

AGENDA
REGULAR MEETING OF THE BOARD OF LAND COMMISSIONERS
 March 20, 2023, at 9:00 a.m.
 Supreme Court Chambers, Mazurek Justice Building
 Helena, MT

ACTION ITEMS:

- 0323-1 Timber Sales **APPROVED 4-0****
 A. Brown's Ranch
 Benefits: Common Schools
 Location: Flathead County
 B. Cripple Horse 12
 Benefits: Public Buildings
 Location: Lincoln County
 C. Lower McKillop
 Benefits: Common Schools
 Location: Lincoln County
 D. Pasture Draw
 Benefits: Common Schools and Public Buildings
 Location: Ravalli County
 E. Top Secret
 Benefits: Common Schools
 Location: Granite County
- 0323-2 Communitization Agreement: George #2H, Blinda #3H, and Jeri #4H Wells **APPROVED 4-0****
 Benefits: Common Schools
 Location: Roosevelt County
- 0323-3 Oil and Gas Lease Sale (March 7, 2023) **APPROVED 4-0****
 Benefits: Common Schools
 Location: Dawson and Toole Counties
- 0323-4 Cabin and Home Site Sales: Set Minimum Bid for Sale **APPROVED 3-1 COMMISSIONER DOWNING OPPOSED****
 Benefits: MSU 2nd Grant
 Location: Missoula County
- 0323-5 Cabin and Home Site Sales: Final Approval for Sale **APPROVED 3-1 COMMISSIONER DOWNING OPPOSED****
 A. Missoula County
 Benefits: MSU 2nd Grant and Pine Hills School
 Location: Missoula County
 B. Big Horn County
 Benefits: Common Schools
 Location: Big Horn County
- 0323-6 Land Use License **APPROVED 4-0****
 Benefits: Navigable Waterways
 Location: Stillwater River, Flathead County
- 0323-7 Easements: Standard Grants **APPROVED 4-0****
 Benefits: Common Schools and MSU 2nd Grant
 Location: Carter, Daniels, Dawson, Fallon, Golden Valley, Liberty, Missoula, and Prairie

PUBLIC COMMENT

0323-1

TIMBER SALES:

- A. Brown's Ranch
- B. Cripple Horse 12
- C. Lower McKillop
- D. Pasture Draw
- E. Top Secret

**Land Board Agenda Item
March 20, 2023**

0323-1A Timber Sale: Brown's Ranch

Location: Flathead County
Section 16, T25N R23W

Trust Beneficiaries: Common Schools Trust

Trust Revenue: \$204,843 (estimated, minimum bid)

Item Summary

Location: The Brown's Ranch Timber Sale is located approximately 13 miles south of Marion, Montana.

Size and Scope: The sale includes 4 harvest units (*575 acres*) of ground-based tractor logging.

Volume: The estimated harvest volume is 15,507 tons (*2.195 MMBF*) of sawlogs.

Estimated Return: The minimum bid is \$19.40 per ton for non-ponderosa pine sawlogs and \$1.00 for ponderosa pine sawlogs, which would generate approximately \$204,843 for the Common Schools Trust and approximately \$58,306 in Forest Improvement fees.

Prescription: This sale would utilize a combination of commercial thinning and overstory removal harvest prescriptions designed to sanitize the stand of insect and disease activity, produce even aged stands, and promote forest health.

Road Construction/Maintenance: The Department of Natural Resources and Conservation (DNRC) is proposing 8.4 miles of road maintenance.

Access: Access is obtained through existing easements with Flathead Ridge Ranch.

Public Comments: Two public comments were received. One comment of support was received from an industry representative. Montana Department of Fish, Wildlife, and Parks (FWP) expressed concern related to wildlife and road construction. DNRC explained the project would follow the Department's Forest Management Rules and Habitat Conservation Plan and will continue communication with FWP throughout the project.

DNRC Recommendation

The DNRC recommends the Land Board direct DNRC to sell the Brown's Ranch Timber Sale.

State Trust Land Vicinity Map

0323-1A

Kalispell Unit

Browns Ranch VICINITY
MAP







Project Name: Browns Ranch

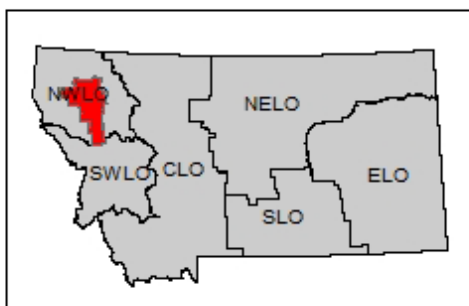
Project Location: approx. 13
miles south of Marion, MT

Section: 16 Township: 25N
Range: 23W

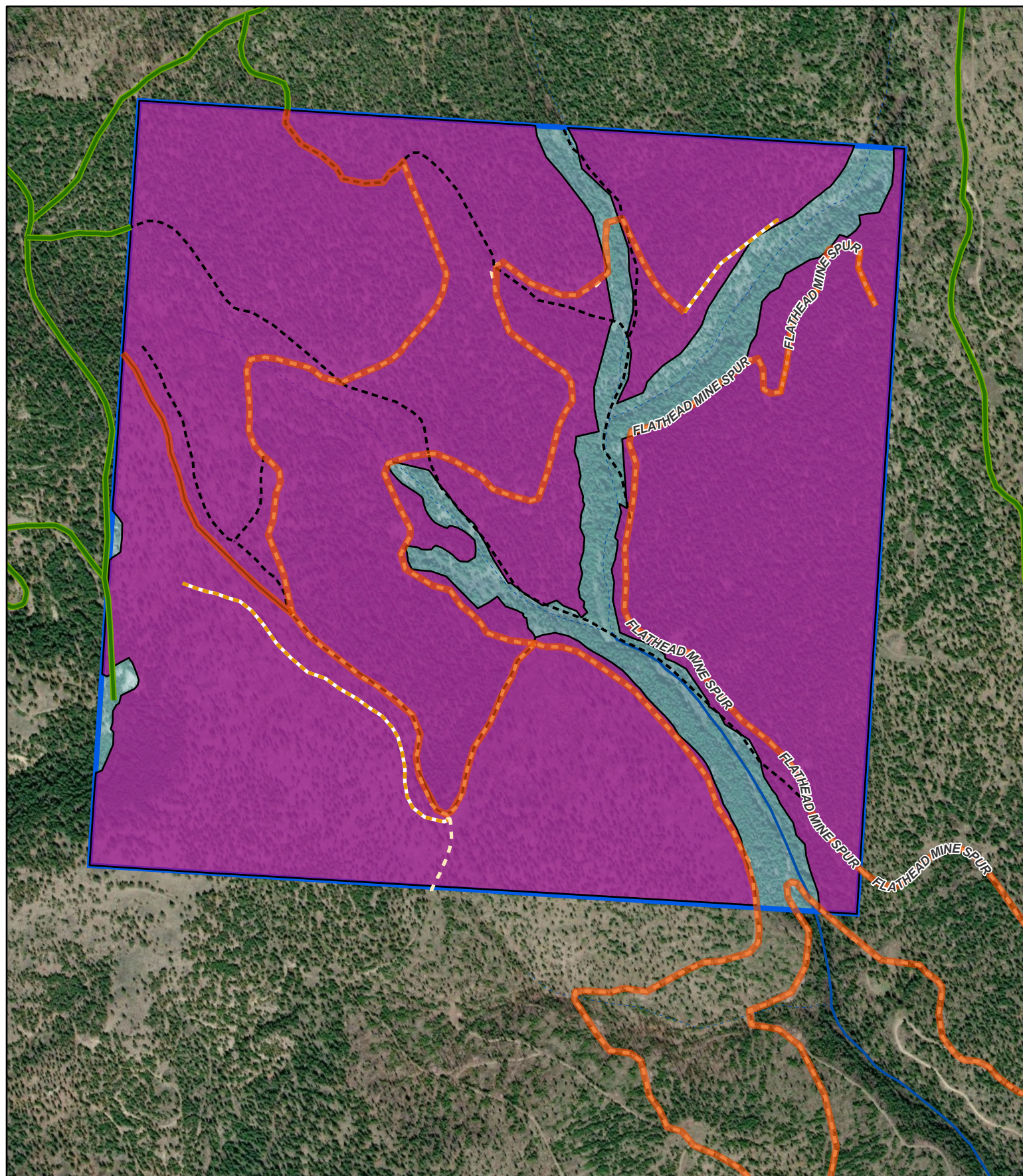
County: Flathead



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

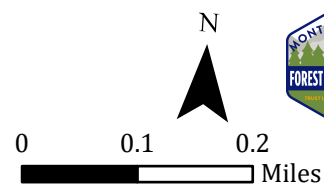


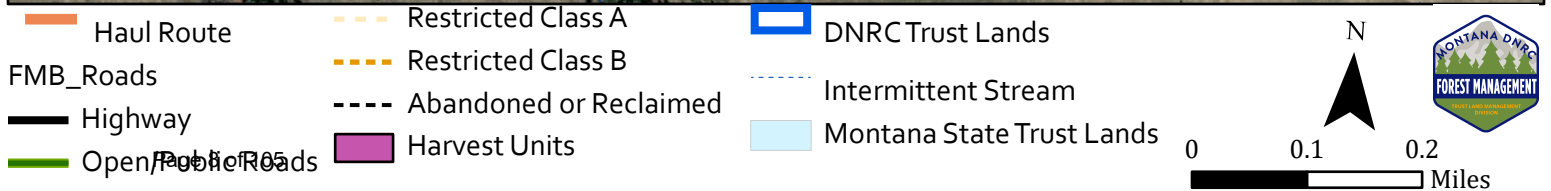
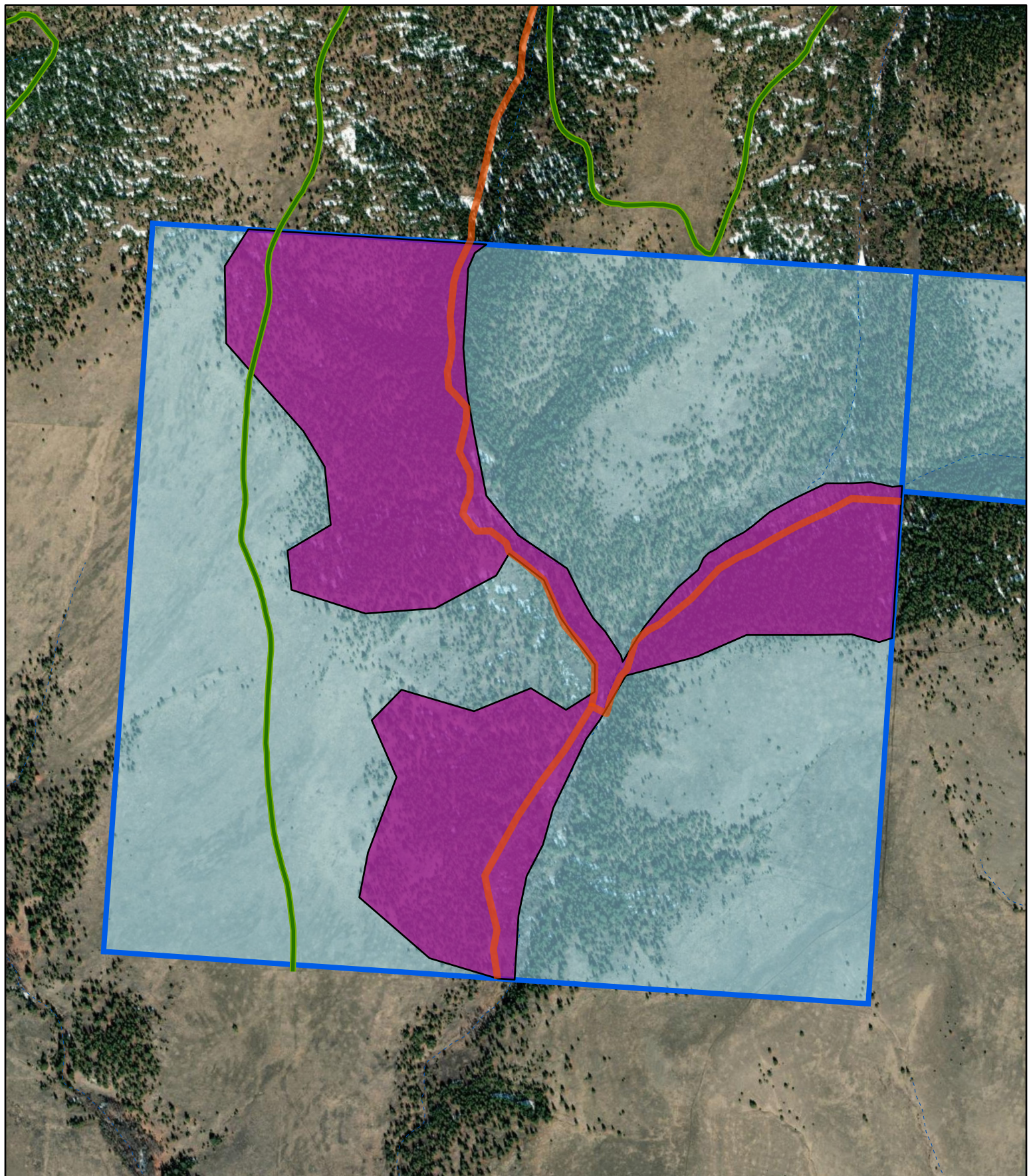
0 5 10 20 Miles



- Haul Route
- - - Restricted Class A
- - - Restricted Class B
- - - Abandoned or Reclaimed
- Open/Public Roads
- Harvest Units

- DNRC Trust Lands
- Perennial Stream
- - - Intermittent Stream
- Montana State Trust Lands





**Land Board Agenda Item
March 20, 2023**

0323-1B Timber Sale: Cripple Horse 12

Location: Lincoln County
Section 12, T31N, R29W

Trust Beneficiaries: Public Buildings

Trust Revenue: \$156,245 (estimated, minimum bid)

Item Summary

Location: The Cripple Horse 12 Timber Sale is located approximately 15 miles northeast of Libby, Montana.

Size and Scope: The sale includes 2 harvest units (*151 acres*) of tractor logging.

Volume: The estimated harvest volume is 10,259 tons (1.6 *MMBF*) of sawlogs.

Estimated Return: The minimum bid is \$15.23 per ton, which would generate approximately \$156,245 for the Public Buildings Trust and approximately \$42,780 in Forest Improvement fees.

Prescription: This sale would utilize a shelterwood harvest prescription designed to increase overall forest health, reduce fuel loading, and produce revenue for the Public Buildings trust.

Road Construction/Maintenance: The Department of Natural Resources and Conservation (DNRC) is proposing 0.8 miles of new permanent road construction, 0.6 miles of road reconstruction and 1.6 miles of road maintenance.

Access: Access is obtained through an easement with the United States Forest Service.

Public Comments: One public comment was received from an industry representative in support of the project.

DNRC Recommendation

The DNRC recommends the Land Board direct DNRC to sell the Cripple Horse 12 Timber Sale.

State Trust Land Vicinity Map

0323-1B

Libby Unit

Cripple Horse 12 Timber
Sale

VICINITY MAP



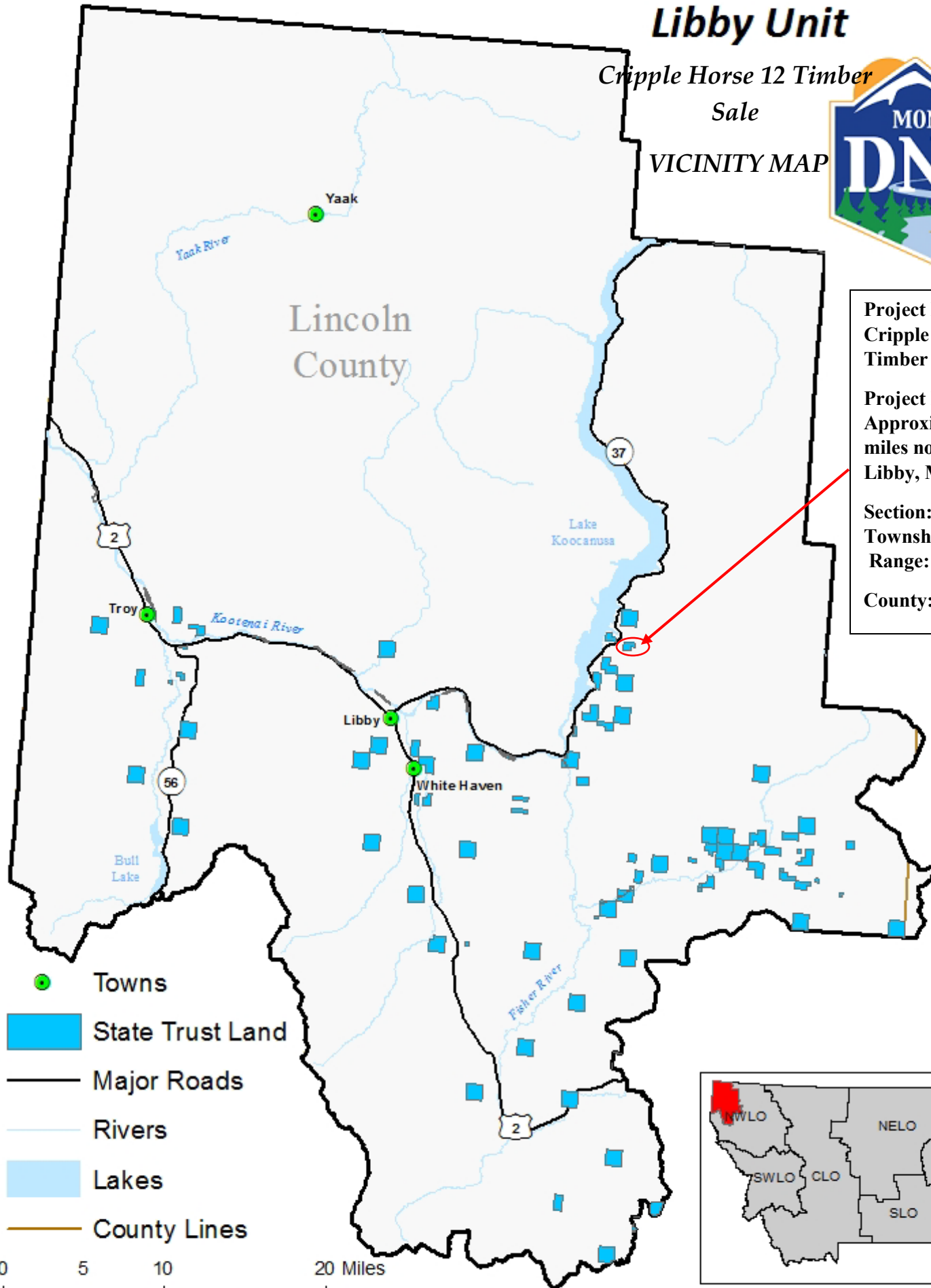
Project Name:
Cripple Horse 12
Timber Sale

Project Location:
Approximately 15
miles northeast of
Libby, MT

Section: 12
Township: 31N
Range: 29W

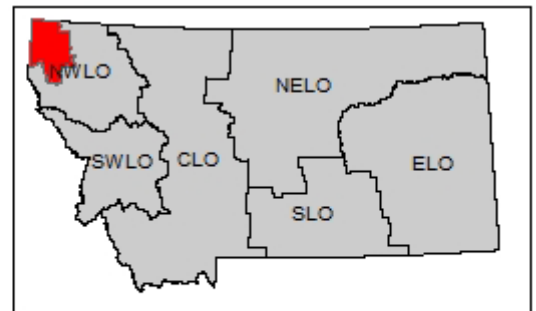
County: Lincoln

Lincoln
County



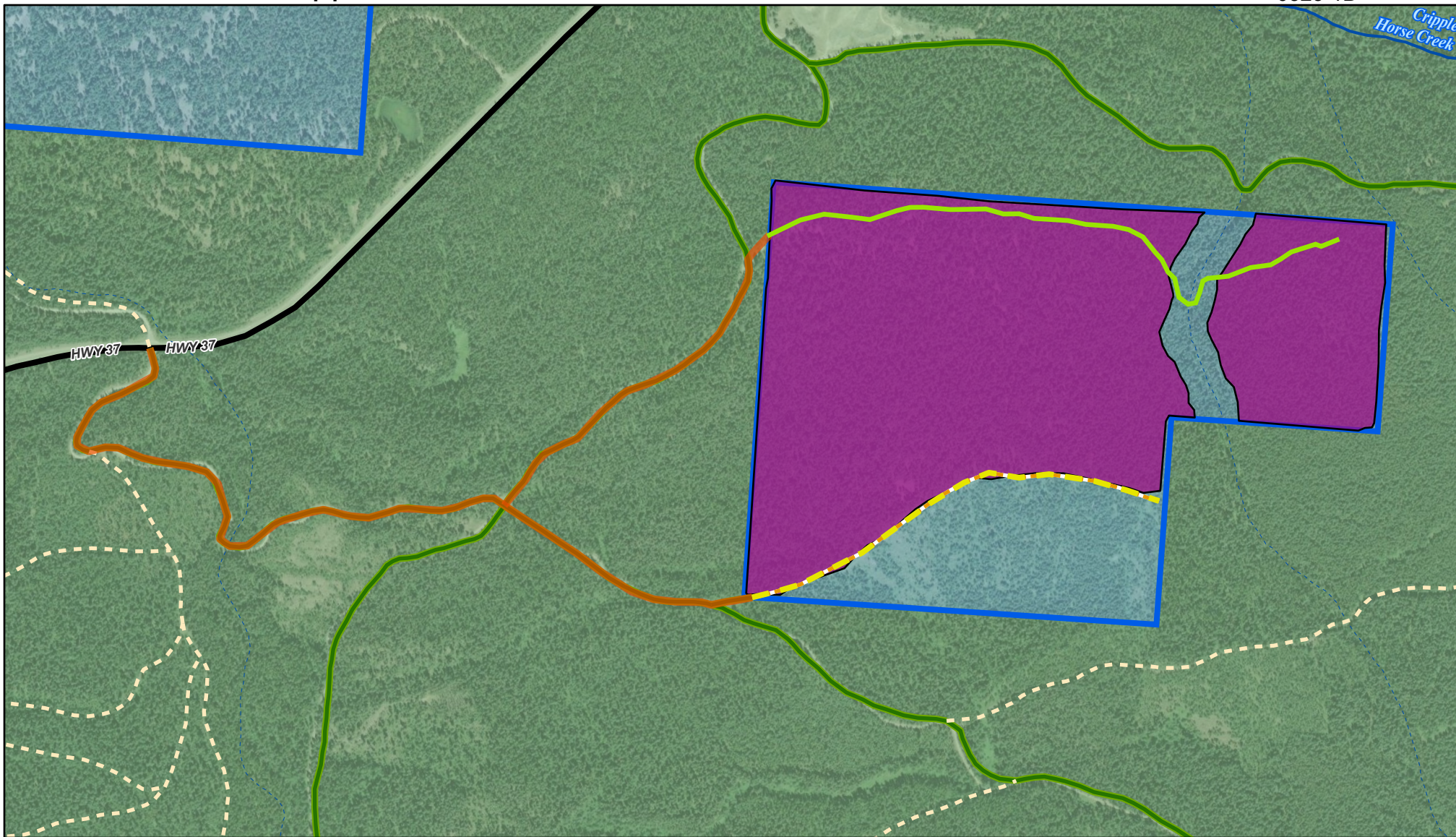
- Towns
- State Trust Land
- Major Roads
- Rivers
- Lakes
- County Lines

0 5 10 20 Miles



Cripple Horse 12 Timber Sale Haul Route and Harvest Units

0323-1B



— Haul Route

— New Road

— Reconstruction of Existing Road

FMB_Roads

— Highway

— Open/Public Roads

— Restricted Class A

— Restricted Class B

— Harvest Units

— DNR Trust Lands

— Perennial Stream

— Intermittent Stream

— US Forest Service

— Montana State Trust Lands



**Land Board Agenda Item
March 20, 2023**

0323-1C Timber Sale: Lower McKillop

Location: Lincoln County
Section 36, T28N, R29W

Trust Beneficiaries: Common Schools

Trust Revenue: \$182,959 (estimated, minimum bid)

Item Summary

Location: The Lower McKillop Timber Sale is located approximately 21 miles southeast of Libby, Montana.

