

REGULAR MEETING OF THE BOARD OF LAND COMMISSIONERS
AGENDA
February 20, 2024, 9:00 a.m.
Supreme Court Chambers, Mazurek Justice Building
Helena, MT

ACTION ITEMS

- 0224-1 Timber Sales **APPROVED 5-0****
A. East French Basin
Benefits: Common Schools and Public Buildings
Location: Ravalli County
B. White Earth Limited Access
Benefits: Common Schools
Location: Lake County
- 0224-2 Cabin and Home Sites: Final Approval for Sale **APPROVED 4-1****
Benefits: Public Buildings
Location: Sanders County
- 0224-3 Easements: Standard Grants **APPROVED 5-0****
Benefits: Common Schools and MSU-Eastern/UM-Western
Location: Beaverhead, Daniels, and Garfield Counties

PUBLIC COMMENT

0224-1

TIMBER SALES:

- A. East French Basin
- B. White Earth Limited Access

**Land Board Agenda Item
February 20, 2024**

0224-1A Timber Sale: East French Basin

**Location: Ravalli County
Section 25,26,36, T2N, R19W**

Trust Beneficiaries: Common Schools (92%), Public Buildings (8%)

Trust Revenue: \$73,224 (estimated, minimum bid)

Item Summary

Location: The East French Basin Timber Sale is located approximately 4.3 miles northeast of Sula, Montana.

Size and Scope: The sale includes 8 harvest units (*280 acres*) of tractor logging and (18 acres) of excaline logging.

Volume: The estimated harvest volume is 7,336 tons (*1.1 MMBF*) of sawlogs.

Estimated Return: The minimum bid is \$9.98 per ton, which would generate approximately \$73,224 for the Common Schools and Public Buildings Trusts and approximately \$21,772 in Forest Improvement fees.

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

Road Construction/Maintenance: The Department of Natural Resources and Conservation (DNRC) is proposing 0.97 miles of temporary road construction and 5.52 miles of road maintenance.

Access: Access is obtained through Pasture-Sawdust Reciprocal Access Agreement with the United States Forest Service.

Public Comments: No public comments were received.

DNRC Recommendation

The DNRC recommends the Land Board direct DNRC to sell the East French Basin Timber Sale.

State Trust Land Vicinity Map

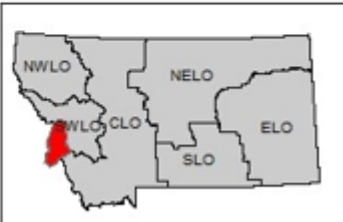
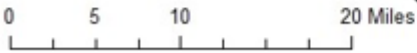
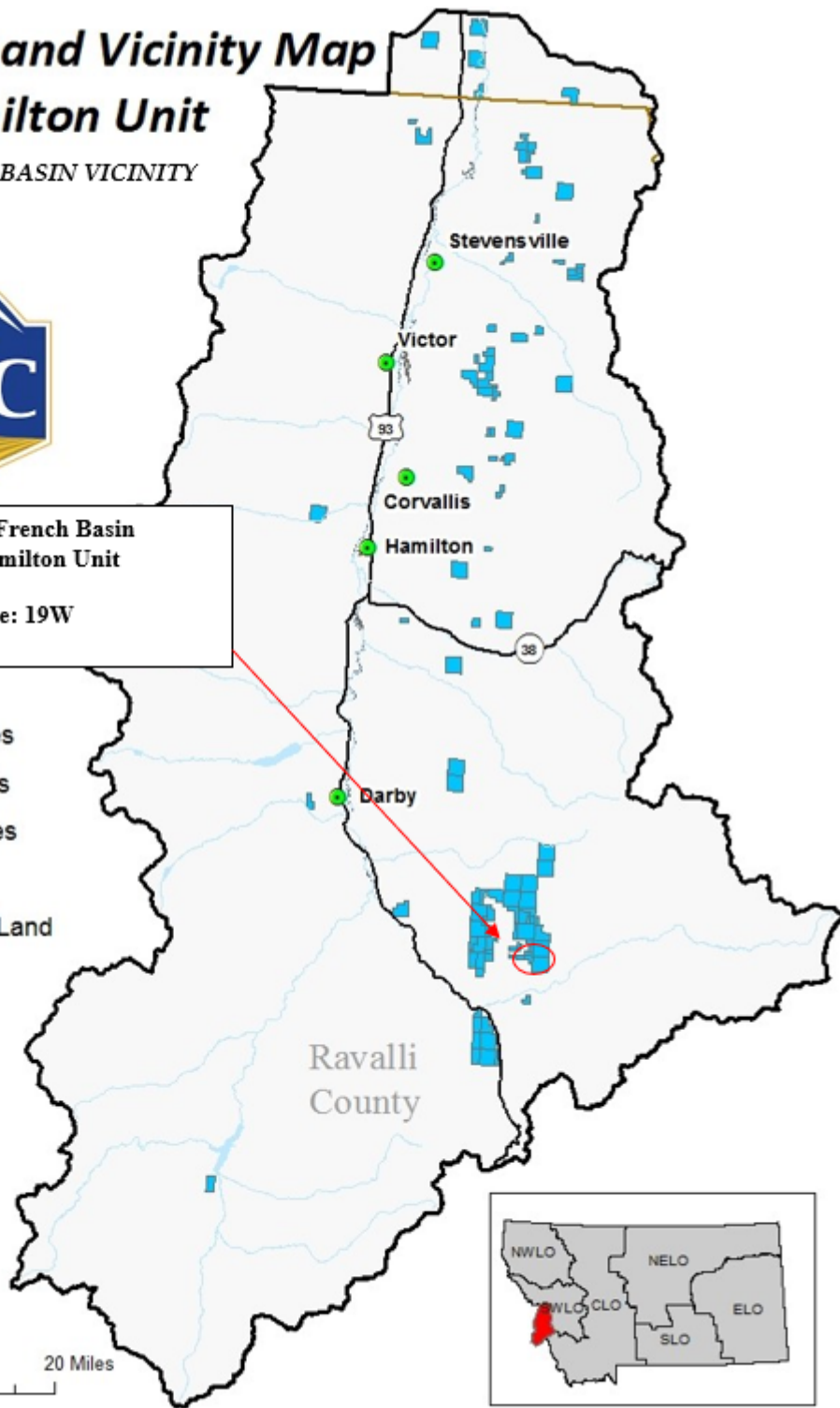
Hamilton Unit

