and Values**

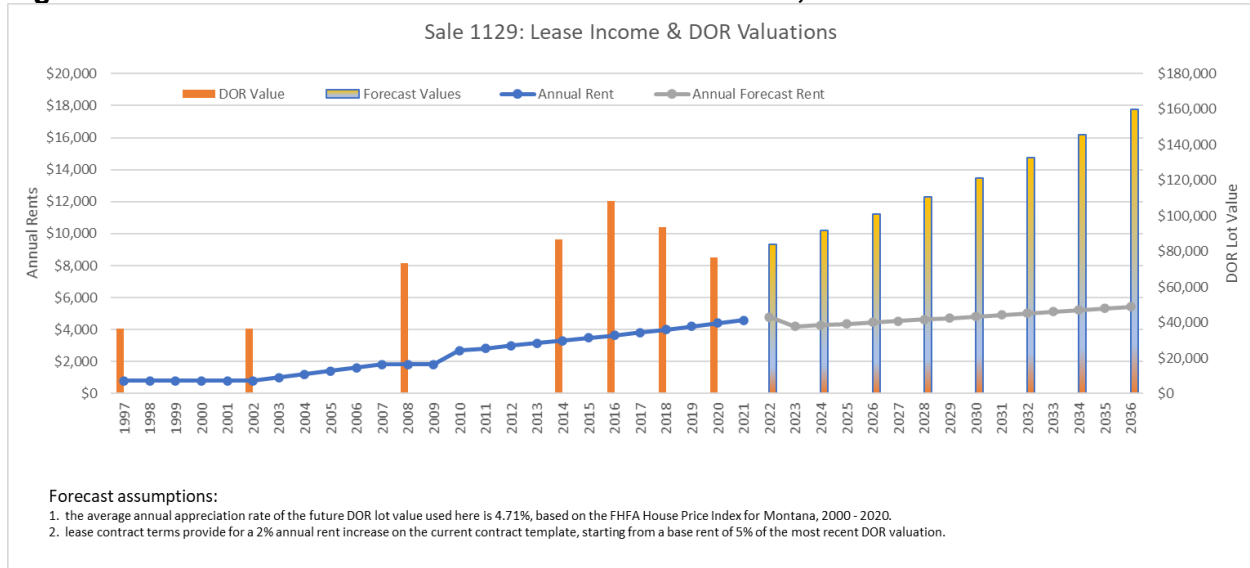
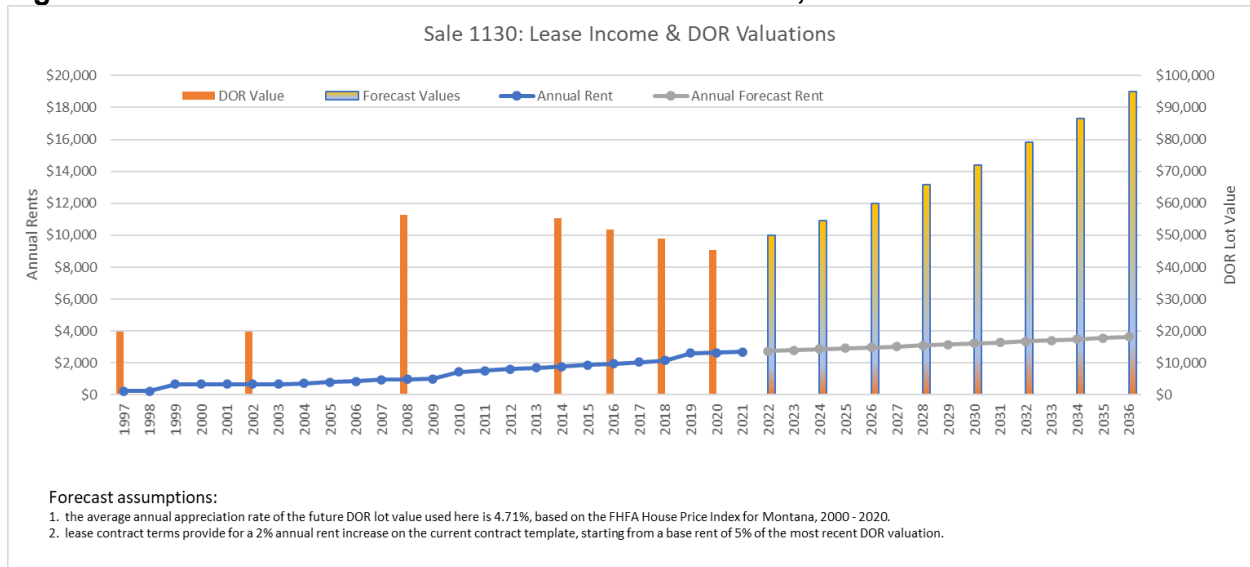
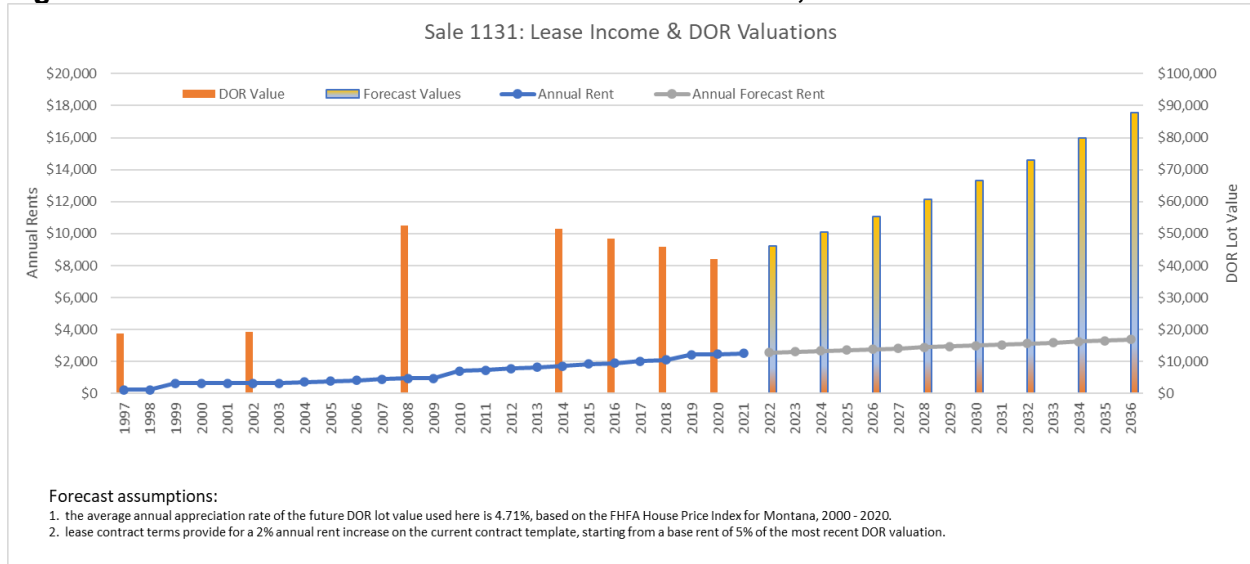
Figure 11: Sale 1129 - Review of Past Income and Values; Forecast Income and Values**Figure 12: Sale 1130 - Review of Past Income and Values; Forecast Income and Values****Figure 13: Sale 1131 - Review of Past Income and Values; Forecast Income and Values**