Size and Scope: The sale includes 4 harvest units (*519 acres*) of skyline and tractor logging, as well as 11 acres of optional skyline logging.

Volume: The estimated harvest volume is 25,553 tons (*3.76 MMBF*) of Sawlogs.

Estimated Return: The minimum bid is \$7.16 per ton, which would generate approximately \$182,959 for the Common Schools Trust and approximately \$100,168 in Forest Improvement fees.

Prescription: This sale would utilize a shelterwood harvest prescription, designed to capture the value of disease and insect-infested timber and reduce fuel load, and an old growth restoration harvest prescription, designed to maintain the old growth characteristics by removing shade tolerant species and promoting the retention of healthy seral species.

Road Construction/Maintenance: The Department of Natural Resources and Conservation (DNRC) is proposing 0.5 miles of new permanent road construction, 0.91 miles of road reconstruction, 0.08 miles of road maintenance, and 5.4 miles of road maintenance with site improvements.

Access: Access is obtained through existing easements and a temporary road use permit obtained through the United States Forest Service.

Public Comments: Five public comments were received. Two industry representatives commented in support of the project. One comment of concurrence was received from a representative from Blackfeet Tribe. Lincoln County Noxious Weed Department expressed concern about noxious weeds and DNRC formulated a plan to mitigate noxious weeds in the sale area. A representative from Northern Cheyenne Tribe requested an archaeological report. The DNRC archeologist conducted a Class I report and did not find any evidence of cultural resources in the project area.

DNRC Recommendation:

The DNRC recommends the Land Board direct DNRC to sell the Lower McKillop Timber Sale.

State Trust Land Vicinity Map

Libby Unit

Lower McKillop
VICINITY MAP



Lincoln
County

Project Name: Lower McKillop Timber Sale

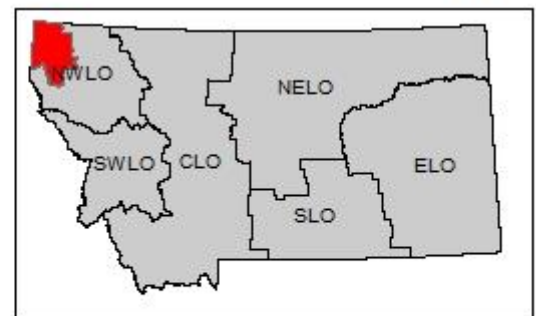
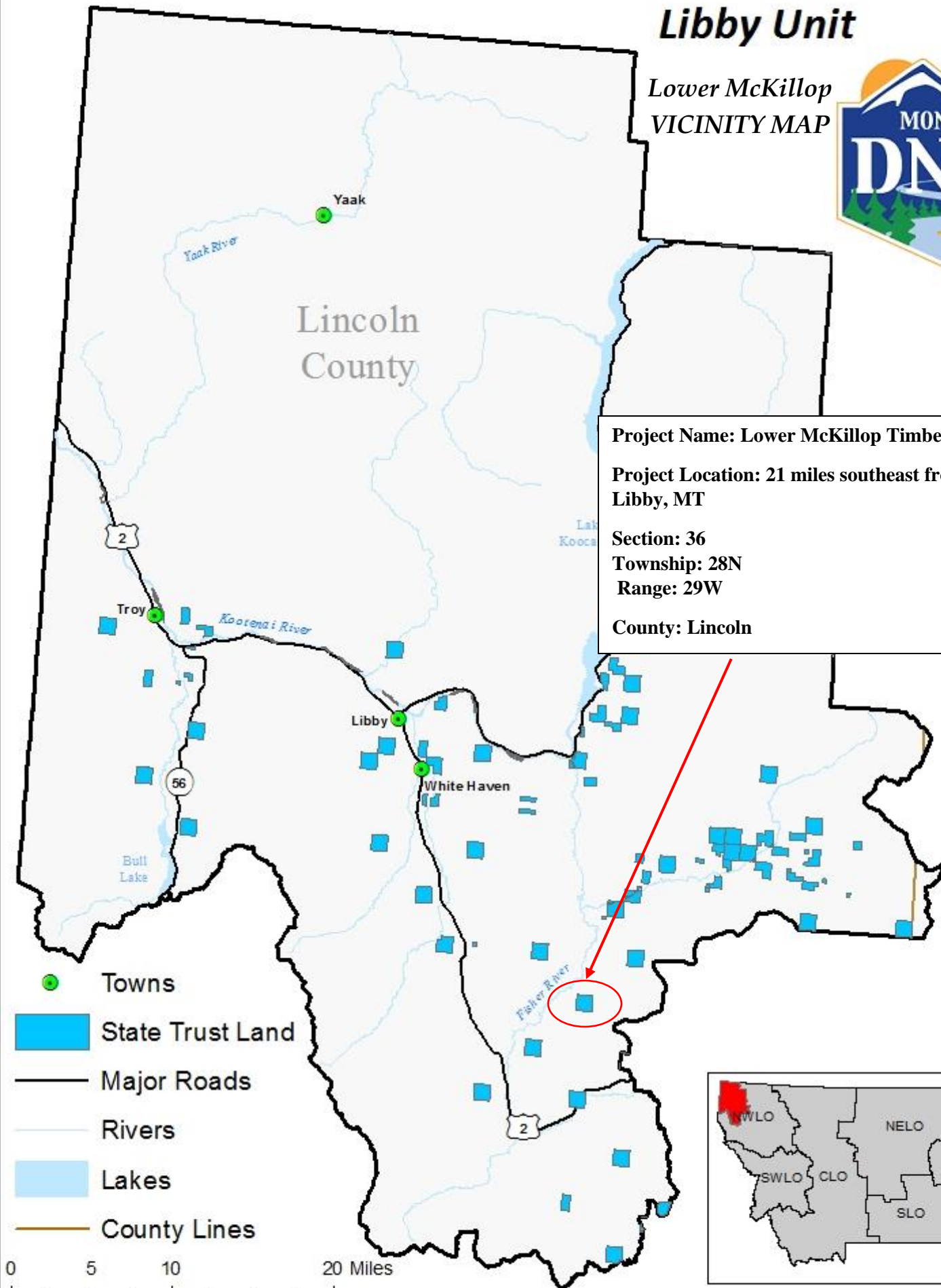
Project Location: 21 miles southeast from
Libby, MT

Section: 36

Township: 28N

Range: 29W

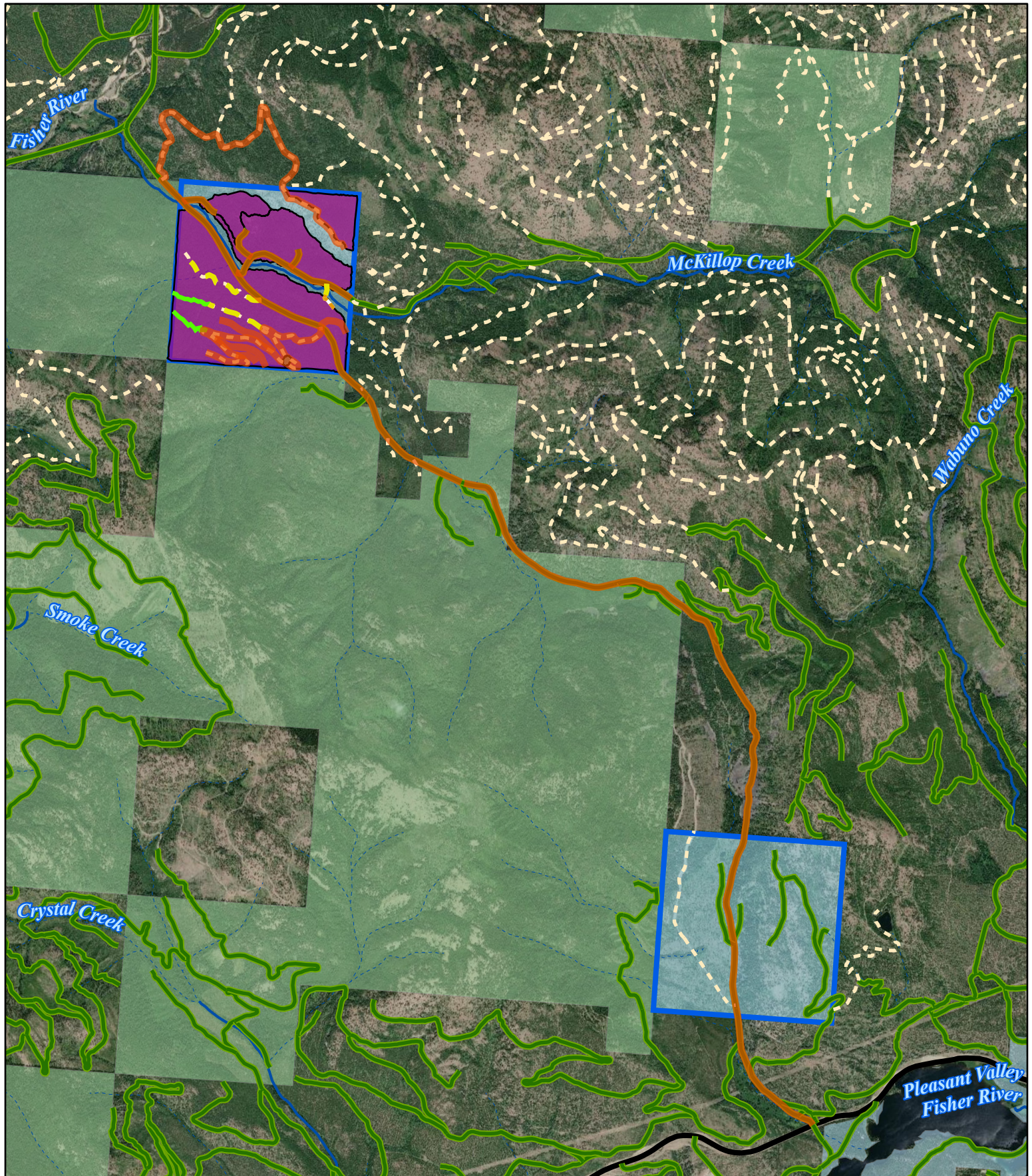
County: Lincoln



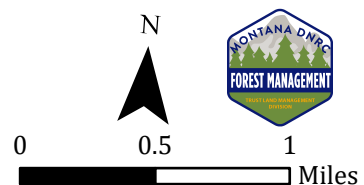
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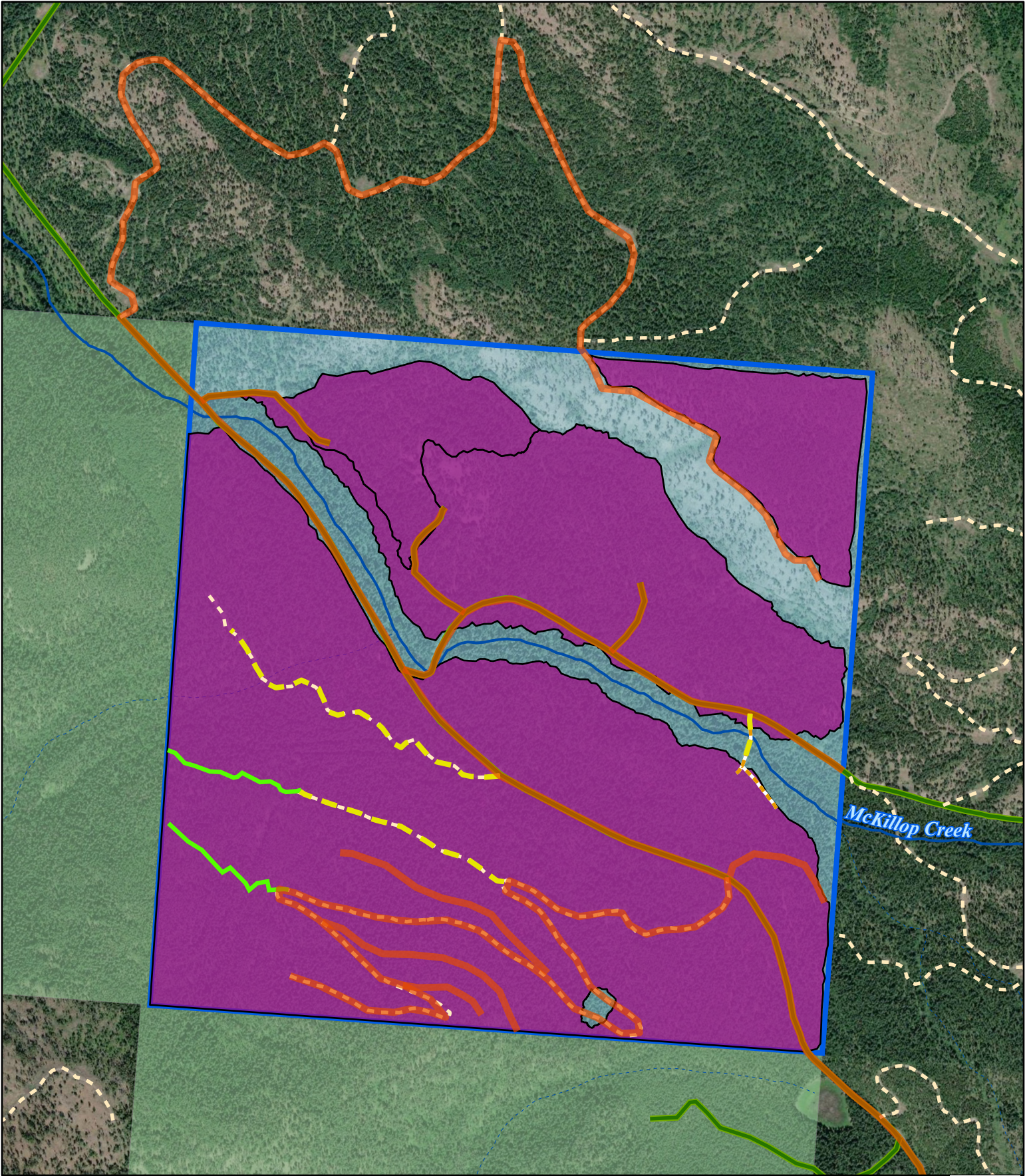
Lower McKillop Timber Sale Haul Route

0323-1C

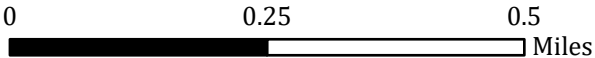


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|---------------------------------|--------------------|---------------------------|
| Haul Route | Open/Public Roads | Perennial Stream |
| New Road | Restricted Class A | Intermittent Stream |
| Reconstruction of Existing Road | Restricted Class B | US Forest Service |
| Harvest Units | DNRC Trust Lands | State of Montana Misc. |
| Highway | | Montana State Trust Lands |





- | | | |
|---------------------|--------------------|---------------------------|
| Haul Route | Open/Public Roads | Perennial Stream |
| New Road | Restricted Class A | Intermittent Stream |
| Road Reconstruction | Restricted Class B | US Forest Service |
| Harvest Units | DNRC Trust Lands | Montana State Trust Lands |
| Highway | | |



**Land Board Agenda Item
March 20, 2023**

0323-1D Timber Sale: Pasture Draw

Location: Ravalli County
Section 25,26,34,35,36, T2N, R19w

Trust Beneficiaries: Common Schools (55%) and Public Buildings (45%)

Trust Revenue: \$67,864 (estimated, minimum bid)

Item Summary

Location: The Pasture Draw Timber Sale is located approximately 4.2 miles northeast of Sula, Montana.

Size and Scope: The sale includes 2 harvest units (*466 acres*) of tractor logging.

Volume: The estimated harvest volume is 9,038 tons (*1.09MMBF*) of sawlogs.

Estimated Return: The minimum bid is \$7.51 per ton, which would generate approximately \$67,864 for the Common Schools and Public Building Trust and approximately \$23,766 in Forest Improvement fees.

Prescription: This sale would utilize an individual tree selection harvest prescription designed to reduce insect and disease issues and move stand conditions to the desired future condition of ponderosa pine.

Road Construction/Maintenance: In conjunction with the harvest, the Department of Natural Resources and Conservation (DNRC) is proposing 0.5 miles of road reconstruction and 8.2 miles of road maintenance.

Access: Access to the timber sale is obtained through Reciprocal Access Agreement with the United States Forest Service.

Public Comments: Four comments were received. The Confederated Salish and Kootenai Tribe did not have any concerns pertaining to sites of cultural significance within the project area. Montana Fish, Wildlife & Parks expressed concerns related to wildlife and retention of adequate large live and standing dead trees. Two comments were received from neighboring landowners concerned about logging traffic, roads, noxious weeds and slash piles. All public concerns were addressed in the Pasture Draw Timber Sale Environmental Assessment.

DNRC Recommendation

The DNRC recommends the Land Board direct DNRC to sell the Pasture Draw Timber Sale.

State Trust Land Vicinity Map

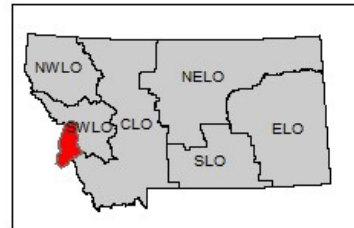
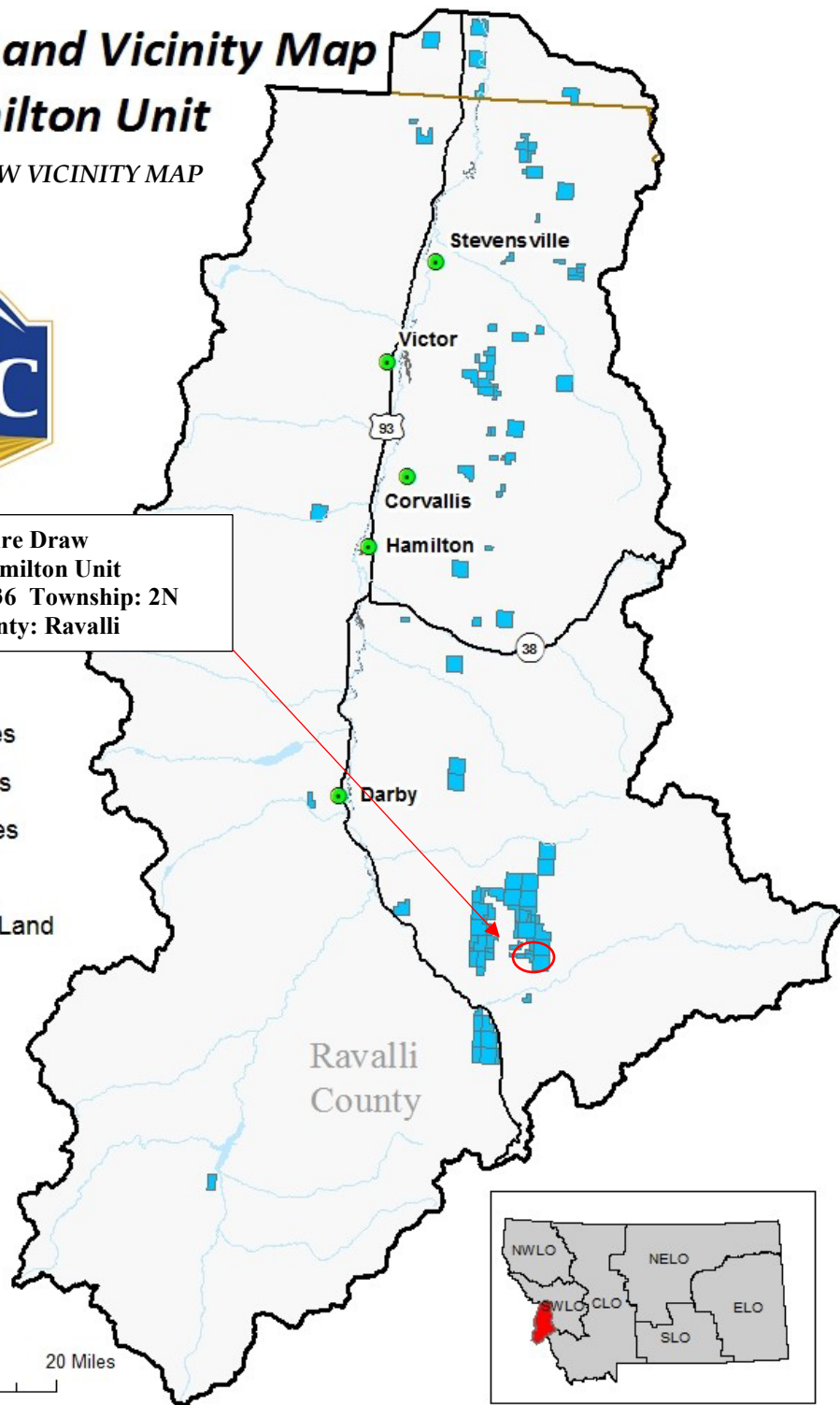
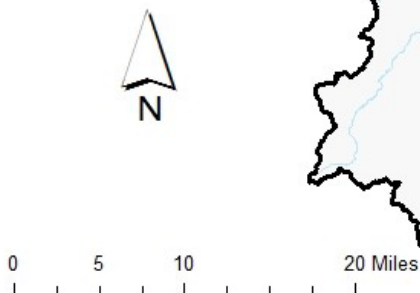
Hamilton Unit

