

# Uniform Agricultural Appraisal Report

**Parcel #519 - 480 acres  
State of Montana lands in Section 28  
Township 10 North, Range 11 West  
Powell County, Montana**

## **Prepared For:**

Mr. Tom Konency, Appraiser  
Montana Department of Natural Resources and Conservation  
P.O. Box 201601, Helena, MT 59620-1601  
as of October 29, 2009

## **Intended User:**

State of Montana  
Montana Board of Land Commissioners  
Montana Department of Natural Resources and Conservation

## **Prepared By:**

James P. Wiley, ARA, Sr. Appraiser  
Montana Certified General Appraiser #208  
1001 West Oak, Bozeman, MT 59715  
Montana Certified General Appraiser #208

## **Date Prepared:**

October 30, 2009



1001 West Oak, Building A, Suite 200  
PO Box 4790, Bozeman, MT 59772-4790  
Voice 406.556.7300

#### LETTER OF TRANSMITTAL

November 4, 2009

Mr. Tom Konency, Appraiser  
Montana Department of Natural Resources and Conservation  
P.O. Box 201601  
Helena, Montana 59620-1601

Dear Mr. Konency:

In accordance with your instructions, I have personally inspected and completed an appraisal of the State of Montana lands identified as Parcel #519, being 480 acres located in Powell County, Montana, west of Goldcreek. The property appraised is predominately native pasture lands. The property is currently in agricultural use and does not include any structural improvements.

The purpose of the report was to estimate the market value of the fee simple estate, including water rights. The effective date of the report is October 29, 2009, the date of inspection. It is my understanding the report will be used for decision making for the Land Banking program.

As shown in the accompanying appraisal report, consisting of 48 pages including addenda, the market value conclusion, in terms of cash, or terms equivalent to cash, of the fee simple estate, based on completion of the Sales Comparison Approach to value, was \$600,000 as of effective date of the value estimate – October 29, 2009. The Income Approach and Cost Approach are not considered to be applicable considering the size and property type and current market. The value conclusion is subject to the conditions, assumptions, and comments as presented in the report. Most notably, the property is appraised under the hypothetical conditions that 1. legal access exists to the property, and 2. that the property is not subject to a lease, 3. that the property is under private ownership and could be sold on the open market. In addition, I have included analysis, located in the reconciliation section that suggests an "as is" value, with no legal access, would result in a discount to the market value conclusion of 45 – 50%.

If you should have any questions regarding the report, please do not hesitate to contact me. I appreciate the opportunity to be of assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "James P. Wiley".

James P. Wiley, ARA  
Sr. Appraiser

Northwest Farm Credit Services, ACA, PCA, FLCA

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## Uniform Agricultural Appraisal Report

Property Identification

Owner/Occupant: <u>State of Montana</u>	Total Deeded Acres: <u>480.00</u>
Property Address: <u>rural Goldcreek</u>	Effective Unit Size: <u>480.00</u>
State/County: <u>Montana / Powell</u>	Zip Code: <u>59733</u>
Property Location: <u>about 2 miles west of Goldcreek</u>	Property Code #: _____
Highest & Best Use: <u>agriculture/recreation</u> "As If" Vacant	FAMC Comd'ty Gp: _____
<u>agriculture/recreation</u> "As Improved"	Primary Land Type: <u>Pasture</u>
Zoning: <u>Powell County - District 1 - 5 acre minimum</u>	Primary Commodity: <u>pasture</u>
Unit Type: <input type="checkbox"/> Economic Sized Unit <input checked="" type="checkbox"/> Supplemental/Add-On Unit	
FEMA Community # <u>n/a</u> FEMA Map # <u>n/a</u> FEMA Zone/Date: <u>n/a</u>	
Legal Description: _____ SEC _____ TWP _____ RNG _____ Attached <input checked="" type="checkbox"/>	
Purpose of Report: <u>estimate fair market value, as defined</u>	
Use/Intended User(s): <u>decision making - Land Banking Program / State of Montana, Montana Board of Land Commissioners, Montana DNRC</u>	
Rights Appraised: <u>fee simple</u>	
Value Definition: _____ Attached <input checked="" type="checkbox"/>	
Assignment: <u>see scope of work</u> Report Type: <u>summary</u>	
Extent of Process/Scope of Work: See following page for extent of process and scope of work.....	