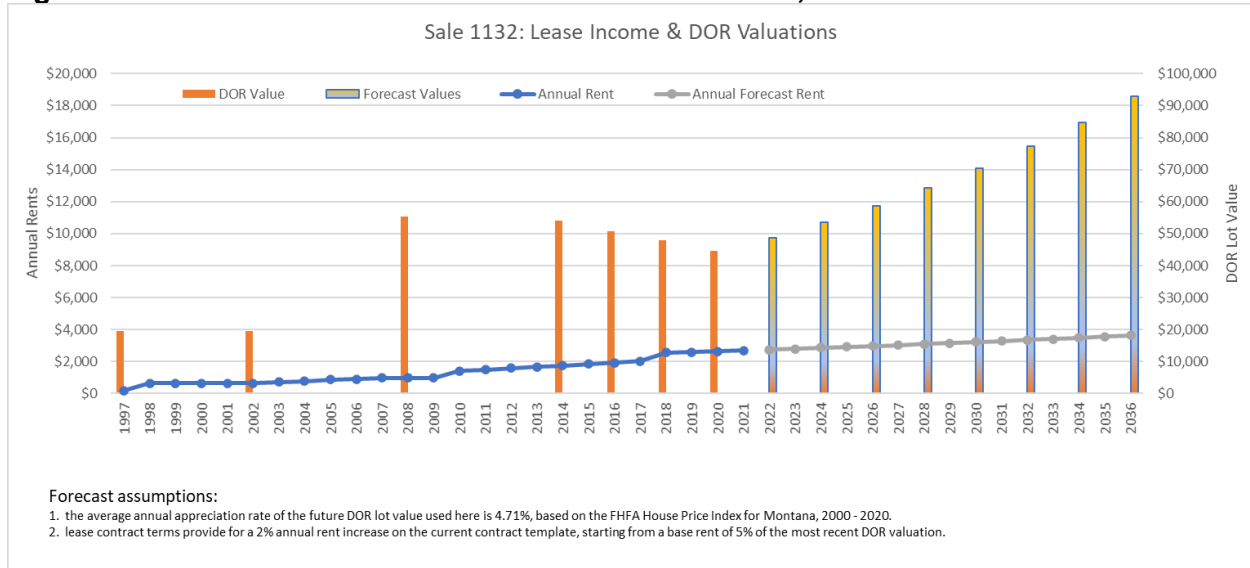
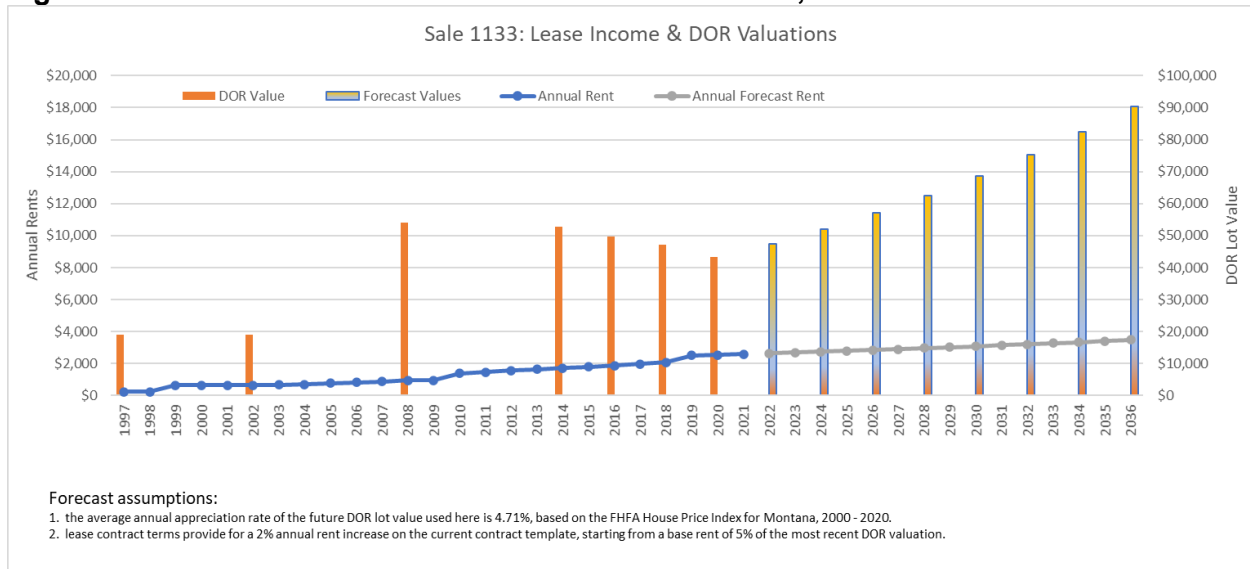
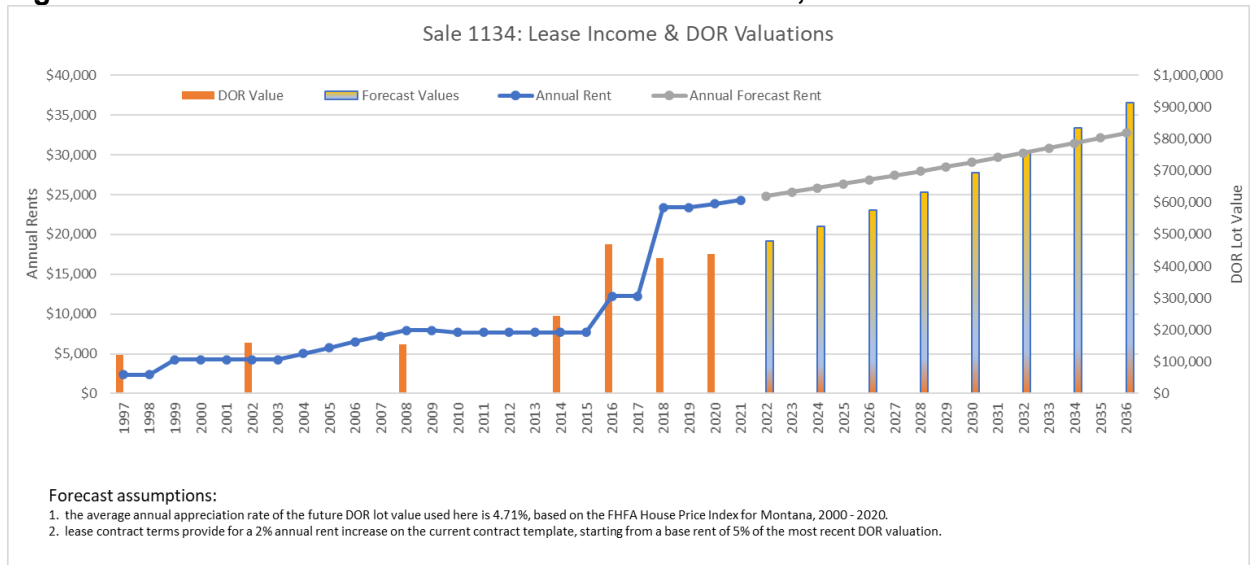
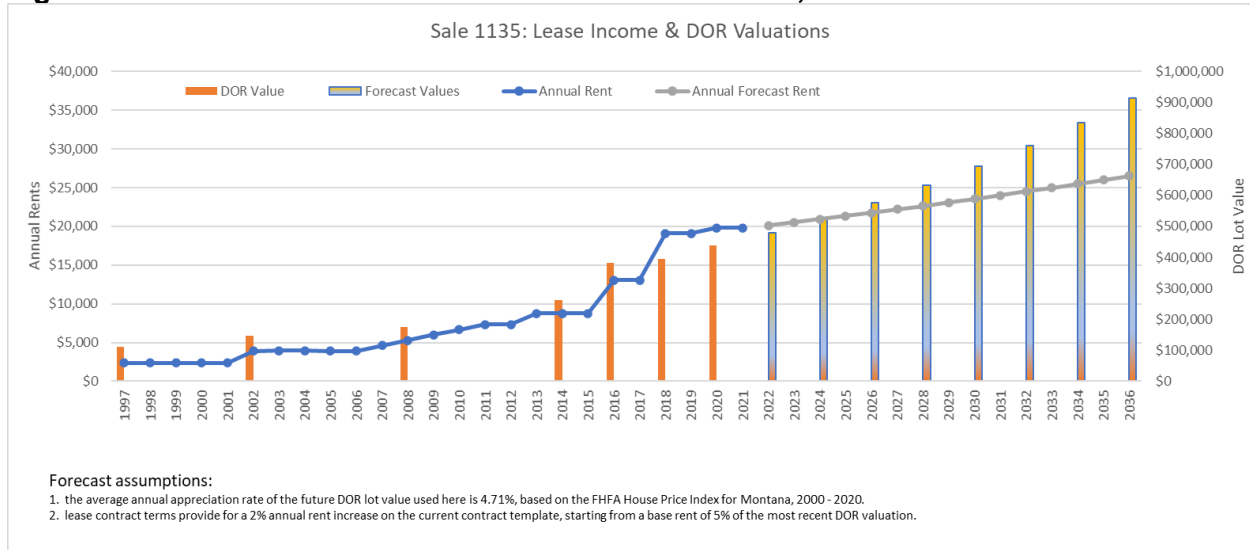
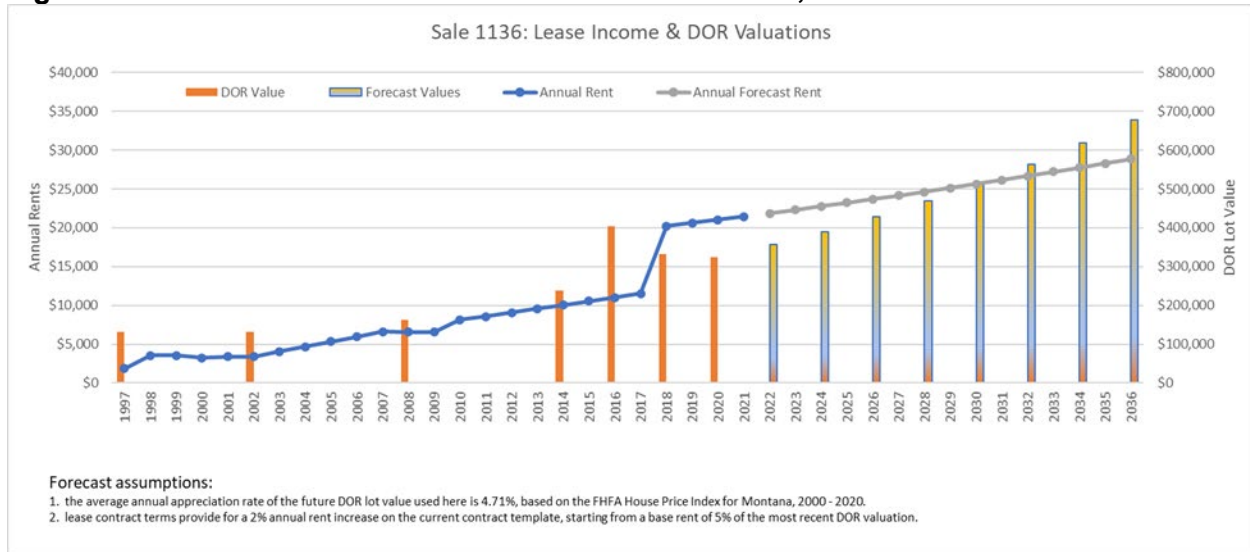
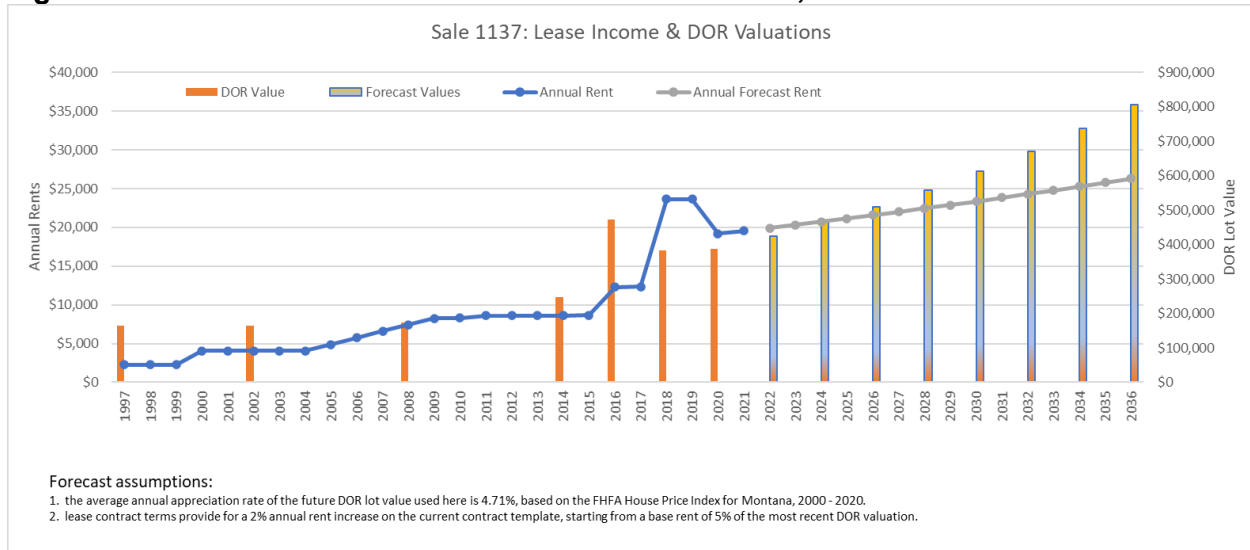
Figure 14: Sale 1132 - Review of Past Income and Values; Forecast Income and Values**Figure 15: Sale 1133 - Review of Past Income and Values; Forecast Income and Values****Figure 16: Sale 1134 - Review of Past Income and Values; Forecast Income and Values**