EAST FRENCH BASIN VICINITY



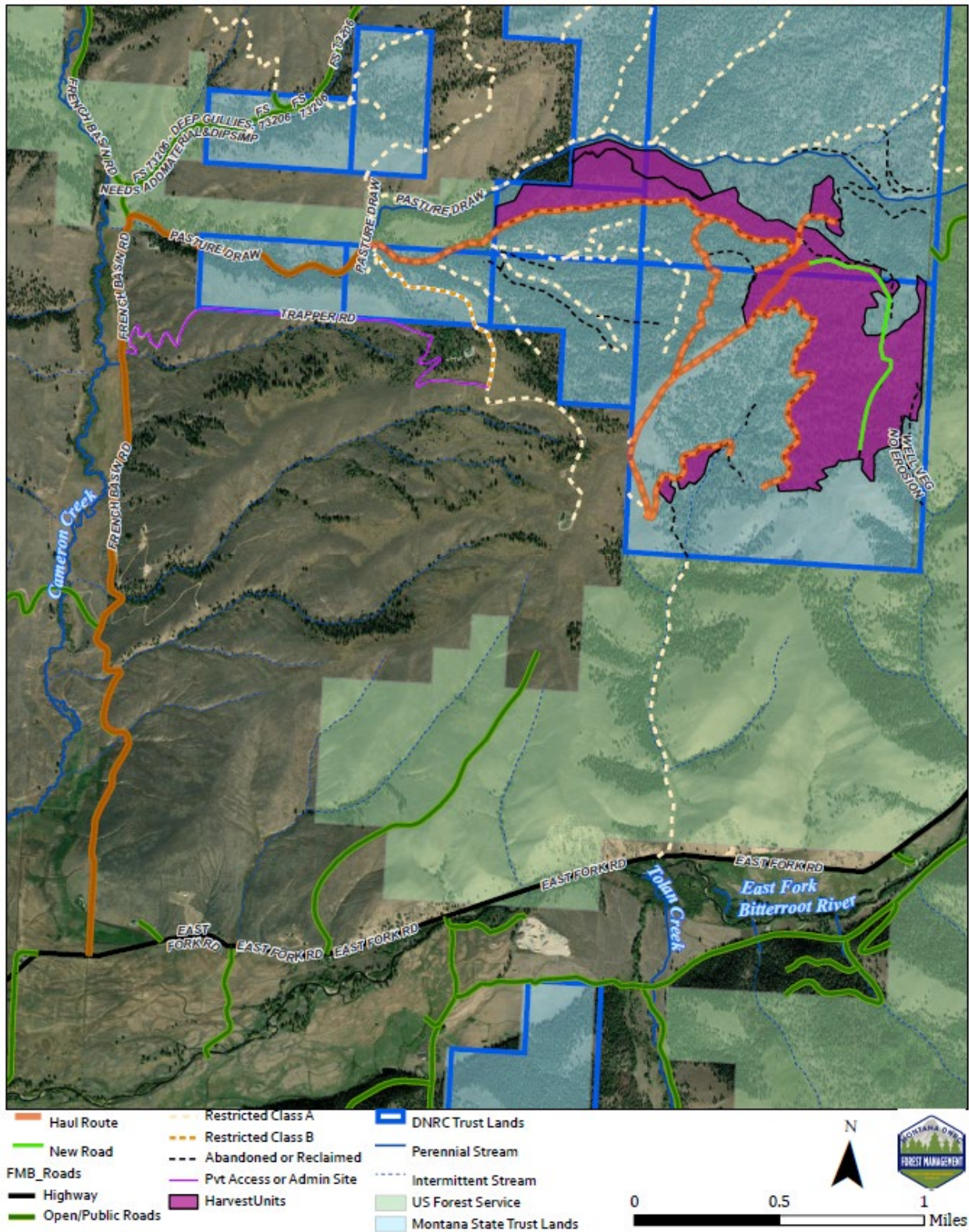
Project Name: East French Basin
Project Location: Hamilton Unit
Section: 25,26,36
Township: 2N Range: 19W
County: Ravalli