## Summary of Facts and Conclusions

Appraisal Report Summary

Date of Inspection: <u>10/29/09</u>	Effective Date of Appraisal: <u>10/29/09</u>																																																																																
<b>Value Indication</b>	- Cost Approach: _____ \$ _____ - Income Approach: _____ \$ _____ - Sales Comparison Approach: _____ \$ <u>600,000</u>																																																																																
<b>Opinion of Value:</b> <i>(Estimated Marketing Time)</i> <u>6-12</u> months )	_____ \$ <u>600,000</u>																																																																																
Cost of Repairs: \$ _____	Cost of Additions: \$ _____																																																																																
<b>Allocation:</b>	Land: \$ <u>600,000</u> / <u>1,250</u> acre ( <u>100</u> %) Land Improvements: \$ _____ / _____ ( <u>0</u> %) Structural Improvement Contribution: \$ _____ / _____ ( <u>0</u> %) Non-Realty Items: \$ _____ / _____ ( <u>0</u> %) Leased Fee Value <i>(Remaining term of encumbrance)</i> _____ ) \$ _____ / _____ ( <u>0</u> %) Leasehold Value: _____ \$ _____ / _____ ( <u>0</u> %) <div style="text-align: right;">Overall Value: \$ <u>1,250</u> / acre ( <u>100</u> %)</div>																																																																																
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### **Extent of Process/Scope of Work**

An onsite inspection of the subject property was conducted on October 29, 2009 by James Wiley Senior Appraiser with Northwest Farm Credit Services (NWFC) and Mr. Fred Staedler, Anaconda Unit Manager with Montana Department of Natural Resources and Conservation was present during the site inspection indicating boundaries and providing information pertaining to features and use of the subject property.

The effective date of the report is October 29, 2009 the date of inspection. The intended use of this report, as identified by the client, is decision making concerning the potential sale of the subject property through the Land Banking Program. The purpose of the report is to estimate the fair market value of the fee simple estate. This appraisal has been prepared for the sole and specific need of the clients – State of Montana, the Montana Board of Land Commissioners, and the Montana Department of Natural Resources and Conservation. Only the identified users may rely on this report. There are no implied, suggested, inferred, consequential, or intended users of this report. No liability is assumed, expressed or implied by Northwest Farm Credit Services, or the appraiser for the unauthorized use of this report.

The subject is located in Powell County west of Gold Creek about 2 miles, and about 1 mile southeast of the Jens exit on Interstate 90. Legal access does not apparently exist to the parcel, however, instructions provided for this assignment state that the property is appraised under the hypothetical condition that access does exist. The property is under private ownership and could be sold on the open market, and that the property is not subject to a lease. Physical access to the subject is via existing seasonal roads and trails that adjoin private lands. The property can be accessed from Interstate 90 at exit 162 (Jens), to Jens Road to Mullan Trail (both public roads) then across the adjoining private lands. Access to the interior portions of the subject is made by tertiary road traversing the subject property. The inspection scope consisted of driving the previously mentioned roads and trails traversing the subject property. The property inspection was adequate to ascertain current use, comparability with sales, and estimate the market factors noted in this report.

In addition to the information gathered during the inspection, information from Powell County records, Department of Natural Resources (DNRC) and soils maps were used. Total acreage appraised is based primarily on the legal description provided by the appraiser and Powell County records. Additional acreage and property information from the Land Survey Information System website, an official United States Government website provided by the Bureau of Land Management & the U.S. Forest Service, aerial maps provided by the U.S. Farm Service Agency's National Agricultural Imagery Program, were utilized in this report.

### **DEPTH OF ANALYSIS:**

Only the Sales Comparison Approach has been completed. In general, the market area is heavily influenced by factors such as recreation and rural tract development. Many area farmers and ranchers have closed up their properties and operations in other areas, where the lower opportunity cost of property does not negate economic returns. This has caused a decrease in demand for agricultural properties with limited recreational amenities. Subsequently, capitalization rates within the market area are very low. Therefore, the Income Approach is not considered to be a reliable indicator of value, and not applicable. The Cost Approach is most applicable when improvements are specialized or new, or when they contribute substantially to overall value. The subject property is not structurally improved, therefore, the Cost Approach is not considered to be applicable.

### **REPORTING FORMAT:**

This appraisal is conveyed in a "summary" report format, which is intended to comply with reporting requirements set forth in Standard Rule 2(b) of the Uniform Standards of Professional Appraisal Practice. A "summary" appraisal report presents a summary of the data. The depth of discussion included in this report is based on the intended use of the report and the needs of the client. After considering the intended use of the report, the complexity of the property appraised, the subject's location, the surrounding area, the informed user of the report, and the available market information, a "summary" report is chosen to present the results of analysis.

### **MARKET DATA:**

Area market data was obtained and verified through systematic record searches, and/or contact with buyers, sellers, and other sources deemed to be reliable. Montana is a non-disclosure state, so specific sales information may vary depending on the participation of the individual market participants. All market data used in this report has been viewed and verified by either the appraiser or others employed by Northwest Farm Credit Services. The inspection of sales, used as comparisons, involved a drive through the area to gain a general knowledge of the area and any special attributes that may have affected the sales price. Items included land use, size, production capabilities, amenities, date of sale and selling conditions. A sufficient number of sales were discovered within the market area of the subject property. From all of the sales discovered, those most comparable are included in this report.