Figure 17: Sale 1135 - Review of Past Income and Values; Forecast Income and Values**Figure 18: Sale 1136 - Review of Past Income and Values; Forecast Income and Values****Figure 19: Sale 1137 - Review of Past Income and Values; Forecast Income and Values**

Long term – The funds from the sale of these parcels 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 2.91% on acquisitions, with income generated from annual lease payments. However, the rates of return on land acquired more recently have been higher, ranging from 3.54% on acquisitions purchased within the last three years to 3.21% for lands acquired within the last ten years. Figure 20 shows hypothetical lot values derived from the 3-year average net revenue of the current lease, at a sample range of income rates of return that could be anticipated when the sale proceeds are used for a land banking acquisition.

Figure 20: Lot Values derived from 3-year Average Net Income at Sample Rate of Return

Sale Number		Rate of Return at Current Appraised Value for Land	Average Rate of Return on all Land Bankings Acquisitions	Average Rate of Return on Land Bankings Acquisitions within the last 3 years	Average Rate of Return on Land Bankings Acquisitions within the last 5 years	Average Rate of Return on Land Bankings Acquisitions within the last 10 years
	Income Rate of Return	Various (see Figure 1)	2.91%	3.54%	3.16%	3.21%
1120	Derived Lot Value	\$125,000	\$113,640	\$93,416	\$104,649	\$103,020
1121	Derived Lot Value	\$125,000	\$141,844	\$116,600	\$130,622	\$128,587
1122	Derived Lot Value	\$125,000	\$108,508	\$89,197	\$99,923	\$98,367
1123	Derived Lot Value	\$125,000	\$150,660	\$123,847	\$138,741	\$136,579
1124	Derived Lot Value	\$125,000	\$125,698	\$103,328	\$115,753	\$113,950
1125	Derived Lot Value	\$125,000	\$144,916	\$119,126	\$133,452	\$131,373
1126	Derived Lot Value	\$125,000	\$159,904	\$131,447	\$147,253	\$144,960
1127	Derived Lot Value	\$115,000	\$121,463	\$99,857	\$111,854	\$110,112
1128	Derived Lot Value	\$115,000	\$145,497	\$119,603	\$133,986	\$131,899
1129	Derived Lot Value	\$115,000	\$112,541	\$92,513	\$103,638	\$102,023
1130	Derived Lot Value	\$55,000	\$65,903	\$54,174	\$60,689	\$59,744
1131	Derived Lot Value	\$55,000	\$62,227	\$51,153	\$57,304	\$56,412

1132	Derived Lot Value	\$55,000	\$69,812	\$57,388	\$64,289	\$63,288
1133	Derived Lot Value	\$55,000	\$63,210	\$51,961	\$58,209	\$57,302
1134	Derived Lot Value	\$475,000	\$629,916	\$517,812	\$580,081	\$571,045
1135	Derived Lot Value	\$350,000	\$516,701	\$424,745	\$475,822	\$468,411
1136	Derived Lot Value	\$350,000	\$551,666	\$453,488	\$508,021	\$500,108
1137	Derived Lot Value	\$550,000	\$592,310	\$486,899	\$545,450	\$536,954

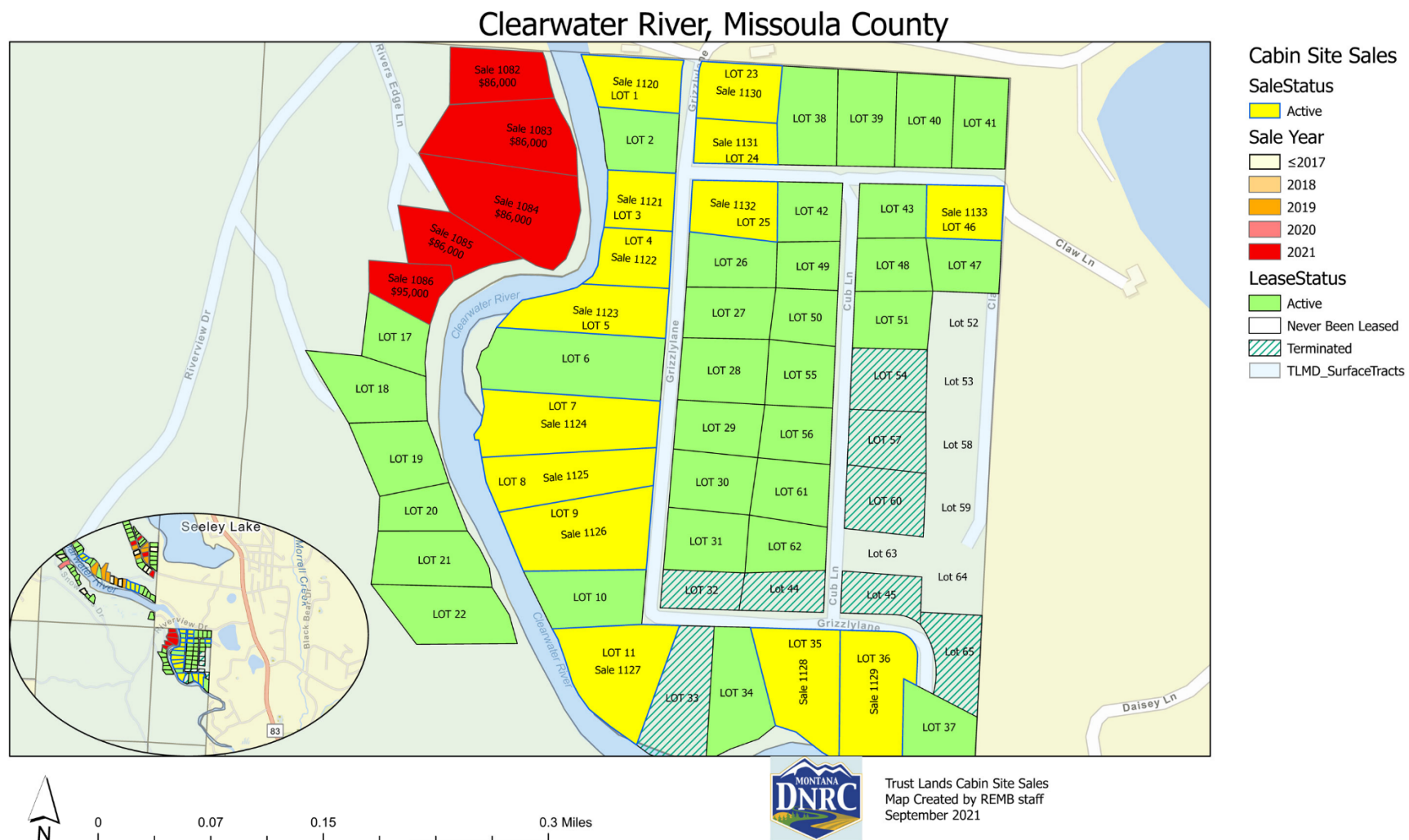
Appraised Values of Land and Improvements:

The appraisals were prepared by Montana General Certified Appraisers Elliott M. Clark, MAI, of Clark Real Estate Appraisal in Whitefish and Nicholas J. Hogan, MAI of Hall-Widdoss & Company, P.C. in Missoula.