- 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

East French Basin Timber Sale Haul Route and Harvest Units



**Land Board Agenda Item
February 20, 2024**

0224-1B Timber Sale: White Earth Limited Access

**Location: Lake County
Section 16, T23N, R22W**

Trust Beneficiaries: Common Schools

Trust Revenue: \$102,540 (estimated, minimum bid)

Item Summary

Location: The White Earth Limited Access Timber Sale is located approximately 6 air miles southwest of Big Arm, Montana.

Size and Scope: The sale includes 2 harvest units (*221 acres*) of ground-based tractor logging.

Volume: The estimated harvest volume is 7,121 tons (*1.9 MMBF*) of sawlogs.

Estimated Return: The sale price is \$4.40 per ton for ponderosa pine sawlogs and \$20.00 per ton for other species sawlogs, which would generate approximately \$102,540 for the Common Schools Trust and approximately \$31,548 in Forest Improvement fees.

Prescription: This sale would utilize a salvage harvest prescription that would capture the value of burned timber from the Niarada Fire and a commercial thin and sanitation harvest prescription to improve the health and vigor of the unburned forest.

Road Construction/Maintenance: The Department of Natural Resources and Conservation (DNRC) is proposing 0.2 miles of temporary road construction and 6.5 miles of road maintenance.

Access: Access is obtained through a limited access agreement between adjacent private landowners and a logging contractor.

Public Comments: No comments were received during the public comment period.

DNRC Recommendation

The DNRC recommends the Land Board direct DNRC to sell the White Earth Limited Access Timber Sale.