Adjustments made to market data for time and market appreciation are based on the analysis of data from the Northwest Farm Credit Services internal data base. The market data used in this analysis has been verified by either the appraiser, or others.

employed by Northwest Farm Credit Services. Additional information from the Southwestern Montana MLS was utilized. Montana is a non-disclosure state somewhat impeding the collection of market data. Therefore, while the quantity and quality of data used is considered sufficient to derive a reasonable conclusion it may not be all inclusive.

#### INTEREST APPRAISED:

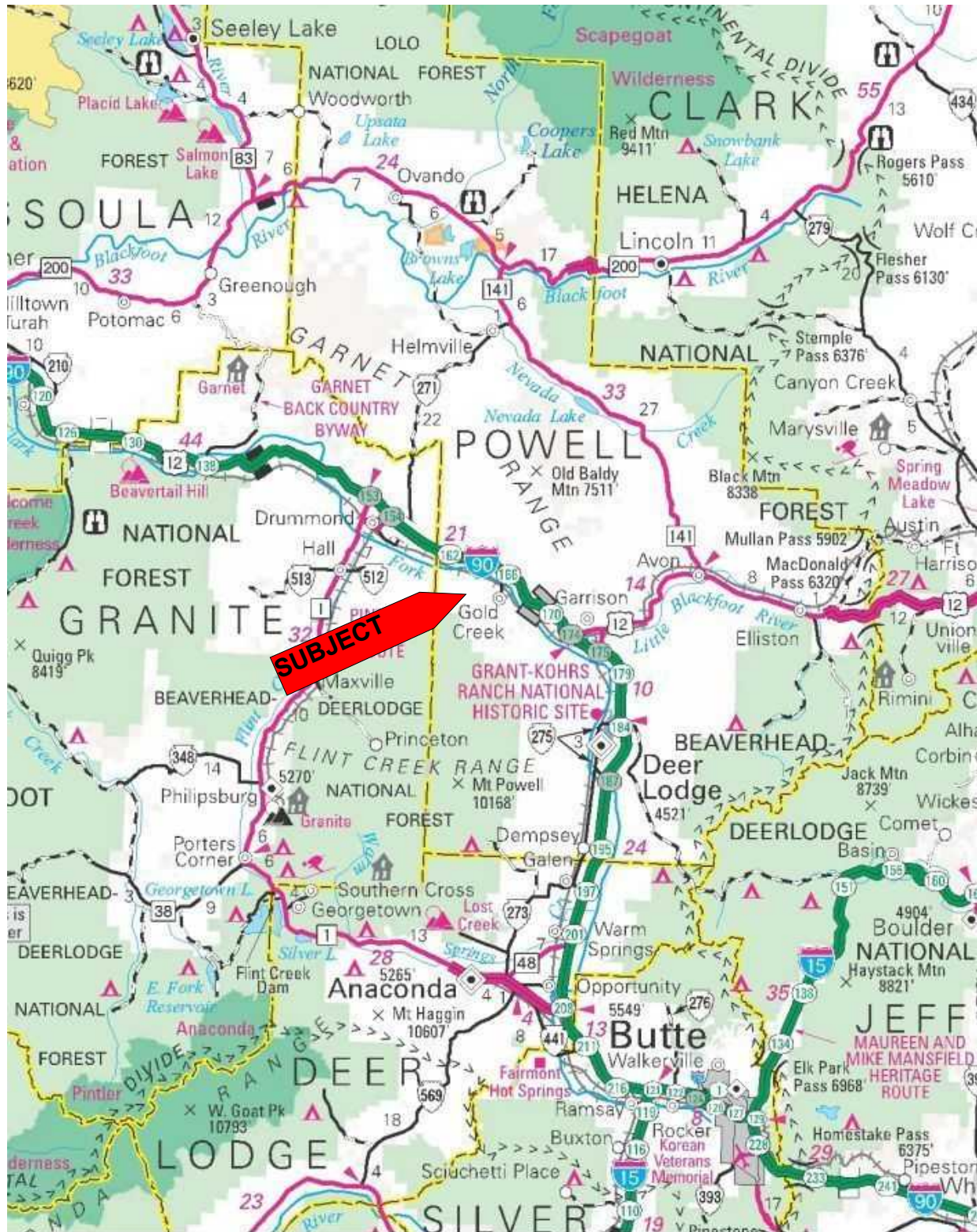
This valuation is of the unencumbered fee simple interest, including water right. Surface rights are appraised with no investigation of mineral rights, which may or may not be included with the property. Mineral rights are generally of secondary concern to the typical buyer in this market and do not appear to impact value. This is consistent with the local market and the comparable sales used in this report.

#### COMPETENCY:

The appraiser is competent to complete this appraisal assignment based on his appraisal knowledge and experience, and familiarity with the area, and of this type of property. He is in compliance with continuing education requirements for state certification as "Certified General Real Estate Appraiser" under Montana license #08, which is current through 3/31/2010.



