

REGULAR MEETING OF THE BOARD OF LAND COMMISSIONERS
AGENDA
DECEMBER 15, 2025 AT 9:00 A.M.
STATE CAPITOL, ROOM 303
HELENA, MT

ADMINISTRATIVE ITEMS

Approval of the December Land Board Agenda
Approval of the November Land Board Meeting Minutes

ACTION ITEMS

- 1225-1 Department of Environmental Quality: Easement** **APPROVED 4-0**
Benefits: N/A (non-trust land)
Location: Cascade County
- 1225-2 Timber Sale: Twister Loop** **APPROVED 4-0**
Location: Lake County
Benefits: Common Schools
- 1225-3 Oil and Gas Lease Sale (December 2)** **APPROVED 4-0**
Location: Glacier, Golden Valley, Liberty, Pondera, and Toole Counties
Benefits: Common Schools and University of Montana
- 1225-4 Cabin and Homesite: Final Approval for Sale** **APPROVED 4-0**
A. *Location: Flathead County*
Benefits: Montana Tech

B. *Location: Sanders County*
Benefits: Capitol Buildings

C. *Location: Chouteau County*
Benefits: Common Schools
- 1225-5 Easements** **APPROVED 4-0**
Location: Cascade County, Valley County, Yellowstone County, Fergus, and Judith Basin Counties
Benefits: Common Schools and Public Land Trust
- 1225-6 Informational Item: Real Estate Management Plan Five-Year Report**
Location: Statewide
Benefits: N/A
- 1225-7 Informational Item: Real Estate Project List**
Location: Gallatin, Cascade, Custer, Flathead, Lake, Lincoln, Yellowstone, Missoula, Silver Bow, and Granite Counties
Benefits: Common Schools, U of M, Pine Hills, Capitol Buildings, Deaf & Blind School, MSU
- 1225-8 Informational Item: FY25 Trust Lands Review**
Location: State of Montana
Benefits: N/A

PUBLIC COMMENT

For all Trust Lands questions please contact: Ryan Weiss, Deputy Administrator
email: ryanweiss@mt.gov or 406-444-5576
Complete agenda at <https://dnrc.mt.gov/TrustLand/about/land-board>

**REGULAR MEETING OF THE BOARD OF LAND COMMISSIONERS
MINUTES
NOVEMBER 17, 2025 AT 9:00 A.M.
STATE CAPITOL, ROOM 303
HELENA, MT**

Members Present

Kristen Juras, Lieutenant Governor
Susie Hedalen, Superintendent of Public Instruction
Austin Knudsen, Attorney General
James Brown, Commissioner of Securities and Insurance
Christi Jacobsen, Secretary of State
Dawnell Fuller, Land Board Secretary

Members Absent

Greg Gianforte, Governor

Testifying Staff

Amanda Kaster, DNRC Director
Ryan Weiss, DNRC Trust Lands Deputy Administrator

Attachments

Related Materials, Attachment 1 – Sign-in-Sheet

Call to Order

00:00:00 Kristen Juras, Lieutenant Governor called the meeting to order.

Adopt Proposed Agenda

00:00:55 Austin Knudsen, Attorney General moved to approve the November agenda. The motion was seconded by Christi Jacobsen, Secretary of State and carried unanimously.

Adopt Prior Months Meeting Minutes

00:01:17 Christi Jacobsen, Secretary of State moved to approve the October minutes. The motion was seconded by Austin Knudsen, Attorney General and carried unanimously.

Business Considered

1125-1 Fish, Wildlife & Parks: Habitat Conservation Leases

00:01:34 Amanda Kaster, DNRC Director, gave an overview of the item.

Public Comment:

00:02:24 Christy Clark, Fish, Wildlife and Parks Director

00:04:49 Austin Knudsen, Attorney General moved to approve item 1125-1. The motion was seconded by Christi Jacobsen, Secretary of State.

Board Discussion/Comments:

00:05:00 Austin Knudsen, Attorney

00:05:37 Kristen Juras, Lieutenant Governor

00:05:58 The motion to approve item 1125-1 carried unanimously.

1125-2 Timber Sales A & B

00:06:07 Amanda Kaster, DNRC Director, gave an overview of the item.

Public Comment: N/A

00:07:33 Christi Jacobsen, Secretary of State moved to approve item 1125-2 A & B. The motion was seconded by Austin Knudsen, Attorney General and carried unanimously.

Board Discussion/Comments: N/A

1125-3 Cabin and Homesite: Final Approval for Sale

00:07:55 Amanda Kaster, DNRC Director, gave an overview of the item.

Public Comment: N/A

00:08:52 Christi Jacobsen, Secretary of State moved to approve item 1125-3. The motion was seconded by Austin Knudsen, Attorney General.

Board Discussion/Comments:

00:08:58 Austin Knudsen, Attorney

00:09:14 The motion to approve item 1125-3 and carried unanimously

1125-4 Easements A & B

00:09:21 Amanda Kaster, DNRC Director, gave an overview of the item.

Public Comment: N/A

00:10:46 Christi Jacobsen, Secretary of State moved to approve item 1125-4 A & B. The motion was seconded by Austin Knudsen, Attorney General and carried unanimously.

Board Discussion/Comments: N/A

1125-5 Commercial Lease Agreement: Moraine Parcel (Withdrawn)

1125-6 Biennial Cabin Site Lease Rate Review

00:11:09 Amanda Kaster, DNRC Director, gave an overview of the item.

Public Comment: N/A

00:12:09 Austin Knudsen, Attorney General moved to approve item 1125-6. The motion was seconded by Christi Jacobsen, Secretary of State.

Board Discussion/Comments:

00:12:22 Kristen Juras, Lieutenant Governor

00:12:45 Ryan Weiss, DNRC Trust Lands Deputy Administrator

00:13:20 The motion to approve item 1125-6 carried unanimously.

00:13:21 Susie Hedalen, Superintendent of Public Instruction entered public meeting via zoom.

1125-7 Approval to File Objections on Water Rights (Executive Session)

00:13:32 Amanda Kaster, DNRC Director, gave an overview of the item.

Public Comment: N/A

The Land Board assembled into executive session at 9:26 AM pursuant to MCA 2-3-203(4), to discuss litigation strategy. The public portion of the meeting resumed at 9:48 AM.

00:15:04 Christi Jacobsen, Secretary of State moved to approve item 1125-7. The motion was seconded by James Brown, Commissioner of Securities and Insurance and carried 4-1.

Board Discussion/Comments: N/A

General Public Comment: N/A

Adjournment

00:16:02 Adjournment

PRESIDENT

ATTEST

<u>/s/</u>	<u>Date</u>	<u>/s/</u>	<u>Date</u>
Greg Gianforte, Governor		Amanda Kaster, DNRC Director	

Please note: *The Land Board has adopted the audio recording of its meetings as the official record, as allowed by [2-3-212, MCA](#). These minutes provide an abbreviated summary of the Land Board discussion, public testimony, action taken, and other activities. The time designations listed are approximate and may be used to locate the referenced discussion on the audio recording of this meeting. You may access the minutes and the audio recording on our website: <https://dnrc.mt.gov/TrustLand/About/LandBoardMeetingArchive>.*

1225-1

DEPARTMENT OF ENVIRONMENTAL
QUALITY: EASEMENT

**Land Board Agenda Item
December 15, 2025**

1225-1 Department of Environmental Quality: Easement

Location: Cascade County

Trust Beneficiaries: N/A

Trust Revenue: N/A

Item Summary:

The Department of Environmental Quality (DEQ) proposes to grant a perpetual easement to American Tower covering 1.2 acres for a cell tower site and access road to provide continued maintenance and operation of an existing cell tower. American Tower proposes to pay \$758,000 for the perpetual easement, which would replace the existing long-term lease currently valid through 2065.

Recommendation:

The DEQ recommends that the Land Board approve the grant of easement to American Tower.

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 26 T19N, R6E, P.M.M.
CASCADE COUNTY, STATE OF MONTANA

THE PURPOSE OF THIS SURVEY IS TO DEPICT AN INSTALLATION, MAINTENANCE, AND TOWER SITEMAP OF THE SURVEYED AREA. THE SURVEYED AREA IS THE STATION TOWER LOCATED WITHIN PARCEL AS SHOWN ON CERTIFICATE OF SURVEY #4482. IN ADDITION, THE PURPOSE OF THIS SURVEY IS TO DEPICT AN ACCESS EASEMENT TO SAID WIRELESS TELECOMMUNICATIONS BASE STATION TOWER, BEING 20' WIDE, 10' ON EACH SIDE OF CENTERLINE, TO RUN ACROSS PARCEL A OF CERTIFICATE OF SURVEY #4482 AND TRACT A OF CERTIFICATE OF SURVEY #4294. THIS SURVEY WAS PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER, 2025.

1701 Cobban Street, Butte, MT. 59701 (406) 723-6574

EASEMENT EXHIBIT
TOWER & ACCESS EASEMENT
LOCATED IN SW 1/4 SEC 26, T19N, R6E P.M.M.
CASCADE COUNTY, STATE OF MONTANA

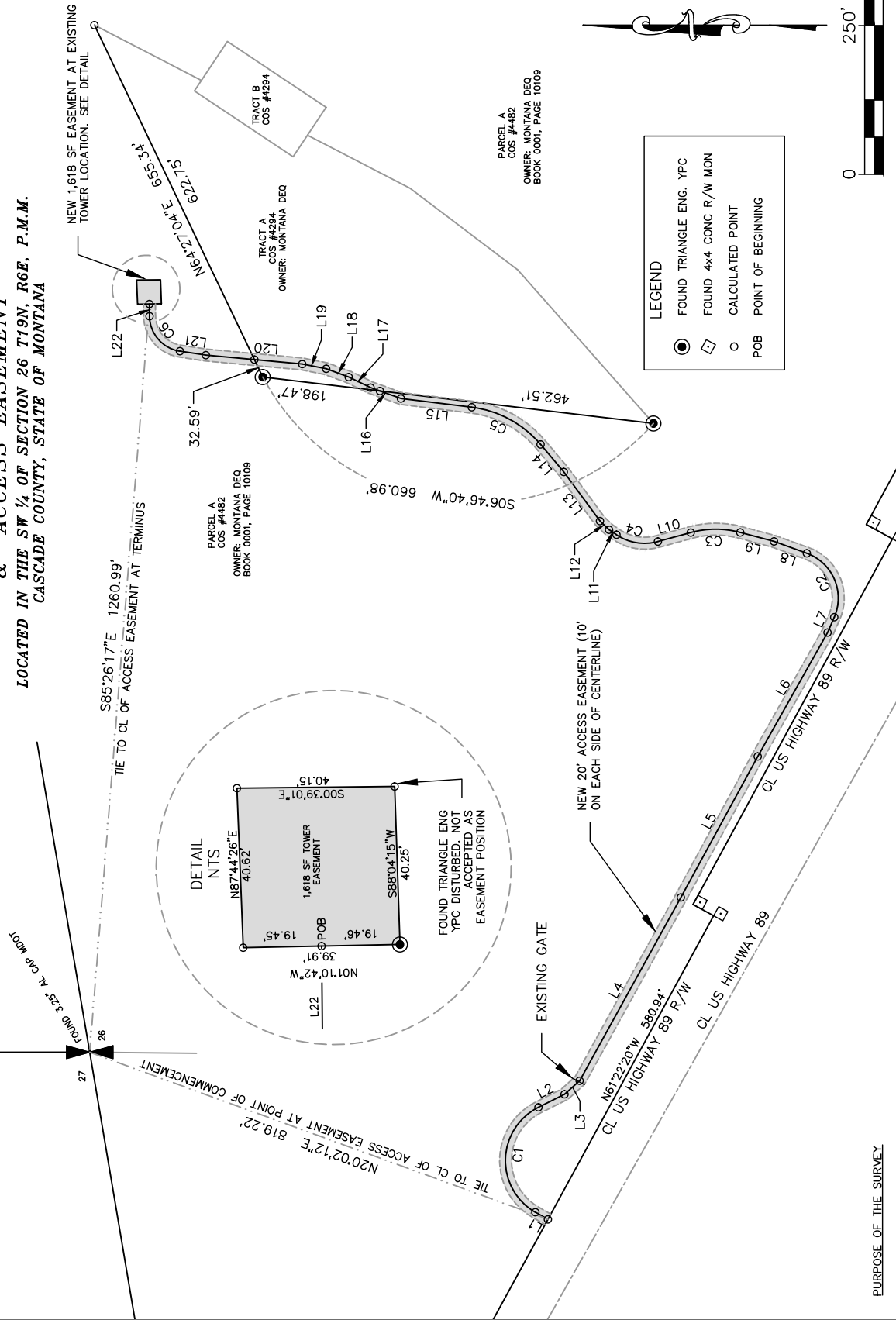
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Scale: 1"=250'