PASTURE DRAW VICINITY MAP



Project Name: Pasture Draw
Project Location: Hamilton Unit
Section: 25,26,34,35,36 **Township:** 2N
Range: 19W **County:** Ravalli

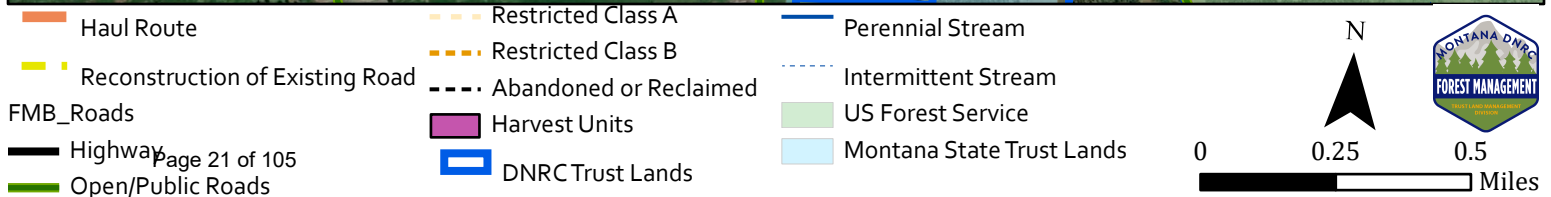
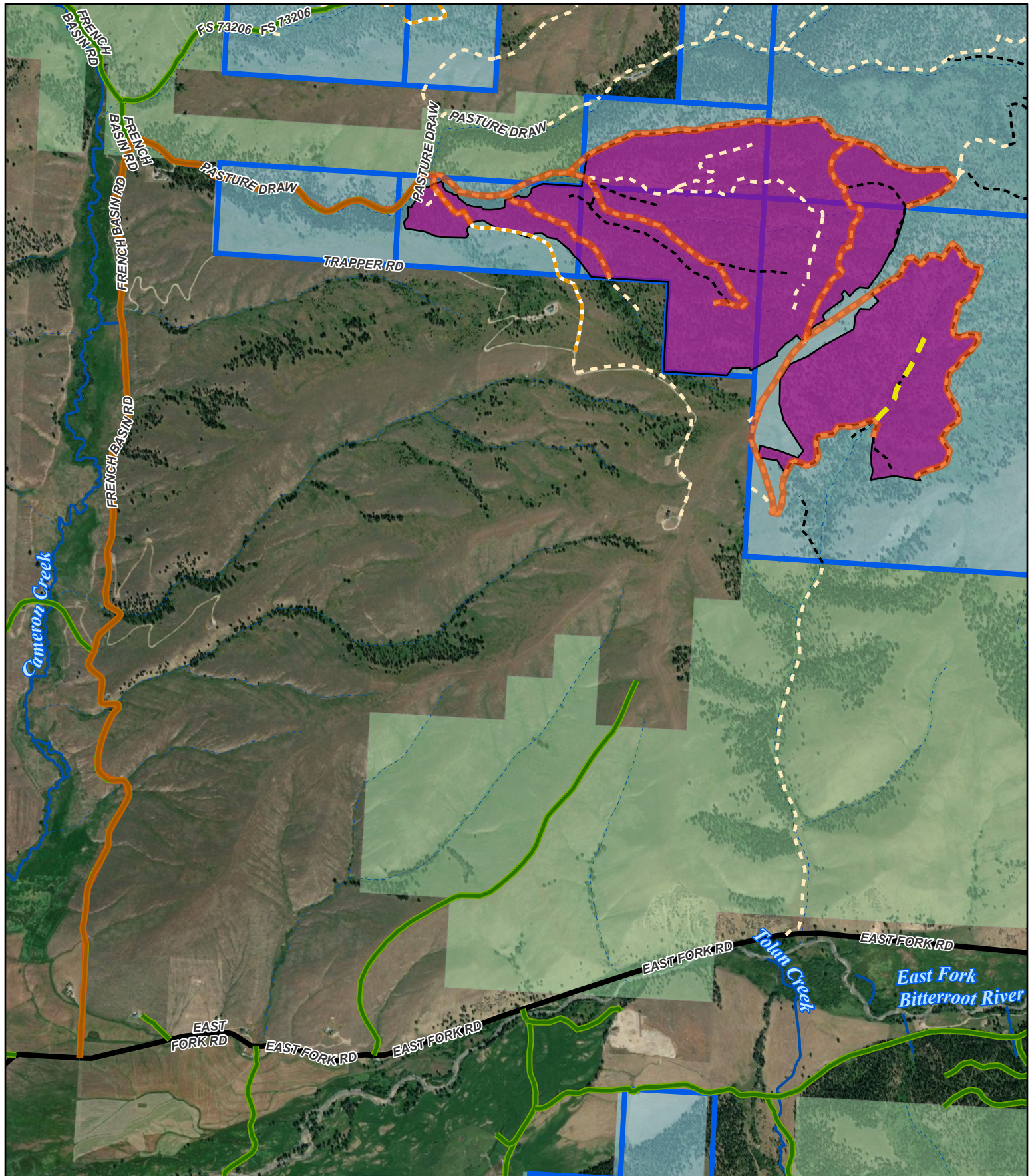
- Towns
- County Lines
- Major Roads
- Water Bodies
- Rivers
- State Trust Land



Produced by Montana Department of Natural Resources and Conservation 11/1/2019
 Datum: NAD 1983 StatePlane

Pasture Draw Timber Sale Haul Route and Harvest Units

0323-1D



**Land Board Agenda Item
March 20, 2023**

0323-1E Timber Sale: Top Secret

Location: Granite County
Section 16 T12N R14W

Trust Beneficiaries: Common Schools

Trust Revenue: \$125,798 (estimated, minimum bid)

Item Summary

Location: The Top Secret Timber Sale is located approximately 40 miles east of Missoula, Montana.

Size and Scope: The sale includes 4 harvest units (*340 acres*) of ground-based logging.

Volume: The estimated harvest volume is 11,192 tons (*1.65 MMBF*) of primarily Douglas-Fir sawlogs.

Estimated Return: The minimum bid is \$11.24 per ton, which would generate approximately \$125,798 for the Common Schools Trust and approximately \$35,926 in Forest Improvement fees.

Prescription: This sale would utilize an individual tree selection harvest prescription designed to harvest insect and disease infected trees, increase stand growth and vigor, and move the stand toward the desired future condition.

Road Construction/Maintenance: In conjunction with the sale, the Department of Natural Resources and Conservation (DNRC) is proposing 0.3 miles of new permanent road construction and 6.1 miles of road maintenance.

Access: Access to the project area is obtained through county roads and a DNRC-owned easement through private property.

Public Comments: No comments related to the project were received.

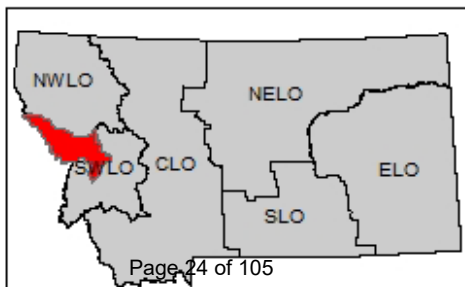
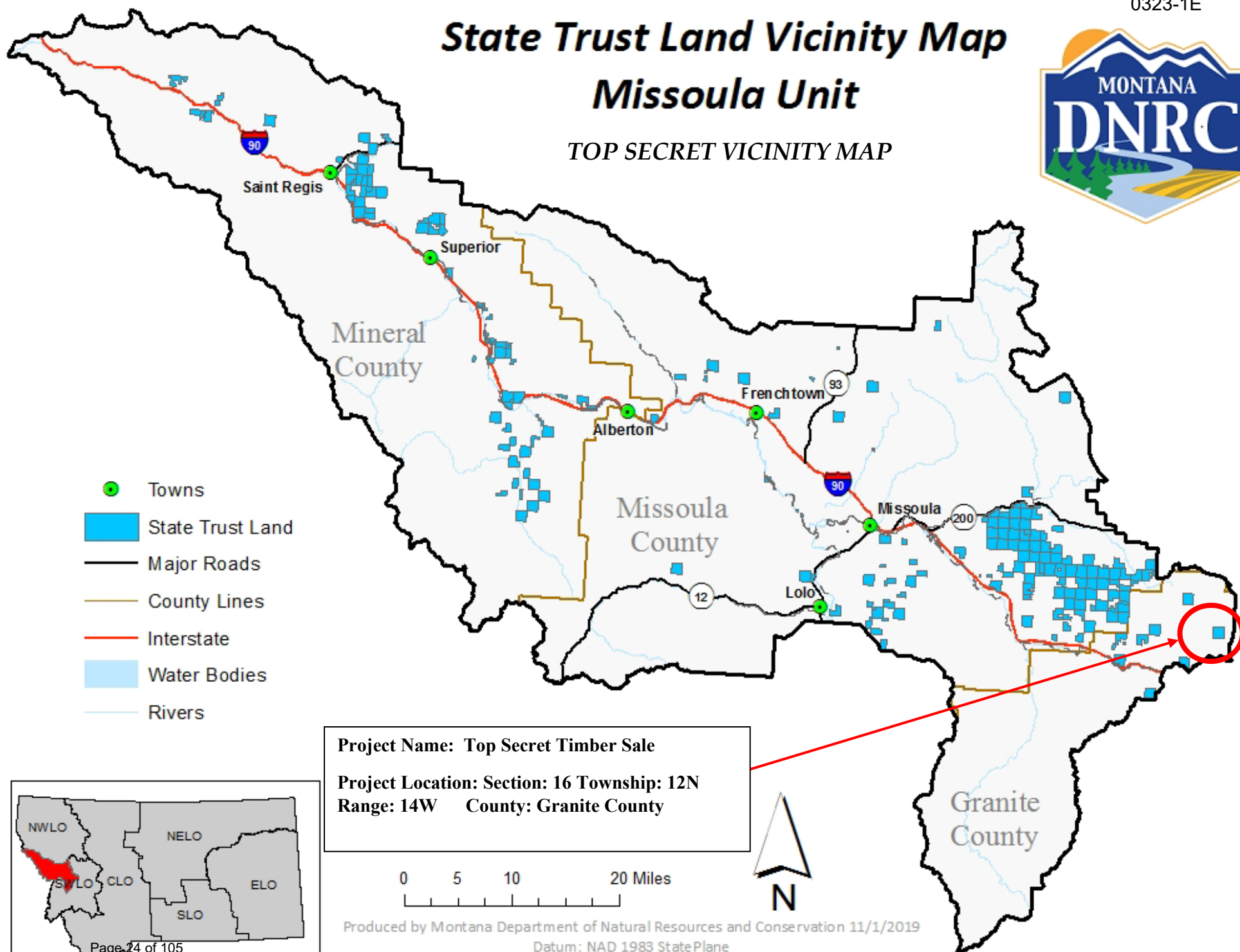
DNRC Recommendation

The DNRC recommends the Land Board direct DNRC to sell the Top Secret Timber Sale.

State Trust Land Vicinity Map

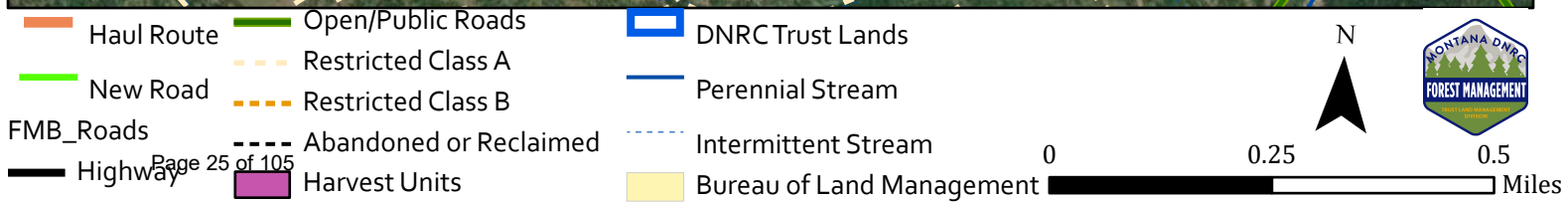
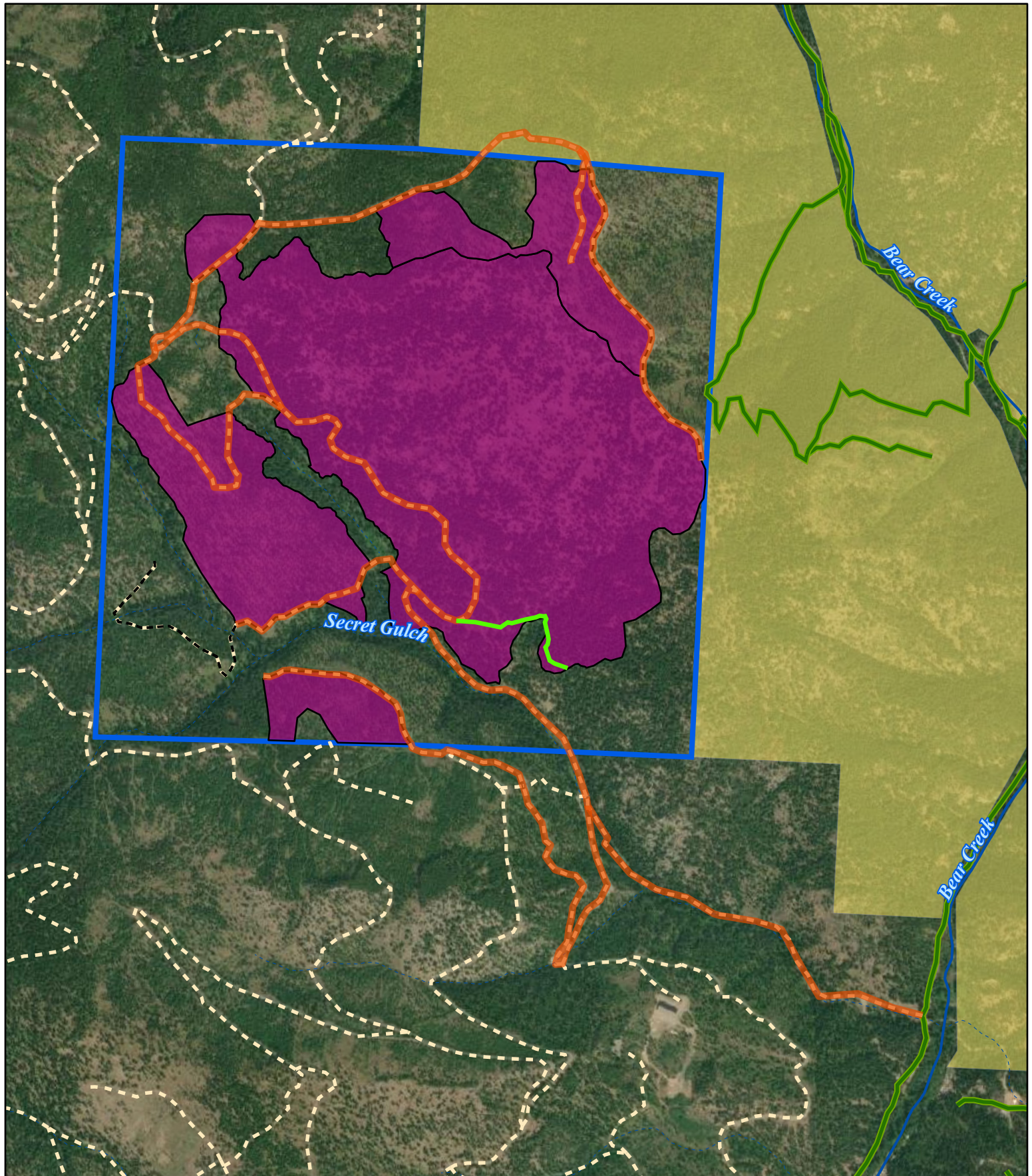
Missoula Unit

TOP SECRET VICINITY MAP



Top Secret Timber Sale Haul Route and Harvest Units

0323-1E



0323-2

COMMUNITIZATION AGREEMENT:

George #2H, Blinda #3H and Jeri #4H Wells

**Land Board Agenda Item
March 20, 2023**

0323-2 Communitization Agreement: George #2H, Blinda #3H, and Jeri #4H wells

Location: Roosevelt County
T27N R57E Sections 3 & 10
T28N R57E Section 34

Trust Benefits: Common Schools

Trust Revenue: Unknown

Item Summary

Kraken Oil & Gas has filed a request with the Department of Natural Resources and Conservation (DNRC) for the approval of a communitization agreement to communitize State owned acreage in conformity with Montana Board of Oil and Gas Conservation Commission (BOGC) regulations.

A communitization agreement brings together small tracts of land within a spacing unit for the distribution of production revenues. The agreement allows the State to receive its proper royalty share of production revenues from the spacing unit.

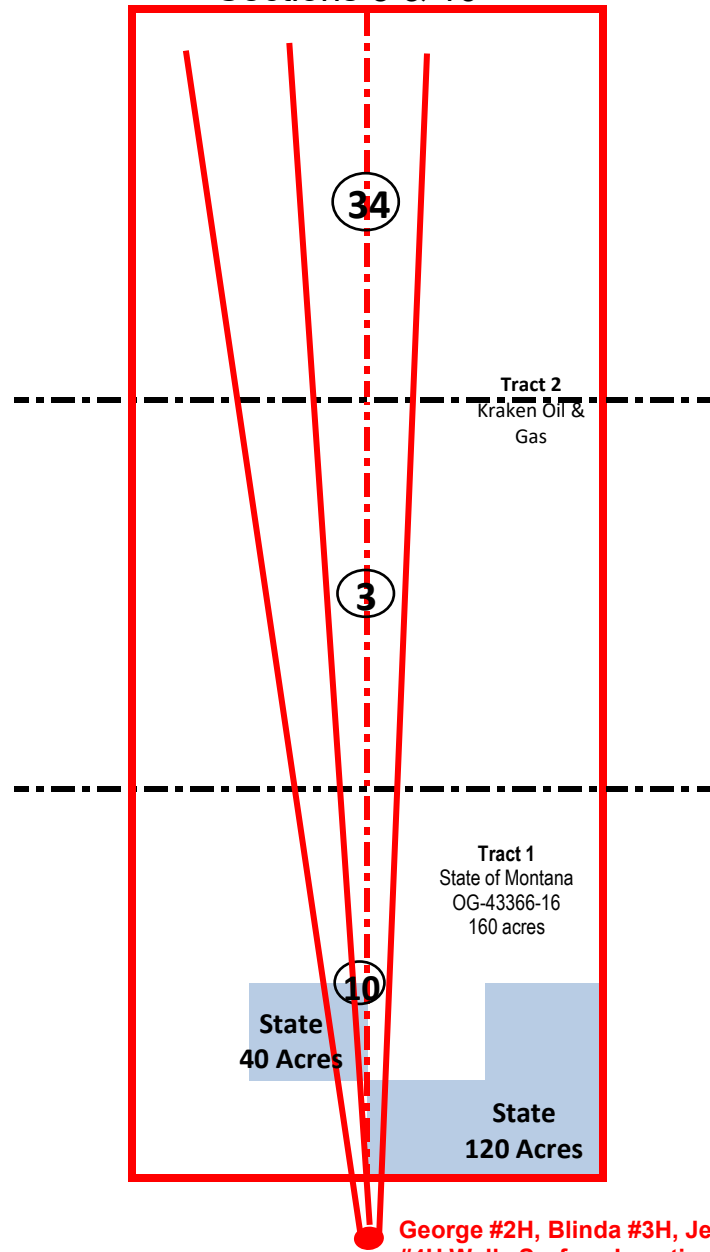
The George #2H, Blinda #3H and Jeri #4H wells are horizontal Bakken/Three Forks formation oil wells. The wells are located approximately 9 miles southeast of Culberston and were drilled on surface in Section 15. DNRC owns 160.00 acres of the 1920.00 mineral acres in the permanent spacing unit that will be communitized. The Agreement encompasses any wells producing from the Bakken/Three Forks Formation in the spacing unit comprised of Sections 3 & 10 of T27N R57E and Section 34 of T28N R57E.

The DNRC tract comprises 8.33% of the communitized area. DNRC will consequently receive 1.389% of all oil production (16.67% royalty rate x 8.33% tract participation).

DNRC Recommendation

The Director recommends the Land Board approve this Communitization Agreement.