Subject Location Map



Area-Regional Description	<b>Area-Regional Boundary:</b> Western-Southwestern Montana		<b>On and Off Property:</b>																																													
	<b>Major Commodities:</b> cattle, hay, pasture		<table border="0"> <tr> <td></td> <td>Up</td> <td>Stable</td> <td>Down</td> </tr> <tr> <td>Value Trend:</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Sales Activity Trend:</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Population Trend:</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Employment Trend:</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>					Up	Stable	Down	Value Trend:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sales Activity Trend:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Population Trend:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Employment Trend:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																						
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<b>Forces of Value:</b> <i>(Discuss social, economic, governmental, and environmental forces.)</i> Powell County (2008 population estimate 7,041) lies in central Western Montana, and is the state's 28th most populous county. Deer Lodge, the second oldest town in the state, is the largest town (2008 population estimate 3,311) and serves as the County Seat. Other towns within the county include Avon, Elliston, Garrison, Gold Creek, Helmville, and Ovando. Approximately 52% of Powell County is public lands, mostly Federal, with some State of Montana. Major commercial services are at Helena and Missoula, which is the commerce hub of Western Montana. Powell County has a single high school at Deer Lodge. The economy of the area has historically been based on resource-related industries, including agriculture, timber, mining, and tourism. Powell County is home to the Montana State Prison and associated ranch.  SEE FOLLOWING PAGE FOR ADDITIONAL COMMENTS																																																
<b>Exposure Time:</b> 6-12 months. <i>(See attached definition and discussion)</i>																																																
Market Area Description	<b>Specific Market Area Boundaries:</b> Powell, Granite, Deer Lodge eastern Missoula, and western Lewis & Clark Counties																																															
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<b>Analysis/Comments:</b> <i>(Discuss positive and negative aspects of market area.)</i> Powell County, centrally located in western Montana, is part of a larger regional picture, with Missoula, about 80 miles west, and Helena, about 55 miles east, and Butte, about 40 miles south, being the regional business and economic centers. Missoula, Butte, and Helena offer expanded services, including commercial airports and major medical facilities. Deer Lodge provides more local employment, purchasing opportunities and most basic services. The subject area, once predominately agriculturally and natural resource driven, has strong recreational and some rural residential influences. The diverse topography of the area offers excellent wildlife habitat and cover making it highly desirable to sportsmen and outdoor enthusiasts.  SEE FOLLOWING PAGE FOR ADDITIONAL COMMENTS																																																



## Area Description - Continued

## FORCES OF VALUE COMMENTS - CONTINUED

Arts, entertainment, and recreation industry has experienced the greatest growth in terms of employment from 2001-2005 in Powell County, with a job growth of 51.9 percent. This is greater than the United States change in the sector jobs of 4.7 percent. The State of Montana had changed in sector employment of 30 percent, in the course of time since 2001. The percent of employment in the arts, entertainment, and recreation sector is 2.19 times more than the average percent in the United States, suggesting that market area is heavily influenced by recreational activities.

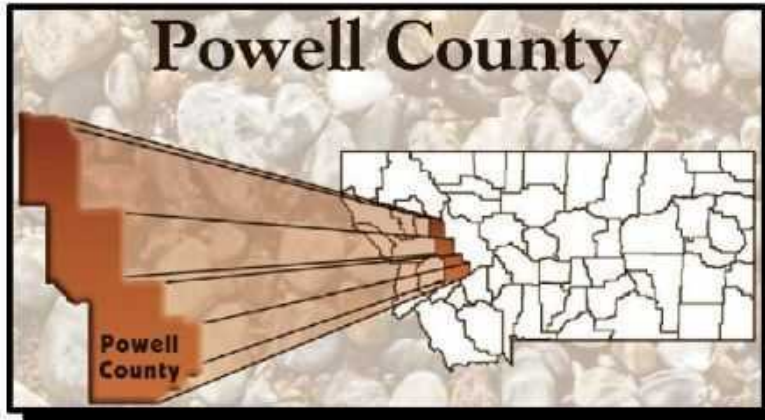
Accommodation and food services, Retail Trade, and the Finance and insurance sectors are the largest industries, in terms of total number of jobs in 2005. The Accommodation and food services is the major employer in the county making up 14.9 percent of all jobs throughout the county, totaling 165 jobs. The largest businesses in Powell County are involved in the retail trade industry, which averages 9 jobs per place of business. This is less than the US and State industry average of 15 and 12 jobs per place of business, respectively.

While shifts away from agriculture are apparent, cash receipts from agriculture provided roughly \$165 million to northwest Montana's economy. Powell County, ranked 43rd in the state, reported approximately \$20 million in agricultural cash receipts (including government payments). The adverse topography and relatively short growing season prevalent in the area make much of the area better suited for livestock production than for crop production. Subsequently, cash receipts from livestock and livestock products exceed those generated through crop production (89 vs. 9%, respectively). Government payments represent the remaining 2% of agricultural cash receipts.