State Trust Land Vicinity Map

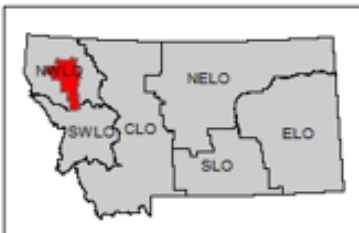
Kalispell Unit

WHITE EARTH
VICINITY MAP

Project Location:
Section 16, T23N, R22W
County: Lake

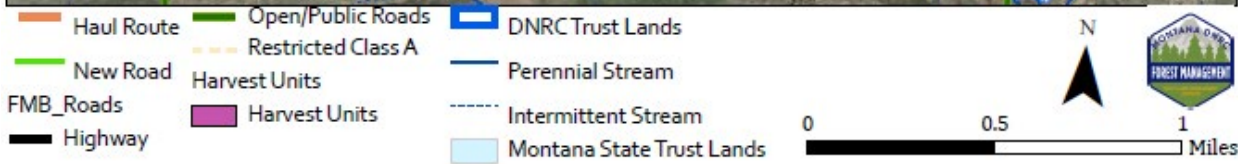
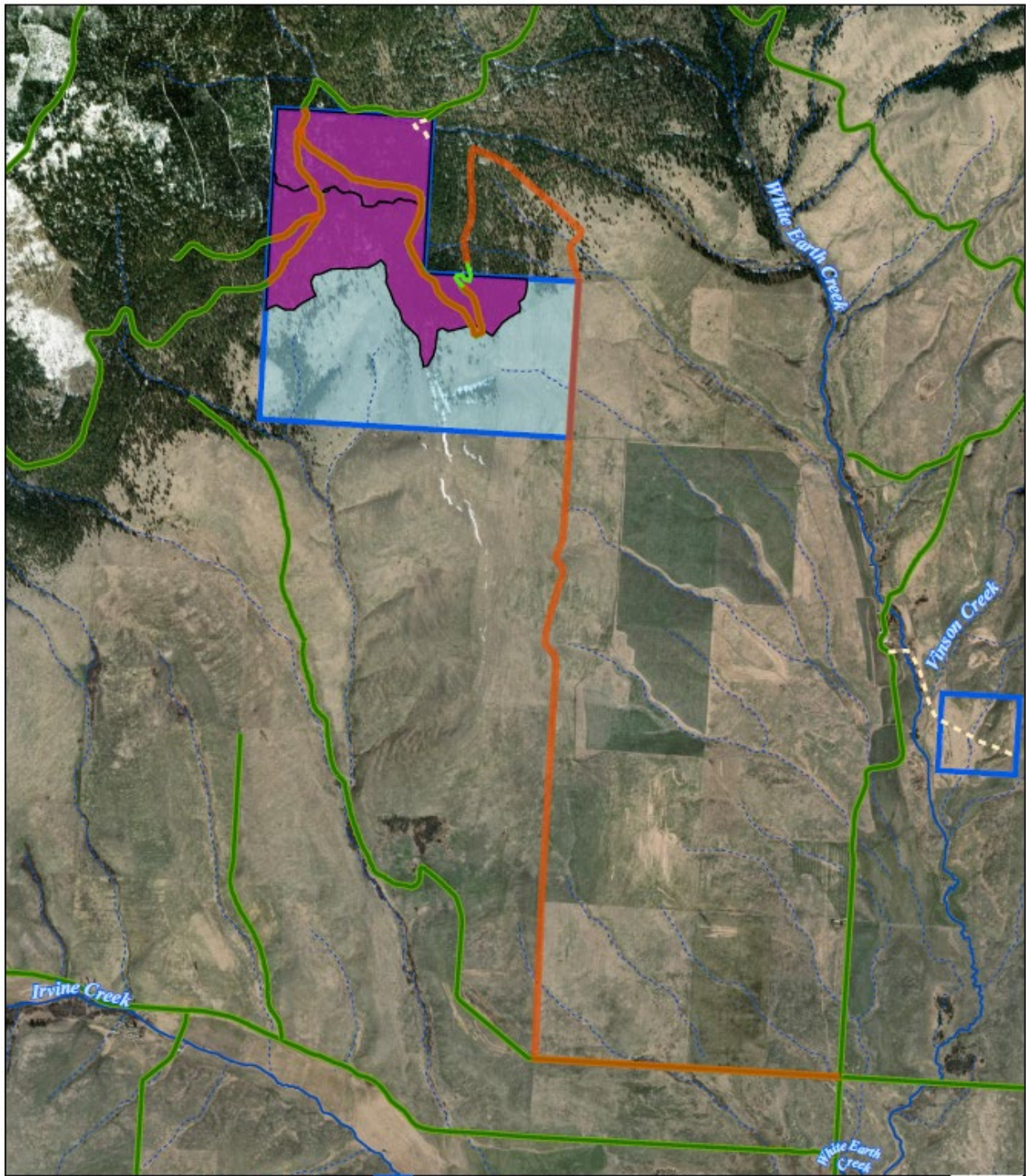


- State Trust Land
- Water Bodies
- Towns
- Rivers
- County Lines
- Major Roads



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

White Earth Timber Sale Haul Route and Harvest Units



0224-2

CABIN AND HOME SITES:
Final Approval for Sale

**Land Board Agenda Item
February 20, 2024**

0224-2 Cabin and Home Sites: Final Approval for Sale

Location: Sanders County

Trust Benefits: Public Buildings

Trust Revenue: \$67,000

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 lessees in conjunction with the 2022-2023 Cabin and Home Site Sales Program.

Sale No.	Acres	Legal Description	Nominator	Trust
2049	1.1+	TRACT 2 OF SANDERS COUNTY COS 3820, Section 2, T22N-R27W	Richard, Walter, & Greg Largent	Public Buildings

Background:

Preliminary Land Board approval was granted in December of 2022 (Approved 4-1) for this site to be included as part of the 2022-2023 Cabin 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 November of 2023 (Approved 4-1).

Cultural/Paleontological Resources:

A Class I level of cultural resource inventory was conducted for this proposed sale. Cabin sites typically contain numerous structures and the ground surfaces within most cabin 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 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 0.971%. 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 3.28% on acquisitions with income generated from annual lease payments. However, the rate of return on land acquired within the last ten years has been higher at 3.65%.

Appraised Values of Land and Improvements:

The appraisal of this cabin site was prepared by Montana General Certified Appraiser Elliott M. Clark, MAI of Clark Real Estate Appraisal of Seeley Lake, Montana.