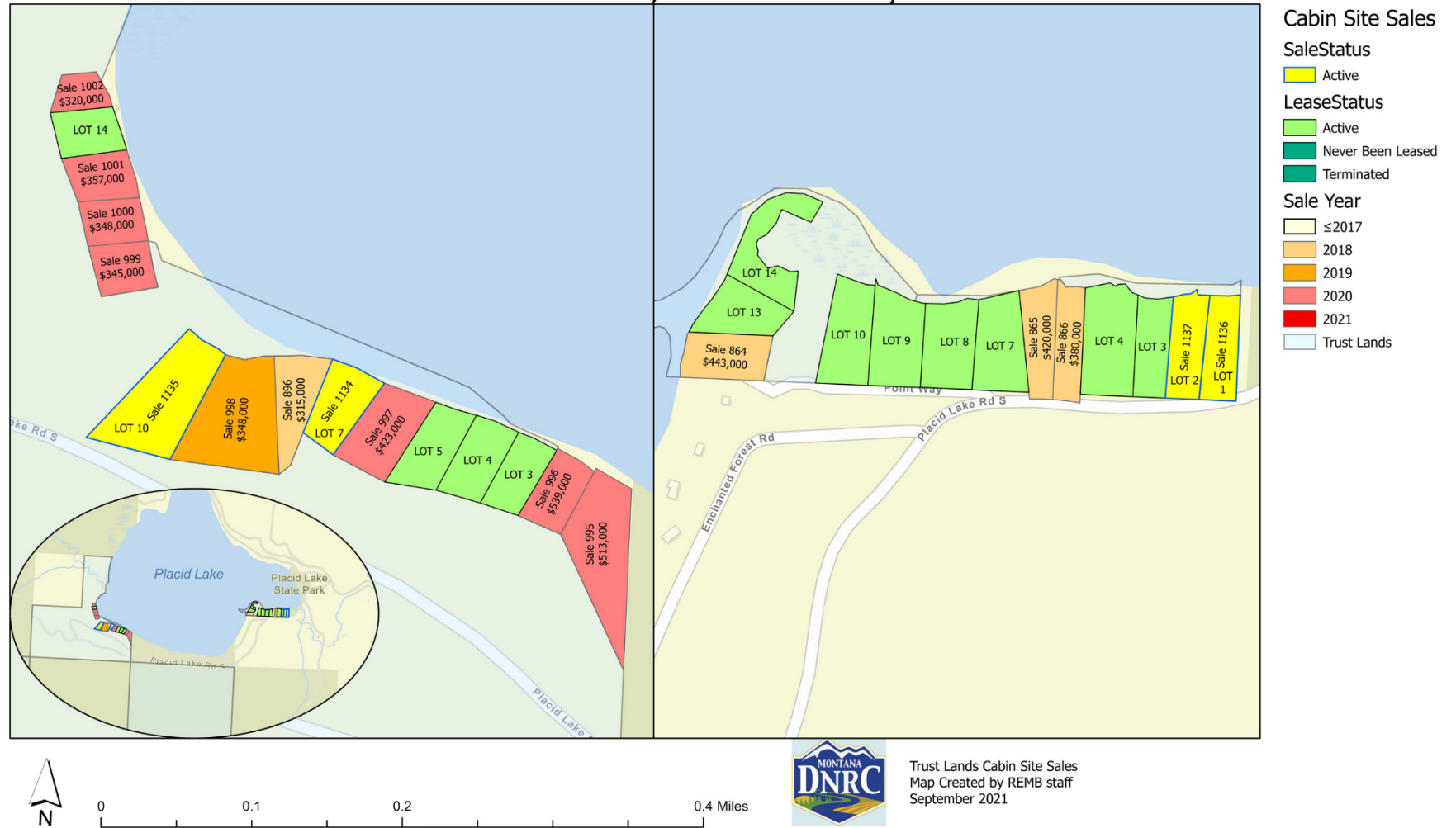
Sale Nos.	Appraised Land Value	Appraised Improvements Value
1120	\$ 125,000	\$ 226,000
1121	\$ 125,000	\$ 96,000
1122	\$ 125,000	\$ 85,000
1123	\$ 125,000	\$ 274,000
1124	\$ 125,000	\$ 237,000
1125	\$ 125,000	\$ 68,000
1126	\$ 125,000	\$ 241,000
1127	\$ 115,000	\$ 245,000
1128	\$ 115,000	\$ 345,000
1129	\$ 115,000	\$ 139,000
1130	\$ 55,000	\$ 209,000
1131	\$ 55,000	\$ 130,000
1132	\$ 55,000	\$ 197,000
1133	\$ 55,000	\$ 66,000
1134	\$ 475,000	\$ 190,000
1135	\$ 350,000	\$ 190,000
1136	\$ 350,000	\$ 160,000
1137	\$ 550,000	\$ 350,000

DNRC Recommendation

The director recommends that the Land Board set the minimum bid for these cabin sites at the appraised land value and the maximum value of compensation for the improvements shown above.



Placid Lake, Missoula County



0921-5

EASEMENTS:

Standard Grant

**Land Board Agenda Item
September 20, 2021**

0921-5 Easements

Location: Dawson, Madison, Pondera, Richland, Stillwater, Yellowstone

Trust Benefits: Common Schools, Public Land Trust - Nav. River

Trust Revenue: Common Schools = \$3,067
Public Land Trust = \$3,940

Item Table of Contents

Applicant	Right-of-Way Purpose	Term	Page(s)
Caleb & Amanda Snodgrass	Private Access Road	Permanent	39-40
Vigilante Electric Cooperative Inc	Overhead Electrical Distribution Line	Permanent	41-42
3 Rivers Communications, Inc	Buried Fiber Optic Cable	Permanent	43-44
Gary & Brenda Kartevold	Private Access Road	Permanent	45-46
Mid-Rivers Telephone Cooperative	Buried Fiber Optic Cable	Permanent	47-48
Project Telephone Company	Buried Fiber Optic Cable	Permanent	49-52

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	Caleb & Amanda Snodgrass 34560 CR 122 Sidney, MT 59270
Application No.:	18643
R/W Purpose:	a private access road to a single-family residence and associated outbuildings and to conduct normal farming and ranching operations
Lessee Agreement:	ok
Acreage:	2.00
Compensation:	\$700
Legal Description:	30-foot strip through SE4NW4, N2NW4, SW4NW4, Sec. 14, Twp. 22N, Rge. 58E, Richland County
Trust Beneficiary:	Common Schools