Approximately 70% of Powell County is affected by zoning restriction which set a 160-acre minimum lot size for residential development. These restrictions were initially enacted in an attempt to preserve the areas ranching heritage as well as big game populations, while encouraging residential development in already well-established areas, such as Deer Lodge. Other governmental influences include the US Forest Service and Farm Service Agency programs. Additionally, some area land owners participate in block management programs through the Fish Wildlife and Parks department allowing individuals access to public and private lands for big game harvest.

## ANALYSIS/COMMENTS -CONTINUED

Powell County is characterized by timbered forestlands, lakes, mountains and recreation grounds. The county has common borders with Flathead, Lewis & Clark, Jefferson, Missoula, Deer Lodge, and Granite Counties. Portions of the Flathead, Lolo, Helena, and Deer Lodge National Forests are located within Powell County's boundaries. The South Fork of the Flathead River, the Blackfoot, Little Blackfoot, and the Clark Fork Rivers meander through Powell County. Additional fishing and recreational opportunities are offered by the areas streams and mountain lakes which include Upsata Lake, Coopers Lake, Browns Lake and Nevada Lake. The area's lakes, rivers and creeks support fishing activities of the area residents and visitors. The aesthetically pleasing nature of the area in combination with surrounding areas abundant recreational opportunities draw out-of-area visitors throughout the summer season. Winter weather shifts tourist activities towards the areas ski hills.



#### Adjacent Counties

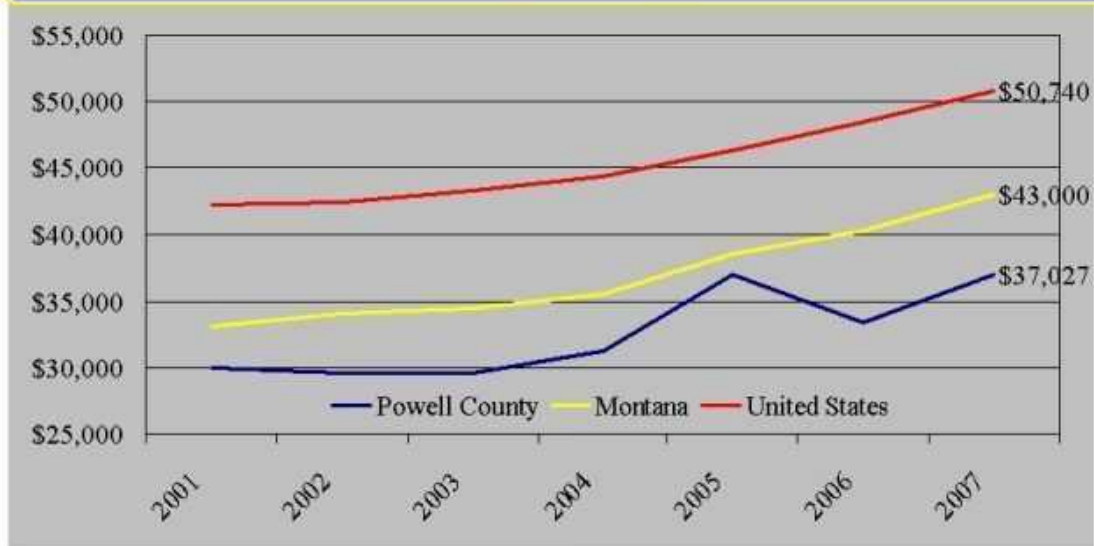
- Flathead - north
- Lewis & Clark - northeast/east
- Jefferson—southeast
- Missoula - west
- Deer Lodge - south
- Granite - southwest

**Figure 1. Population for Powell County and Related Areas<sup>1</sup>**

Area	Year							Census 2000	% Change 2000 - 2008
	2008	2007	2006	2005	2004	2003	2002		
Montana	967,440	956,624	945,428	934,888	925,969	916,754	909,859	903,283	7.10%
Powell County	7,041	7,115	7,100	6,946	6,839	6,860	6,958	7,178	-1.91%
Deer Lodge city	3,462	3,504	3,492	3,343	3,248	3,237	3,293	3,421	1.20%