Sale No.	Appraised Land Value	Appraised Improvements Value	Final Sale Price
2049	\$67,000	\$74,000	\$67,000

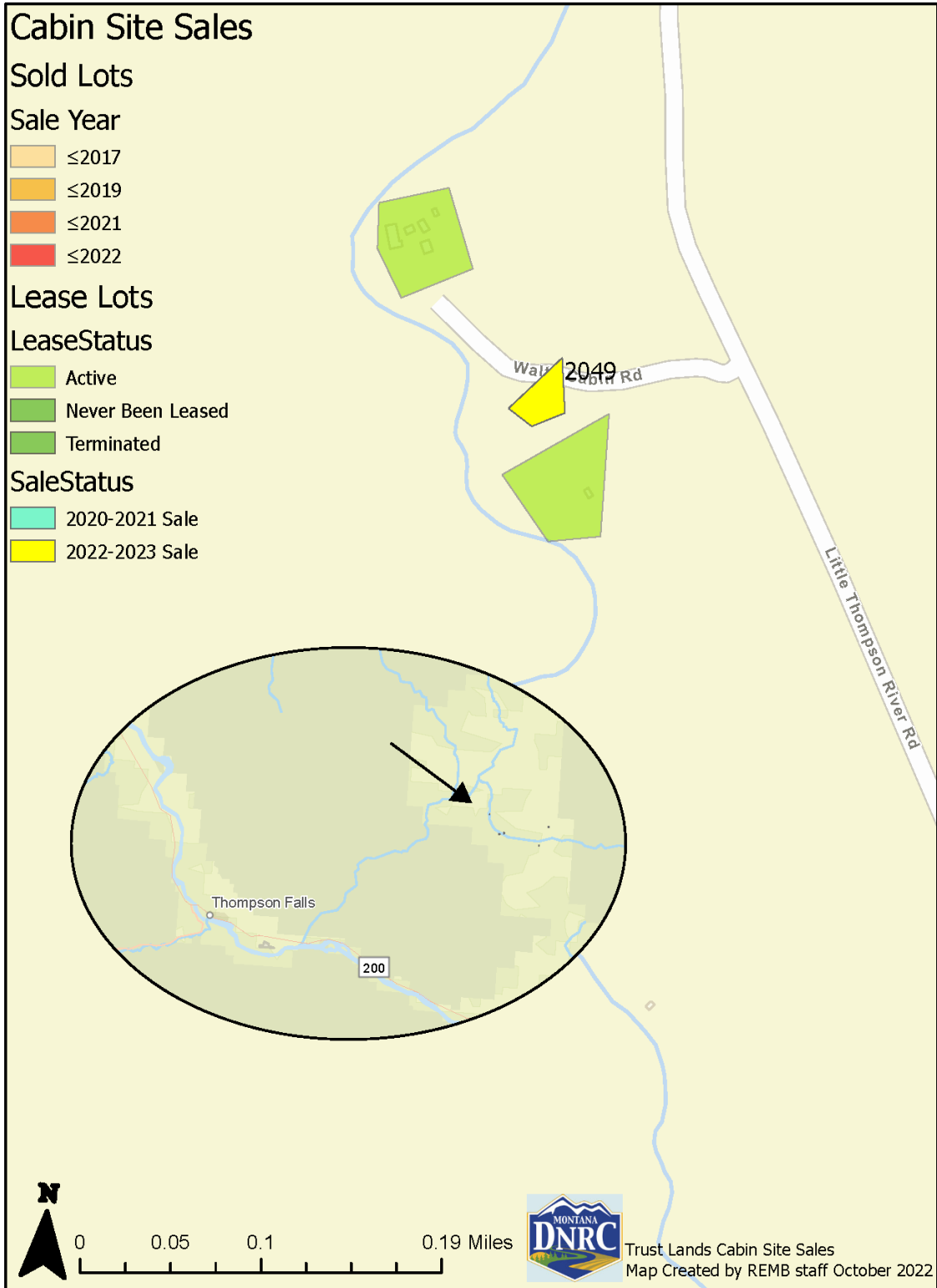
Sale Price

The cabin site sold at public auction on January 25, 2024. There was one qualified bidder for this sale. The site sold for the final sale price listed above.