Dated: 10/31/25

SHEET 1 of 2

CHAD E. BALL, PLS



1225-2

TIMBER SALE: TWISTER LOOP

**Land Board Agenda Item
December 15, 2025**

1225-2 Timber Sale: Twister Loop

Location: Lake County

Trust Beneficiaries: Common Schools

Trust Revenue: \$312,007 (estimated, minimum)

Item Summary:

Location: The Twister Loop Timber Sale is located approximately 9 miles southeast of Swan Lake, Montana.

Size and Scope: The sale includes 7 harvest units (533 *acres*) of ground-based logging.

Volume: The estimated harvest volume is 19,029 tons (3.35 *MMBF*) of sawlogs.

Estimated Return: The minimum bid is \$18.03 per ton for non-Ponderosa Pine sawlogs and \$5.77 for Ponderosa Pine sawlogs, which would generate approximately \$312,007 for the Common Schools Trust and approximately \$89,030 in Forest Improvement fees.

Prescription: This sale would utilize individual tree selection, shelterwood, old growth maintenance, and overstory removal harvest prescriptions designed to reduce insect and disease issues, reduce fuel loading and promote forest health.

Road Construction/Maintenance: The Department of Natural Resources and Conservation (DNRC) is proposing 0.29 miles of temporary road construction and 6.2 miles of road maintenance.

Access: Access is obtained through State-owned roads.

Public Comments: This timber sale is covered under the Squeezer Meadow Environmental Impact Statement (EIS). Twenty public comments were received during the scoping of the Squeezer Meadow EIS and an additional five individuals indicated that they had no comments but would like to stay informed during project development. Nine comments provided general support for the project, six comments were neutral, and five comments were opposed to the project. Commenters expressed concern about wildlife, silviculture, hydrology and soils, roads and traffic, fisheries, climate change, visual aesthetics, air quality, cultural resources, and economics. All public comments and concerns were considered and addressed in the Squeezer Meadow Final EIS.

DNRC Recommendation:

The DNRC recommends that the Land Board direct DNRC to sell the Twister Loop Timber Sale.

State Trust Land Vicinity Map

Swan Unit

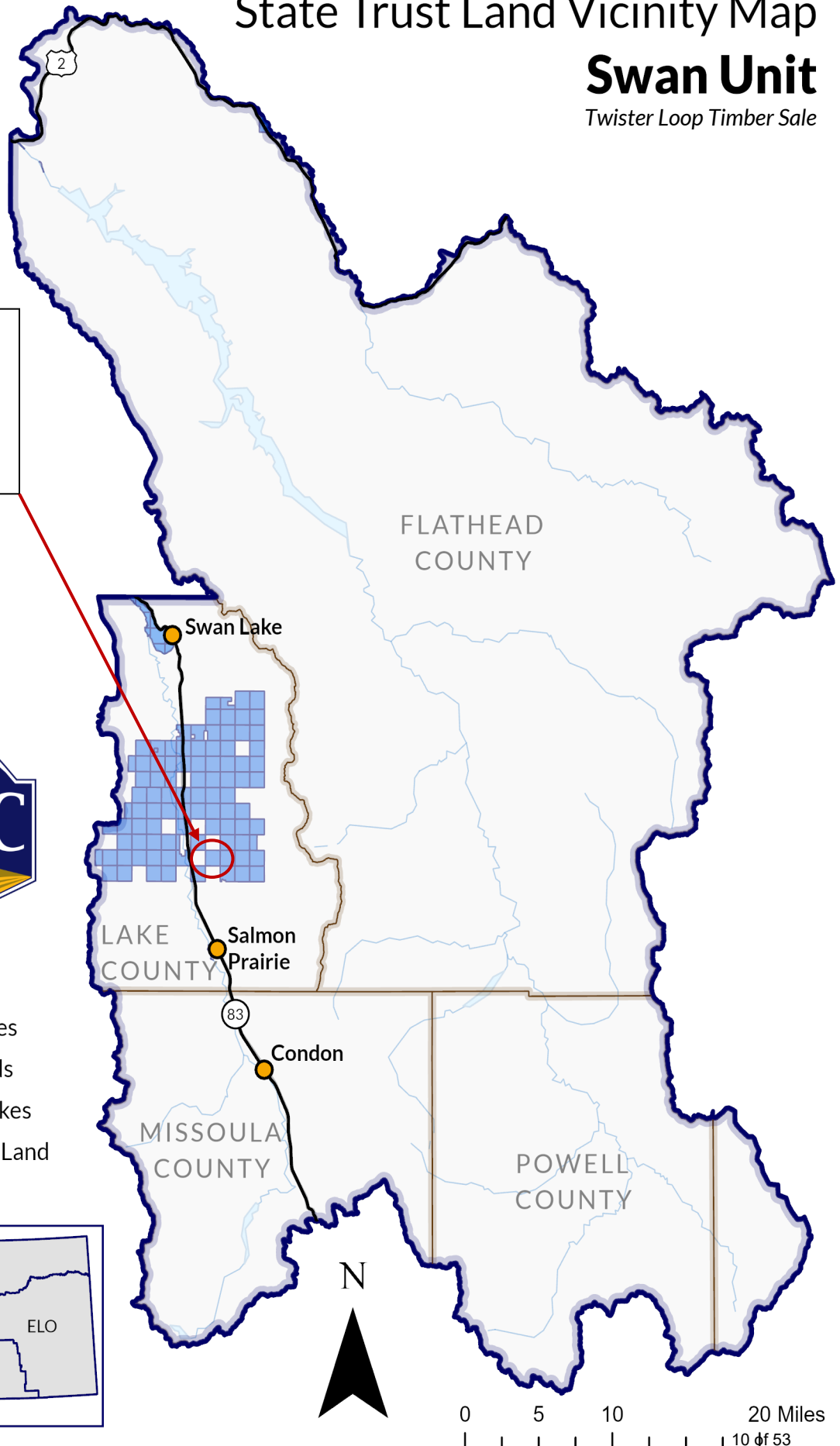
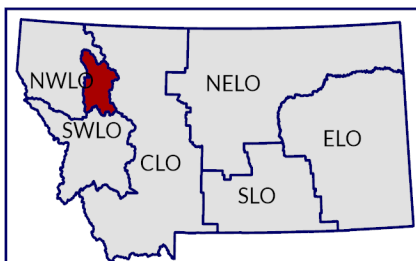
Twister Loop Timber Sale

Section: 28
Township: 23N
Range: 17W

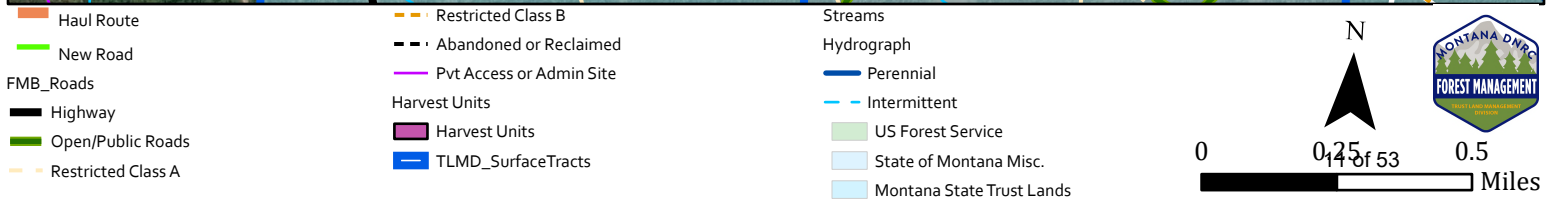
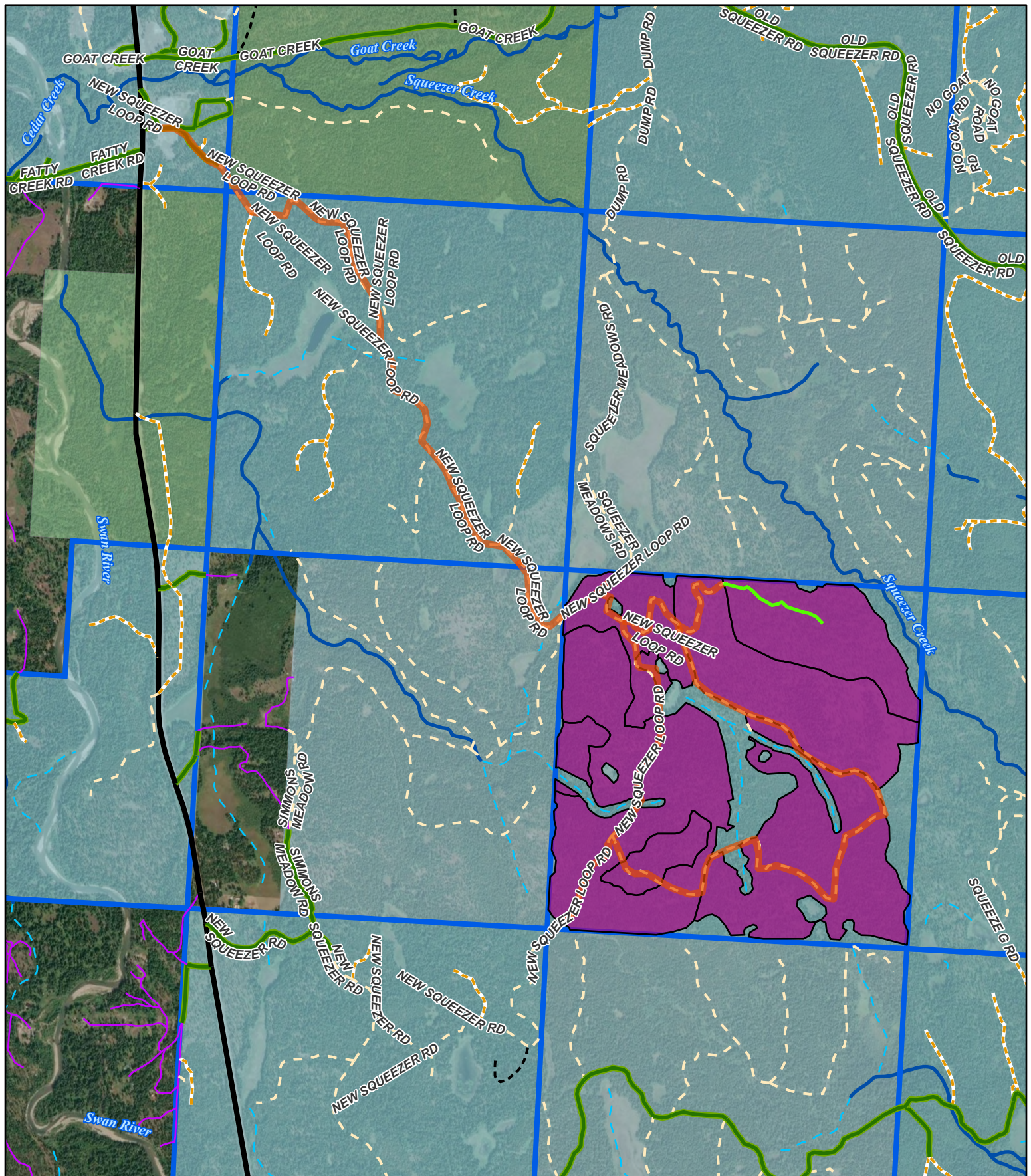
County: Lake