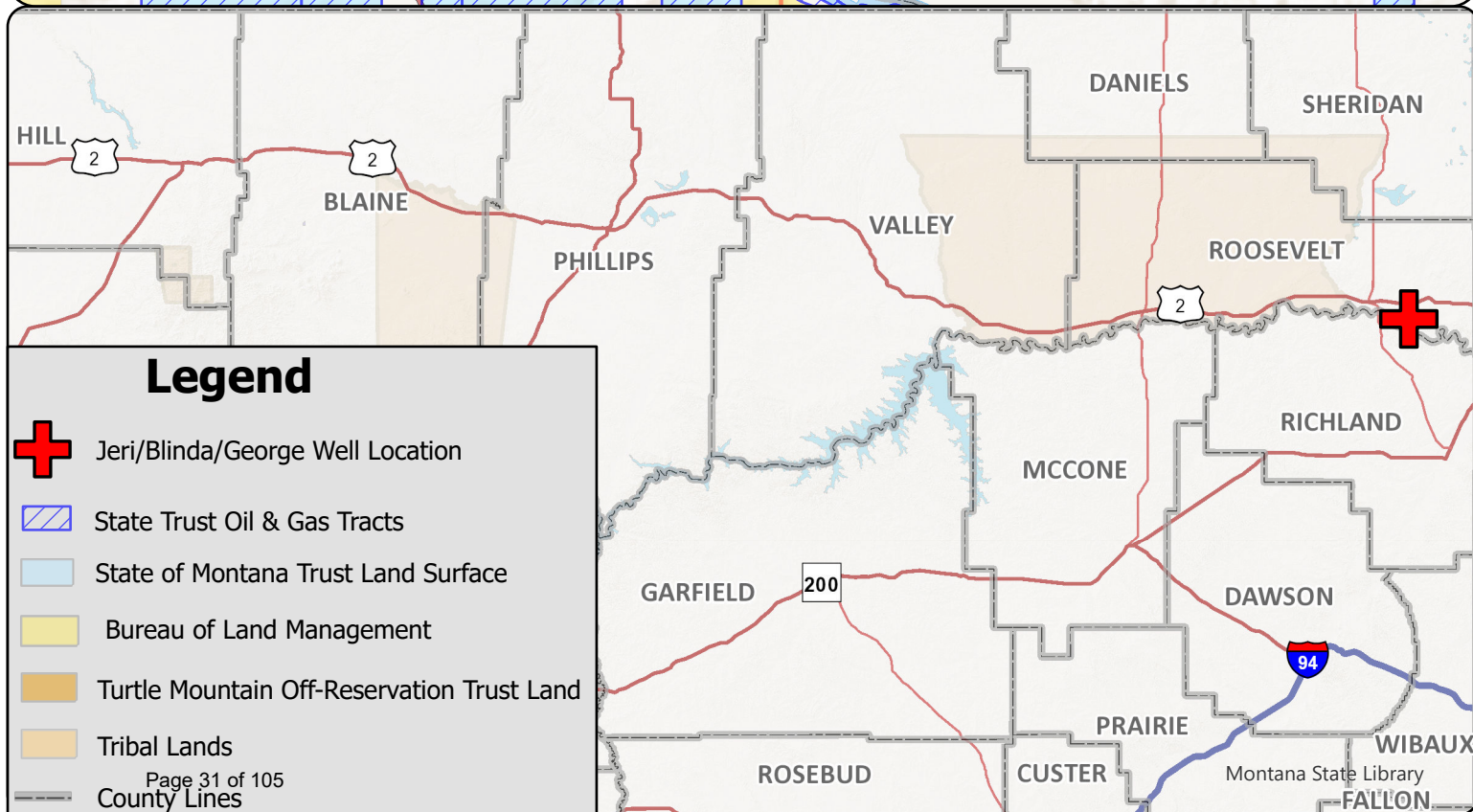
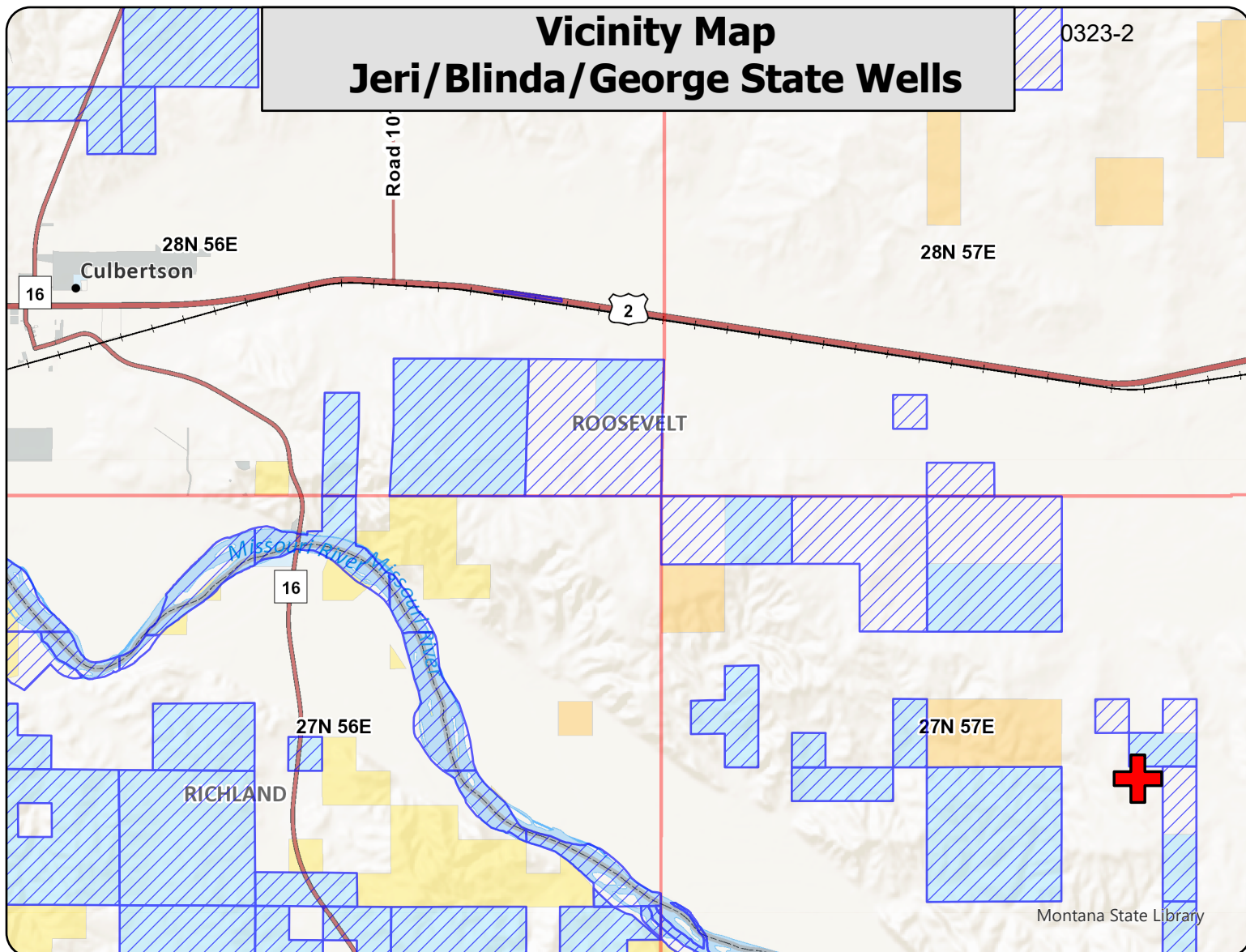
Township 28 North Range 57 East
Section 34
Township 28 North Range 57 East
Sections 3 & 10



Tract No.	Type	Acres	Tract Participation	Royalty %	Owner's Interest
1	State of Montana OG-43366-16	160.00	8.333333%	16.67%	1.389167%
2	Kraken Oil & Gas	1760.00	91.666667%	NULL	14.850840%
Total		1,920.00	100.000000%		

* The Operator of the Communitized Area is Kraken Oil & Gas

Vicinity Map Jeri/Blinda/George State Wells



Legend

-  Jeri/Blinda/George Well Location
-  State Trust Oil & Gas Tracts
-  State of Montana Trust Land Surface
-  Bureau of Land Management
-  Turtle Mountain Off-Reservation Trust Land
-  Tribal Lands
-  County Lines

0323-3

OIL AND GAS SALE:

(March 7, 2023)

**Land Board Agenda Item
March 20, 2023**

0323-3 Oil and Gas Lease Sale (March 7, 2023)**Location:** Dawson, Toole**Trust Benefits:** Common Schools**Trust Revenue:** \$4,474.00**Item Summary**

The Department of Natural Resources and Conservation (DNRC) held an online oil and gas lease sale that began on March 1, 2023, and closed on March 7, 2023, through an online auction company, EnergyNet. A total of five tracts were offered for lease. Five tracts were leased for a total of \$4,474.00. The five tracts that were sold covered a total of 2,237.00 acres. The average bid per acre was \$2.00.

The high competitive bid for the March 7, 2023 sale was \$2.75 per acre and the largest total bid was \$1,760.00 for Tract 5 in Toole County.

DNRC Recommendation

The director requests Land Board approval to issue the leases from the March 7, 2023, oil and gas lease sale.

State of Montana
Oil & Gas Lease Sale - March 7, 2023
Lease Sale Results

The following described lands were offered for oil and gas leasing through an online bidding service, EnergyNet, beginning March 1, 2023 and closed on March 7, 2023.

Tract	Stipulations	Twp	Rng	Sec	Description	Acres	Bid/Acre	Total Bid	Lessee
Dawson									
1	1, 2, 3, 4, 5, 6, 7, 8	13.N	56.E	16	ALL	640.00	\$1.50	\$960.00	PRIMARY FUELS, LLC
2	1, 2, 3, 4, 5, 6	16.N	54.E	10	NE4	160.00	\$1.50	\$240.00	PRIMARY FUELS, LLC
3	1, 2, 3, 4, 5, 6	16.N	54.E	12	S2NE4, SE4NW4, NE4SW4	160.00	\$1.50	\$240.00	PRIMARY FUELS, LLC
4	1, 2, 3, 4, 5, 6, 7, 9, 11, 12	16.N	54.E	36	LOTS 1, 2, 3, 4, N2, N2S2	637.00	\$2.00	\$1,274.00	PETRO-HUNT, LLC
Toole									
5	1, 2, 3, 4, 5, 6, 7, 9, 10	37.N	2.E	36	ALL	640.00	\$2.75	\$1,760.00	CABRIN EXPLORATION, INC.

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

Summary by Lessor

	Total Acres	Total Tracts
Dept. of Natural Resources and Conservation	2,237.00	5

Oil and Gas Lease Sale Summary

Total Tracts	5
Total Acres	2,237.00
Total Bid Revenue	\$4,474.00
Average Bid Per Acre	\$2.00

State of Montana
Oil & Gas Lease Sale - March 7, 2023
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 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.
- 9 Due to the floodplain/wetlands area(s), surface use may be restricted or denied.
- 10 This tract has (an) existing well(s) and related facilities. The lessee has 45 days from the effective date of this lease to determine whether or not to assume responsibility from the former lessee for the well(s) and any existing facilities. The lessee may not enter the well(s) until a change of operator has been filed with, and approved by, the Board of Oil and Gas Conservation. If a change of operator is accepted, the(se) well(s) must be returned to commercial production or plugged and the well site(s) reclaimed within 18 months from the effective date of this lease.
- 11 No surface occupancy will be permitted in the hatched portion of the DFWP easement area shown on the accompanying topographic map and 2017 aerial photo (unless otherwise approved in writing by the Director of MT Dept. of Fish, Wildlife and Parks).

- 12 MT Dept. of Fish, Wildlife and Parks (MT-DFWP) holds a permanent public park and recreation easement D-12389 on 357.28 surface acres, more or less, approximately north of the right-of-way of MT State Highway No. 200S for the development, maintenance and operation of a public shooting range, including associated facilities. DNRC will consult with MT-DFWP regarding oil and gas activity proposed on their easement area.

If the lessee proposes oil and gas activity on the easement area, lessee shall coordinate with MT-DNRC and MT-DFWP to determine a suitable location of proposed oil and gas well(s), related facilities and equipment for possible development and production within the easement area, but outside the no-surface-occupancy area. The location of the well(s), equipment and facilities shall be reasonable and shall not cause undue hardship to the oil and gas lessee. MT-DFWP's easement requires written concurrence that the proposed uses do not unreasonably conflict with their rights under the easement. The lessee will also work and coordinate with MT-DNRC if proposing any activity outside the MT-DFWP easement area on this tract.

0323-4

CABIN AND HOME SITE SALES:

Set Minimum Bid for Sale

**Land Board Agenda Item
March 20, 2023**

0323-4 Cabin and Home Sites: Set Minimum Bid for Sale

Location: Missoula County

Trust Benefits: MSU 2nd

Trust Revenue: \$247,000

The Department of Natural Resources and Conservation (DNRC) is requesting to set minimum bid for two (2) cabin sites nominated for sale in Missoula County. These sales were nominated by the lessees in conjunction with the 2022-2023 Cabin and Home Site Sales Program.

Sale No.	Acres	Legal Description	Nominator	Trust
2006	1.051±	Lot 17, Clearwater River West Shore, COS 5310 T16N-R15W, Section 10	John & Sheila Devins	Montana State University
2016	0.508±	Lot 19, Morrell Flats, COS 5840 T16N-R15W, Section 14	Freda & Wade Rathbun	Montana State University

Background:

Preliminary Land Board approval was granted in April of 2022 (Approved 4-1) for these sites to be included as part of the 2022-2023 Cabin Site Sales Program.

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 shown in Figure 1 below.

The parcels will continue to receive these returns if they remain in state ownership. The income rates of return will likely grow smaller, as average annual value appreciation is greater than the annual rent increase, as shown in Figures 2 and 3 below.

Figure 1: Rates of Return at Current Appraised Values

Sale No.	Rate of Return	Sale No.	Rate of Return
2006	1.764%	2016	1.62%

Figure 2: Sale 2006-Review of Past Income and Values; Forecast Income & Values

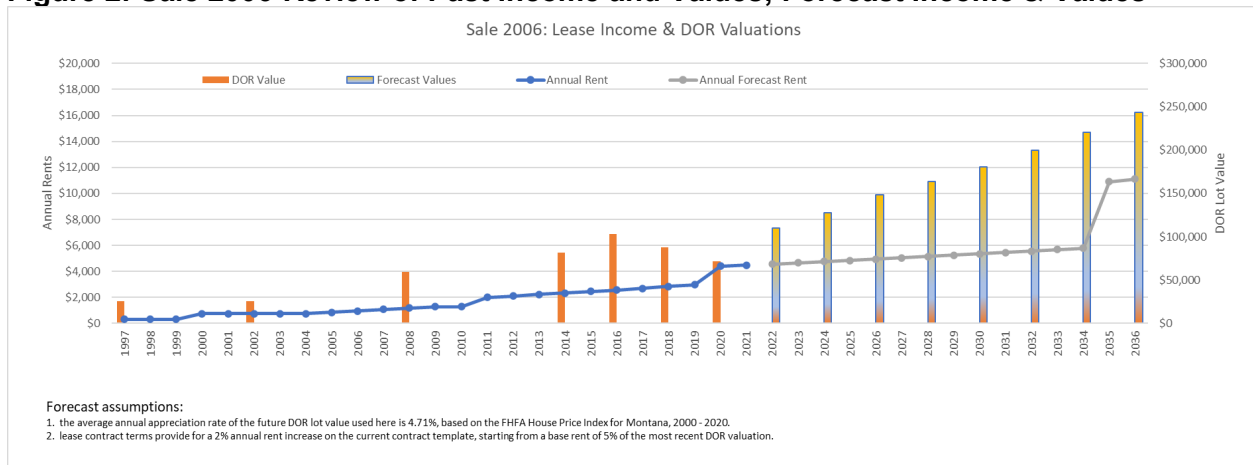
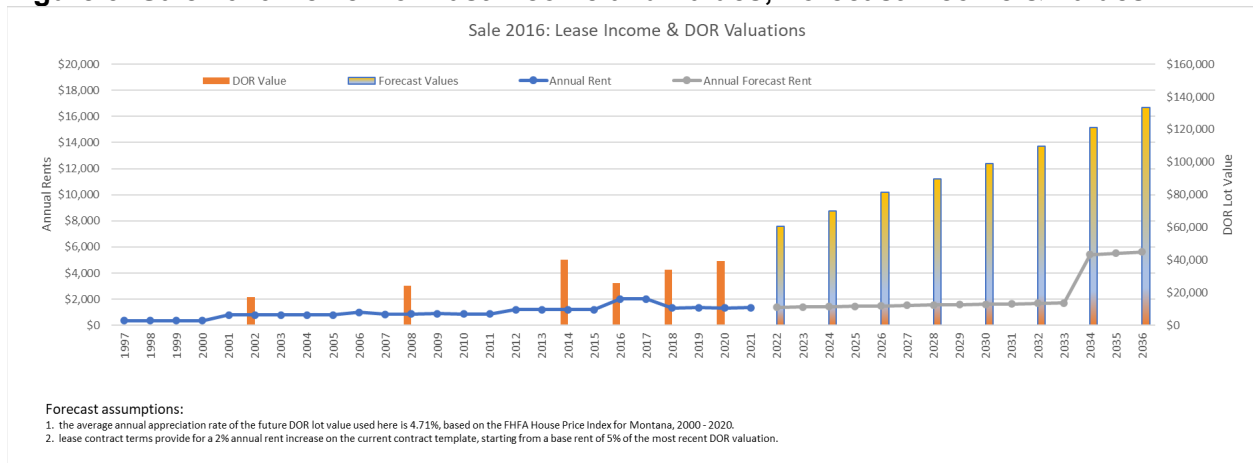


Figure 3: Sale 2016-Review of Past Income and Values; Forecast Income & Values



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 3.33% on acquisitions with income generated from annual lease payments. However, the rates of return on land acquired more recently have been higher, ranging from 3.58% on acquisitions purchased within the last five years to 3.89% for lands acquired within the last ten years. Figure 4 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 4: Lot Values derived from 3-year Average Net Income at Sample Rates of Return

Sale Number		Rate of Return at Current Appraised Value for Land	Average Rate of Return on all Land Banking Acquisitions	Average Rate of Return on Land Banking Acquisitions within the last 5 years	Average Rate of Return on Land Banking Acquisitions within the last 10 years
	Income Rate of Return	Various (see Figure 1)	3.33%	3.58%	3.89%
2006	1.764%	\$181,000	\$95,861	\$89,167	\$82,061
2016	1.62%	\$66,000	\$32,657	\$30,376	\$27,955

Appraised Values of Land and Improvements:

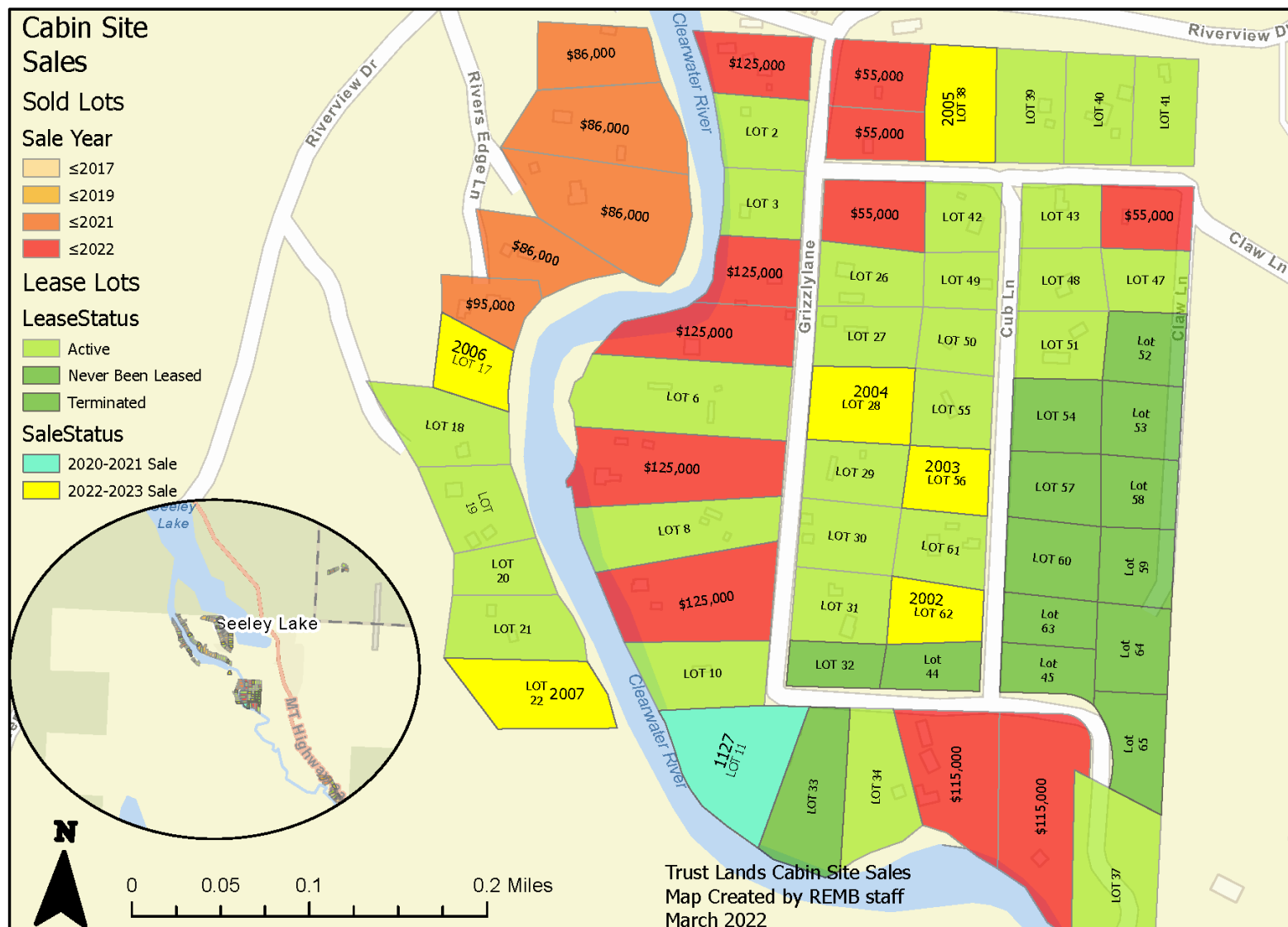
The appraisal of these cabin sites was prepared by Montana General Certified Appraiser Elliott M. Clark, MAI of Clark Real Estate Appraisal of Whitefish, Montana. Each of the sale proponents appealed the values determined by the appraiser and requested a hearing regarding the appraised land values. The administrative hearings were held on December 20, 2022. Administrative Law Judge Martin Balukas’ recommendation to the Land Board was to set minimum bid at the appraised land values prepared by Montana General Certified Appraiser Elliott M. Clark, MAI of Clark Real Estate Appraisal, as shown below.