DNRC Recommendation

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

Sale 2049, Sanders County



0224-3

EASEMENTS:

Standard Grants

**Land Board Agenda Item
February 20, 2024**

0224-3 Easements

Location: Beaverhead, Daniels, and Garfield Counties

Trust Benefits: Common Schools and MSU-Eastern/UM-Western

Trust Revenue: Common Schools = \$3,112

MSU-Eastern/UM-Western = \$15,808

Item Table of Contents

Applicant	Right-of-Way Purpose	Term	Page(s)
Hal Rosencrans	Private Access Road	Permanent	15-16
Donna Schmidt	Private Access Road	Permanent	17-18
Hat Creek Ranches, LLC	Private Access Road	Permanent	19-22

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Hal Rosencrans
237 Heckner Road
Glentana, MT 59240

Application No.: 19624
R/W Purpose: a private access road to a single-family residence and associated outbuildings and to conduct normal farming and ranching operations

Lessee Agreement: N/A (Historic)
Acreage: 3.75
Compensation: \$1,312.00
Legal Description: 30-foot strip through N2N2, Sec. 33, Twp. 35N, Rge. 44E, Daniels County
Trust Beneficiary: Common Schools

Item Summary

Hal Rosencrans is requesting a historic easement for a private access road for the purpose of accessing a single family residence and to conduct farming and ranching operations. This application is made pursuant to amendments of §77-2-101, MCA for recognition of historic uses across State Trust Land.

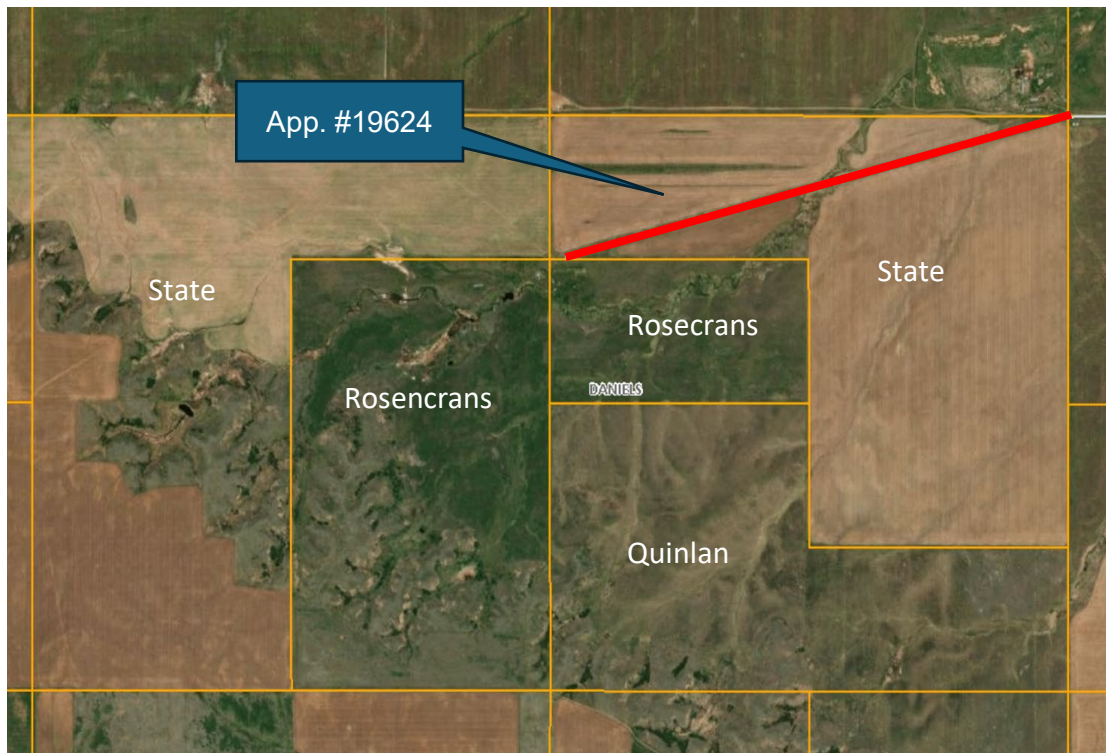
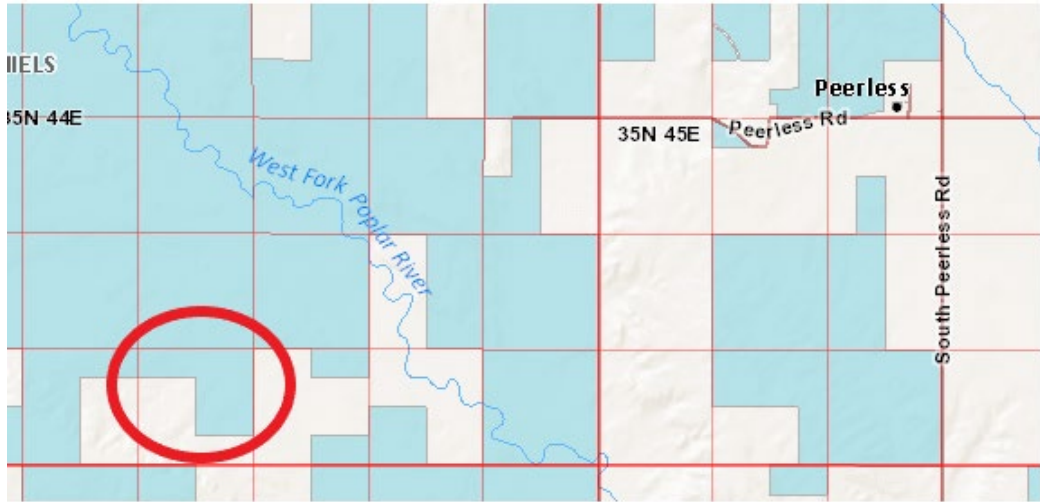
Hal Rosencrans private land to be accessed is described as follows:

- S2NW, Section 33, Township 35 North, Range 44 East
- S2NE4, SE4, Section 32, Township 35 North, Range 44 East

DNRC Recommendation

The DNRC recommends approval of the application of Hal Rosencrans.

Application #19624



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Donna Schmidt
904 North 60th
Milwaukee, WI 53213

Application No.: 19625
R/W Purpose: a private access road to a single-family residence and associated outbuildings and to conduct normal farming and ranching operations

Lessee Agreement: N/A (Historic)
Acreage: 4.00
Compensation: \$1,800.00
Legal Description: 30-foot strip through W2W2, Sec. 36, Twp. 17N, Rge. 40E, Garfield County
Trust Beneficiary: Common Schools

Item Summary

Donna Schmidt is requesting an easement for a private access road to a single-family residence and to conduct farm and ranch operations. This application is made pursuant to amendments of §77-2-101, MCA for recognition of historic uses across State Trust Land.

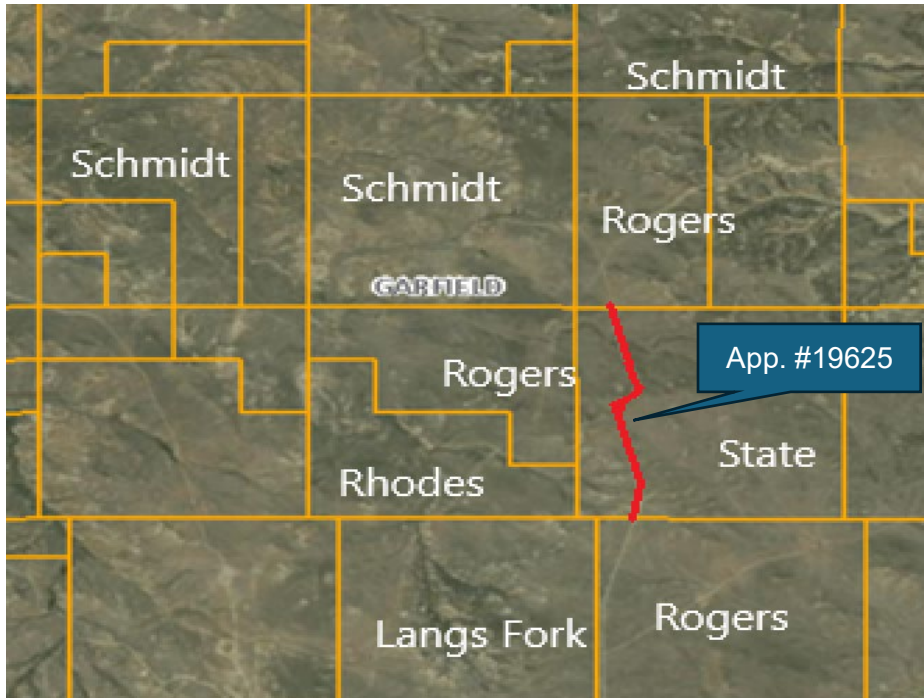
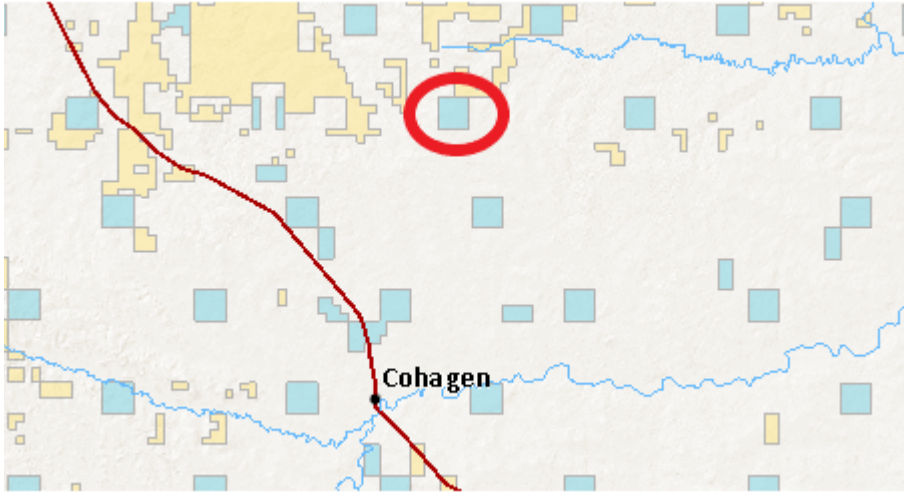
Donna Schmidt's private land to be accessed is described as follows:

- S2, Section 24, Township 17 North, Range 40 East
- All, Section 26, Township 17 North, Range 40 East
- W2E2, NW4, Section 27, Township 17 North, Range 40 East

DNRC Recommendation

The DNRC recommends approval of the application of Donna Schmidt.