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



Twister Loop Timber Sale Haul Route and Harvest Units



1225-3

OIL AND GAS LEASE SALE

**Land Board Agenda Item
December 15, 2025**

1225-3 Oil and Gas Lease Sale

Location: Glacier, Golden Valley, Liberty, Pondera, and Toole Counties

Trust Beneficiaries: Common Schools and University of Montana

Trust Revenue: Common Schools \$10,160, University of Montana \$1,497

Item Summary:

The Department of Natural Resources and Conservation (DNRC) conducted an oil and gas lease sale from November 26 through December 2 using the online auction platform, EnergyNet. A total of eleven tracts covering 5,958.20 acres were offered, and all were successfully leased. The sale generated \$11,657.30. The average bid price was \$1.96 per acre, with proceeds benefiting the Common Schools and University of Montana Trusts.

The high competitive bid for the December 2, 2025 sale was \$10.00 per acre and the largest total bid was \$3,200.00 for Tract 11 in Toole County.

DNRC Recommendation:

The DNRC recommends Land Board approval to issue the leases auctioned in the December 2 oil and gas lease sale.

State of Montana

Oil and Gas Lease Sale - December 2, 2025

Lease Sale Results

The following described lands were offered for oil and gas leasing through an online bidding service, EnergyNet, opened on November 26, 2025 and closed on December 2, 2025.

Tract	Stipulations	Twp Rng Sec	Description	*	Acres	Bid/Acre	Total Bid	Lessee
Glacier								
1	1, 2, 3, 4, 5, 6, 8, 10	34N 6W 36	NW4, N2SW4, SW4SW4		280.00	\$1.50	\$420.00	HEIMMER, DON H
2	1, 2, 3, 4, 5, 6, 10	35N 6W 36	NW4, NE4SW4	*	200.00	\$1.50	\$300.00	HEIMMER, DON H
Golden Valley								
3	1, 2, 3, 4, 5, 6, 7, 8, 10	5N 19E 16	ALL	*	640.00	\$1.50	\$960.00	MAVERICK OIL, INC.
4	1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 16, 18	6N 19E 2	LOTS 1-16 INC., S2, LESS PAT RR R/W IN S2		998.20	\$1.50	\$1,497.30	MAVERICK OIL, INC.
5	1, 2, 3, 4, 5, 6, 10, 11, 14, 18	6N 19E 10	ALL	*	640.00	\$1.50	\$960.00	MAVERICK OIL, INC.
6	1, 2, 3, 4, 5, 6, 7, 10, 11	6N 19E 16	ALL		640.00	\$1.50	\$960.00	MAVERICK OIL, INC.
7	1, 2, 3, 4, 5, 6, 10	6N 19E 36	ALL		640.00	\$1.50	\$960.00	MAVERICK OIL, INC.
Liberty								
8	1, 2, 3, 4, 5, 6, 7, 10	36N 4E 16	ALL		640.00	\$1.50	\$960.00	HEIMMER, DON H
9	1, 2, 3, 4, 5, 6, 7, 10	37N 4E 36	ALL		640.00	\$1.50	\$960.00	HEIMMER, DON H
Pondera								
10	1, 2, 3, 4, 5, 6, 7, 9, 10, 17	28N 6W 36	N2		320.00	\$1.50	\$480.00	SANDS OIL COMPANY
Toole								
11	1, 2, 3, 4, 5, 6, 7, 10, 15	36N 1E 20	SE4NW4, SW4NE4, SE4, E2SW4		320.00	\$10.00	\$3,200.00	SANDS OIL COMPANY

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

Summary By Lessor

	Total Acres	Total Tracts
Dept. Of Natural Resources and Conservation	5958.2	11

Oil And Gas Lease Summary

Total Tracts	11
Total Acres	5,958.20
Total Bid Revenue	\$11,657.30
Average Bid Per Acre	\$1.96

State of Montana
Oil & Gas Lease Sale - December 2, 2025
Stipulations

- 1 Lessee shall notify and obtain approval from the Department's Forestry and Trust Lands Division (FTLD) 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 FTLD'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 Forestry and Trust Lands Division (FTLD). After a well is drilled and completed, lessee shall send one copy of all logs run, Form 4A "Completion Report", and geologic report to FTLD. 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 FTLD whenever any subsequent change in well status or operator is intended or has occurred. Lessee shall also notify and obtain approval from the FTLD 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 FTLD 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 FTLD 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 FTLD.
- 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 If (an) existing well(s) production on this tract is/are put to private use, (for example, farm taps) the lessee is responsible for installation of a meter and documentation of gas used as recorded by said meter. Documentation will be provided to the Department.

Lessee will have a meter installed within 45 days from the effective date of this lease, or prior to gas production, whichever comes first. The lessee shall work with MMB every year that the tap well is in use to pay royalties on the average price of gas. MMB will calculate a contract gas price annually based on projected AECO Index price. Non-compliance with this stipulation will result in lease cancellation.

- 10 If production from (a) well(s) on this tract is/are put to private use, (for example, farm taps) the Lessee is responsible for installation of (a) meter(s) and documentation of gas used as recorded by said meter(s). Documentation will be provided to the Department.

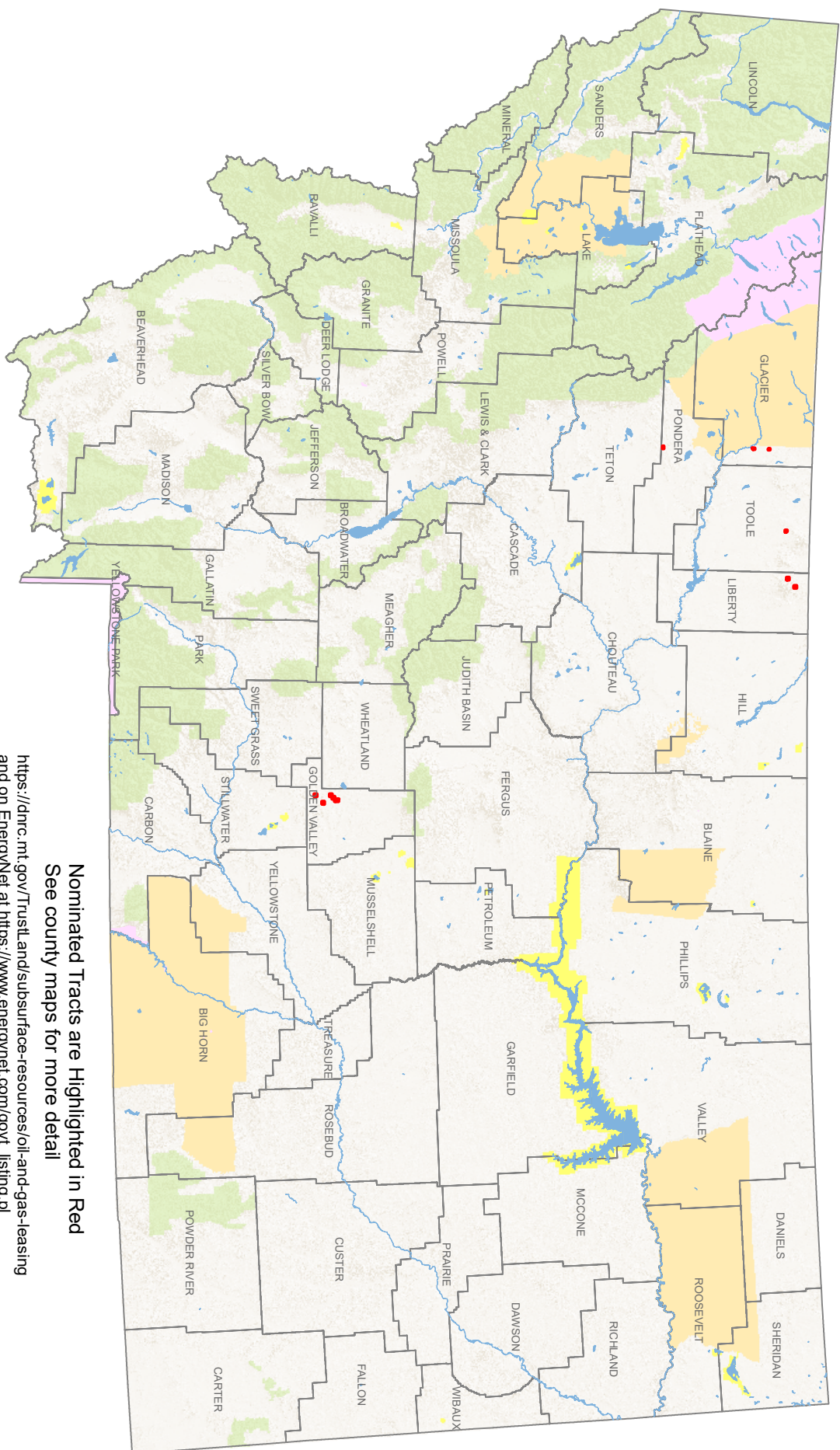
Lessee will have (a) meter(s) installed within 45 days prior to gas production, or of the decision to use the well(s) as (a) tap well(s), or written notification of FTLD of this decision, whichever comes first. The Lessee shall work with MMB every year that the tap well is in use to pay royalties on the average price of gas. MMB will calculate a contract gas price annually based on projected AECO Index price. Non-compliance with this stipulation will result in lease cancellation.