Sale Nos.	Appraised Land Value	Appraised Improvements Value
2006	\$181,000	\$475,000
2016	\$66,000	\$240,000

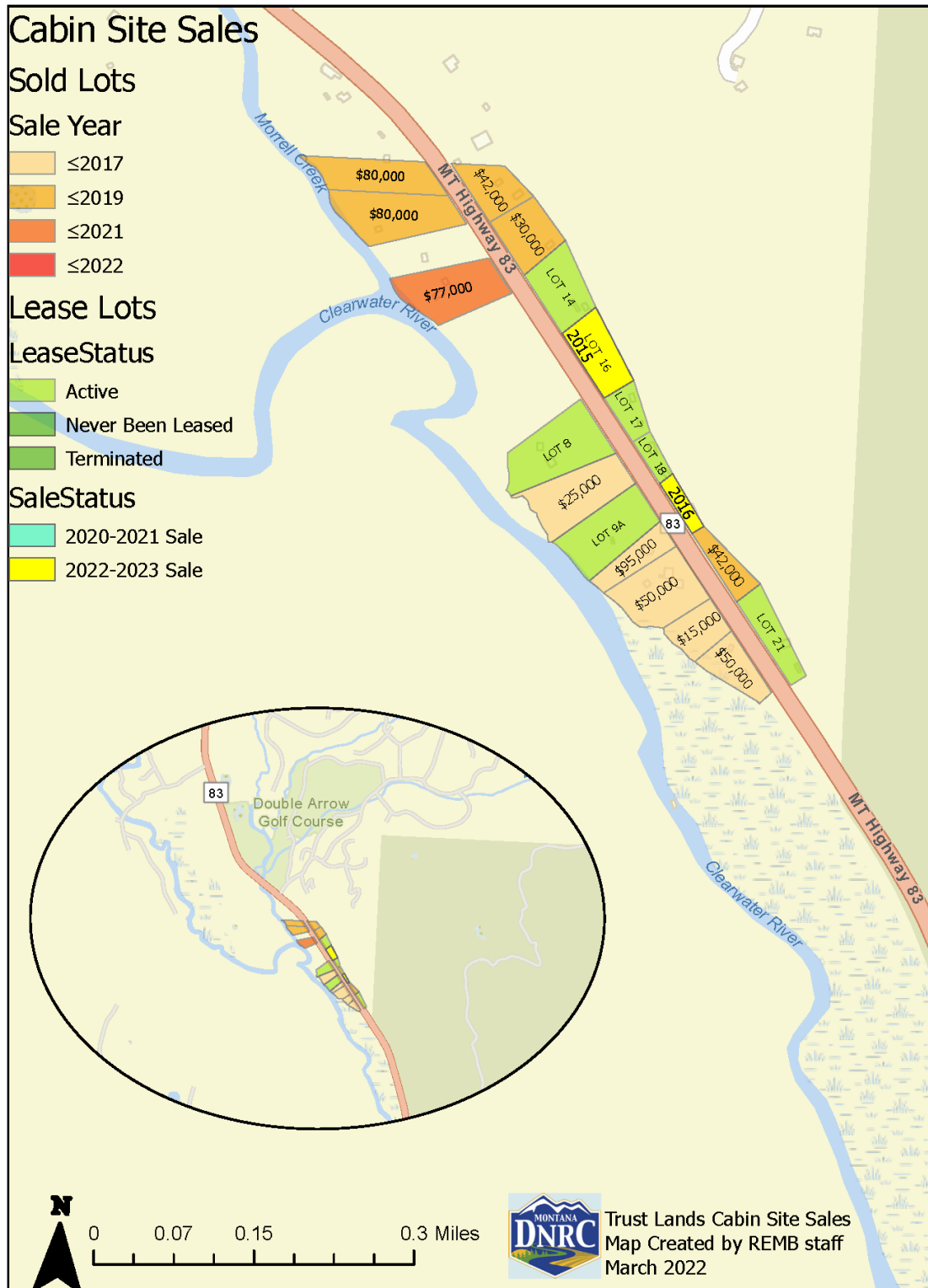
DNRC Recommendation

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

Clearwater River, Missoula County



Morrell Flats, Missoula County



0323-5

CABIN AND HOME SITES:

Final Approval for Sale

A. Missoula County

B. Big Horn County

**Land Board Agenda Item
March 20, 2023**

0323-5A Cabin and Home Sites: Final Approval for Sale

Location: Missoula County

Trust Benefits: MSU 2nd, Pine Hills School

Trust Revenue: \$1,906,000

The Department of Natural Resources and Conservation (DNRC) is requesting final approval for sale of fourteen (14) cabin sites nominated for sale in Missoula County. These sales were nominated by the lessees in conjunction with the 2022-2023 Cabin and Home Site Sales Program.

Sale No.	Acres	Legal Description	Nominator	Trust
Clearwater River East Shore Inland				
2002	1.142±	Lot 62, Clearwater River East Shore Inland, COS 6114 T16N-R15W, Section 10	Stuart Cebulski	Montana State University
2003	1.098±	Lot 56, Clearwater River East Shore Inland, COS 6114 T16N-R15W, Section 10	Peter Giese	Montana State University
2004	1.58±	Lot 28, Clearwater River East Shore Inland, COS 6114 T16N-R15W, Section 10	Rhonda Tabish; Lindsay & Brandon Hartwell	Montana State University
2005	1.776±	Lot 38, Clearwater River East Shore Inland, COS 6114 T16N-R15W, Section 10	Brooke & Joshua Thorson	Montana State University
Clearwater River West Shore				
2007	1.865±	Lot 22, Clearwater River West Shore, COS 5310 T16N-R15W, Section 10	Cindi & Robert Magray	Montana State University
Elbow Lake				
2008	0.858±	Lot 27, Elbow Lake T15N-R14W, Section 20	Curtis Anderson	Pine Hills School
2009	0.84±	Lot 25, Elbow Lake, COS 4921 T15N-R14W, Section 20	Dustin & Marisa Anderson	Pine Hills School

2010	2.17±	Lot 7, Elbow Lake, COS 4921 T15N-R14W, Section 20	Boehmler Lake Cabin, LLC	Pine Hills School
2013	1.36±	Lot 1, Elbow Lake, COS 4921 T15N-R14W, Section 20	Larry & Pauline Tomsich	Pine Hills School
Seeley Lake Outlet East				
2020	1.448±	Lot 17, Seeley Lake Outlet East, COS 4875 T16N-R15W, Section 4	Toby Bedard	Montana State University
2021	1.58±	Lot 11, Seeley Lake Outlet East, COS 4875 T16N-R15W, Section 4	Cannon Investments	Montana State University
Seeley Lake Outlet West				
2022	0.861±	Lot 9, Seeley Outlet West, COS 5140 T16N-R15W, Section 4	D.P.B. IV & A.S.B. Buckley Living Trust	Montana State University
2023	1.166±	Lot 16, Seeley Lake Outlet West, COS 5140 T16N-R15W, Section 4	Priyanka & Linda Fernando	Montana State University
2025	1.166±	Lot 17, Seeley Lake Outlet West, COS 5140 T16N-R15W, Section 4	Courtland & Lydia Perry	Montana State University

Background:

Preliminary Land Board approval was granted in April of 2022 (Approved 4-1) for these sites to be included as part of the 2022-2023 Cabin Site Sales Program. The Land Board set the minimum bid for these cabin sites at the appraised land values and the maximum value of compensation for the improvements in November of 2022 (Approved 4-1).

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 shown in Figure 1 below. The parcels will continue to receive these returns if they remain in state ownership. The income rates of return will likely grow smaller, as average annual value appreciation is greater than the annual rent increase.

Figure 1: Rates of Return at Current Appraised Values

Sale No.	Rate of Return	Sale No.	Rate of Return
2002	2.922%	2010	3.487%
2003	2.837%	2013	4.199%
2004	2.717%	2020	3.032%
2005	3.171%	2021	2.251%
2007	1.595%	2022	1.81%
2008	2.143%	2023	2.991%
2009	2.612%	2025	1.495%
2010	3.487%		

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 3.33% on acquisitions with income generated from annual lease payments. However, the rates of return on land acquired more recently have been higher, ranging from 3.58% on acquisitions purchased within the last five years to 3.89% for lands acquired within the last ten years.

Appraised Values of Land and Improvements:

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

Sale No.	Appraised Land Value	Appraised Improvements Value	Final Sale Price
2002	\$71,000	\$292,000	\$71,000
2003	\$71,000	\$333,000	\$71,000
2004	\$71,000	\$146,000	\$71,000
2005	\$71,000	\$290,000	\$71,000
2007	\$181,000	\$409,000	\$182,000
2008	\$160,000	\$240,000	\$160,000

2009	\$160,000	\$150,000	\$160,000
2010	\$200,000	\$275,000	\$200,000
2013	\$160,000	\$315,000	\$160,000
2020	\$100,000	\$300,000	\$100,000
2021	\$160,000	\$350,000	\$160,000
2022	\$200,000	\$375,000	\$200,000
2023	\$100,000	\$125,000	\$100,000
2025	\$200,000	\$200,000	\$200,000

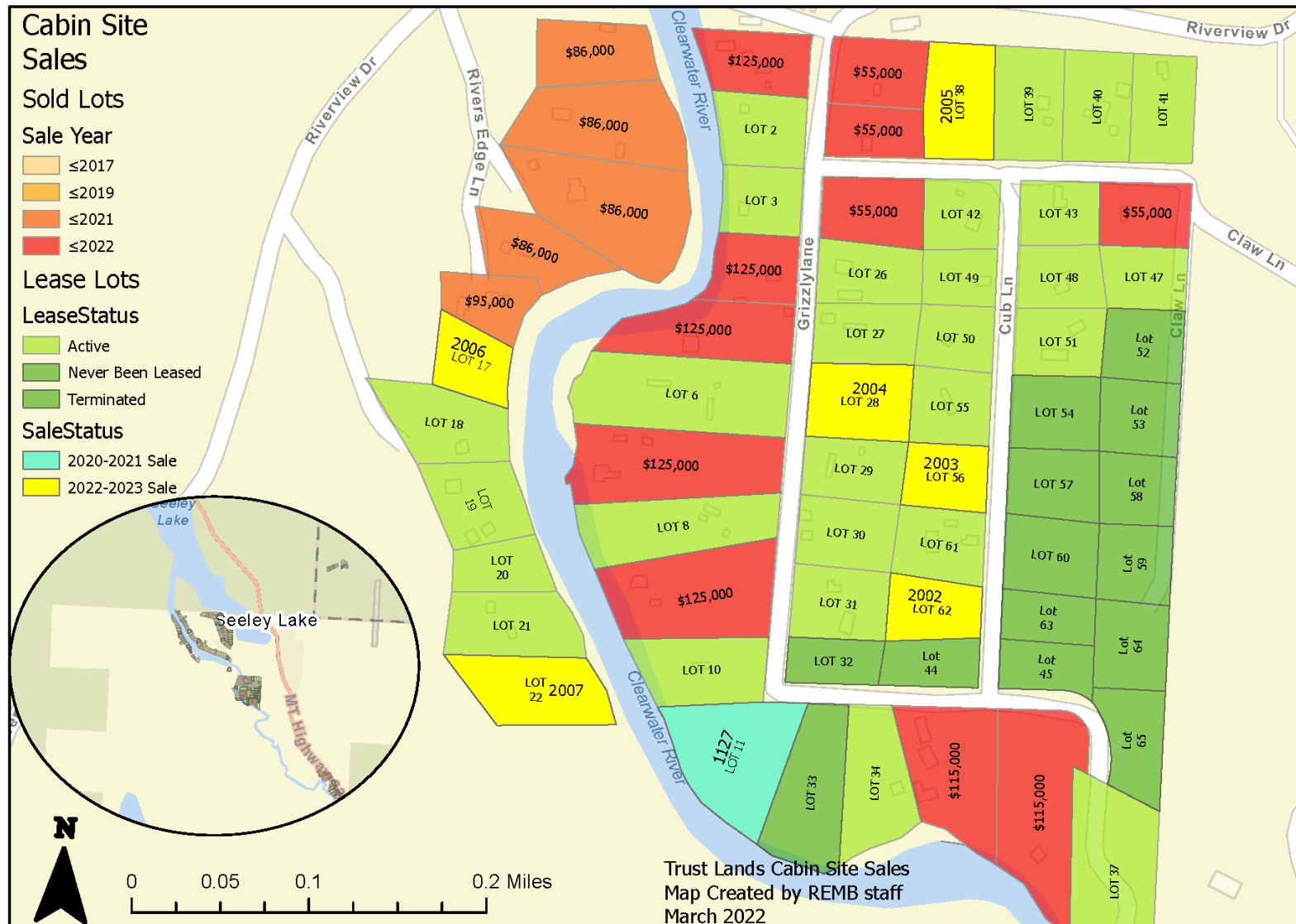
Sale Price

The cabin sites sold at public auctions on February 15, 2023 and February 16, 2023. There was one qualified bidder for each sale. The sites sold for the final sale prices listed above.

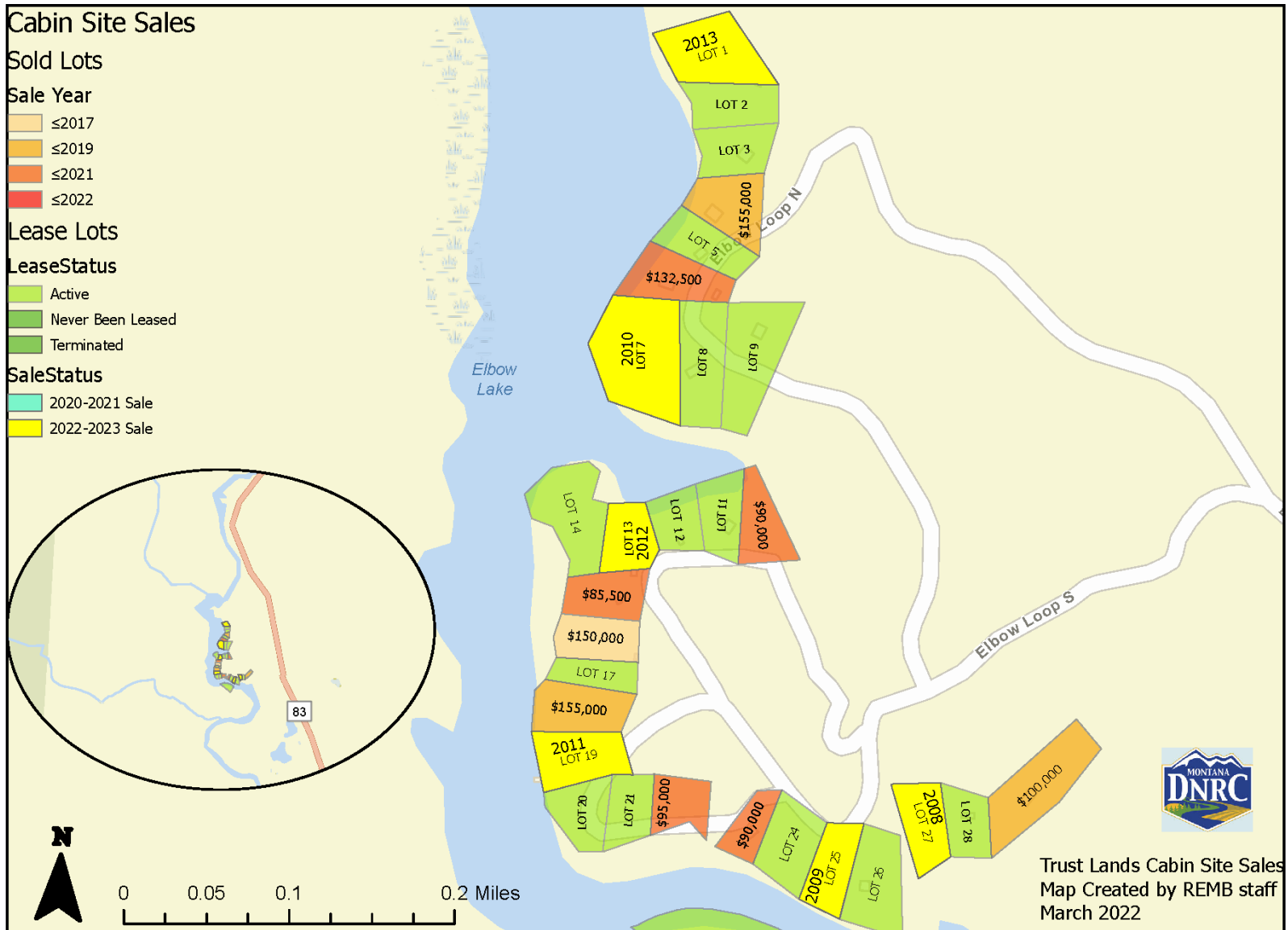
DNRC Recommendation

The DRNC recommends the Land Board grant final approval for the sale of these cabin sites at the values shown above.

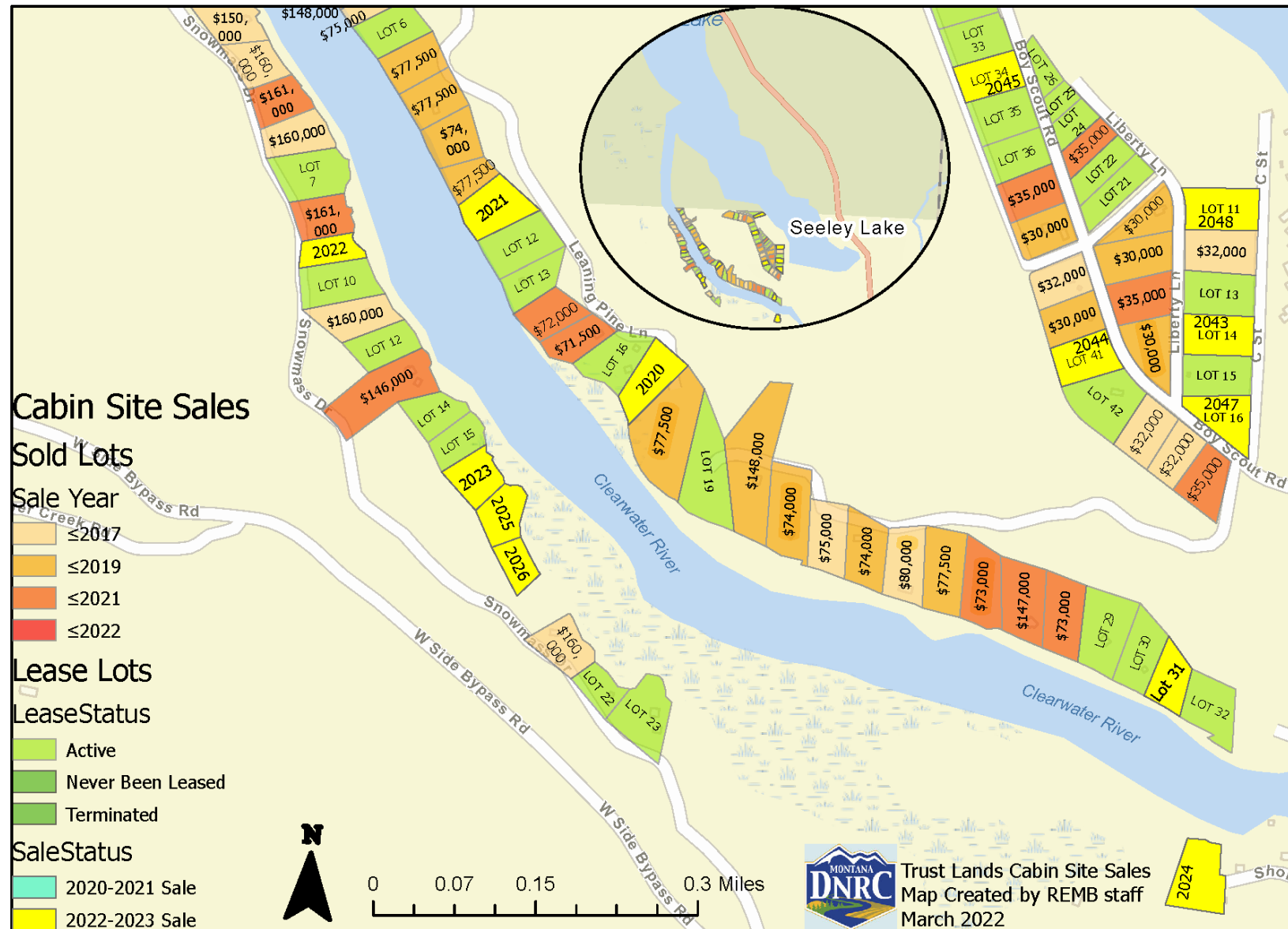
Clearwater River, Missoula County



Elbow Lake, Missoula County



Seeley Lake Outlet East & West, Missoula County



**Land Board Agenda Item
March 20, 2023**

0323-5B Cabin and Home Sites: Final Approval for Sale

Location: Big Horn County

Trust Benefits: Common Schools

Trust Revenue: \$18,000

The Department of Natural Resources and Conservation (DNRC) is requesting final approval for sale of one (1) home site nominated for sale in Big Horn County. This sale was nominated by the lessee in conjunction with the 2020-2021 Cabin and Home Site Sales Program.

Sale No.	Acres	Legal Description	Nominator	Trust
1155	1.94±	Tract 1, COS 762 T2N-R33E, Section 27	Kenneth D. Fox	Common Schools

Background

Preliminary Land Board approval was granted in April of 2020 (Approved 5-0) for this site to be included as part of the 2020-2021 Cabin and Home Site Sale Program. The Land Board set the minimum bid for this home site at the appraised land value and the maximum value of compensation for the improvements in December of 2022 (Approved 4-1).

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 disturbed over the course of many years of occupation and development. This sale will have no effect to state-owned heritage properties.

Access/Recreational Use:

As part of the cabin and home 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 rate of return on this sale parcel is 7.361%. The parcel will continue to receive this return if it remains in state ownership. The income rate of return will likely grow smaller over the next 20 years, as average annual value appreciation is greater than the annual rent increase.

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 3.33% on acquisitions with income generated from annual lease payments. However, the rates of return on land acquired more recently have been higher, ranging from 3.58% on acquisitions purchased within the last five years to 3.89% for lands acquired within the last ten years.

Appraised Values of Land and Improvements:

The appraisal was prepared by Montana General Certified Appraisers J. Scott Crosby and Valerie Crosby of Crosby Analytics, LLC in Cowley, Wyoming.

