

North Swan

Approximately \$12,408,000

Background: In 2008, The Nature Conservancy (TNC) negotiated a land purchase agreement with the Plum Creek Timber Company (PCTC) to purchase approximately 310,000 acres of forest land in Western Montana. TNC's objective is to manage the lands as working forests and to allow the continued use for public recreation. In December of 2008, TNC purchased approximately 129,000 acres and in February of 2009 purchased approximately 112,000 acres. TNC anticipates purchasing the final 69,000 acres in November/December, 2010. TNC is currently working with the State of Montana and the United States Forest Service (USFS) on future disposition of these lands. Also, in 2007, Montana Fish Wildlife and Parks (FWP) acquired 1,760 acres from PCTC in the vicinity of Squeezer Creek within the Swan River State Forest. FWP is currently planning to purchase an additional 637 acres from TNC.



North Swan Acquisition Proposal: The objective of this purchase is to generate long-term income for the beneficiary, continue sustainable forest management, provide perpetual access to adjacent Swan State Forest lands, and expand public recreational use. DNRC has been tasked with analyzing and making a recommendation for the purchase of these lands. DNRC is currently analyzing approximately 16,544 acres of PCTC (future TNC) and the FWP (former PCTC) lands within the Swan River State Forest. Over the last 12 months DNRC and FWP have drafted both a Conservation Easement and a Multi-Resource Management Plan that would be used if this proposal is implemented. The conservation easement allows for timber management, but precludes development. The following information is provided as part of the public out-reach portion of this analysis.

Location: The analysis area is located in Lake County within the Swan River State Forest, approximately 12 miles south of Swan Lake along the east and west sides of MT Highway 83 (see Vicinity Map).

Acreage: Approximately 16,544 acres

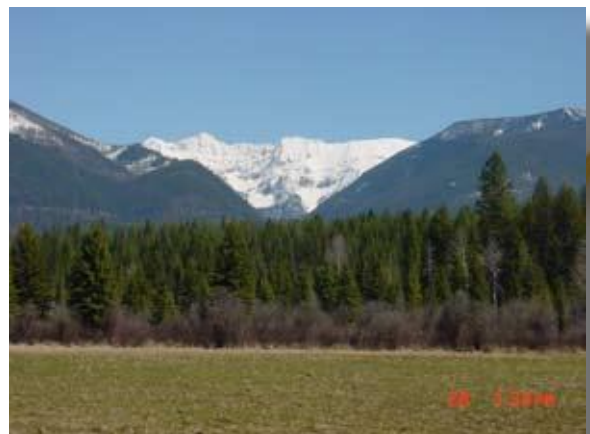
Grazing: N/A

Crop Land: N/A

Water: Swan River flows through portions of the land. There are numerous streams and wetlands throughout the analysis area. The waters on these lands provide important native fisheries habitat.

Irrigation: N/A

Timber: The entire property is former timber industry lands and is primarily forested. Most of the property has been logged at various times since the early 1900's resulting in stands of various age classes composed of ponderosa pine, western larch, Douglas-fir, western white pine, lodgepole pine, Engelmann spruce, grand fir, cedar, and other mixed conifers and hardwoods. Existing merchantable timber is found mainly in streamside management zones and as scattered over story in previously harvested stands. Some of the existing merchantable timber may be harvested to meet TNC's fiber supply agreement with PCTC, which expires in 2023. Most non-merchantable stands are fully stocked; many of the older age-class stands have been precommercially thinned. Many of the older age-class stands will be approaching



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merchantable size within the next 20 to 30 years. The productivity of the lands is estimated as high to very high for Western Montana and should grow at a rate of 220 to 290 board feet per acre per year. The slope of the terrain is variable with approximately 60 percent tractor ground, 30 percent line ground, and 10 percent requiring helicopter logging due to high water tables or steep slopes.

Minerals: The property has some opportunity for small scale gravel and decorative rock extraction.

Fencing: N/A

Improvements: The property is fully roaded to accommodate most future forest management needs.

County Taxes: Approximately \$25,000

Precipitation: Ranges from 20 inches in the valley bottom to 70 inches near the ridge tops.

Recreational Use and Access: The property has a long history of public recreational use for hunting, fishing, hiking, cross country skiing, snow shoeing, and snowmobiling that was allowed by former industrial forest land owners and currently by TNC. Access to the property is good from a forest road network that connects to MT Highway 83, which transverse the property.

Wildlife: The property provides habitat for deer, elk, black and grizzly bear, mountain lion, lynx, wolves, turkey, grouse, and many non-game species. The many streams that flow into Swan River provide habitat for native fish.



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Legal Description

Township 24 North, Range 17 West, P.M.M. Lake County Acres

Section 33: W2SW4 80

Township 24 North, Range 18 West, P.M.M. Lake County

Section 23: W2SW4 80

Section 25: SW4, W2NW4, Lots 3 and 4 322

Section 27: All 640

Section 35: All 638

Township 23 North, Range 17 West, P.M.M. Lake County

Section 3: S2, W2NW4 401

Section 5: All 642

Section 7: All 638

Section 9: All 639

Section 11: All 640

Section 13: All 638

Section 14: All 640

Section 15: All 641

Section 23: All 639

Section 24: W2 319

Section 25: All 639

Section 27: All 640

Section 35: All 639

Township 23 North, Range 18 West, P.M.M. Lake County

Section 1: All 639

Section 3: All 639

Section 9: E2 318

Section 11: All 637

Section 15: All 637

Section 17: S2 321

Section 21: All 641

Section 25: All 639

Section 27: All 640

Section 29: All 642

Section 33: All 638

Section 35: All 638

Total Acres 16,544

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