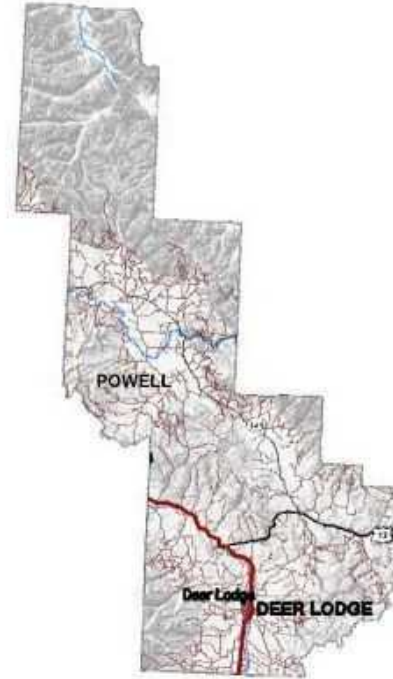
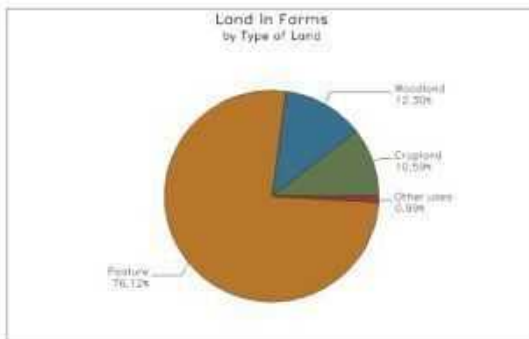
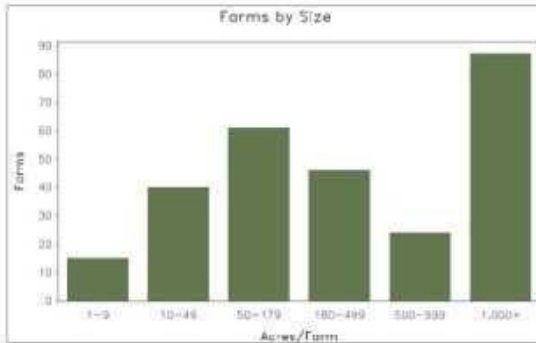
<sup>1</sup>Source: U.S. Census Bureau, Population Estimates Program.

**Figure 2. Median Income Data For the United States, Montana, and Powell County 2001 - 2007**



SOURCE: U.S. CENSUS BUREAU

Established in January 1901, Powell County occupies areas of mostly mountainous terrain in western Montana. Parts of the Flathead, Lolo, Helena, and Deer Lodge National Forests provide beautiful scenery within the boundaries of the county. Powell County is traversed by sections of a number of rivers including the South Fork of the Flathead River, the Blackfoot, Little Blackfoot, and Clark Fork Rivers. Upsata Lake, Coopers Lake, Browns Lake and Nevada Lake are all located in the county. The well known Grant-Kohls National Historic Site is located in the southern part of the county.



	2007	2002	% change
<b>Number of Farms</b>	273	274	- 0
<b>Land in Farms</b>	670,354 acres	618,687 acres	+ 8
<b>Average Size of Farm</b>	2,456 acres	2,258 acres	+ 9
<b>Market Value of Production</b>	\$25,745,000	\$19,123,000	+ 35
Crop Sales \$2,623,000 (10 percent)			
Livestock Sales \$23,123,000 (90 percent)			
Average Per Farm	\$94,306	\$69,793	+ 35
<b>Government Payments</b>	\$232,000	\$302,000	- 23
Average Per Farm	\$5,053	\$4,794	+ 5

