

# Nature Conservancy Lands, Lincoln, Montana

\$1,065,966

**Location:** These lands lie about three and one-half miles northeast of the community of Lincoln, Montana.

**Acreage:** Deeded: 1041.83 acres  
Leased

**Carrying Capacity:** 200-250 AUM's

**Crop Land:** None

**Stockwater:** Yes      **Irrigation:** N/A

**Timber:** Yes      **Precipitation:** 18.5 inches

**Fencing:** Partial      **Improvements:** None

**Comments:** The Nature Conservancy lands northeast of Lincoln, Montana are primarily forested with 20-30 year old, well stocked second growth stands of ponderosa pine, lodgepole pine, Douglas-fir and Western larch. Merchantable volume is light and scattered but opportunities for near-term commercial thinning exists. Potential for long-term forest management is excellent with rotation age volumes in excess of 10 MBF per acre. All roads necessary for forest management have been constructed and are in good condition. Topography of this land is primarily of moderate to flat slopes. Overall operability is very good.

Forestland grazing currently occurs on these lands with an estimated carrying capacity of 200-250 AUM's. Current grazing licensee desires to continue grazing these lands. Partial fencing exists on the parcels creating pastures incorporated with licensee fee lands. Future thinning of second growth timber will increase forage. Stock water is available in streams and small ponds and potential exists for additional stock water development.

Access to the two parcels is through State Lands connecting to either county or Forest Service roads. Access to the parcels is closed to highway vehicle traffic but is open to foot and horse traffic as well as limited ATV and snowmobile use.

These lands provide excellent habitat for big game animals and area streams have bull trout and cutthroat populations. These lands have traditionally been available for public recreation



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and have significant use during the hunting season. Snowmobile, winter recreation is an important part of the local economy. These lands have snowmobile trails and provide access to trails on adjoining Forest Service lands.

Acquisition of the lands will block-up four existing State parcels. This consolidation will provide for increased efficiency in the management of the State lands and protect the public's continued recreational opportunities.