Sale No.	Appraised Land Value	Appraised Improvements Value	Final Sale Price
1155	\$18,000	\$207,000	\$18,000

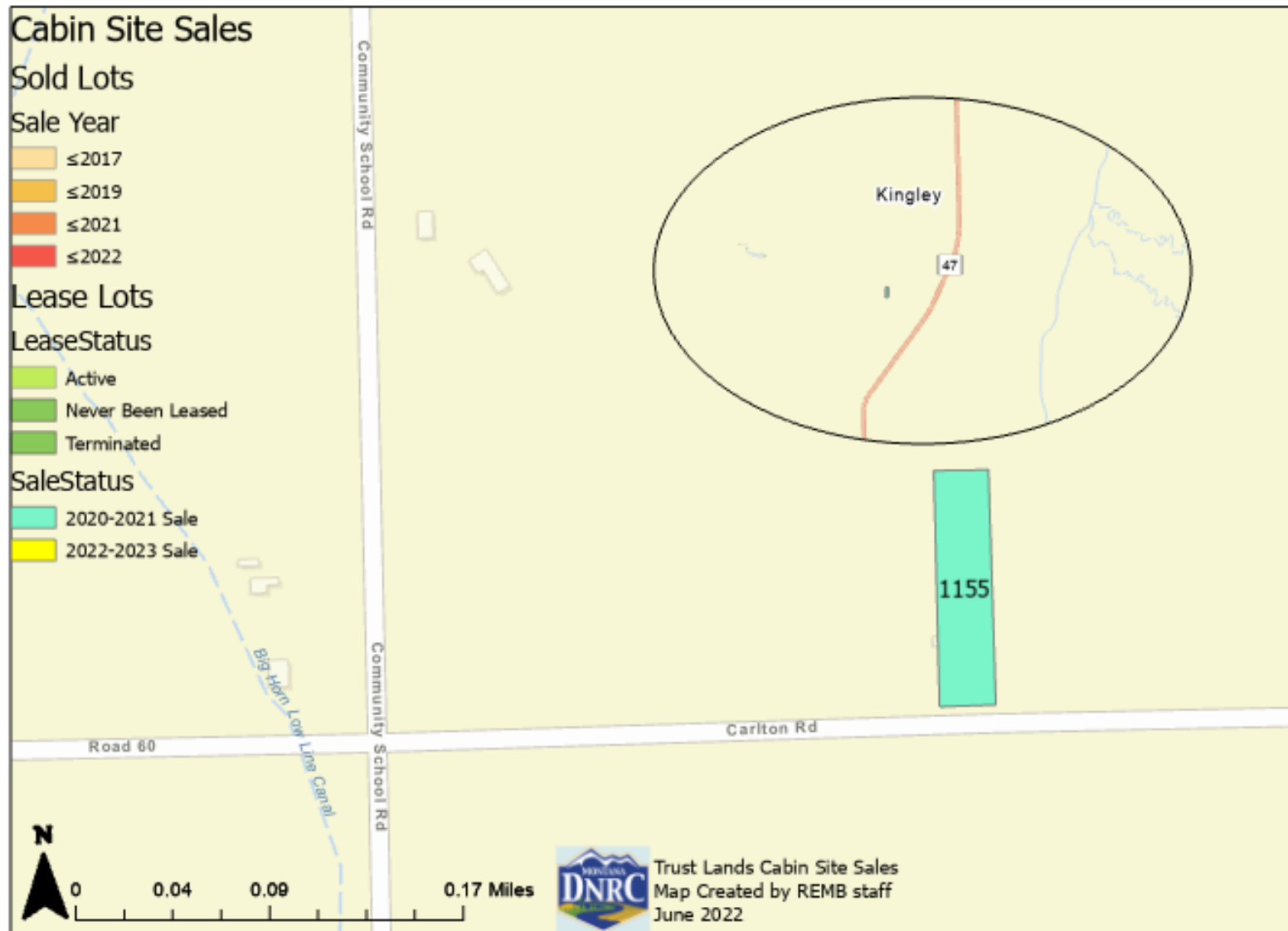
Sale Price

The home site sold at public auction on February 27, 2023. There was one qualified bidder for the sale. The site sold for the final sale price listed above.

DNRC Recommendation

The DNRC recommends the Land Board grant final approval for the sale of this home site at the value shown above.

Sale 1155, Big Horn County



0323-6

LAND USE LICENSE:

Flathead County

**Land Board Agenda Item
March 20, 2023**

0323-6 Land Use License

Location: Stillwater River, Flathead County

Trust Benefits: Navigable Waterways

Trust Revenue: \$300.00

Item Table of Contents

Applicant	Land Use License Purpose	Term	Page(s)
Connie Valentine	Riprap placement	2 years	65-67

NAVIGABLE WATER LAND USE LICENSE
March 20, 2023

Applicant: Connie Valentine
205 Riverside Dr.
Kalispell, MT 59901

License No.: LUL 305-2300046
Purpose: Placement of riprap along an eroded bank of the Stillwater River
Acreage: 0.1
Compensation: \$300.00
Legal Description: Sec. 5 T28N R21W
Trust Beneficiary: Navigable Waterways

Item Summary

The license is for placement of riprap erosion control along the banks and within the low water mark of the Stillwater River. Heavy machinery may be operated below the low water mark of the project area. Pursuant to ARM 36.25.1102(3), a land use license for this purpose is subject to final land board approval.

DNRC Recommendation

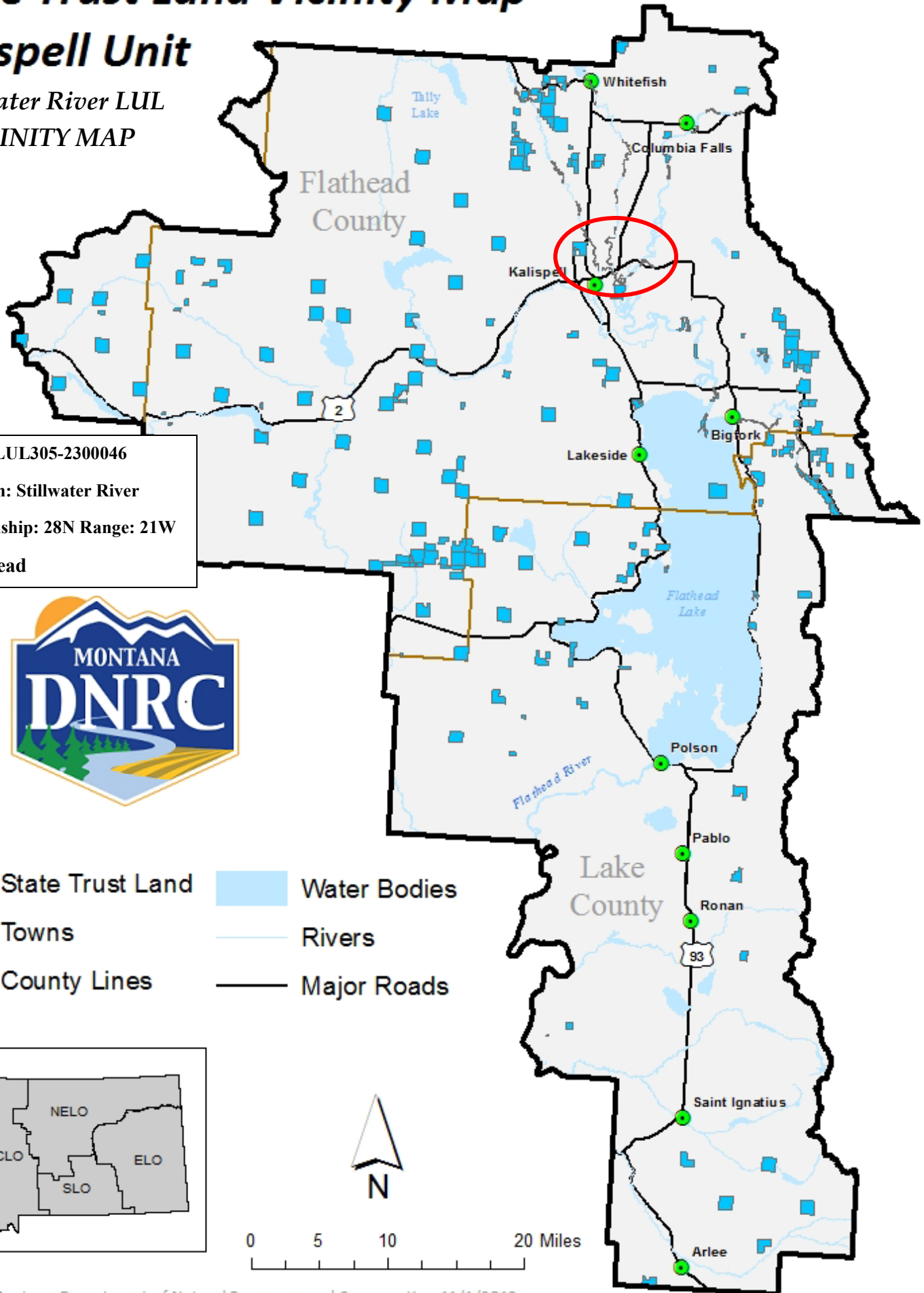
The DNRC recommends approval of the license for Connie Valentine.

State Trust Land Vicinity Map

0323-6

Kalispell Unit

Stillwater River LUL
VICINITY MAP

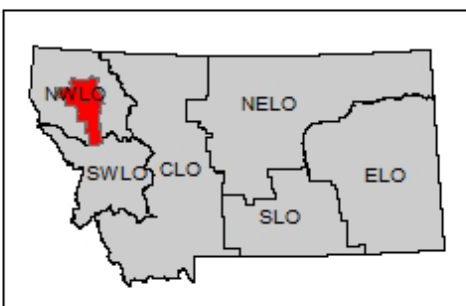


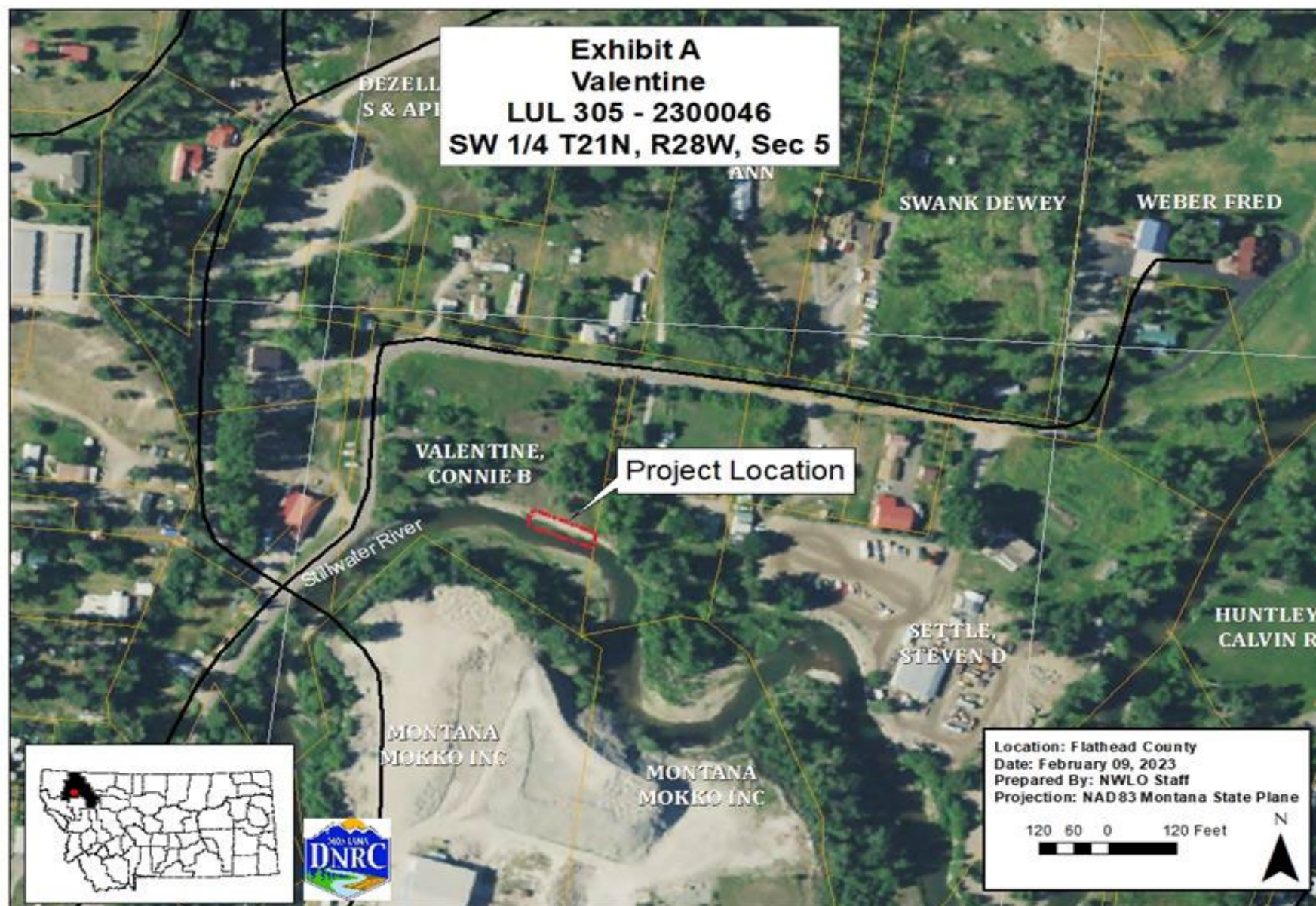
Project Name: LUL305-2300046

Project Location: Stillwater River

Section: 5 Township: 28N Range: 21W

County: Flathead





0323-7

EASEMENTS:

Standard Grants

**Land Board Agenda Item
March 20, 2023**

0323-7 Easements

Location: Carter, Daniels, Dawson, Fallon, Golden Valley, Liberty, Missoula, and Prairie

Trust Benefits: Common Schools, MSU 2nd Grant

Trust Revenue: Common Schools = \$ 20,746
MSU 2nd = \$ 31,522

Item Table of Contents

Applicant	Right-of-Way Purpose	Term	Page(s)
Triangle Telephone Cooperative	Buried Fiber Optic Cable	Permanent	73-88
Montana-Dakota Utilities Co.	Buried Electric Distribution Line	Permanent	89-90
Nemont Telephone Cooperative	Buried Fiber Optic Cable	Permanent	91-92
Southeast Electric Cooperative	Overhead Electric Lines	Permanent	93-94
Mid-Rivers Telephone Cooperative	Buried Fiber Optic Cable	Permanent	95-100
Central MT Regional Water Authority	Buried 16" Water Line	Permanent	101-102
Snowmass Road Users Association	Private Access Road	Permanent	103-104

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	Triangle Telephone Cooperative Association, Inc. PO Box 1140 Havre, MT 59501
Application No.:	19442
R/W Purpose:	a buried fiber optic telecommunications cable
Lessee Agreement:	ok
Acreage:	3.5
Compensation:	\$4,253.00
Legal Description:	20-foot strip through NW4NW4, S2N2, Sec. 23, Twp. 28N, Rge. 5E, Liberty County
Trust Beneficiary:	Common Schools

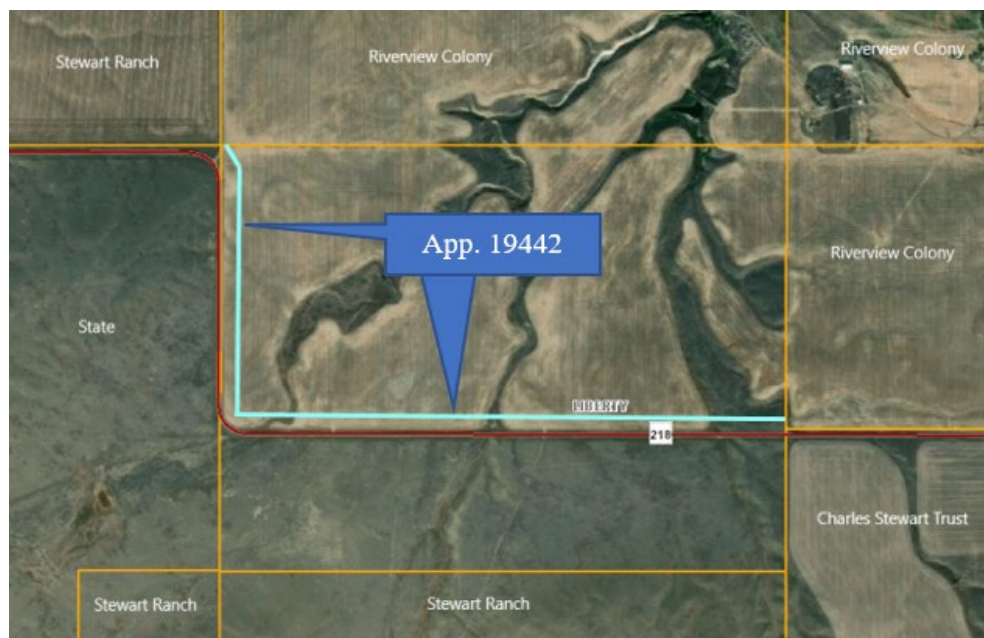
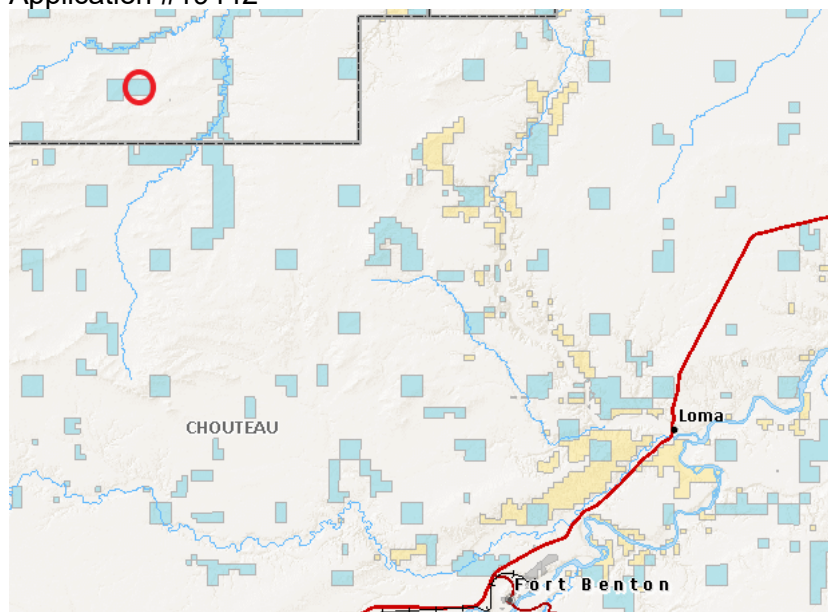
Item Summary

Triangle Telephone Cooperative Association, Inc. is requesting an easement to replace existing underground telecommunications facilities. This will provide upgraded service capabilities in the Chester service area. The new fiber optic cable will be trenched along an existing road, therefore minimal impacts are expected to occur. The proposed route is the most direct route between terminus locations while also providing access to existing and future network considerations.

DNRC Recommendation

The DNRC recommends approval of the application of Triangle Telephone Cooperative Association, Inc.

Application #19442



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	Triangle Telephone Cooperative Association, Inc. PO Box 1140 Havre, MT 59501
Application No.:	19443
R/W Purpose:	a buried fiber optic telecommunications cable
Lessee Agreement:	ok
Acreage:	1.22
Compensation:	\$1,647.00
Legal Description:	20-foot strip through S2SE4, Sec. 13, Twp. 28N, Rge. 4E, Liberty County
Trust Beneficiary:	Common Schools

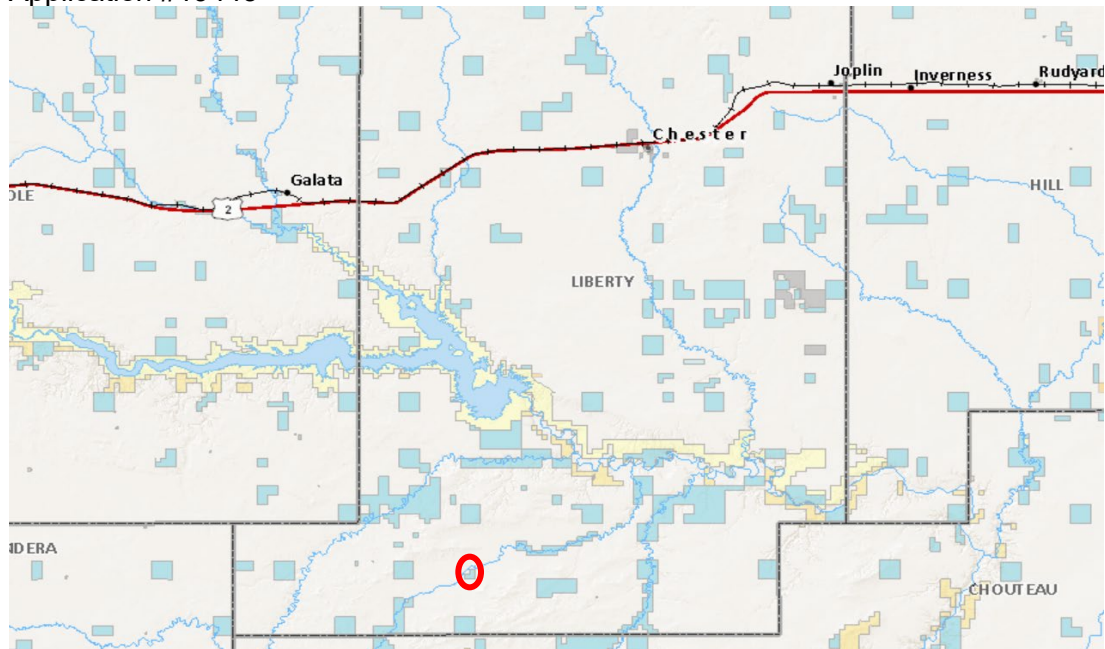
Item Summary

Continuation of Triangle Telephone Cooperative Association's applications for Chester service area.

DNRC Recommendation

The DNRC recommends approval of the application of Triangle Telephone Cooperative Association, Inc.

Application #19443



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	Triangle Telephone Cooperative Association, Inc. PO Box 1140 Havre, MT 59501
Application No.:	19444
R/W Purpose:	a buried fiber optic telecommunications cable
Lessee Agreement:	ok
Acreage:	0.68
Compensation:	\$408.00
Legal Description:	20-foot strip through SW4SE4, Sec. 21, Twp. 28N, Rge. 6E, Liberty County
Trust Beneficiary:	Common Schools

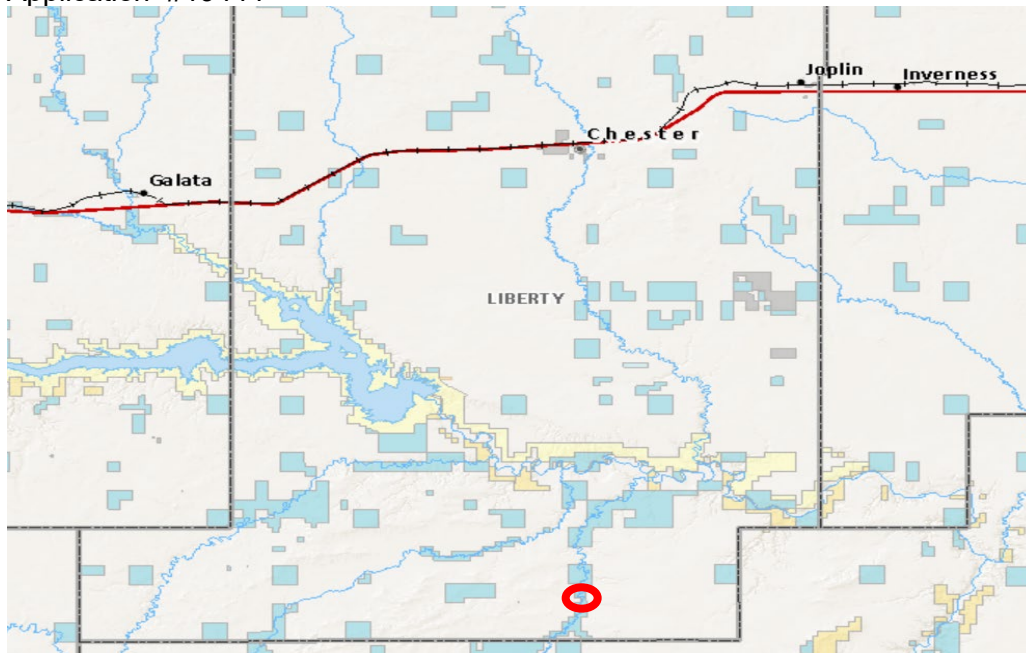
Item Summary

Continuation of Triangle Telephone Cooperative Association's applications for Chester service area.