- 11 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 FTLD prior to preparing a project proposal.
- 12 This lease is located within designated sage grouse core 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 FTLD prior to preparing a project proposal.
- 13 The State, as a riparian land and/or mineral owner, may have an ownership claim to adjacent river/stream/lake/reservoir/abandoned channel bed(s) and related acreage in this Section. No surface occupancy is allowed within the bed of a river, stream, lake or reservoir, or on islands and accretions, or abandoned channels. If during production, title to river, stream, lake, reservoir, abandoned channel and/or related acreage or adjoining land title is disputed, the lessee will file an interpleader action under Rule 22, M.R. Civ. P. in the Montana District Court, or other court having jurisdiction, in which the leased lands are located for all acreage within the lease in which the title is disputed. The lessee shall name all potential royalty claimants as defendants.
- 14 Unless otherwise approved by the Department in writing, wells and related surface infrastructure, including new road construction, are prohibited within 1/2 mile of the centerline of a navigable river, lake or reservoir, and within 1/4 mile of direct perennial tributary streams of navigable waterways, on or adjacent to the tract. No surface occupancy is allowed within the bed of a river, stream, lake or reservoir, islands and accretions or abandoned channels.
- 15 Due to the floodplain/wetlands area(s), surface use may be restricted or denied.
- 16 If there is oil or gas production, and if land title is disputed, the lessee shall fund professional land surveys as needed to determine the location and acreage encompassed by the spacing and/or pooling unit and the state lease acreage within that unit. Surveys shall be conducted by a licensed land surveyor acceptable to the Department, and shall be prepared pursuant to survey requirements provided by the Department.
- 17 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.
- 18 Wildlife species of concern have been identified on or near this tract. Identified species will be avoided, unless otherwise authorized by the FTLD. Additional mitigation measures may also be required.

STATE OF MONTANA NOV. 26 - DEC. 2, 2025 OIL AND GAS ONLINE LEASE SALE

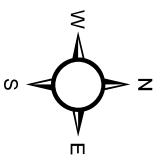
Hosted by EnergyNet

FINAL LIST MAP - ALL TRACTS

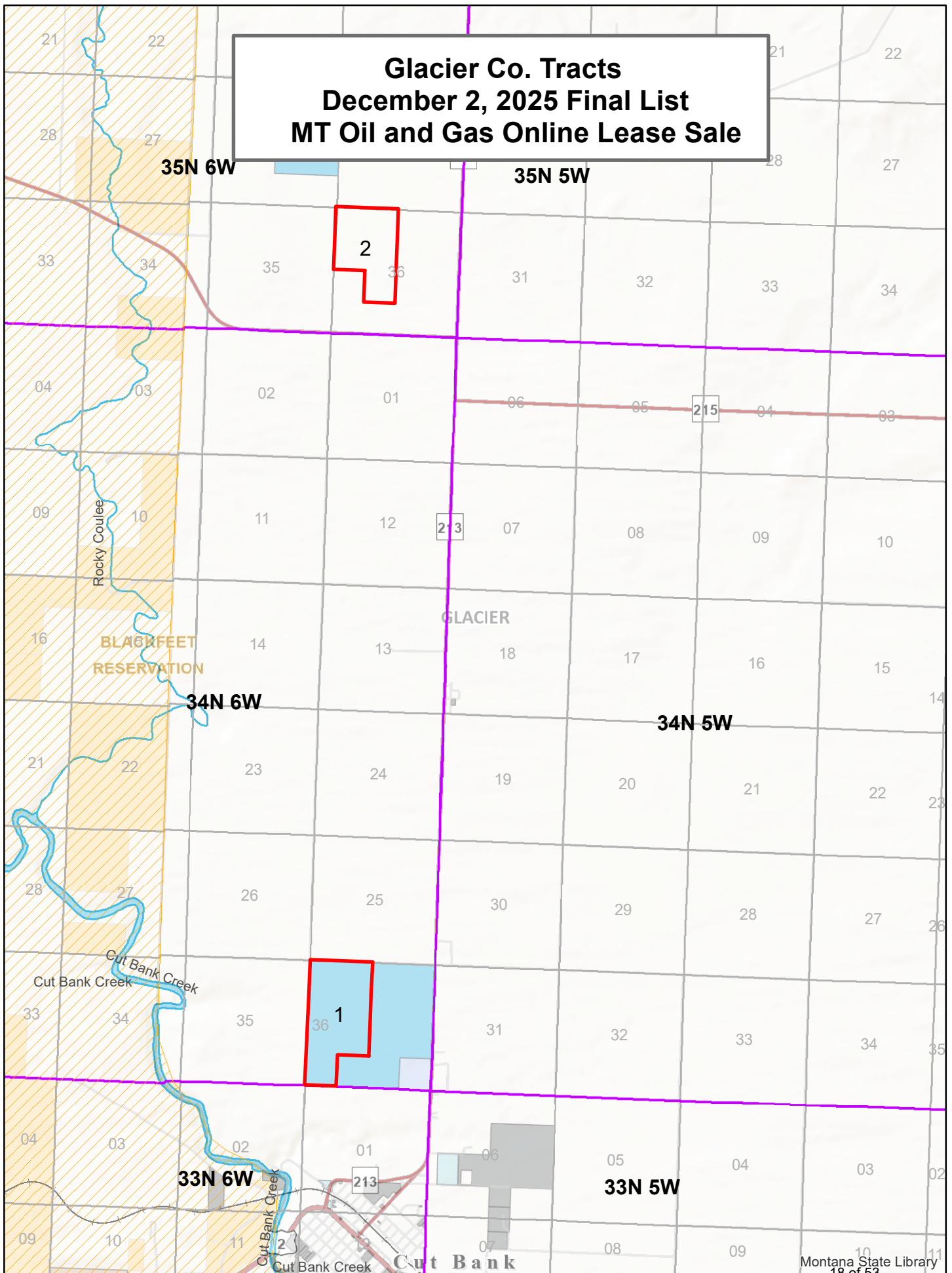


Nominated Tracts are Highlighted in Red
See county maps for more detail

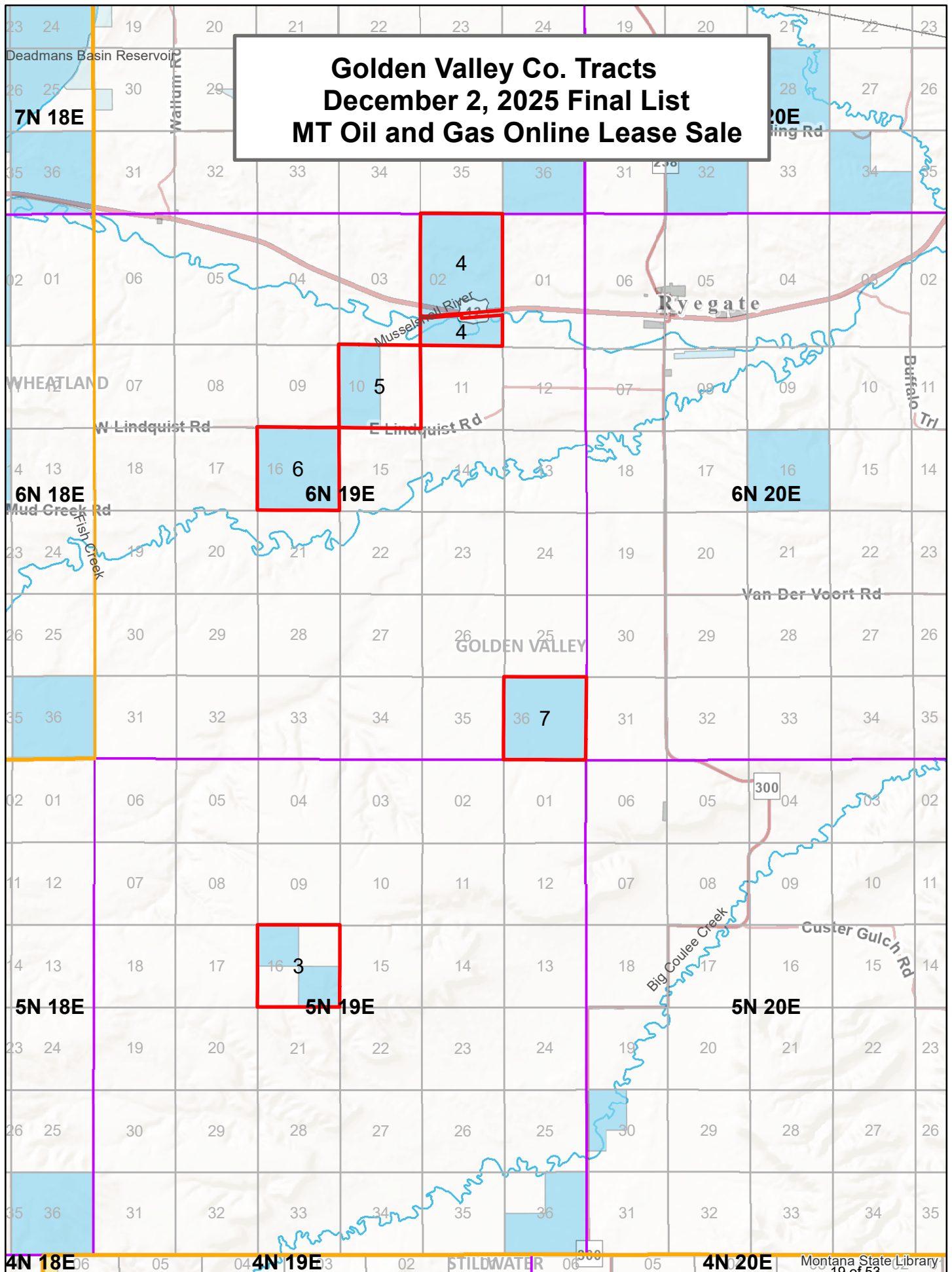
<https://dnrc.mt.gov/Trust.and/subsurface-resources/oil-and-gas-leasing>
and on EnergyNet at https://www.energynet.com/govt_listing.pl