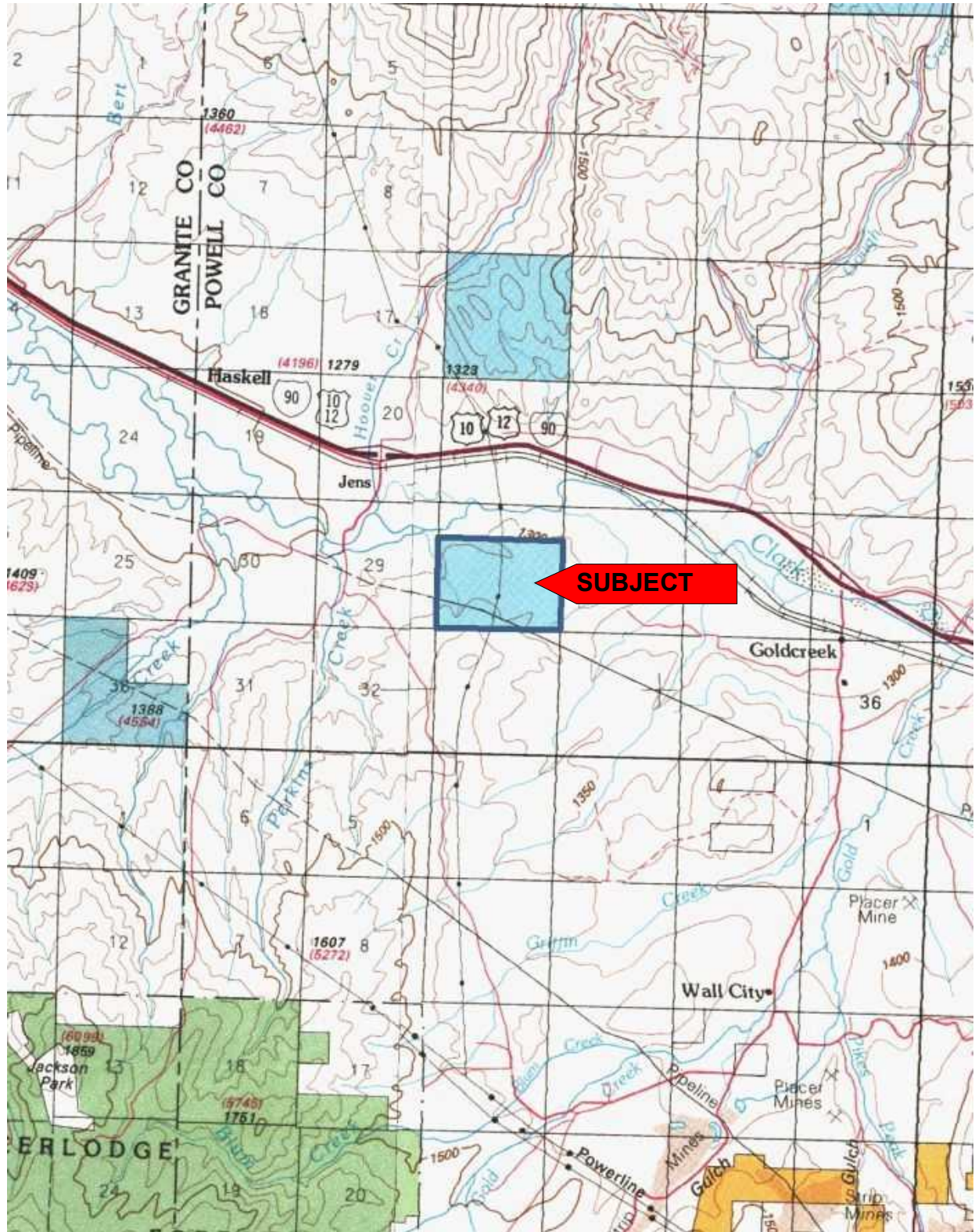


United States Department of Agriculture  
National Agricultural Statistics Service

[www.agcensus.usda.gov](http://www.agcensus.usda.gov)



# Local Vicinity Map



**Property Description:** *(Location, use and physical characteristics)* This subject property is a contiguous parcel located in the foothills west of Goldcreek. The tract is mostly open, native range land, with some timber and brush in several draws and on the north portion along the north property line. Physical access is via existing ranch road across private property from Mullan Trail, a public gravel road, to the southwest corner of the property. The topography is mostly gently sloping, north facing, with good views, particularly to the north, of the Clark Fork River Valley and surrounding mountains. The property is perimeter fenced and has been used in conjunction with a neighboring livestock ranch operation. An undeveloped spring is located on the property, providing livestock and wildlife water. The native pasture appears to be in good condition, with only a small amount of noxious weeds observed, primarily spotted knapweed that is very common in this area. This area has good populations of wildlife, most notably elk and deer.

Land Use	Deeded Acres	Unit Type	Unit Size
Irr Crop Pivot			( 0.0%)
Irr Crop W/H			( 0.0%)
Irr Crop Fl/RI			( 0.0%)
Pasture Irr			( 0.0%)
Dry Crop			( 0.0%)
Pasture	480.00		( 100.0%)
Site			( 0.0%)
Other			( 0.0%)
			( 0.0%)
			( 0.0%)
<b>Total Deeded Acres</b>	480.00	<b>Total Units</b>	<b>( 100 % )</b>

Subject Description:	Above Avg.	Avg.	Below Avg.	N/A
Location	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Legal Access **	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Physical Access	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Contiguity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shape/Ease Mgt.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rentability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Market Appeal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Zone/Date	n/a			
Building Location	n/a			

\*\* legal access is assumed

Comments

Land Improvements:	Above Avg.	Avg.	Below Avg.	N/A
Domestic Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Livestock Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Roads	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Water Rights:** ☐ No ☒ Yes ☐ Supplement Attached  
**Mineral Rights:** ☒ No ☐ Yes ☐ Supplement Attached  
**Comments:** Mineral status is not known and has not been considered within the scope of this report. According to Montana DNRC records, there is a stock water right associated with the subject property. A summary of the right is included in the addenda of this report.

Topography:	Level	Un-dulating	Roll-ing	Slop-ing
Irr Crop Pivot	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Irr Crop W/H	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Irr Crop Fl/RI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pasture Irr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dry Crop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pasture	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Overall Topography</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Soils Description:** primary soils include

Soil Quality/Production: ☐ Above Avg. ☒ Avg. ☐ Below Avg. ☐ N/A ☐ Supplement Attached

**Climatic:** 15-19 " Annual Precipitation 4120 ' to 4570 ' Elevation 70-90 Frost-Free Days  
**Utilities:** Water Electric Sewer Gas Telephone  
**Distance To:** 29 Schools 29 Hospital 29 Markets 2 Major Hwy. 12 Service Center  
**Easements/Encroachments:** *(Conservation, Utility, Preservation, etc.)* a buried high pressure petroleum pipeline crosses the subject. There are no known nor observed easements that adversely impact the property.  
**Hazards and Detriments:** None known nor observed that adversely impact the property.



