

LAND BANKING INFORMATION REPORT

DATE: 15 April 2005

LEASE NO. 4558	LESSEE: Circle B, LLC	COUNTY: Treasure	RECOMMENDATION: Sell Parcel	
SALE NUMBER/S AND LEGAL	Sale No: 32 Legal: All Sec. 36 Twn. 5N Range: 34E Acres: 640			
AREA OFFICE	Northwestern Land Office: Southwestern Land Office: Central Land Office: Northeastern Land Office: Southern Land Office: Eastern Land Office:			
Current Classification:	Ag: Grazing: Timber: Other			
Nominated by:	Department Lessee			
Isolated	Yes: No: Reason and describe: No legal public access exists to this parcel.			
Parcel surrounded by other public land?	Yes: No: If yes, explain:			
Parcel surrounded by other conservation easements?	Yes: No: If yes, explain: Conservation easements exist on the South and West sides.			
Results of MEPA determine significant for threatened or endangered species?	Yes: No: If yes, explain:			
Does the parcel/s provide public access to other public or state lands?	Yes: No: If yes, explain:			
Does the parcel/s provide access to adjacent private lands?	Yes: No: If yes, explain:			
Parcel/s income and productivity	Produces less than average rate of income Yes No High market value Yes No Low return of asset Yes No High administrative costs compared to other similar parcels Yes No Potential to increase productive capacity of the land Yes No The current annual return on asset for these parcels is: 0.75% with sacrifice			

Parcel/s impact on the diversity of the overall asset portfolio within its land classification.	Reduces classified grazing lands by a minor amount.
Extent of infrastructure	Roads: None Water: Yes (piped in by lessee from adjoining deeded land) Availability of Utilities power: Yes telephone: No water: No sewer: No
Potential for appreciation or depreciation in the value of the parcel	Parcel has potential for low appreciation.
Potential for development or value-added activities that complement local and statewide economic development.	Parcel has low potential for development, but does have minor timber production value.
	area rent and 0.65% without sacrifice area rent.

Recommendation to sell or retain parcel:

SELL: Sell Parcel

RETAIN:

Reasons for Recommendation:

Lower than average productivity; low potential for development; sale would provide opportunity to purchase acreage with access that adjoins existing State land ownership. The parcel does have potential for minor timber production, however, if a timber sale were even contemplated, access would have to be given by an adjoining land owner, since there is no legal public access.

Please attach all supporting documentation, such as letters and maps that are of value in making the decision

This form must be signed and dated below by the individual completing the form, and must be reviewed and approved by staff as indicated in the subsequent blocks.

Jeff Bollman

Signature of Individual Completing the Form

15 April 2005

Date

REVIEW BY DIVISION ADMINSTRATOR

Tom Schultz, Division Administrator