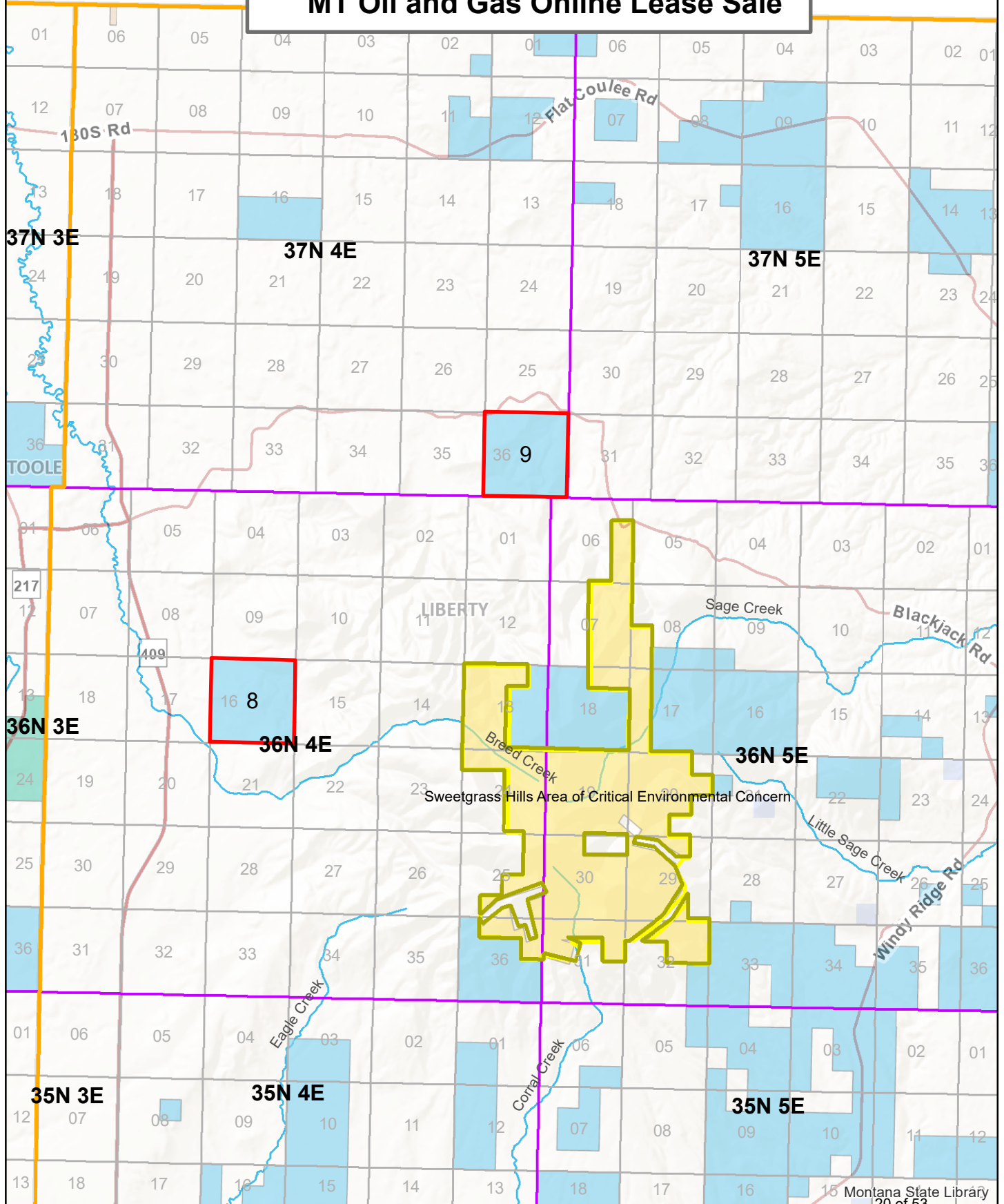
**Glacier Co. Tracts
December 2, 2025 Final List
MT Oil and Gas Online Lease Sale**



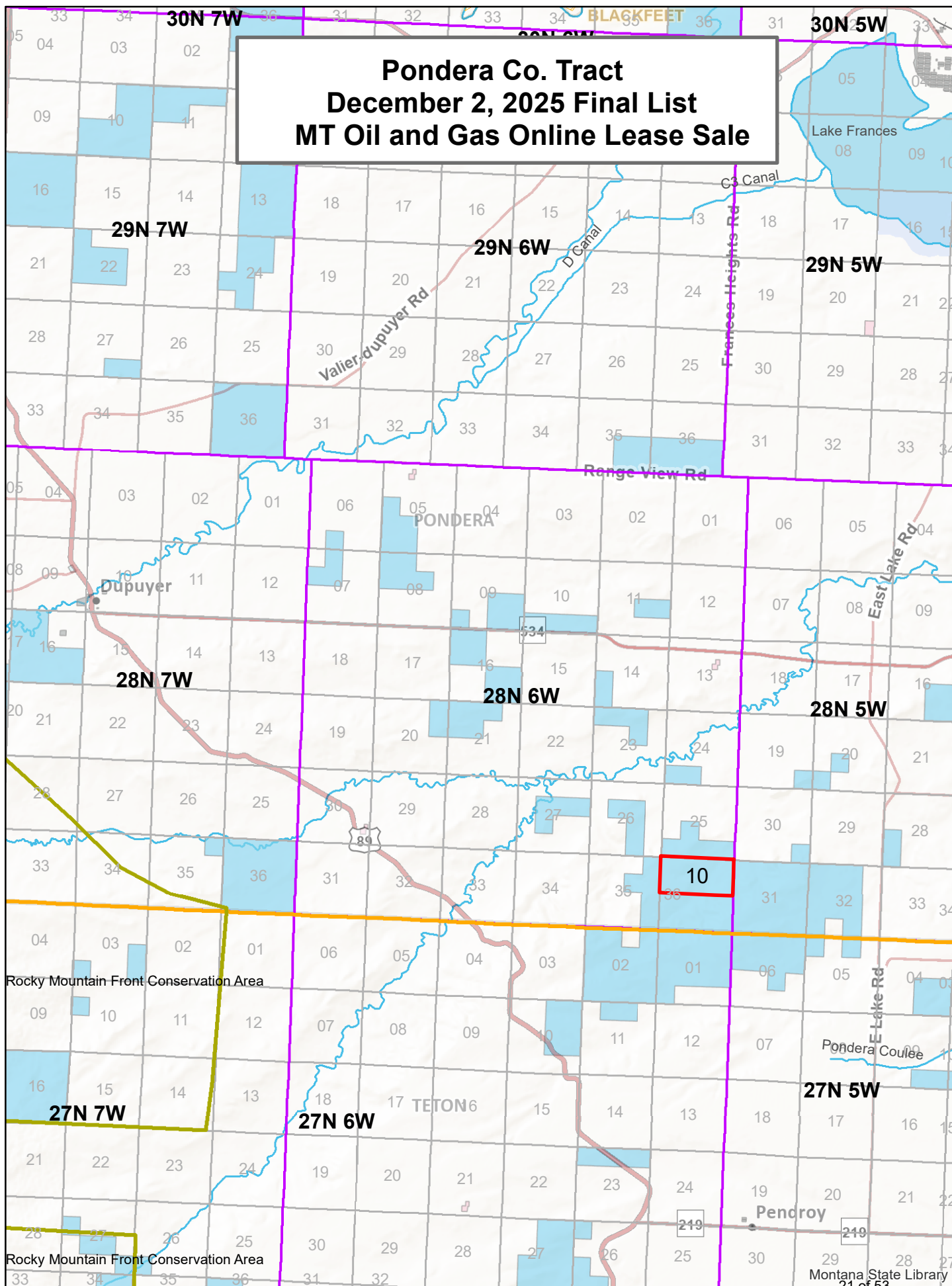
**Golden Valley Co. Tracts
December 2, 2025 Final List
MT Oil and Gas Online Lease Sale**



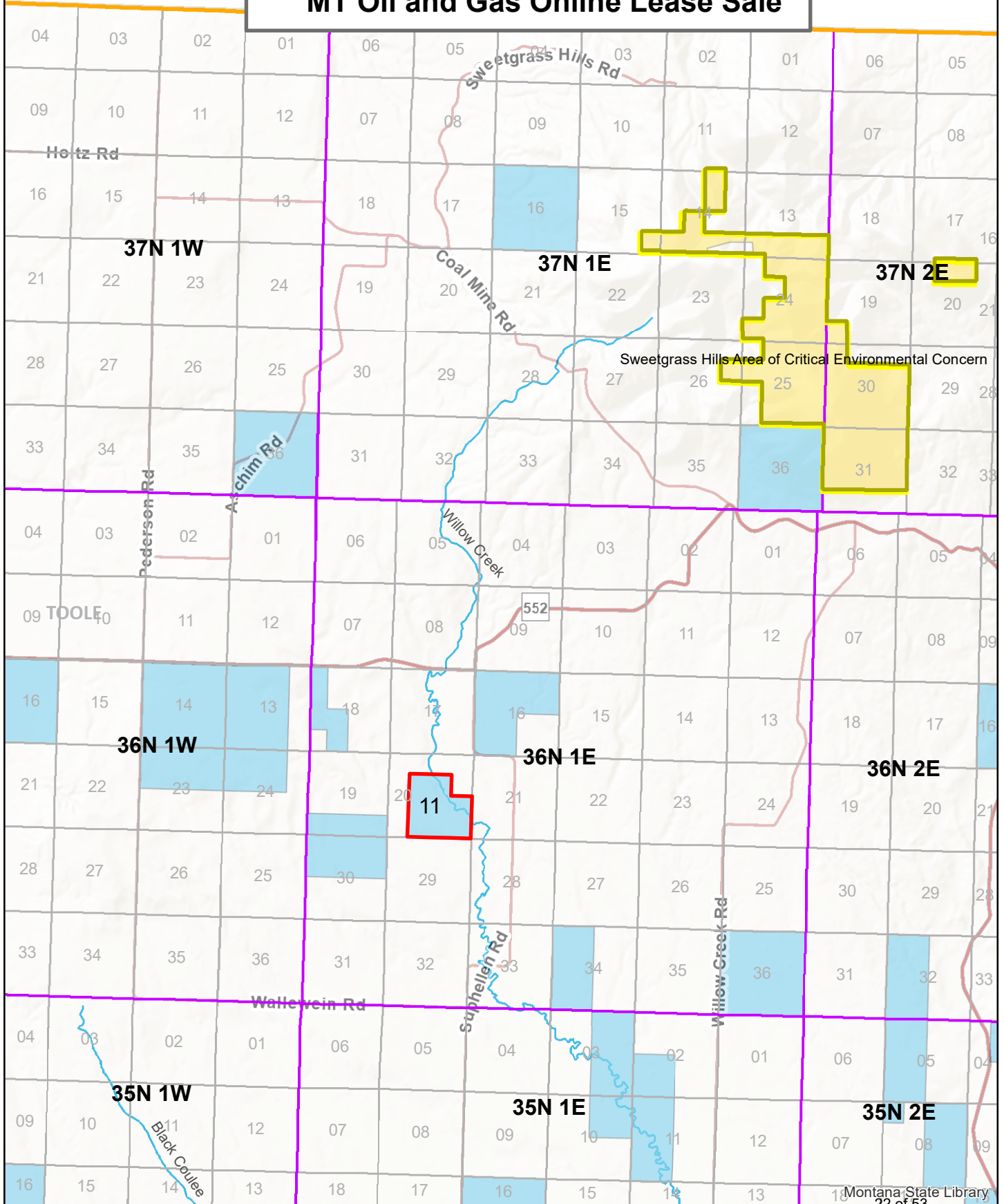
Liberty Co. Tracts
December 2, 2025 Final List
MT Oil and Gas Online Lease Sale



**Pondera Co. Tract
December 2, 2025 Final List
MT Oil and Gas Online Lease Sale**



**Toole Co. Tract
December 2, 2025 Final List
MT Oil and Gas Online Lease Sale**



1225-4

CABIN AND HOMESITES:
FINAL APPROVAL FOR SALE

- A. Chouteau County
- B. Flathead County
- C. Sanders County

**Land Board Agenda Item
December 15, 2025**

1225-4A Cabin and Homesites: Final Approval for Sale

Location: Chouteau County

Trust Beneficiaries: Common Schools

Trust Revenue: \$164,000

Item Summary:

The Department of Natural Resources and Conservation (DNRC) is requesting final approval for sale of two (2) home sites nominated for sale in Chouteau 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
2037	11.081 ±	Tract 1 of Chouteau County COS 223A T22N-R11E, Section 27	Freida & Gordon Muir; Hucke Land & Livestock	Common Schools
2038	9.370 ±	Tract 2 of Chouteau County COS 223A T22N-R11E, Section 27	Gordon Muir	Common Schools

Background:

Preliminary Land Board approval was granted in December of 2022 (Approved 4-1) for these sites to be included as part of the 2022-2023 Cabin and Home Site Sales Program. The Land Board set the minimum bid for these home sites at the appraised land value and the maximum value of compensation for the improvements in September of 2025 (Approved 5-0).