Item Summary

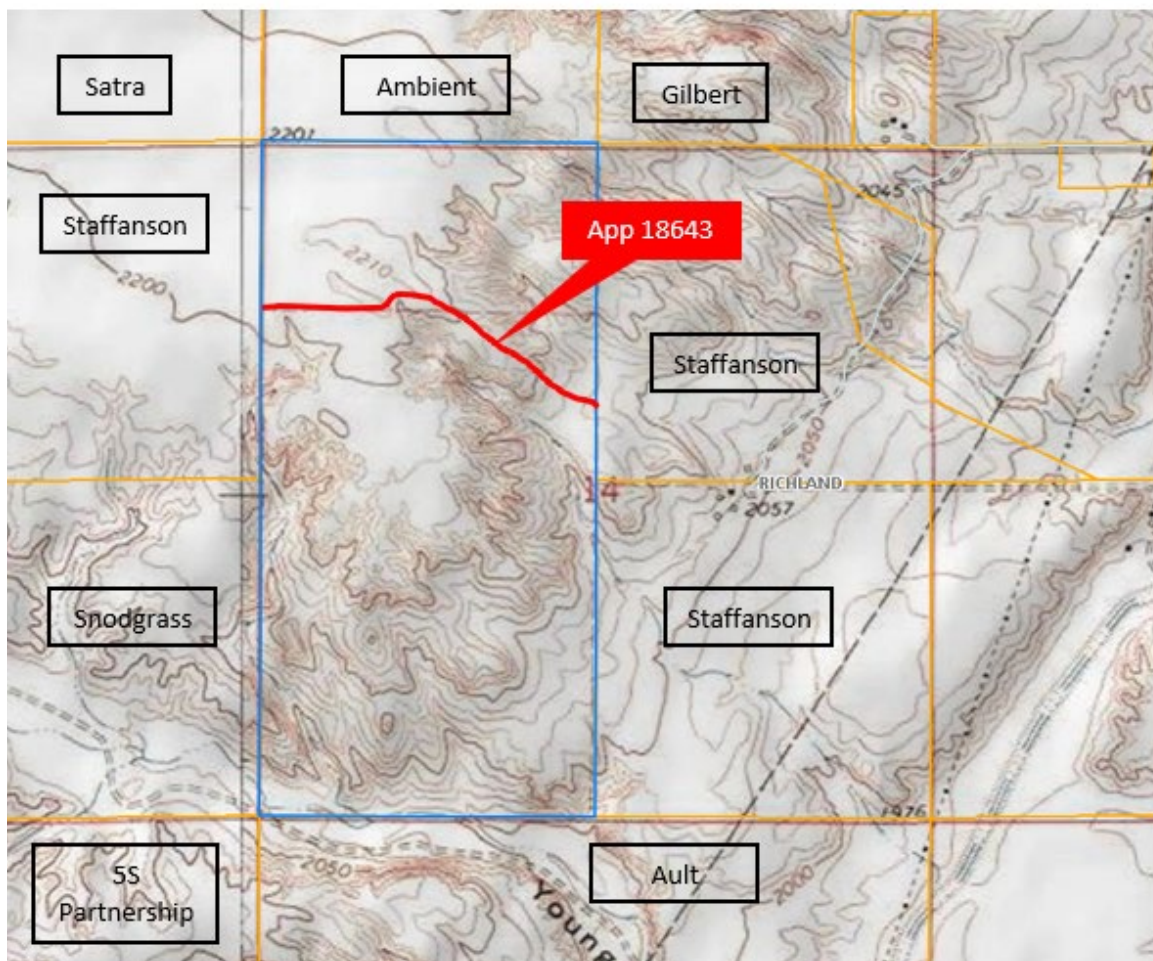
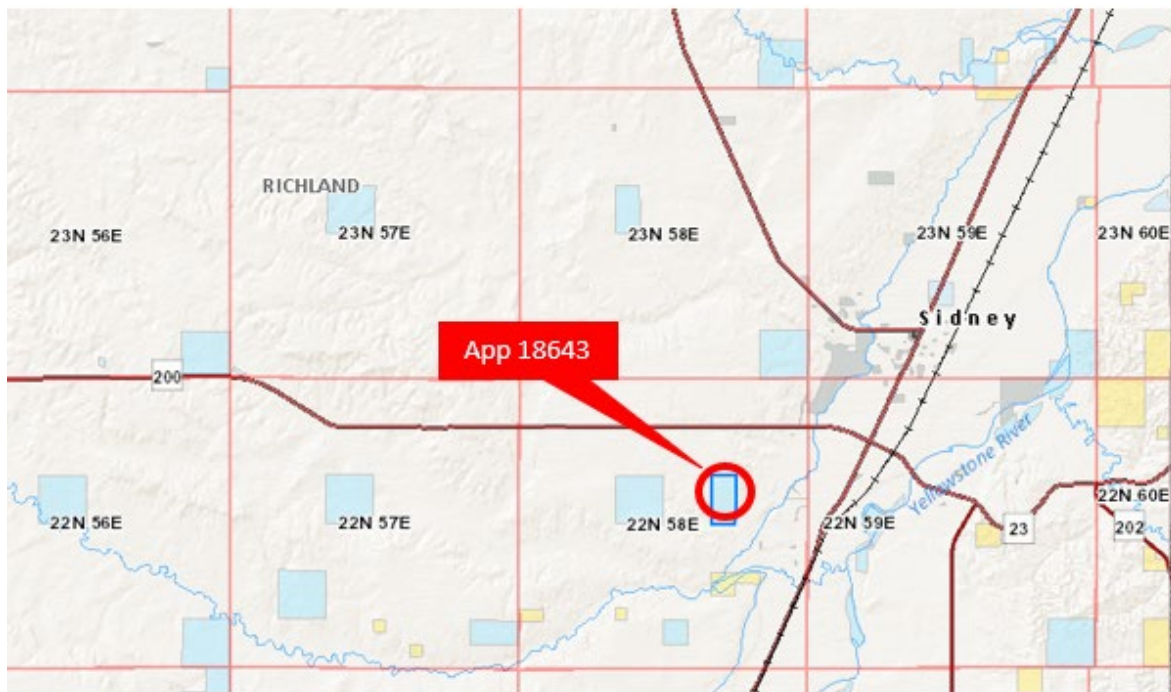
Caleb and Amanda Snodgrass have made application under the Private Access Policy for an easement to access private lands for a single-family residence and associated outbuildings and to conduct normal farming and ranching operations and resource management activities. The Snodgrass family does not have the ability to reciprocate access to the State, therefore a reciprocal agreement is not possible. Access to the State Land is through a two-track trail across the lands of the State's surface lessee, Scott Staffanson. Mr. Staffanson has been approached about providing legal access to the State and has declined to provide access. Snodgrass has an easement across Staffanson to get to their private lands. Minor clearing of some vegetation along the road corridor has occurred to accommodate vehicular travel. The private property of Snodgrass to be accessed is as follows:

- SE4, Sec. 15, Twp. 22N, Rge. 58E

DNRC Recommendation

The director recommends approval of the application of Caleb and Amanda Snodgrass.

R/W Application 18643



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	Vigilante Electric Cooperative Inc 225 E. Bannack St. Dillon, MT 59725
Application No.:	19125
R/W Purpose:	an overhead 3-phase electrical distribution line
Lessee Agreement:	ok
Acreage:	0.56
Compensation:	\$560
Legal Description:	30-foot strip through SW4NE4, Sec. 16, Twp. 1S, Rge. 2W, Madison County
Trust Beneficiary:	Common Schools

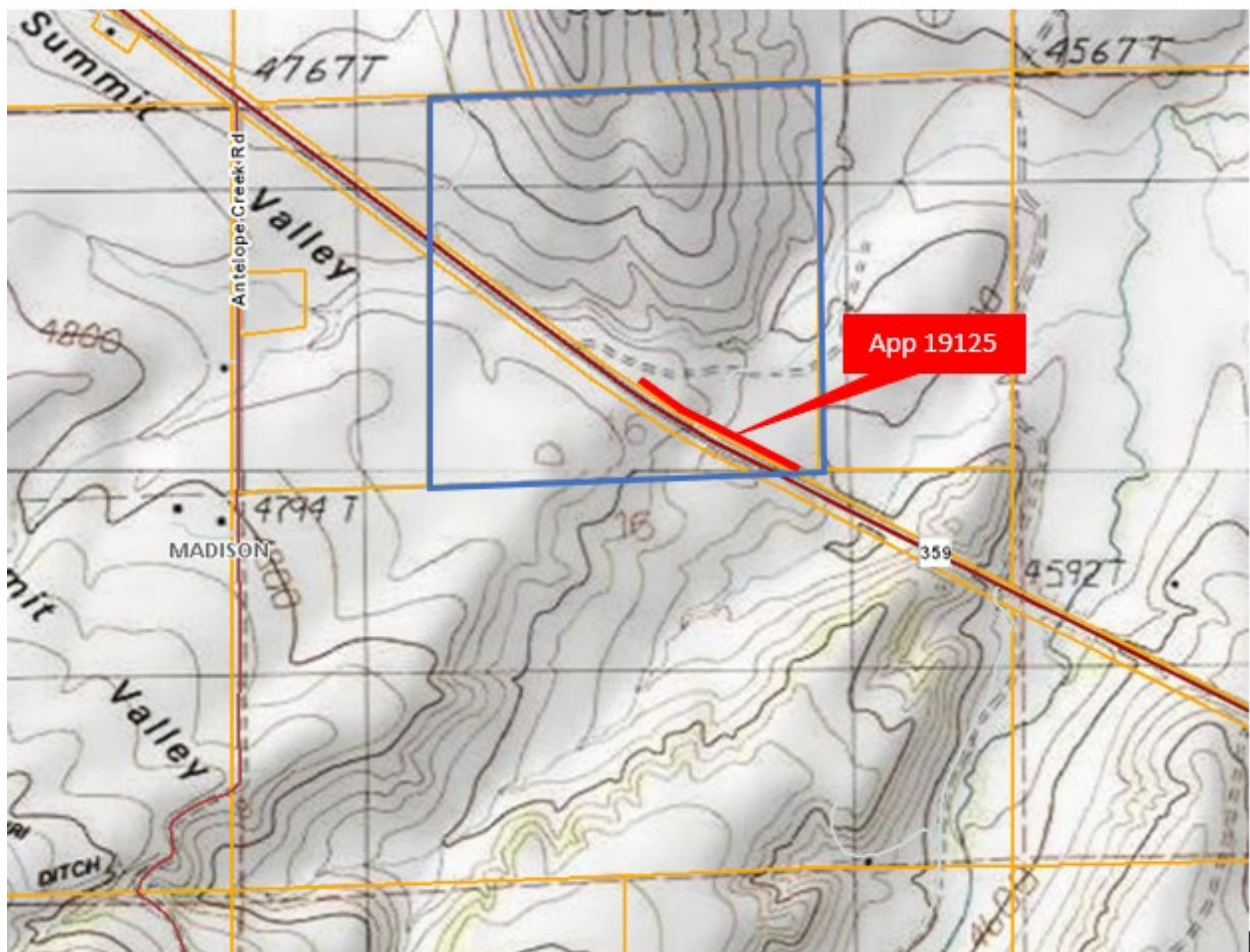
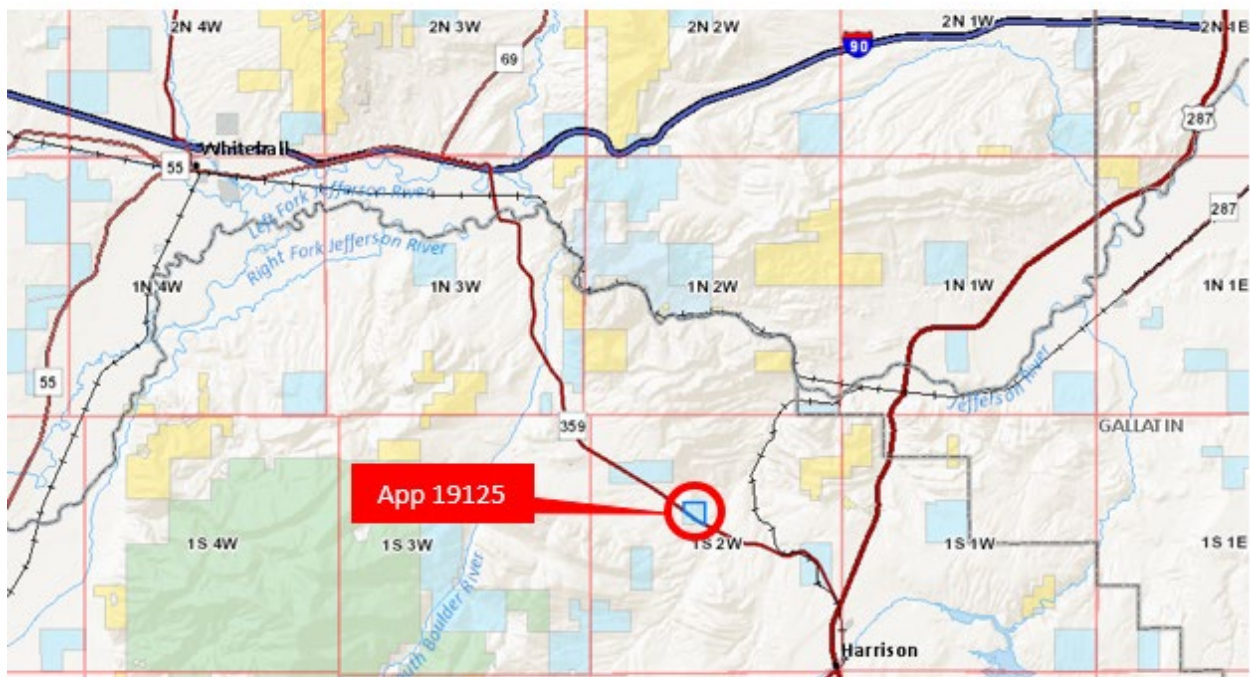
Item Summary