DNRC Recommendation

The DNRC recommends approval of the application of Triangle Telephone Cooperative Association, Inc.

Application #19444



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	Triangle Telephone Cooperative Association, Inc. PO Box 1140 Havre, MT 59501
Application No.:	19445
R/W Purpose:	a buried fiber optic telecommunications cable
Lessee Agreement:	ok
Acreage:	1.22
Compensation:	\$732.00
Legal Description:	20-foot strip through E2SE4, Sec. 13, Twp. 29N, Rge. 4E, Liberty County
Trust Beneficiary:	Common Schools

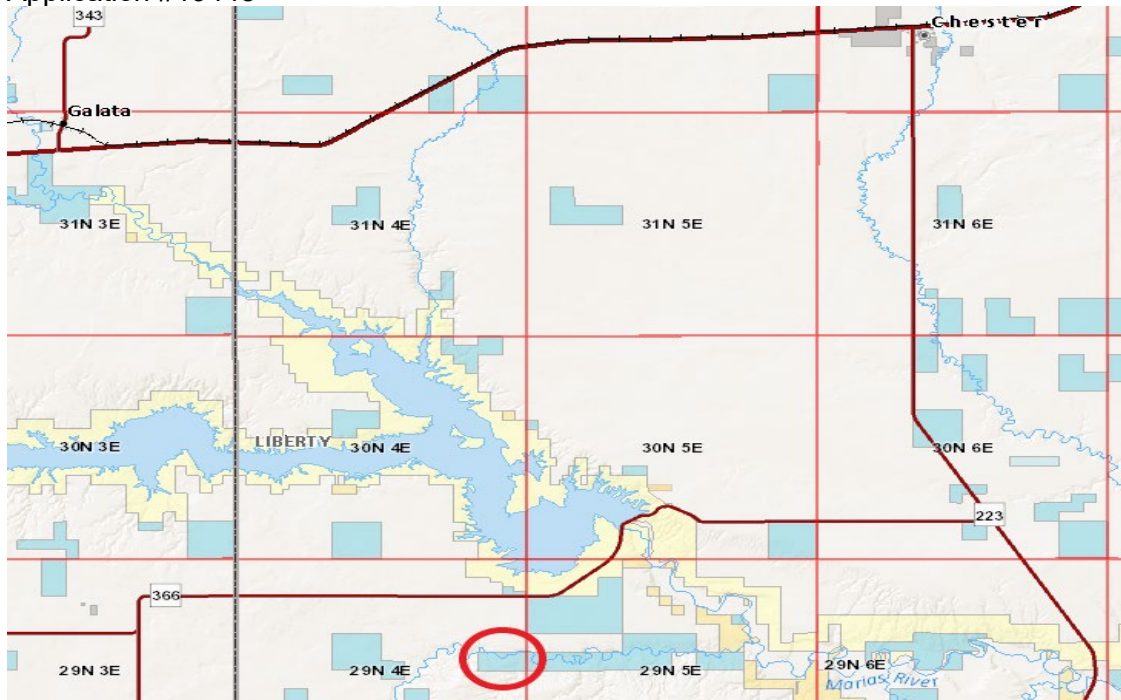
Item Summary

Continuation of Triangle Telephone Cooperative Association's applications for Chester service area.

DNRC Recommendation

The DNRC recommends approval of the application of Triangle Telephone Cooperative Association, Inc.

Application #19445



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Triangle Telephone Cooperative Association, Inc.
PO Box 1140
Havre, MT 59501

Application No.: 19446
R/W Purpose: a buried fiber optic telecommunications cable
Lessee Agreement: ok
Acreage: 2.48
Compensation: \$1,448.00
Legal Description: 20-foot strip through NE4NW4, W2E2, Sec. 25, Twp. 29N,
Rge. 6E, Liberty County
Trust Beneficiary: Common Schools

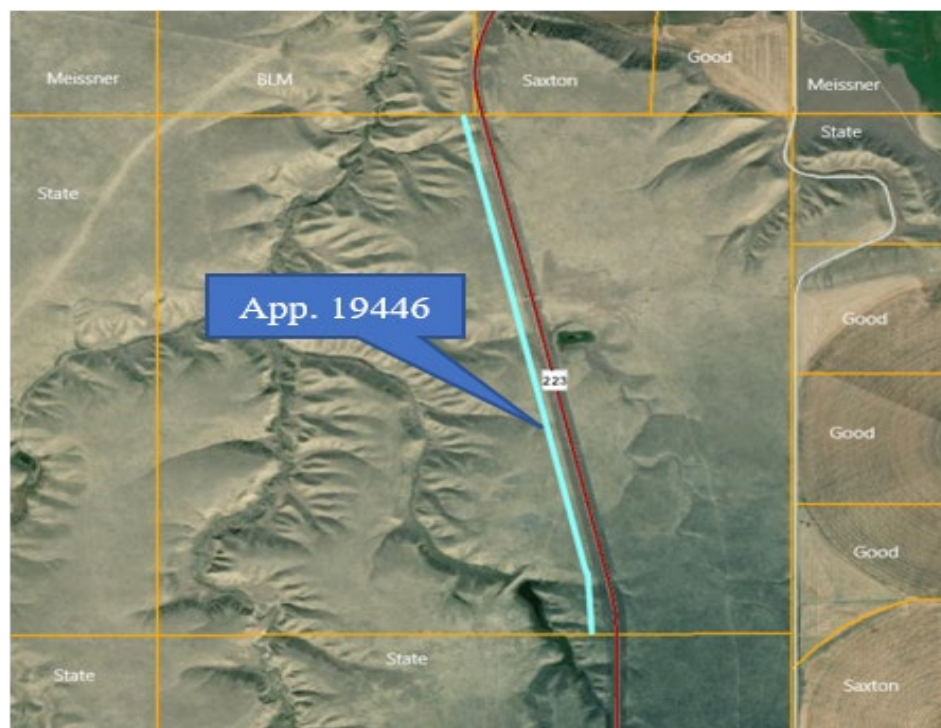
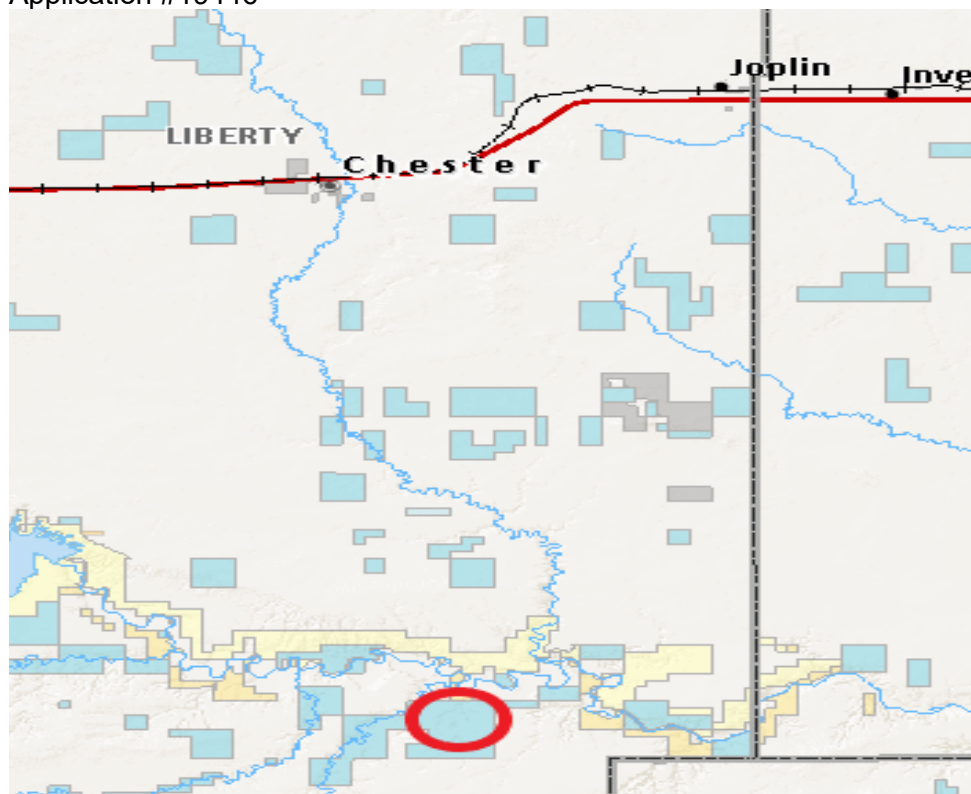
Item Summary

Continuation of Triangle Telephone Cooperative Association's applications for Chester service area.

DNRC Recommendation

The DNRC recommends approval of the application of Triangle Telephone Cooperative Association, Inc.

Application #19446



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	Triangle Telephone Cooperative Association, Inc. PO Box 1140 Havre, MT 59501
Application No.:	19447
R/W Purpose:	a buried fiber optic telecommunications cable
Lessee Agreement:	ok
Acreage:	2.47
Compensation:	\$1,482.00
Legal Description:	20-foot strip through W2E2, Sec. 36, Twp. 29N, Rge 6E, Liberty County
Trust Beneficiary:	Common Schools

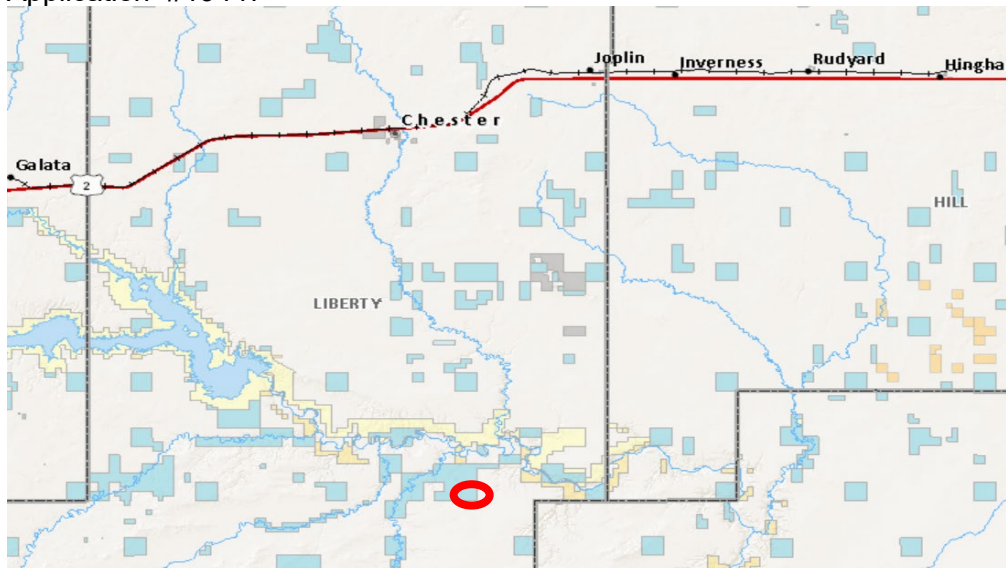
Item Summary

Continuation of Triangle Telephone Cooperative Association's applications for Chester service area.

DNRC Recommendation

The DNRC recommends approval of the application of Triangle Telephone Cooperative Association, Inc.

Application #19447



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	Triangle Telephone Cooperative Association, Inc. PO Box 1140 Havre, MT 59501
Application No.:	19448
R/W Purpose:	a buried fiber optic telecommunications cable
Lessee Agreement:	ok
Acreage:	0.04
Compensation:	\$100.00
Legal Description:	20-foot strip through SW4SW4, Sec. 16, Twp. 30N, Rge. 6E, Liberty County
Trust Beneficiary:	Common Schools

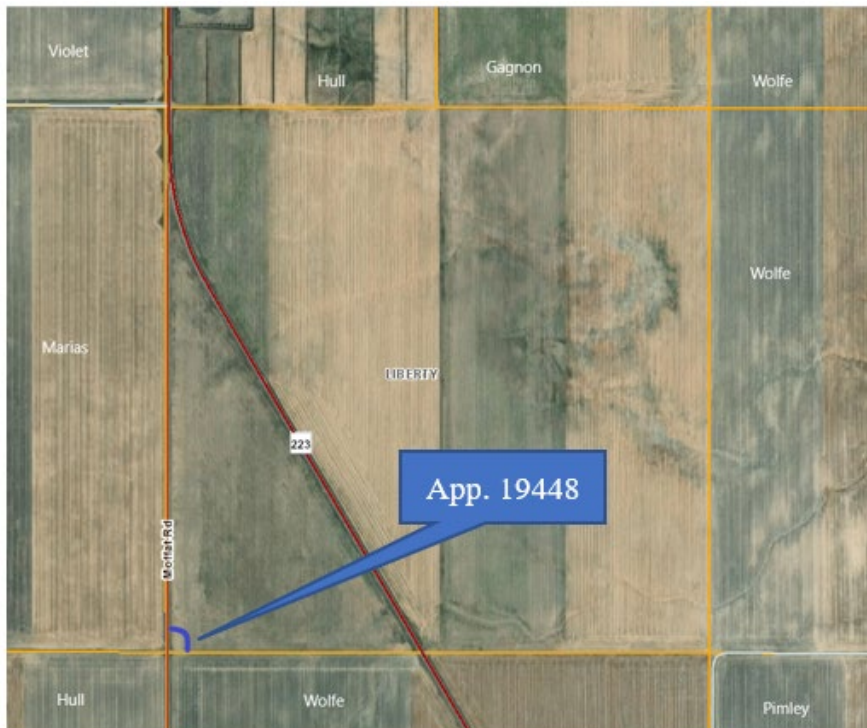
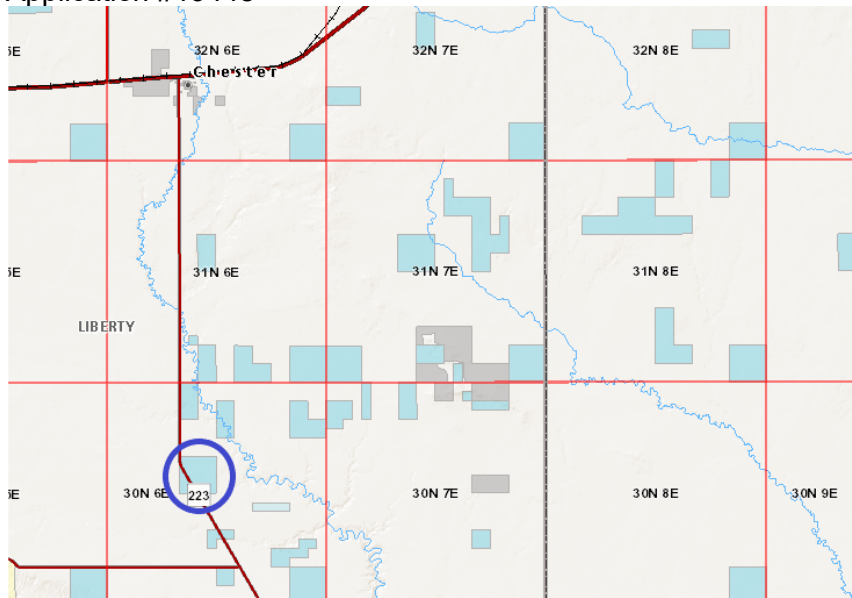
Item Summary

Continuation of Triangle Telephone Cooperative Association's applications for Chester service area.

DNRC Recommendation

The DNRC recommends approval of the application of Triangle Telephone Cooperative Association, Inc.

Application #19448



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	Triangle Telephone Cooperative Association, Inc. PO Box 1140 Havre, MT 59501
Application No.:	19449
R/W Purpose:	a buried fiber optic telecommunications cable
Lessee Agreement:	ok
Acreage:	1.22
Compensation:	\$1,464.00
Legal Description:	20-foot strip through S2SE4, Sec. 26, Twp. 30N, Rge. 6E, Liberty County
Trust Beneficiary:	Common Schools

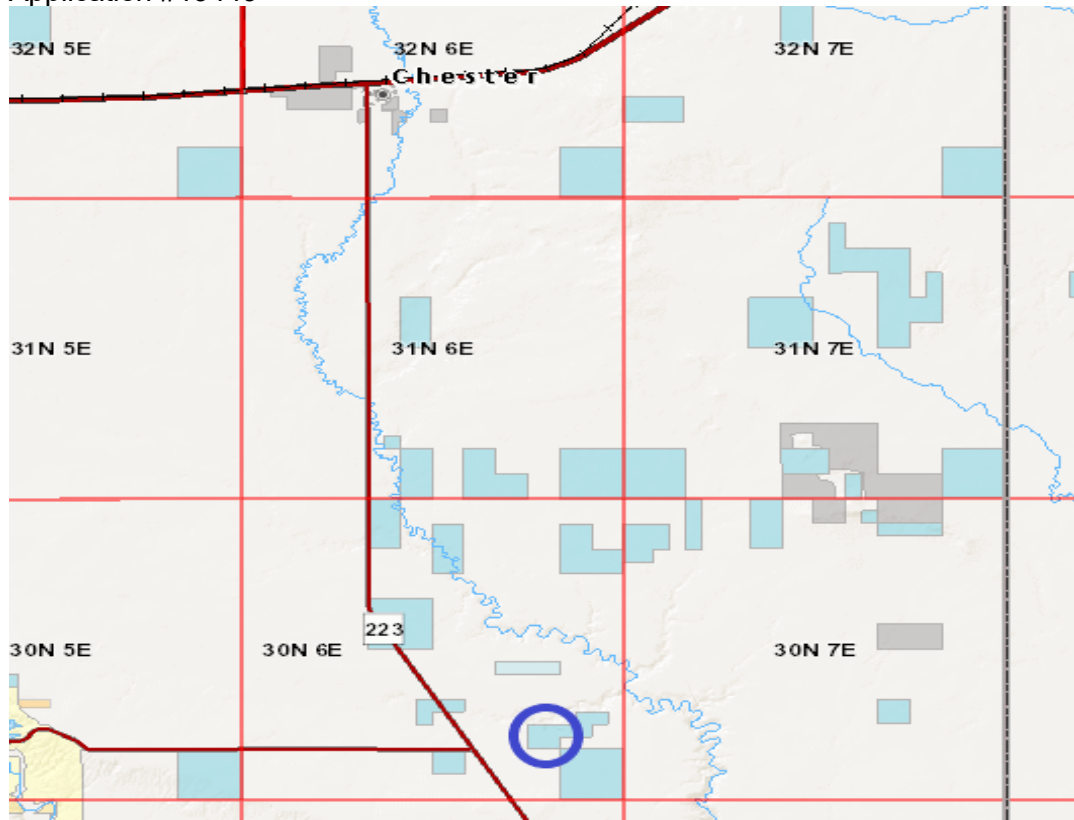
Item Summary

Continuation of Triangle Telephone Cooperative Association's applications for Chester service area.

DNRC Recommendation

The DNRC recommends approval of the application of Triangle Telephone Cooperative Association, Inc.

Application #19449



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	Montana-Dakota Utilities Co. 400 N. Fourth Street Bismarck, ND 58501
Application No.:	19451
R/W Purpose:	a buried electric distribution line
Lessee Agreement:	ok
Acreage:	0.82
Compensation:	\$492.00
Legal Description:	30-foot strip through SE4SE4, Sec. 26, Twp. 8N, Rge. 60E, Fallon County
Trust Beneficiary:	Common Schools

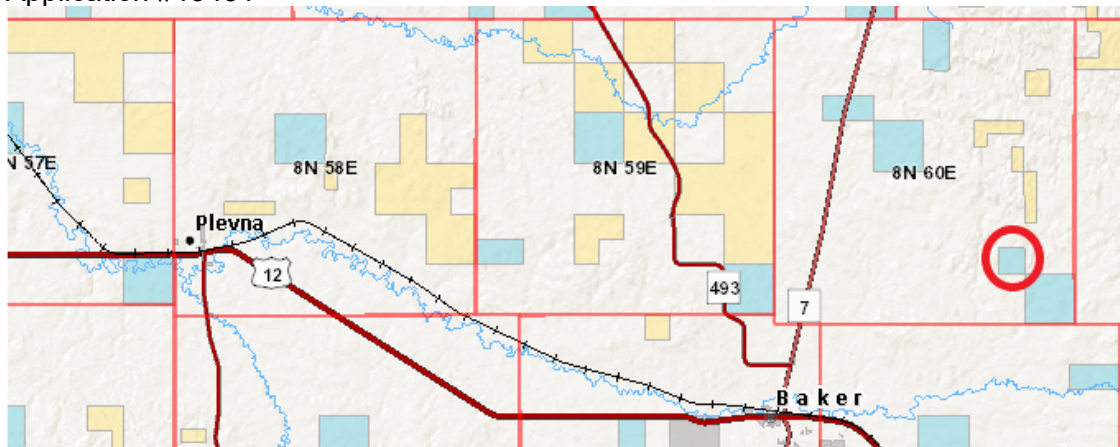
Item Summary

Montana-Dakota Utilities Co. is requesting an easement to install a buried electric distribution line to service a water well on adjacent private land. Due to the location of existing services, the proposed corridor is the most direct route to provide service to the customer. The project is located within general sage grouse habitat and consultation with the program has occurred.

DNRC Recommendation

The DNRC recommends approval of the application of Montana-Dakota Utilities Co.