Cultural/Paleontological Resources:

Home sites typically contain numerous privately owned structures and the ground surfaces within most home sites have been extensively disturbed over the course of many years of occupation and development.

For State Antiquities Act compliance, a Class I (literature review) level review was conducted by the DNRC staff archaeologist for the area of potential effect (APE). This entailed inspection of project maps, DNRC's sites/site leads database, land use records, General Land Office Survey Plats, and control cards. The Class I search results revealed that no cultural or paleontological resources have been identified in the APE of each homesite boundary. It should be noted that previous Class III level inventories have been conducted in or around many of the tracts proposed for sale. These sales will have no effect to state-owned heritage properties, and no additional archaeological investigative work will be conducted.

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 parcel will continue to receive these returns if they remain in state ownership. The income rate 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 Number:	Rate of Return
2037	1.474%
2038	1.97%

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 3.17% on acquisitions with income generated from annual lease payments. However, the rates of return on land acquired more recently have been higher at 3.42% for lands acquired within the last ten years.

Appraised Values of Land and Improvements:

The Appraisal was prepared by Montana General Certified Appraiser Ernest F. Goettlich V of Northern Acres Appraisal Services, LLC in Havre.

The proponents for each sale appealed both the land and improvements values determined by the appraiser and requested hearings regarding these appraised values. The administrative hearings were held on May 13, 2025. Administrative Law Judge Martin Balukas' recommendation to the Land Board was to set the minimum bid for the land and the maximum value of compensation for the improvements at the appraised values, as shown below.

Sale No.	Appraised Land Value	Appraised Improvements Value	Final Sale Price
2037	\$89,000	\$461,000	\$89,000
2038	\$75,000	\$325,000	\$75,000

**Land Board Agenda Item
December 15, 2025**

1225-4B Cabin and Homesites: Final Approval for Sale

Location: Flathead County

Trust Beneficiaries: Montana Tech

Trust Revenue: \$735,000

Item Summary:

The Department of Natural Resources and Conservation (DNRC) is requesting final approval for sale of one (1) cabin site nominated for sale in Flathead County. This sale was nominated by the lessee in conjunction with the 2024-2025 Cabin and Home Site Sales Program.

Sale No.	Acres	Legal Description	Nominator	Trust
2075	0.699 ±	Lot 9, Echo Lake COS 18885 T27N-R19W Section 5	Kyle & Darcy Schellinger	Montana Tech

Background:

Preliminary Land Board approval was granted in December of 2024 (Approved 4-0) for this site to be included as part of the 2024-2025 Cabin and Home Site Sales Program. The Land Board set the minimum bid for this cabin site at the appraised land value and the maximum value of compensation for the improvements in August of 2025 (Approved 5-0).

Cultural/Paleontological Resources:

Home sites typically contain numerous privately owned structures and the ground surfaces within most home sites have been extensively disturbed over the course of many years of occupation and development.

For State Antiquities Act compliance, a Class I (literature review) level review was conducted by the DNRC staff archaeologist for the area of potential effect (APE). This entailed inspection of project maps, DNRC's sites/site leads database, land use records, General Land Office Survey Plats, and control cards. The Class I search results revealed that no cultural or paleontological resources have been identified in the APE of each homesite boundary. It should be noted that previous Class III level inventories have been conducted in or around many of the tracts proposed for sale. These sales will have no effect to state-owned heritage properties, and no additional archaeological investigative work will be conducted.

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 rate of return on this sale parcel is 2.003%. The parcel will continue to receive this return if it remains in state ownership. The income rate of return will likely grow smaller, 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 3.17% on acquisitions with income generated from annual lease payments. However, the rates of return on land acquired more recently have been higher at 3.42% for lands acquired within the last ten years.

Appraised Values of Land and Improvements:

The Appraisal was prepared by Montana General Certified Appraiser Jennifer McGinnis, MAI of McGinnis Real Estate Appraisal Group, LLC in Polson, Montana.

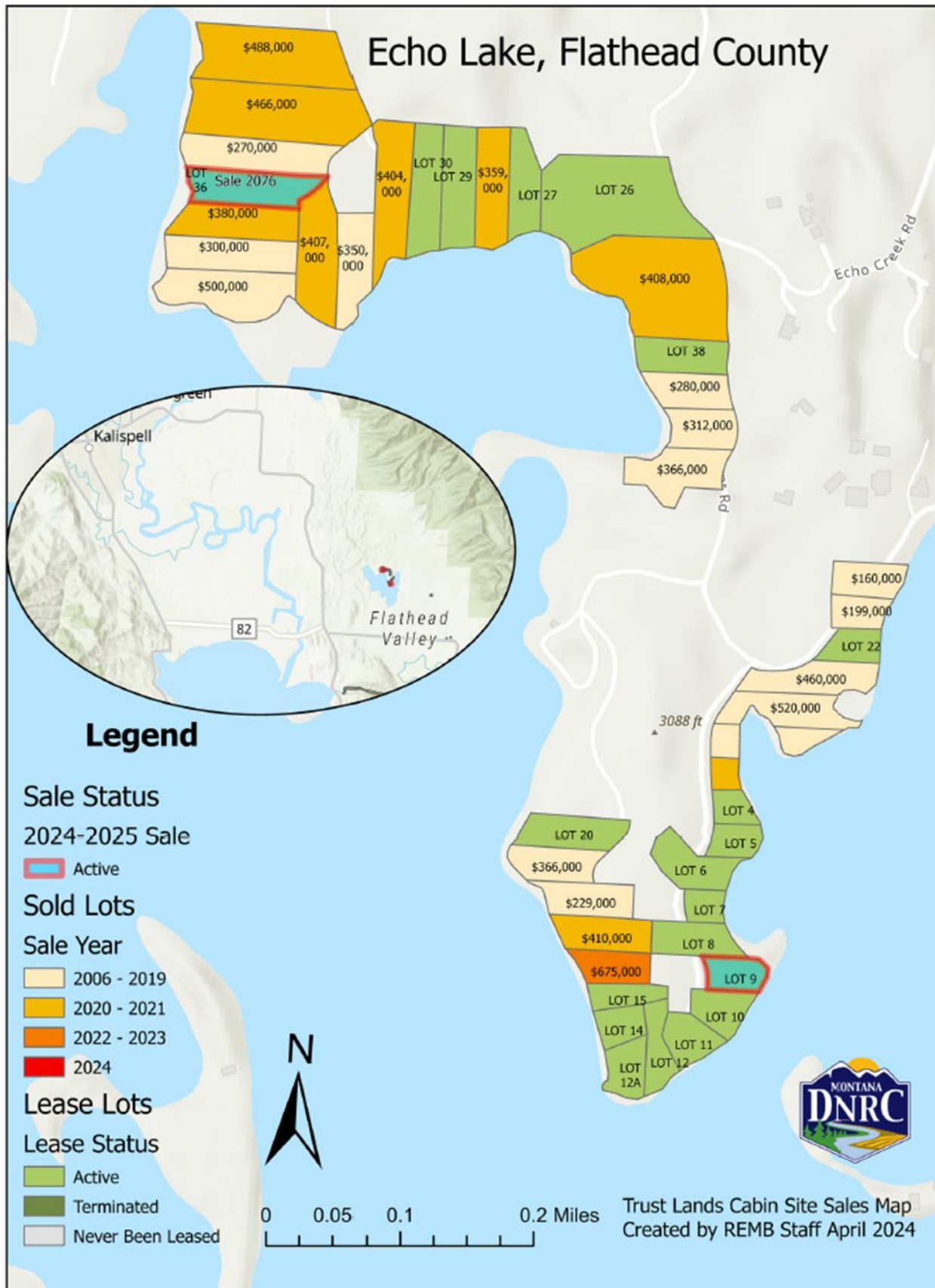
Sale No.	Appraised Land Value	Appraised Improvements Value	Final Sale Price
2075	\$735,000	\$275,000	\$735,000

Sale Price:

This cabin site sold at public auction on November 6, 2025. There was one qualified bidder for this 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 cabin site at the value shown above.



**Land Board Agenda Item
December 15, 2025**

1225-4C Cabin and Homesites: Final Approval for Sale

Location: Sanders County

Trust Beneficiaries: Capitol Buildings

Trust Revenue: \$90,000

Item Summary:

The Department of Natural Resources and Conservation (DNRC) is requesting final approval for sale of one (1) cabin site nominated for sale in Sanders County. This sale was nominated by the lessee in conjunction with the 2024-2025 Cabin and Home Site Sales Program.

Sale No.	Acres	Legal Description	Nominator	Trust
2077	0.79±	Tract 1 Sanders County COS 3820 T22N-R27W, Section 2	Glenda Bradshaw	Capitol Buildings

Background:

Preliminary Land Board approval was granted in December of 2024 (Approved 4-0) for this site to be included as part of the 2024-2025 Cabin and Home Site Sales Program. The Land Board set the minimum bid for this cabin site at the appraised land value and the maximum value of compensation for the improvements in August of 2025 (Approved 5-0).

Cultural/Paleontological Resources:

Home sites typically contain numerous privately owned structures and the ground surfaces within most home sites have been extensively disturbed over the course of many years of occupation and development.

For State Antiquities Act compliance, a Class I (literature review) level review was conducted by the DNRC staff archaeologist for the area of potential effect (APE). This entailed inspection of project maps, DNRC's sites/site leads database, land use records, General Land Office Survey Plats, and control cards. The Class I search results revealed that no cultural or paleontological resources have been identified in the APE of each homesite boundary. It should be noted that previous Class III level inventories have been conducted in or around many of the tracts proposed for sale. These sales will have no effect to state-owned heritage properties, and no additional archaeological investigative work will be conducted.

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 rate of return on this sale parcel is 1.396%. The parcel will continue to receive this return if it remains in state ownership. The income rate of return will likely grow smaller, 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 3.17% on acquisitions with income generated from annual lease payments. However, the rates of return on land acquired more recently have been higher at 3.42% for lands acquired within the last ten years.

Appraised Values of Land and Improvements:

The appraisal was prepared by Montana General Certified Appraiser Nicholas J. Hogan, MAI of Hogan Real Estate Appraisal Group, LLC in Missoula, Montana.