Vigilante Electric Cooperative requested an easement to install a new overhead distribution powerline to provide service to a private land parcel. Pursuant to the August Land Board meeting, upon payment of the proposed \$560 compensation, Vigilante Electric was granted a Letter of Authorization to install the overhead facility. The application is now before the Board for final disposition.

DNRC Recommendation

The director recommends approval of the easement request by Vigilante Electric Cooperative.

R/W Application 19125



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	3 Rivers Communications, Inc PO Box 429 Fairfield, MT 59436-0429
Application No.:	19130
R/W Purpose:	a buried fiber optic cable
Lessee Agreement:	ok
Acreage:	0.21
Compensation:	\$100
Legal Description:	10-foot strip through Gov. Lots 1 & 2, Sec. 1, Twp. 30N, Rge. 6W, Pondera County
Trust Beneficiary:	Common Schools

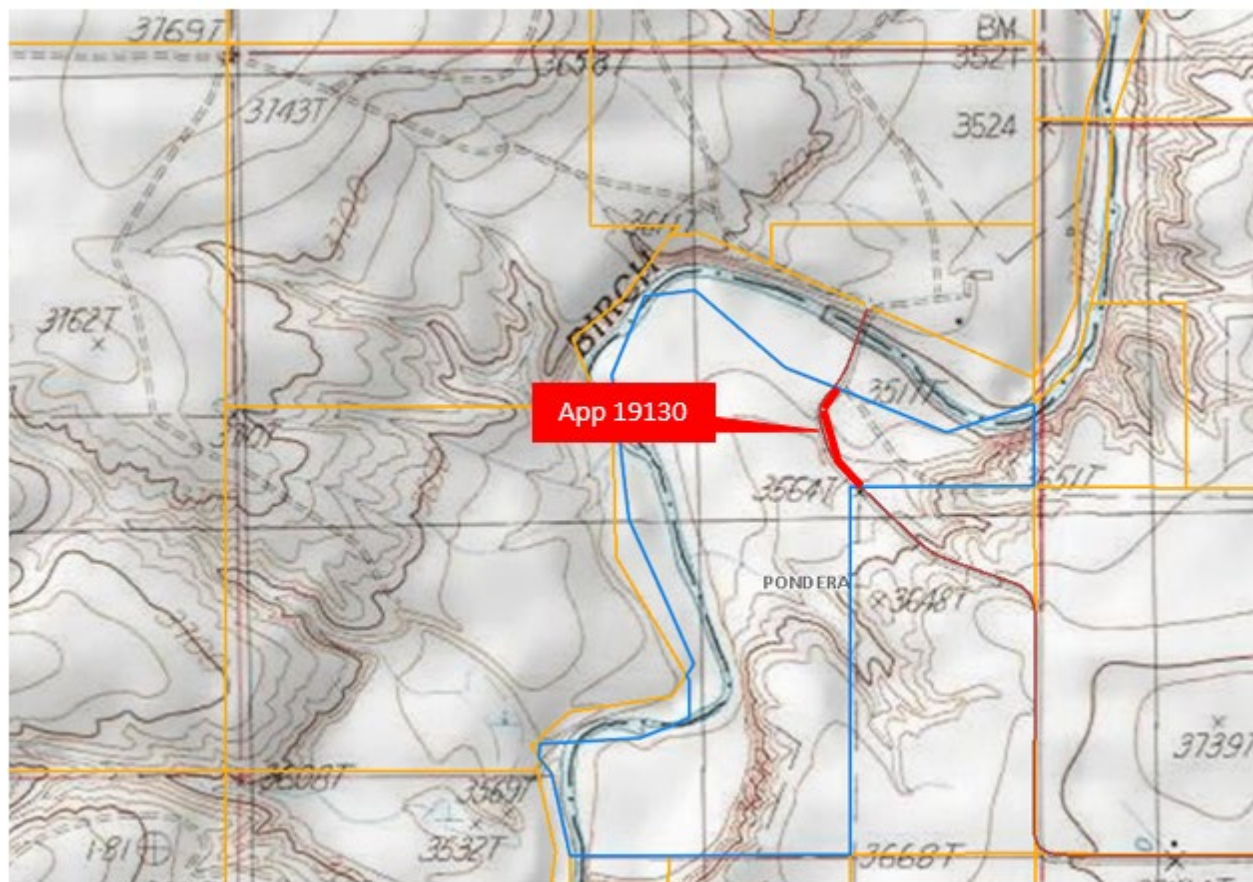
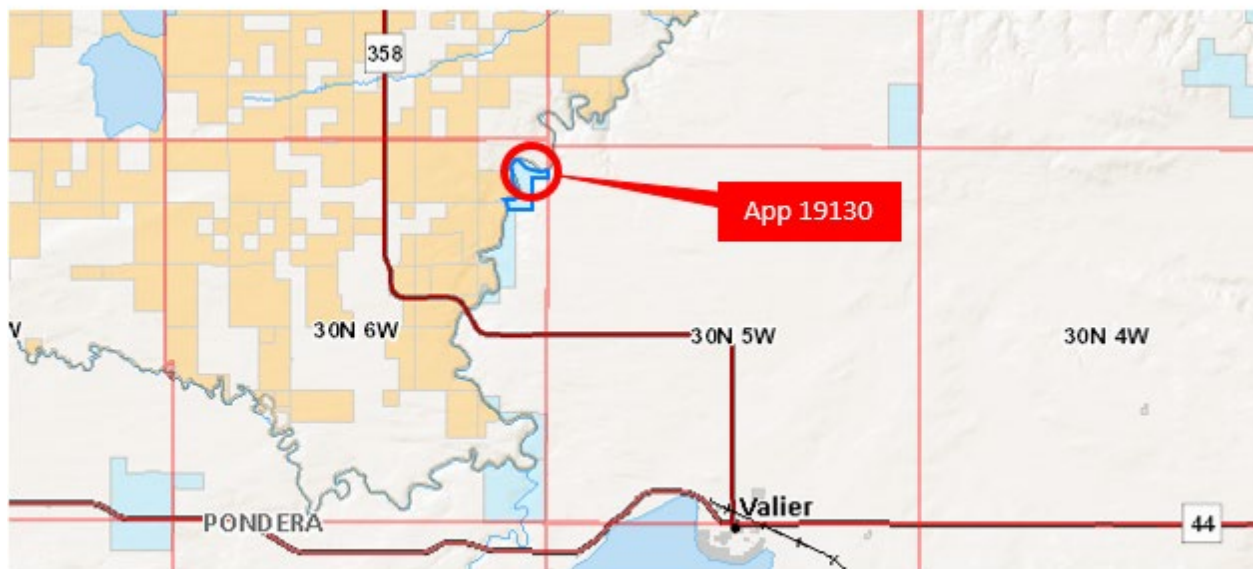
Item Summary

3 Rivers Telephone Cooperative is requesting an easement to install a new fiber optic cable in the Valier service area. The cable will be placed adjacent to a county road and provide upgraded service to rural customers. Minimal impacts are expected from the installation which will utilize a static plow.

DNRC Recommendation

The director recommends approval of the application of 3 Rivers Telephone Cooperative.