Application #19625



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Hat Creek Ranches, LLC
PO Box 742
Bellville, TX 77418

Application No.: 19626
R/W Purpose: a private access road to a single-family residence and associated outbuildings and to conduct normal farming and ranching operations

Lessee Agreement: ok
Acreage: 3.90
Compensation: \$12,480.00
Legal Description: 30-foot strip through S2SW4, SW4SE4, N2SE4, Sec. 26, Twp. 2S, Rge. 15W, Beaverhead County
Trust Beneficiary: MSU-Eastern/UM-Western

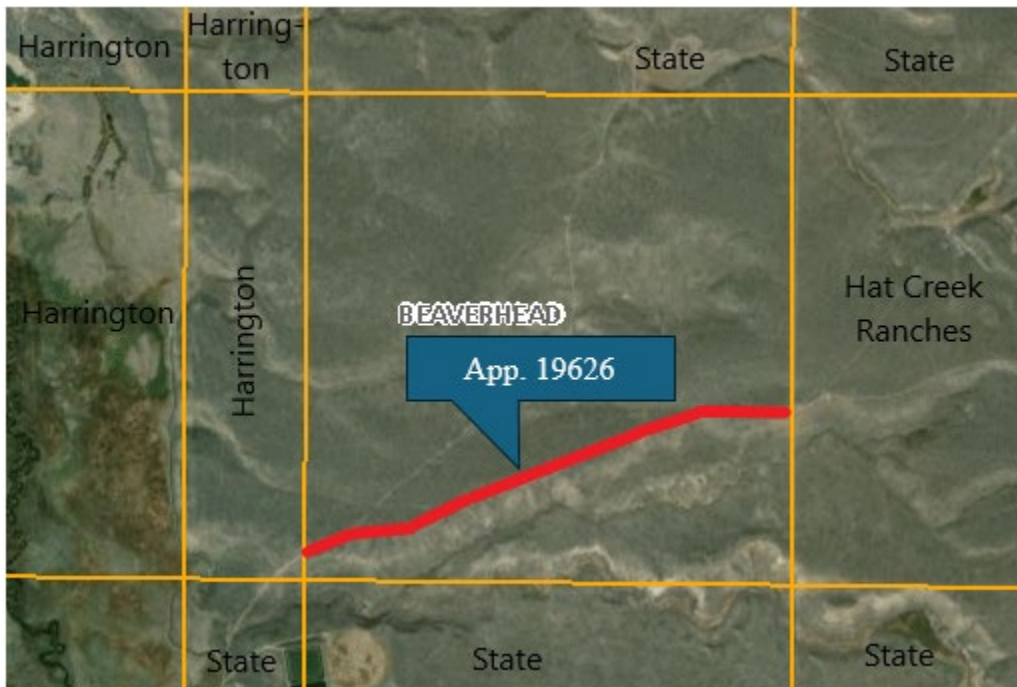
Item Summary

Hat Creek Ranches, LLC is requesting an easement for a private access road to their existing homesite and farm/ranch lands. The access road is a two-track trail that crosses two sections of State Land with a small corner crossing of private lands, over which Hat Creek has an access easement for. Hat Creek Ranches private land is landlocked between State Land and Forest Service Land and is described as Section 25, Township 2 South, Range 15 West.

DNRC Recommendation

The DNRC recommends approval of the application of Hat Creek Ranches, LLC.

Application #19626



APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Hat Creek Ranches, LLC
PO Box 742
Bellville, TX 77418

Application No.: 19627
R/W Purpose: a private access road to a single-family residence and associated outbuildings and to conduct normal farming and ranching operations

Lessee Agreement: ok
Acreage: 1.04
Compensation: \$3,328.00
Legal Description: 30-foot strip through E2NE4, Sec. 34, Twp. 2S, Rge. 15W, Beaverhead County
Trust Beneficiary: MSU-Eastern/UM-Western

Item Summary

Continuation of Hat Creek Ranches private access application.

DNRC Recommendation

The DNRC recommends approval of the application of Hat Creek Ranches, LLC.

Application #19627