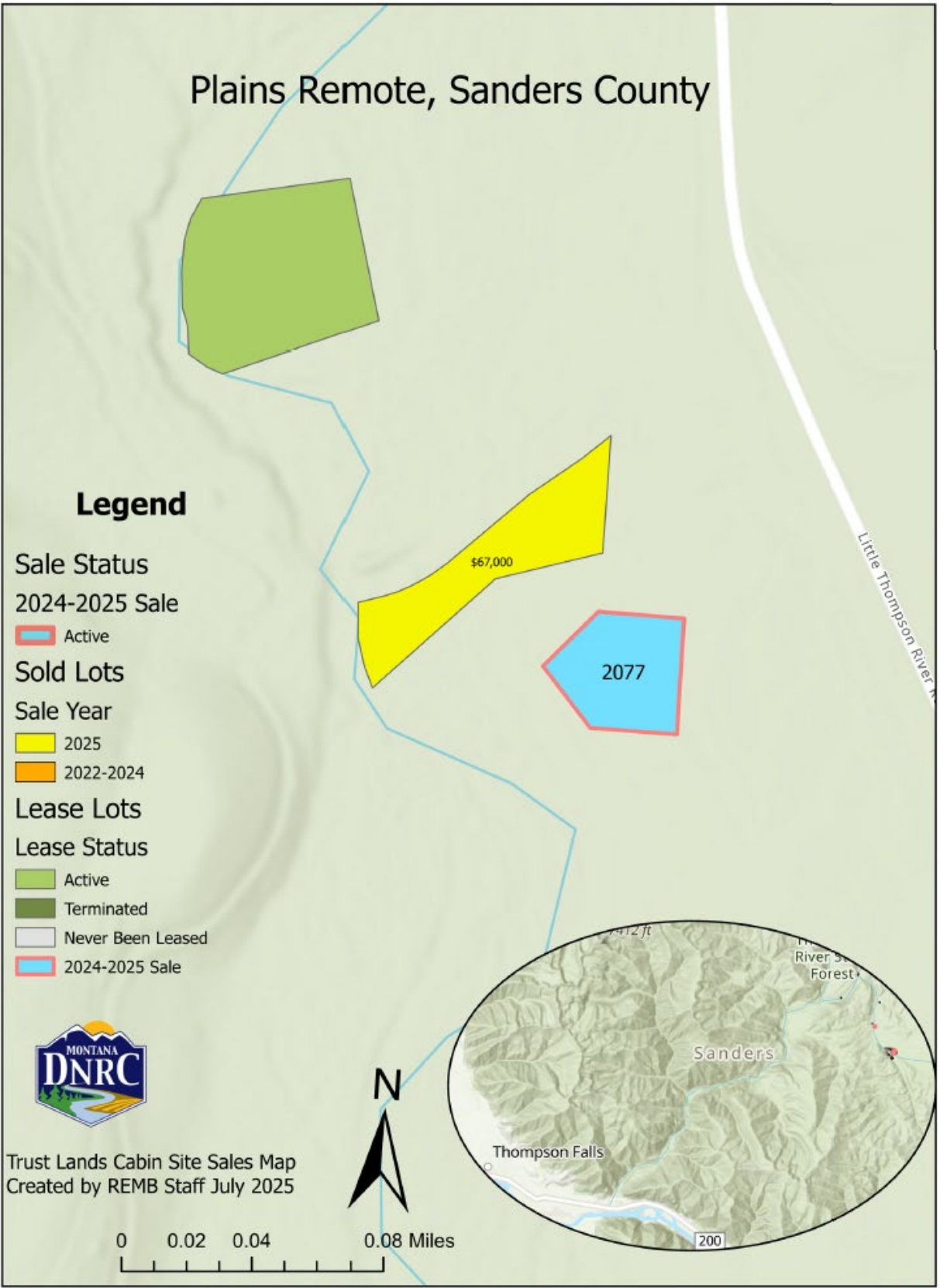
Sale No.	Appraised Land Value	Appraised Improvements Value	Final Sale Price
2077	\$90,000	\$83,000	\$90,000

Sale Price:

This cabin site sold at public auction on November 7, 2025. There was one qualified bidder for this 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 cabin site at the value shown above.



1225-5

EASEMENTS

**Land Board Agenda Item
December 15, 2025**

1225-5 Easements

Location: Cascade, Fergus, Judith Basin, Valley and Yellowstone Counties

Trust Beneficiaries: Common Schools and Public Land Trust

Trust Revenue: Common Schools \$9,747, Public Land Trust \$8,700

Item Table of Contents

Applicant	Right-of-Way Purpose	Term	Page(s)
Triangle Telephone Cooperative Association, Inc.	Fiber Optic Cable	Permanent	35-36
United States of America	Sewer Lagoon Expansion & Helipad Construction/Access	Permanent	37-40
Dry Prairie Rural Water Authority	Water Pipeline	Permanent	41-42
Montana Department of Transportation	Retaining Wall in Missouri River	Permanent	43-44

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Triangle Telephone Cooperative Association, Inc.
PO Box 1220
Havre, MT 59501

Application No.: 19874
R/W Purpose: a buried fiber optic cable
Lessee Agreement: ok
Acreage: 1.36
Compensation: \$952.00
Legal Description: 20-foot strip through E2SW4, SW4SE4 and 20-foot strip through
NE4SW4, Sec. 16, Twp. 4N, Rge. 23E, Yellowstone County

Trust Beneficiary: Common Schools

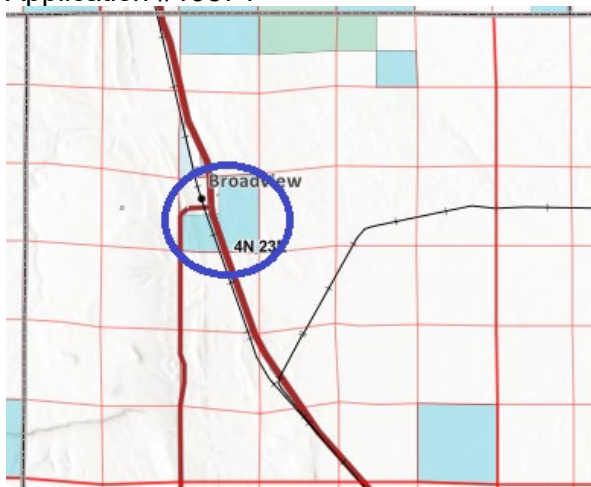
Item Summary:

Triangle Telephone Cooperative Association, Inc. is requesting an easement to install a buried fiber optic telecommunications cable in the Broadview exchange. These improvements will offer state-of-the-art telecommunications toll and distribution facilities, as well as future growth capabilities for the community. The proposed route was determined by field review as the most direct route between terminus locations while also providing access to existing and future network considerations. The proposed route will provide accessibility for construction and maintenance since it is located primarily along existing roadways.

DNRC Recommendation:

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

Application #19874



APPLICANTS AND RIGHTS OF WAY INFORMATION

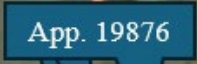
Applicant:	United States of America 341 CES/CEIAP 39 78th Street North Malmstrom AFB, MT 59402
Application No.:	19876
R/W Purpose:	expansion of existing sewer lagoon, helipad and helipad access
Lessee Agreement:	ok
Acreage:	2.62
Compensation:	\$6,550.00
Legal Description:	tract of land in S2SW4, Sec. 20, Twp. 11N, Rge. 16E, Fergus County
Trust Beneficiary:	Common Schools

Item Summary:

The United State of America is requesting an easement for expansion of an existing sewer lagoon and modification of the existing footprint for the helipad as well as expansion of the road to the helipad. The sewer lagoon needs to be increased due to personnel expansion and mission requirements that have changed throughout the years. The current lagoon requires frequent and costly pumping, which is difficult in winter, making it a significant challenge due to freezing. This construction will eliminate the risk of overflow and causing a critical environmental and health hazard.

DNRC Recommendation:

The DNRC recommends approval of the application of United States of America.



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	United States of America 341 CES/CEIAP 39 78th Street North Malmstrom AFB, MT 59402
Application No.:	19877
R/W Purpose:	expansion of existing sewer lagoon, helipad and helipad access
Lessee Agreement:	ok
Acreage:	2.66
Compensation:	\$1,995.00
Legal Description:	tract of land in Gov. Lots 1 & 2, Sec. 2, Twp. 15N, Rge. 12E, Judith Basin County
Trust Beneficiary:	Common Schools

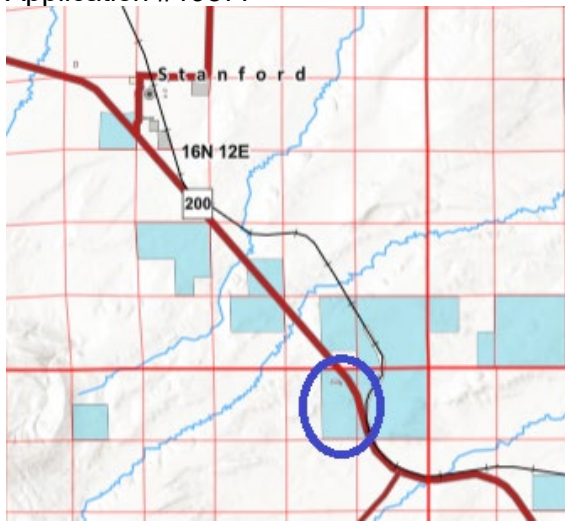
Item Summary:

Continuation of the United States of America applications.

DNRC Recommendation

The DNRC recommends approval of the application of United States of America.

Application #19877



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	Dry Prairie Rural Water Authority PO Box 577 Culbertson, MT 59218
Application No.:	19878
R/W Purpose:	a buried 2-inch water pipeline
Lessee Agreement:	ok
Acreage:	0.18
Compensation:	\$250.00
Legal Description:	30-foot strip through SE4NE4, Sec. 5, Twp. 32N, Rge. 40E, Valley County
Trust Beneficiary:	Common Schools

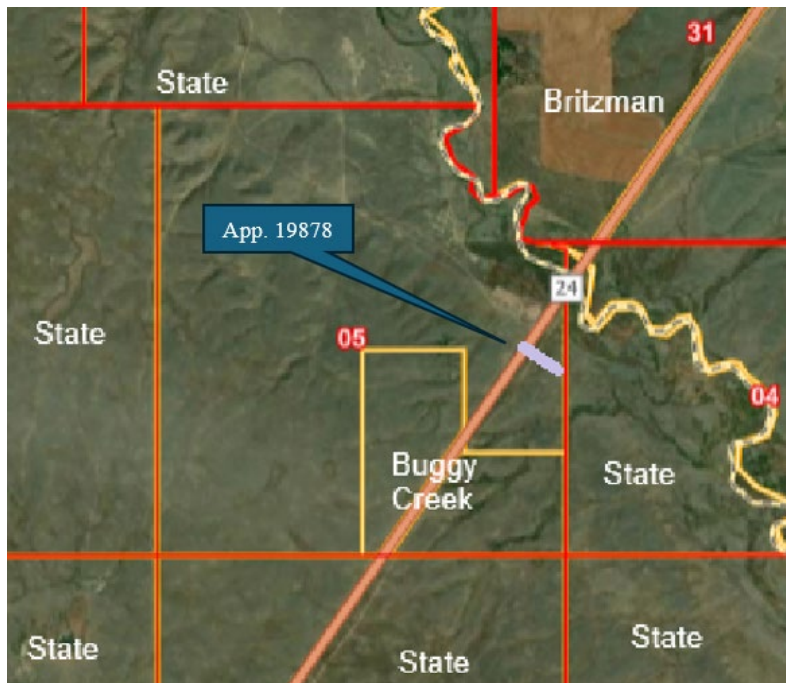
Item Summary:

Dry Prairie Rural Water Authority has requested an easement for a 2-inch water pipeline to serve rural customers in northern Valley county. Due to the geography of the area and increased costs to route the proposed pipeline around State Lands, no other alternative routes were considered feasible.