R/W Application 19130



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	Gary & Brenda Kartevold 536 Road 106 Glendive, MT 59330
Application No.:	19131
R/W Purpose:	a private access road to conduct normal farming and ranching operations
Lessee Agreement:	N/A (Historic)
Acreage:	1.10
Compensation:	\$660
Legal Description:	30-foot strip through, N2NE4, Sec. 20, Twp. 15N, Rge. 58E, Dawson County
Trust Beneficiary:	Common Schools

Item Summary

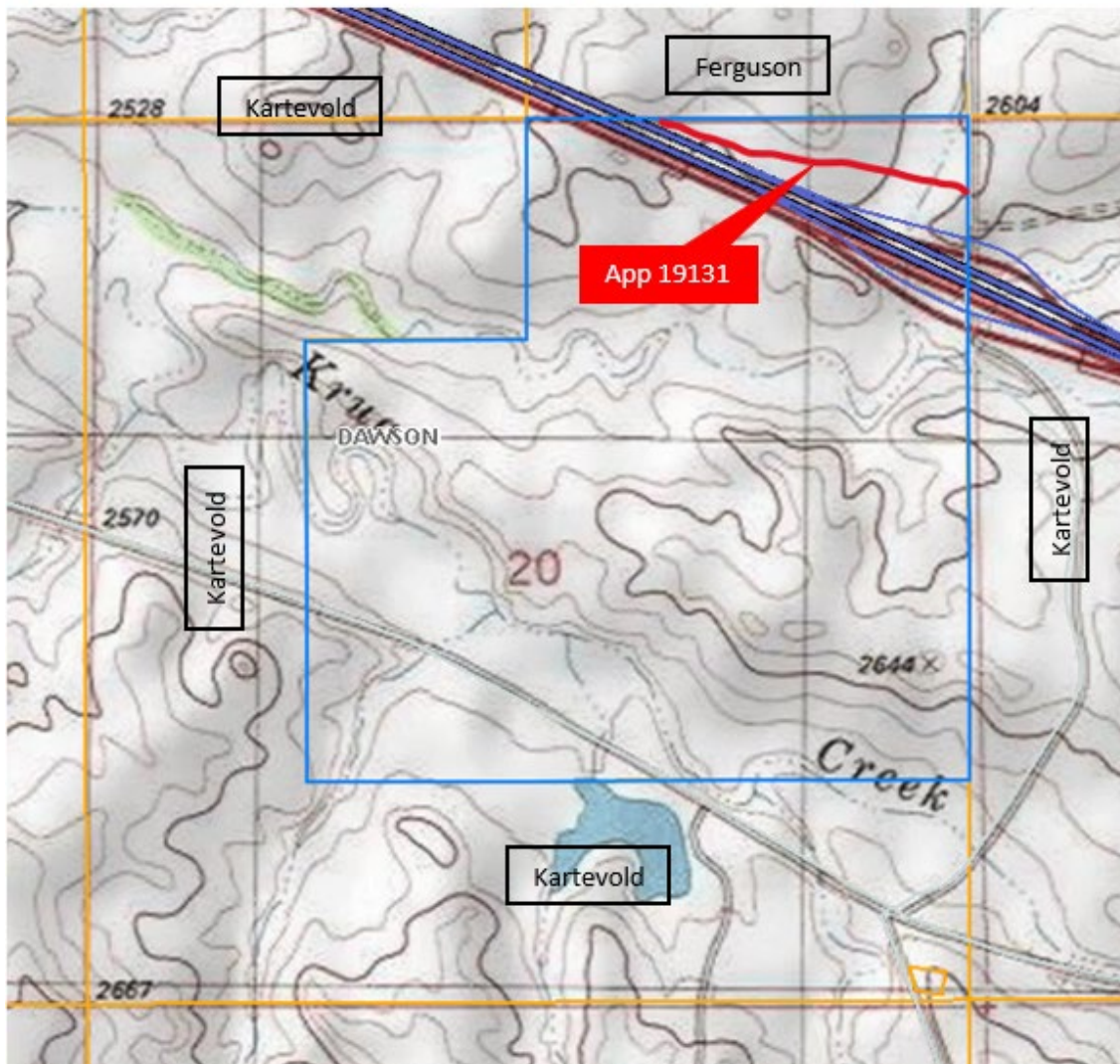
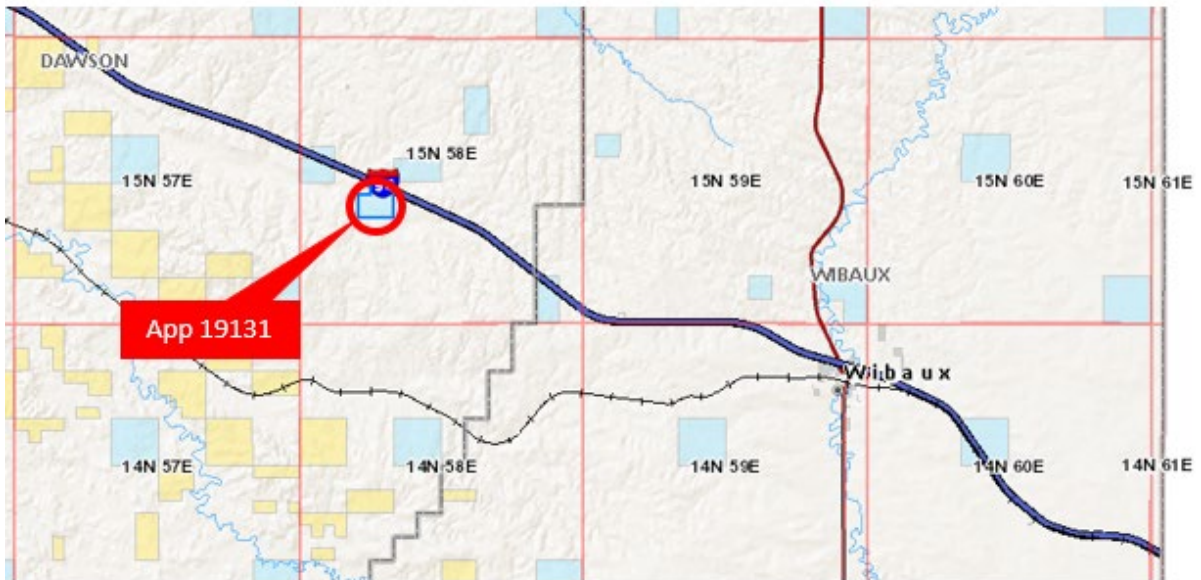
Gary and Brenda Kartevold have made application for the use of an existing road to conduct normal farming and ranching operations. The road has been in place for many years and authorization for continued use is being requested pursuant to §77-1-130, MCA, which allows for recognition of such historic access. The State Land is legally accessible by means of Interstate 94 off-ramps and associated frontage roads, as well as a county road. The private property of applicant to be accessed is described as:

- All: Sec. 13, Twp. 15N, Rge. 57E, Dawson County
- All: Sec. 17, Twp. 15N, Rge. 58E, Dawson County
- All: Sec. 18, Twp. 15N, Rge. 58E, Dawson County

DNRC Recommendation

The director recommends approval of the application of Gary and Brenda Kartevold .

R/W Application 19131



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	Mid-Rivers Telephone Cooperative PO Box 280 Circle, MT 59215
Application No.:	19132
R/W Purpose:	three buried fiber optic cables within separate right of way corridors
Lessee Agreement:	ok
Acreage:	2.99
Compensation:	\$1,047
Legal Description:	16-foot strip through SW4NW4, N2S2; a 16-foot strip through E2SE4 and a 16-foot strip through SE4SE4, Sec. 36, Twp. 16N, Rge. 54E, Dawson County
Trust Beneficiary:	Common Schools

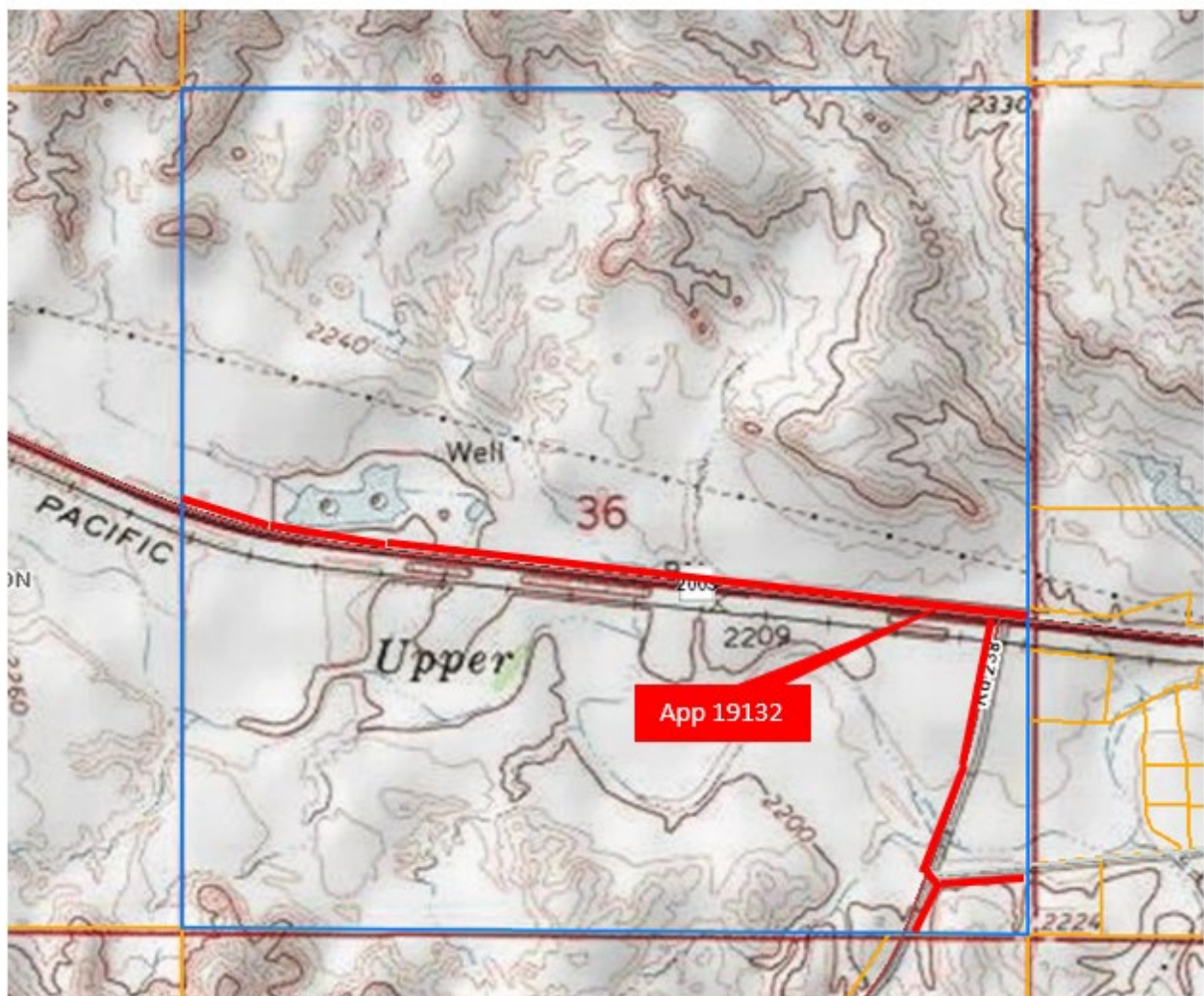
Item Summary

Mid-Rivers Telephone Cooperative is requesting an easement to place three fiber optic cables across State Trust land in rural Dawson County. The proposed project will provide upgraded communication facilities to rural customers west of Glendive. The cable will be installed using a direct trench/static plow method and will be located along existing roadways where ground disturbance has previously occurred. The project is not within Sage Grouse habitat areas.