Application #19451



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	Nemont Telephone Cooperative, Inc. PO Box 600 Scobey, MT 59263
Application No.:	19452
R/W Purpose:	a buried fiber optic telecommunications cable
Lessee Agreement:	ok
Acreage:	1.22
Compensation:	\$915.00
Legal Description:	20-foot strip through S2SW4, Sec. 5, Twp. 35N, Rge. 46E, Daniels County
Trust Beneficiary:	Common Schools

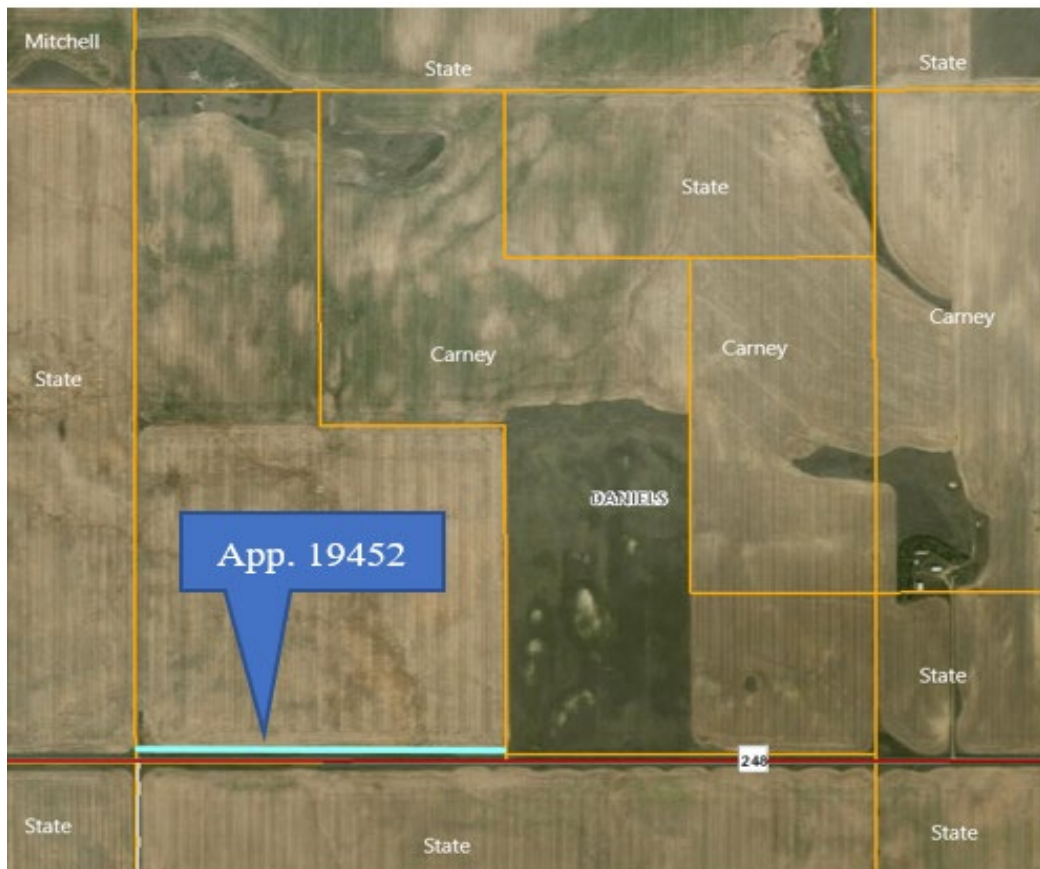
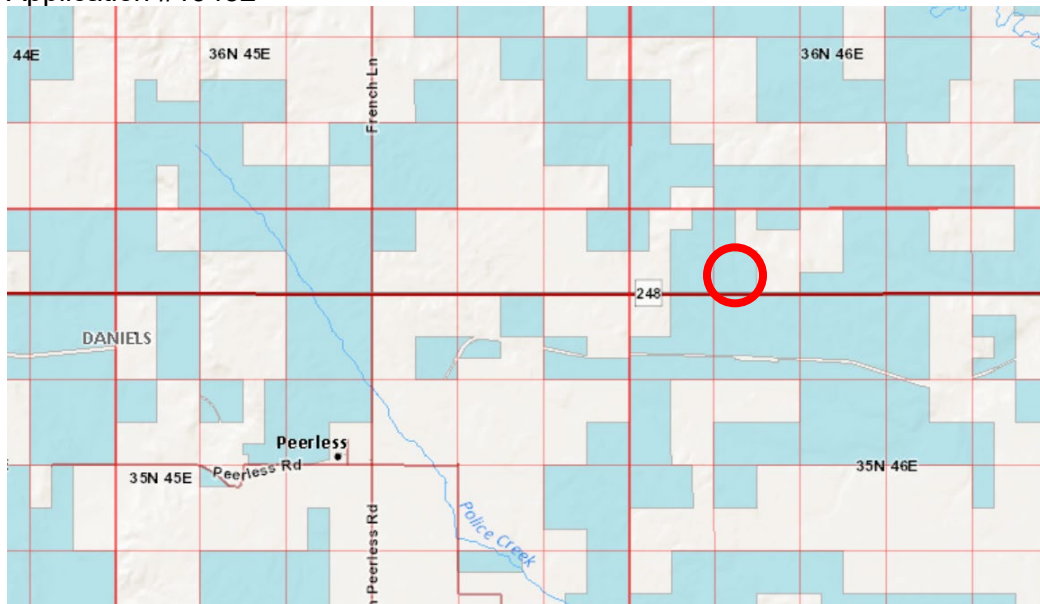
Item Summary

Nemont Telephone Cooperative, Inc. is requesting an easement to install a new buried fiber optic cable across State Land to provide service to a customer. The cable will be trenched primarily along an existing roadway, therefore minimal impacts are expected to occur. The proposed route is the most direct route to the private land from existing infrastructure.

DNRC Recommendation

The DNRC recommends approval of the application of Nemont Telephone Cooperative, Inc.

Application #19452



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	Southeast Electric Cooperative PO Box 369 Ekalaka, MT 59324
Application No.:	19454
R/W Purpose:	an overhead 14.4kV electric distribution line and a 115kV electric transmission line
Lessee Agreement:	ok
Acreage:	3.71
Compensation:	\$3,342.00
Legal Description:	60-foot strip through E2NE4, Sec. 36, Twp. 6S, Rge. 61E, Carter County
Trust Beneficiary:	Common Schools

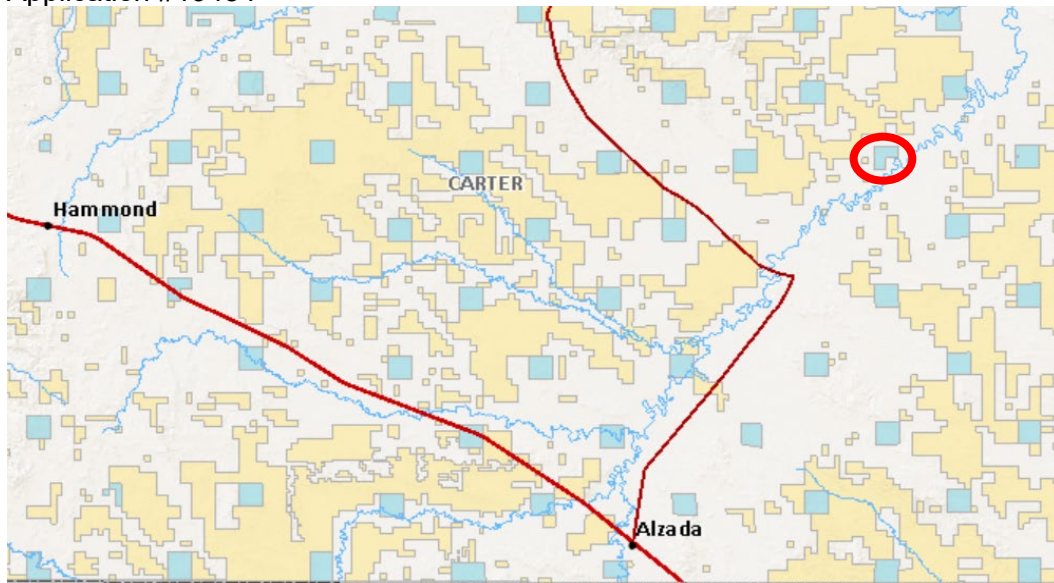
Item Summary

Southeast Electric Cooperative is requesting an easement to construct an overhead 115kV overhead electric transmission line across State Trust land to increase the electrical reliability in rural Carter County. During the course of the analysis of the request it was discovered that Southeast Electric had constructed an overhead 14.4kV electric distribution line in trespass in the same alignment in 2013. The original easement request was amended to widen the corridor to include both electric facilities and seek authorization for the trespass line with the proposed new line. As a result of the trespass, pursuant to §77-1-125, MCA, the DNRC is recommending a trespass penalty be imposed equal to 1.5 times the land value for the area encumbered by the 14.4kV line. The compensation shown above includes the land value for the 60-foot requested corridor (\$2,226.00) and the recommended trespass penalty for the area disturbed as a result of the unauthorized installation (20-foot wide disturbance multiplied by land value of \$600/acre multiplied by 1.5 = \$1,116.00).

DNRC Recommendation

The DNRC recommends approval of the application of Southeast Electric Cooperative.

Application #19454



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	Mid-Rivers Telephone Cooperative, Inc. PO Box 280 Circle, MT 59215
Application No.:	19468
R/W Purpose:	a buried fiber optic telecommunications cable
Lessee Agreement:	ok
Acreage:	0.08
Compensation:	\$100.00
Legal Description:	16-foot strip through SW4SW4, Sec. 34, Twp. 16N, Rge. 50E, Prairie County
Trust Beneficiary:	Common Schools

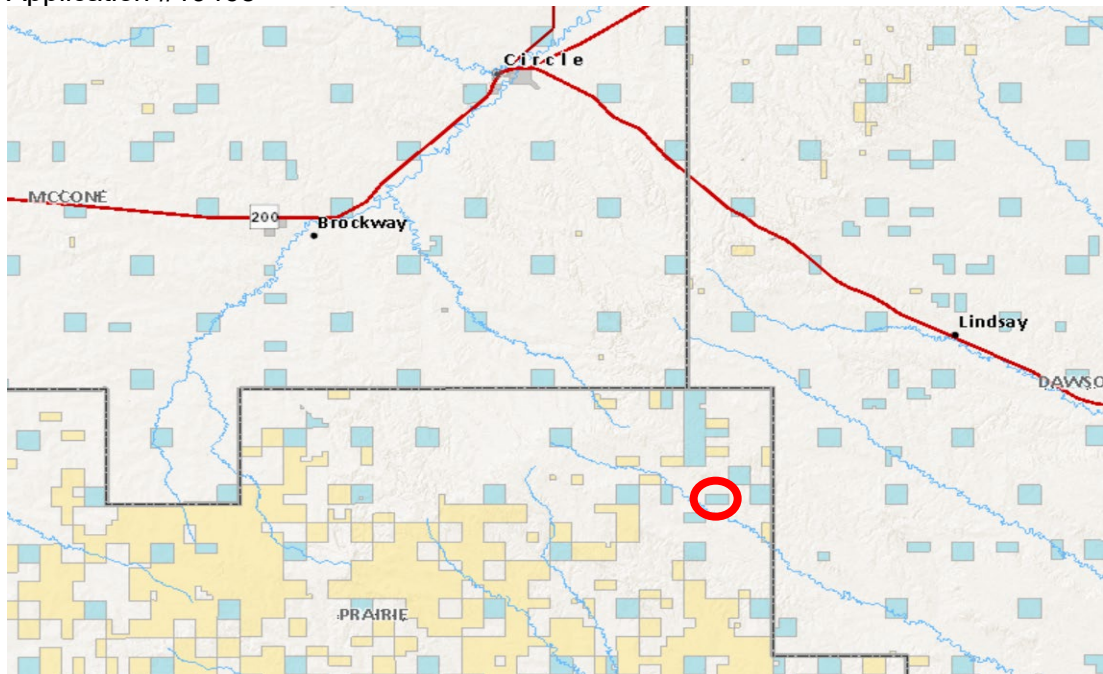
Item Summary

Mid-Rivers Telephone Cooperative, Inc. is requesting an easement to place underground fiber optic telecommunication cable across state trust land. The new fiber optic cable will provide upgraded service capabilities and a communications link between rural Carter, Dawson and Prairie counties. The cable will be trenched primarily along existing roadways, therefore minimal impacts are expected to occur. The proposed route is the most direct route between terminus locations while also providing access to existing and future network considerations.

DNRC Recommendation

The DNRC recommends approval of the application of Mid-Rivers Telephone Cooperative, Inc.

Application #19468



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	Mid-Rivers Telephone Cooperative, Inc. PO Box 280 Circle, MT 59215
Application No.:	19487
R/W Purpose:	a buried fiber optic telecommunications cable
Lessee Agreement:	ok
Acreage:	0.83
Compensation:	\$291.00
Legal Description:	two 16-foot strips through W2NW4 and SW4NW4, Sec. 14, Twp. 15N, Rge. 52E, Dawson County
Trust Beneficiary:	Common Schools

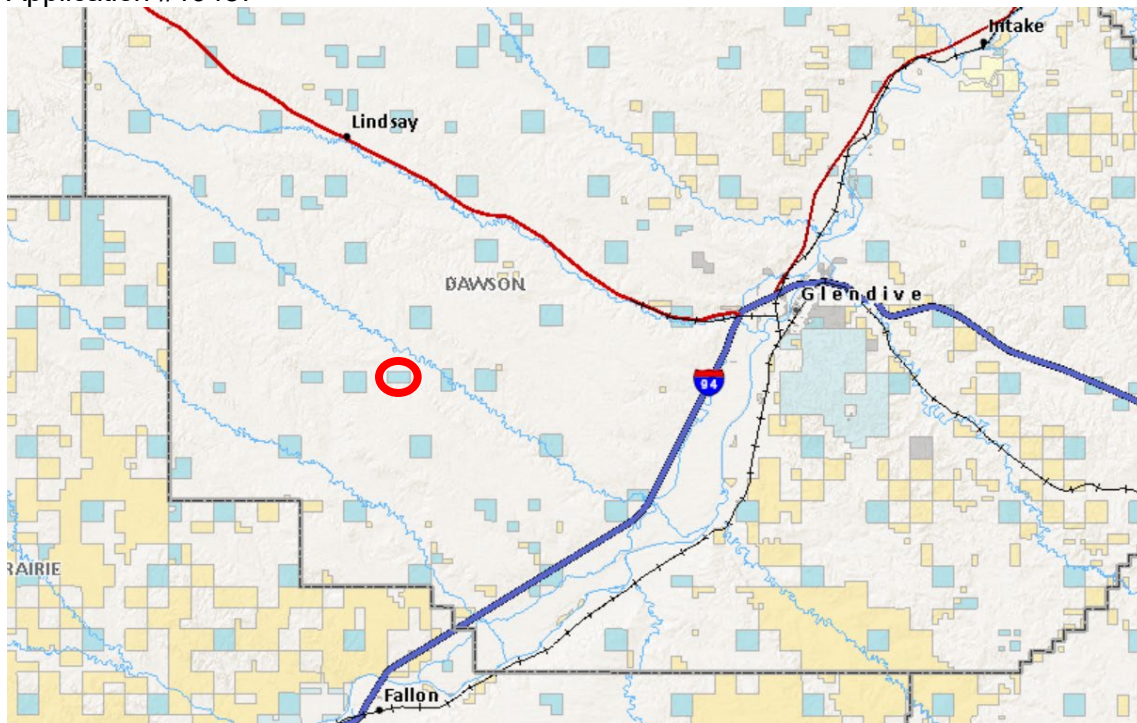
Item Summary

Continuation of Mid-Rivers Telephone Cooperative's applications for Carter, Dawson and Prairie counties service area.

DNRC Recommendation

The DNRC recommends approval of the application of Mid-Rivers Telephone Cooperative, Inc.

Application #19487



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Mid-Rivers Telephone Cooperative, Inc.
PO Box 280
Circle, MT 59215

Application No.: 19488
R/W Purpose: a buried fiber optics telecommunications cable
Lessee Agreement: ok
Acreage: 1.97
Compensation: \$887.00
Legal Description: 16-foot strip through S2NW4, NE4NW4, N2NE4, Sec. 16,
Twp. 15N, Rge. 50E, Prairie County
Trust Beneficiary: Common Schools

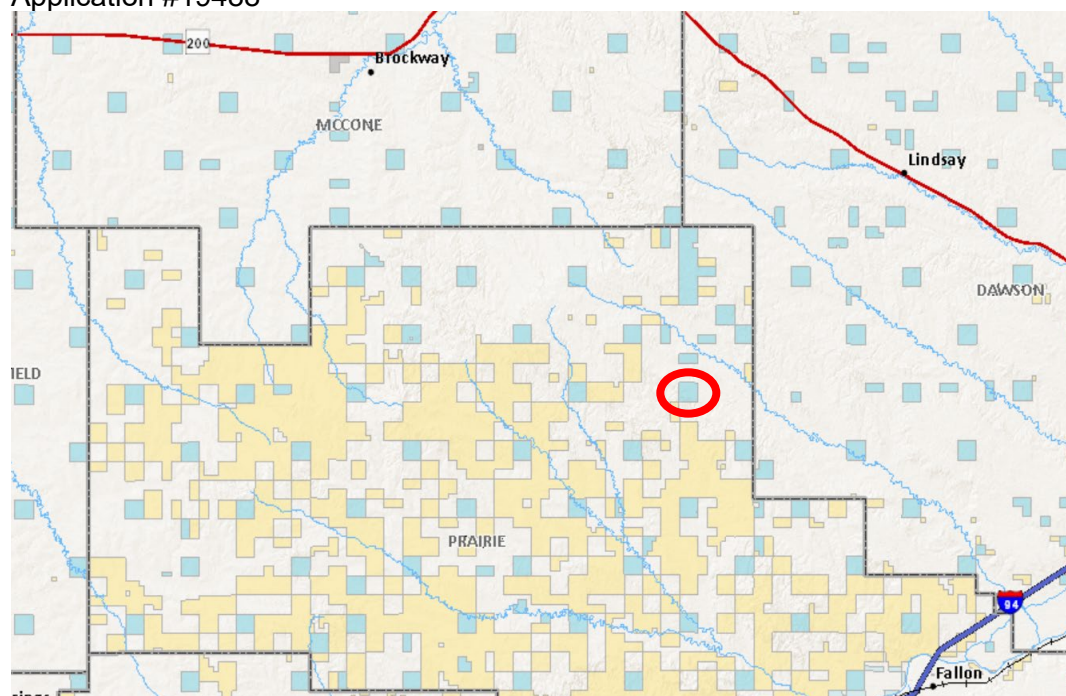
Item Summary

Continuation of Mid-Rivers Telephone Cooperative's applications for Carter, Dawson and Prairie counties service area.

DNRC Recommendation

The DNRC recommends approval of the application of Mid-Rivers Telephone Cooperative, Inc.

Application #19488



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	Central Montana Regional Water Authority PO Box 660 Roundup, MT 59072
Application No.:	19489
R/W Purpose:	a buried 16" water transmission line
Lessee Agreement:	ok
Acreage:	4.90
Compensation:	\$3,185.00
Legal Description:	30-foot strip through NW4, SW4, and SE4, Sec. 16, Twp. 9N, Rge. 21E, Golden Valley County
Trust Beneficiary:	Common Schools

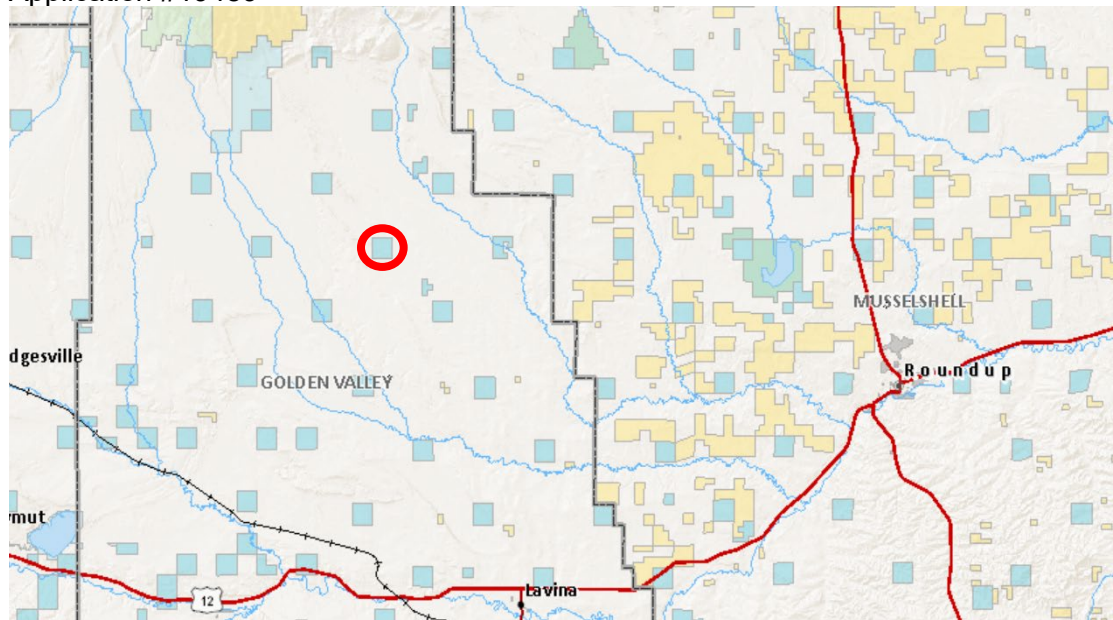
Item Summary

Central Montana Regional Water Authority is requesting an easement for a buried 16" water transmission pipeline across State trust land. This pipeline is a portion of Phase 2 of the water authority's project to provide a reliable supply of high-quality drinking water to the city of Roundup and other rural customers. The pipeline will follow the path of two existing roads, one being a two-track road and one a more established private road, therefore minimal impacts are expected to occur.

DNRC Recommendation

The DNRC recommends approval of the application of Central Montana Regional Water Authority.

Application #19489



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	Snowmass Road Users Association PO Box 1223 Seeley Lake, MT 59868
Application No.:	19490
R/W Purpose:	a private access road to twenty-one (21) lots as shown on Certificates of Survey Nos. 5140, 6523 and 6624 for the purpose of accessing one single-family residence per lot
Lessee Agreement:	N/A (Historic)
Acreage:	5.29
Compensation:	\$31,522.00
Legal Description:	40-foot strip through Gov. Lots 5, 7, 10 & 11, NW4SW4, SE4SW4, Sec. 4, Twp. 16N, Rge. 15W, Missoula County
Trust Beneficiary:	MSU 2 nd Grant

Item Summary

Snowmass Road Users Association is requesting an easement for a private access road to twenty-one (21) lots in the cabin site neighborhood known as Seeley Lake Outlet West. Over the past few years multiple leased lots have been purchased through the cabin site sales program. Currently, ten lots have been sold and transferred into private ownership with three additional sales recently occurring and included in the March, 2023 Land Board agenda for final approval. As both purchasers of the lots and lessees are required to provide maintenance to the road system through their various agreements, the DNRC determined that it was appropriate to require the lot owners and lessees to form a Road Users Association (RUA) to ensure shared maintenance responsibilities are carried out. The RUA has been incorporated and bylaws adopted, with all lot owners and lessees becoming members. Issuing an easement to the RUA will provide for continued legal access and ensure the road is maintained properly.

DNRC Recommendation

The DNRC recommends approval of the application of Snowmass Road Users Association.

Application #19490