DNRC Recommendation:

The DNRC recommends approval of the application of Dry Prairie Rural Water Authority.

Application #19878



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant:	Montana Department of Transportation PO Box 201001 Helena, MT 59620
Application No.:	19879
R/W Purpose:	construction of a retaining wall in the Missouri River
Lessee Agreement:	N/A
Acreage:	0.06
Compensation:	\$8,700.00
Legal Description:	a tract of land in the Missouri Riverbed in Gov. Lot 4, Sec. 11, Twp. 20N, Rge. 3E, Cascade County
Trust Beneficiary:	Public Land Trust

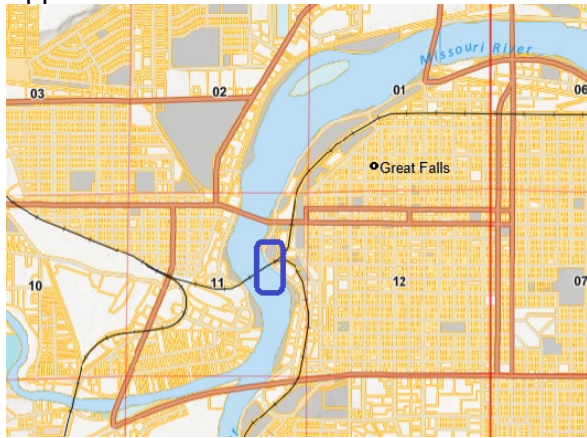
Item Summary:

The Montana Department of Transportation is requesting an easement to construct a cast in place concrete retaining wall along the Missouri River to support the realignment and reconstruction of River Drive South. This proposed scope of work will also construct a shared-use path adjacent to the Missouri River and add ADA upgrades to the existing shared-use path crossings of River Drive. and the reconstructed River Drive South. The alignment alternative was selected to minimize impacts to the river and adjacent properties.

DNRC Recommendation:

The DNRC recommends approval of the application of Montana Department of Transportation.

Application #19879



1225-6

INFORMATIONAL ITEM:

REAL ESTATE MANAGEMENT PLAN FIVE-
YEAR REPORT

**Land Board Agenda Item
December 15, 2025**

1225-6 Informational Item: Real Estate Management Plan Five-Year Report

Location: Statewide

Trust Beneficiaries: N/A

Trust Revenue: N/A

Item Summary:

The Real Estate Management Bureau is required to report to the Land Board every five years, starting in 2010, on the status of compliance with the development thresholds contained in the Department's Real Estate Management Plan (Plan) for State Trust Lands.

The Real Estate Management Plan Five-Year Report includes an analysis of exemptions, and activities that apply to the development thresholds including leases or easements developed for commercial, industrial or residential uses, and lands sold or exchanged that were developed for commercial, industrial or residential uses within five years of the sale closing date.

Exclusions and Exemptions:

The Plan provides for a series of development threshold exemptions that exclude nearly all past and current commercial development on projects such as Section 36 in Kalispell (100-acre project), and the Lewis and Clark Commerce Center in Bozeman (28-acre project). In addition, the thresholds only apply to those activities instigated after the adoption of the Plan on July 18, 2005.

Status of Development Thresholds:

To date, the following acres have applied to the development thresholds since July of 2005:

Statewide Development Threshold

Threshold	Developed Acres	Percentage of Threshold
30,000 Acres	270.76	.90%

Rural Development Threshold

Threshold	Developed Acres	Percentage of Threshold
1,500 Acres	256.49	17.10%

1225-7

INFORMATIONAL ITEM:
REAL ESTATE PROJECT LIST

**Land Board Agenda Item
December 15, 2025**

1225-7 Informational Item: Real Estate Project List

Location: Gallatin, Cascade, Custer, Flathead, Lake, Lincoln, Yellowstone, Missoula, Silver Bow and Granite Counties

Trust Beneficiaries: Common Schools, U of M, Pine Hills, Capitol Buildings, Deaf and Blind School, and MSU

Trust Revenue: N/A

Item Summary:

The Department of Natural Resources and Conservation (DNRC) is required to identify Real Estate Projects annually through a Project Identification Team (PIT) consisting of the Real Estate Bureau and land office staff. The PIT reports new projects as they are added and provides an annual update to the Land Board. Currently eleven of the nineteen Projects are generating annual revenue through commercial leasing.

According to the Real Estate Management Plan:

- A Real Estate Project (Project) is a proposal to develop State Trust Lands for commercial, industrial, residential or conservation use, or a public facility where no such use existed previously, when one or more of the following are required by a local government: a) subdivision approval; b) annexation; or c) development or amendment of a growth policy or neighborhood plan. Real estate projects also mean the development of entitlements on State Trust Lands proposed for sale or exchange.



FY 2026 REAL ESTATE PROJECT LIST

DNRC has identified the following Real Estate Projects in compliance with the agency's Real Estate Management Plan.

Real Estate Project	Description	Grant	Office	County	Acres	Urban/ Rural	Status
Amsterdam Road	Belgrade: Anticipated mixed use development; will require annexation and rezoning of parcel.	Common Schools	CLO	Gallatin	382	Urban	Active Project: Lease Option for entire 382 acres executed with Exit 298, LLC for planned mixed use commercial, residential, and light industrial.
North Park - East and West	Bozeman: Commercial/Industrial development.	Common Schools	CLO	Gallatin	178	Urban	Active Project: North Park East - 4 leases with Bozeman Trax Partners, LLC - Base Rent - \$231,344. Rent Credits for infrastructure still active. Infrastructure installation complete 3 rd quarter 2023 – waiting on City engineering certification for final approval of credits. North Park West (58+/- ac.) – appraisal completed 4/2023.
Fox Farm	Great Falls: Anticipated mixed use development; will require annexation and rezoning of parcel. A portion of the property fronts the Missouri River.	U of M	CLO	Cascade	90	Urban	Active Project: In FY20 the Department received a formal proposal for conservation in lieu of development from Missouri River Open Lands Preservation (MROLP). Proposed use is a public park easement to be held by Cascade County. The proposed easement area has been surveyed and was recently appraised at \$1,000,000. Fundraising efforts are underway by MROLP to fund easement cost.
Penwell Bridge	Belgrade: Anticipated commercial development; will require annexation and rezoning.	Common Schools	CLO	Gallatin	120	Urban	Active Project: In FY20, Lease option for Ten acres of the project area exercised – Lease executed on 10/01/2019 for a storage facility.
Bull Pasture Subdivision	Miles City: Commercial/Industrial development.	Pine Hills	ELO	Custer	60	Urban	Active Project: One of five lots are currently under lease.
Spring Prairie Commercial Infill (Section 36)	Kalispell: Commercial/professional development.	Common Schools	NWLO	Flathead	530	Urban	Active Project: Lease development on Kalispell's Spring Prairie is ongoing. Currently there are 10 active leases on the section.

Real Estate Project	Description	Grant	Office	County	Acres	Urban/ Rural	Status
Cripple Horse Creek	Libby: Anticipated commercial recreation development adjacent to an existing commercial resort on Lake Koocanusa.	Capitol Buildings	NWLO	Lincoln	162.5	Rural	Active Project: Option to Lease with planned RV Park executed 4/24.
Camp Ponderosa	Swan River State Forest: The purpose of the lease is for 'a veterans training and support center, with commercial facility rental and public camping capabilities.'	Common Schools	NWLO	Lake	79.06	Rural	The site is currently leased to NW MT Veterans Stand Down and Food Pantry.
Olney Crossroads	Olney: The purpose of the lease is 'for a year-round recreational equipment rental business, with associated facilities and improvements. Located at the intersection of Highway 93 and Upper Whitefish Road, the property is at one of the main entrances of the Stillwater State Forest.	Deaf & Blind School	NWLO	Flathead	7.28	Rural	Lease executed in 2019.
Libby Creek/ Ponderosa Plantation	Libby: Anticipated residential development.	Common Schools	NWLO	Lincoln	120	Rural	Project pending market interest development.
Libby Golf Club	Libby: Anticipated residential development adjacent to the Libby Golf Club.	Common Schools	NWLO	Lincoln	640	Rural	Project pending market interest.
Libby area lands - Cabinet Range View	Libby: Anticipated low density residential development.	Common Schools	NWLO	Lincoln	800	Rural	Project pending market interest.
Libby area lands – Koocanusa River View	Troy: Anticipated low density residential development.	Common Schools	NWLO	Lincoln	45.9	Rural	Project pending market interest.

Real Estate Project	Description	Grant	Office	County	Acres	Urban/ Rural	Status
Skyview Ridge Subdivision	Billings: Mixed use development including lease for commercial development as well as sale of residential parcels.	Common Schools	SLO	Yellowstone	285	Urban	Active Project: Three Options to Lease for storage units. Parcel is within City of Billings limits and mixed zoning, ranging from single-family residential, high density residential, and commercial.

Reserve Street	Missoula: Commercial/professional development on 2 lots.	Common Schools/MSU	SWLO	Missoula	2.8	Urban	Active Project: Re-appraised 2025. Total value of both lots is \$2,900,000.
Philipsburg	Philipsburg: Commercial/residential development	Common Schools	SWLO	Granite	20	Urban	Active Project: Appraisal completed 9/25.
Butte Industrial Park	Butte: Commercial/Industrial development.	Common Schools	SWLO	Butte-Silver Bow	387	Rural	Active Project: Adjacent to Butte Tax Incremental Industrial Financing District (TIFID) near Rocker, MT. Inclusion of this property in a new Targeted Economic Development District (TEDD) to succeed the TIFID is being explored. There is continued interest in a data center and solar energy on the parcel.

Projects are fully completed and under development at the end of FY 25.

Real Estate Project	Description	Grant	Office	County	Acres	Urban/ Rural	Status
Alaska Road	Belgrade: Commercial/Industrial development.	Common Schools	CLO	Gallatin	3.3	Urban	Active Project: This property is under commercial lease for a McKenzie River Pizza, and two additional pad sites.
Lewis & Clark Subdivision	Bozeman: Commercial/Industrial development.	Common Schools	CLO	Gallatin	28	Urban	Active Project: All lots at Lewis and Clark are under Lease.

1225-8

INFORMATIONAL ITEM:
FY25 TRUST LANDS REVIEW

**Land Board Agenda Item
December 15, 2025**

1225-8 Informational Item: FY25 Trust Lands Review

Location: State of Montana

Trust Beneficiaries: N/A

Item Summary:

Fiscal year 2025 trust lands year in review.