DNRC Recommendation

The director recommends approval of the application of Mid-Rivers Telephone Cooperative.

R/W Application 19132



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	Project Telephone Company PO Box 8 Worden, MT 59088
Application No.:	19133
R/W Purpose:	a buried fiber optic cable
Lessee Agreement:	N/A (Nav. River)
Acreage:	0.14
Compensation:	\$740
Legal Description:	10-foot strip across Yellowstone River in NE4SE4, Sec. 28, Twp. 2S, Rge. 20E, Stillwater County
Trust Beneficiary:	Public Land Trust - Nav. River

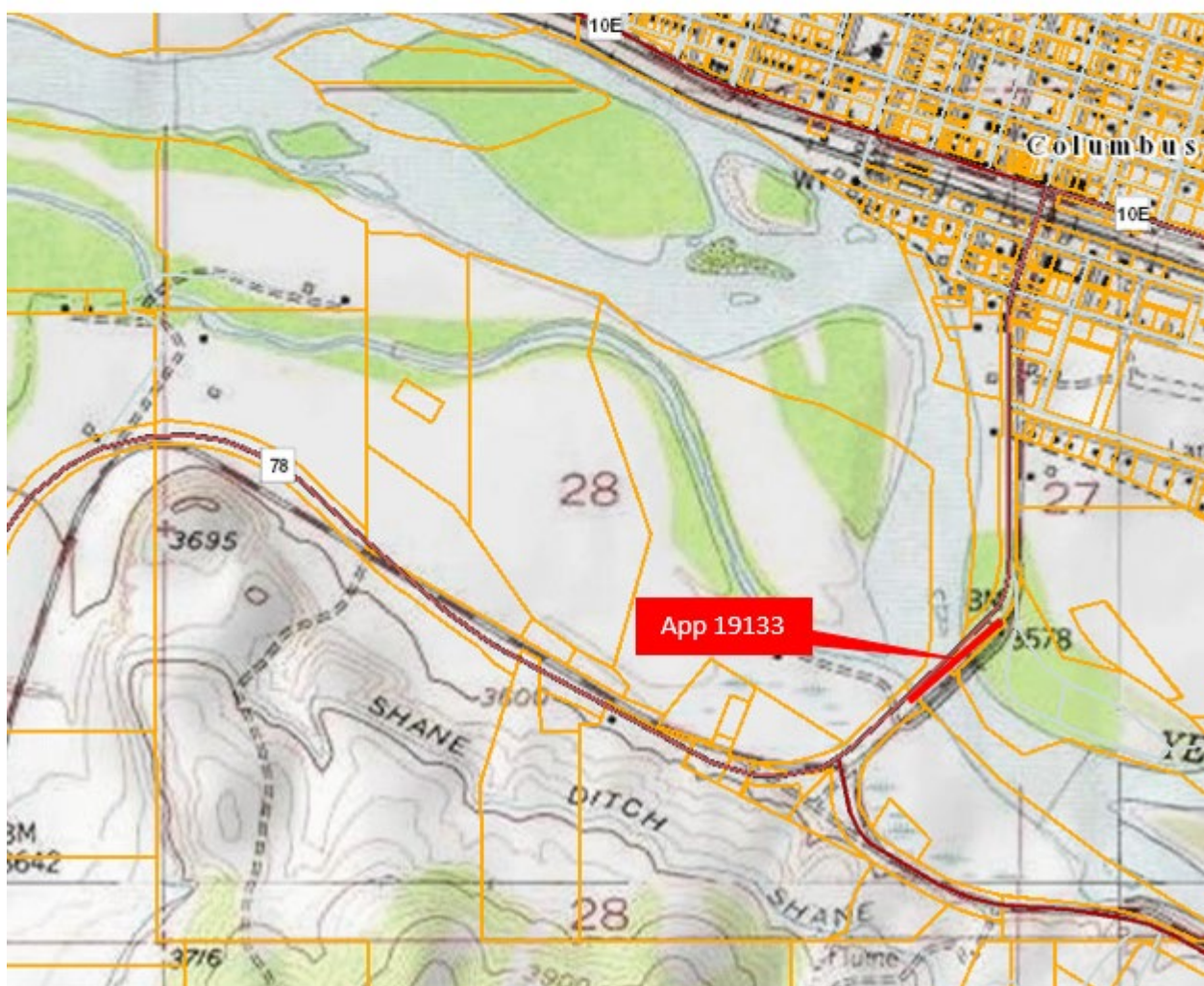
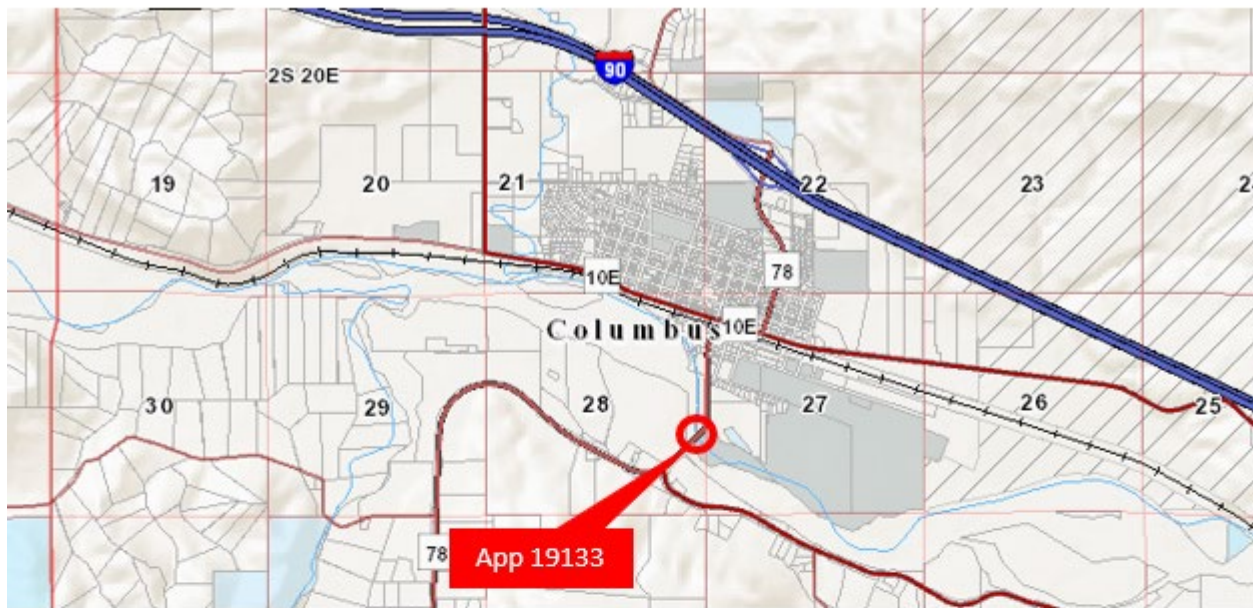
Item Summary

Project Telephone Company is requesting an easement to install a fiber optic cable beneath the Yellowstone River immediately south of Columbus. This easement request is part of a 51-mile project to provide upgraded services between Absarokee and Billings. The cable will be installed using a directional boring method 10-feet beneath the bed of the Yellowstone River and is located alongside the Highway 78 bridge. Permits from other authorizing agencies for impacts to the Yellowstone River have been secured.

DNRC Recommendation

The director recommends approval of the application of Project Telephone Company.

R/W Application 19133



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	Project Telephone Company PO Box 8 Worden, MT 59088
Application No.:	19135
R/W Purpose:	a buried fiber optic cable
Lessee Agreement:	N/A (Nav. River)
Acreage:	0.73
Compensation:	\$3,200
Legal Description:	34-foot strip across the Yellowstone River in SW4, Sec. 24, Twp. 2N, Rge. 27E, Yellowstone County
Trust Beneficiary:	Public Land Trust - Nav. River

Item Summary

Project Telephone Company is requesting an easement to attach a fiber optic cable in a conduit to the underside of the existing Highway 312 bridge across the Yellowstone River immediately west of Huntley. This easement is part of a 3.5-mile project to facilitate upgraded fiber optics to Project Telephone's data center and provide upgraded services for rural customers. Directional drill method was evaluated for this project, however it was determined that the proposed bridge attachment was more efficient and less impactful to the surrounding property.

DNRC Recommendation

The director recommends approval of the application of Project Telephone Company.

R/W Application 19135