Type	Size	Construction	Qty	Foundation	Roof	Floor	Exterior	Act. Age	Eff. Age	Rem. Life	Con-formity	Utility	Cond.
none													

Subject Improvement Description

**Improvement Comments:** *(Discuss and/or expand any items affecting value structure-by-structure, if necessary)*

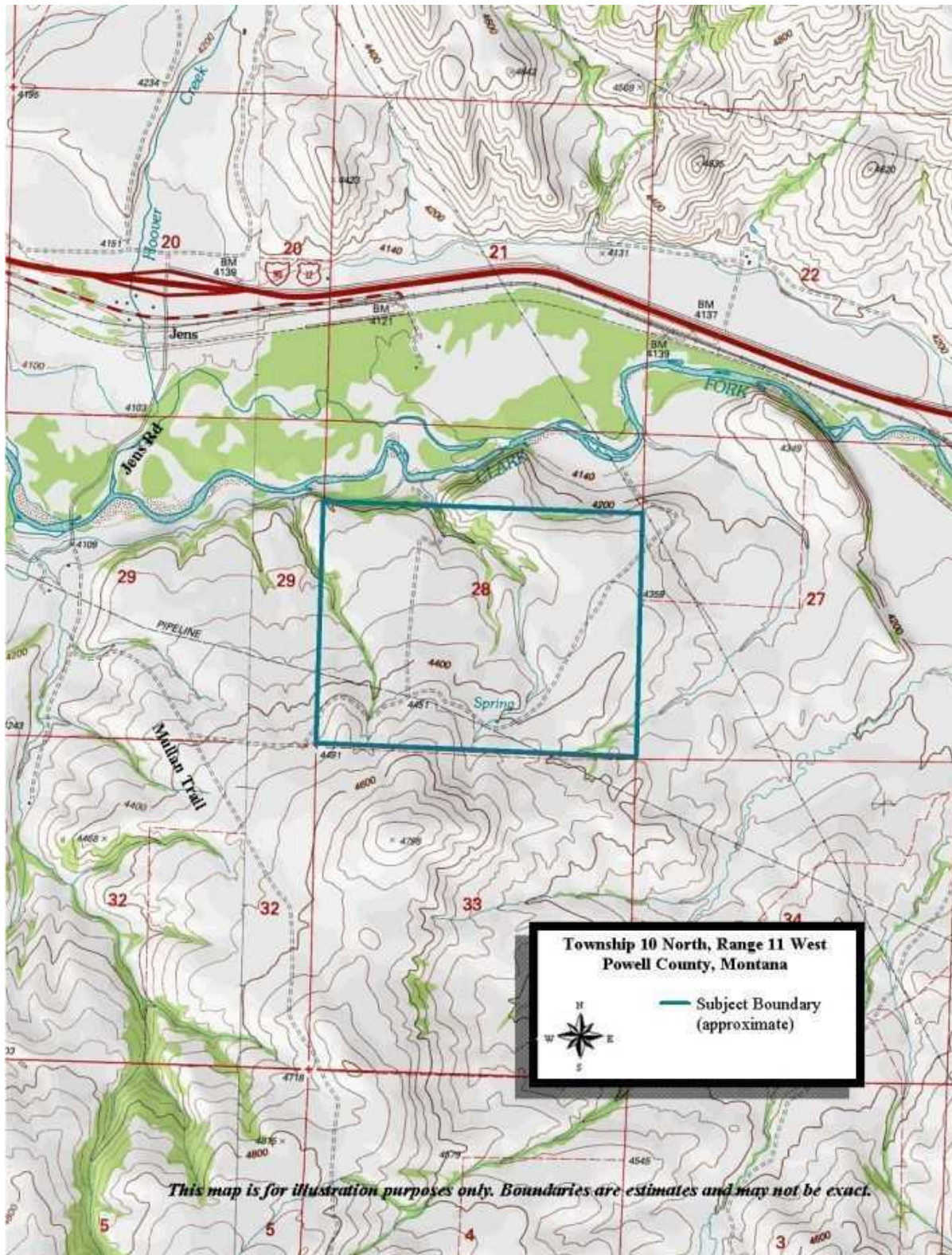
There are no structural improvements on this property. Improvements are limited to fences.

Site Improvements:

	Above Avg.	Avg.	Below Avg.	N/A
Overall Structural Balance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Overall Structural Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improvement Rating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Overall Property Rating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Overall Building REL \_\_\_\_\_ years

# Subject Topography Map



# Aerial Map



Field borders provided by Farm Service Agency as of 5/23/2008. Aerial photography provided by Aerial Photography Field Office.

Note: property boundaries are estimates and may not be exact.



RIGHT: view north from southwest property corner



LEFT: view east from southwest property corner



RIGHT: spring located on subject property



RIGHT: view north - open pasture land and timbered draw



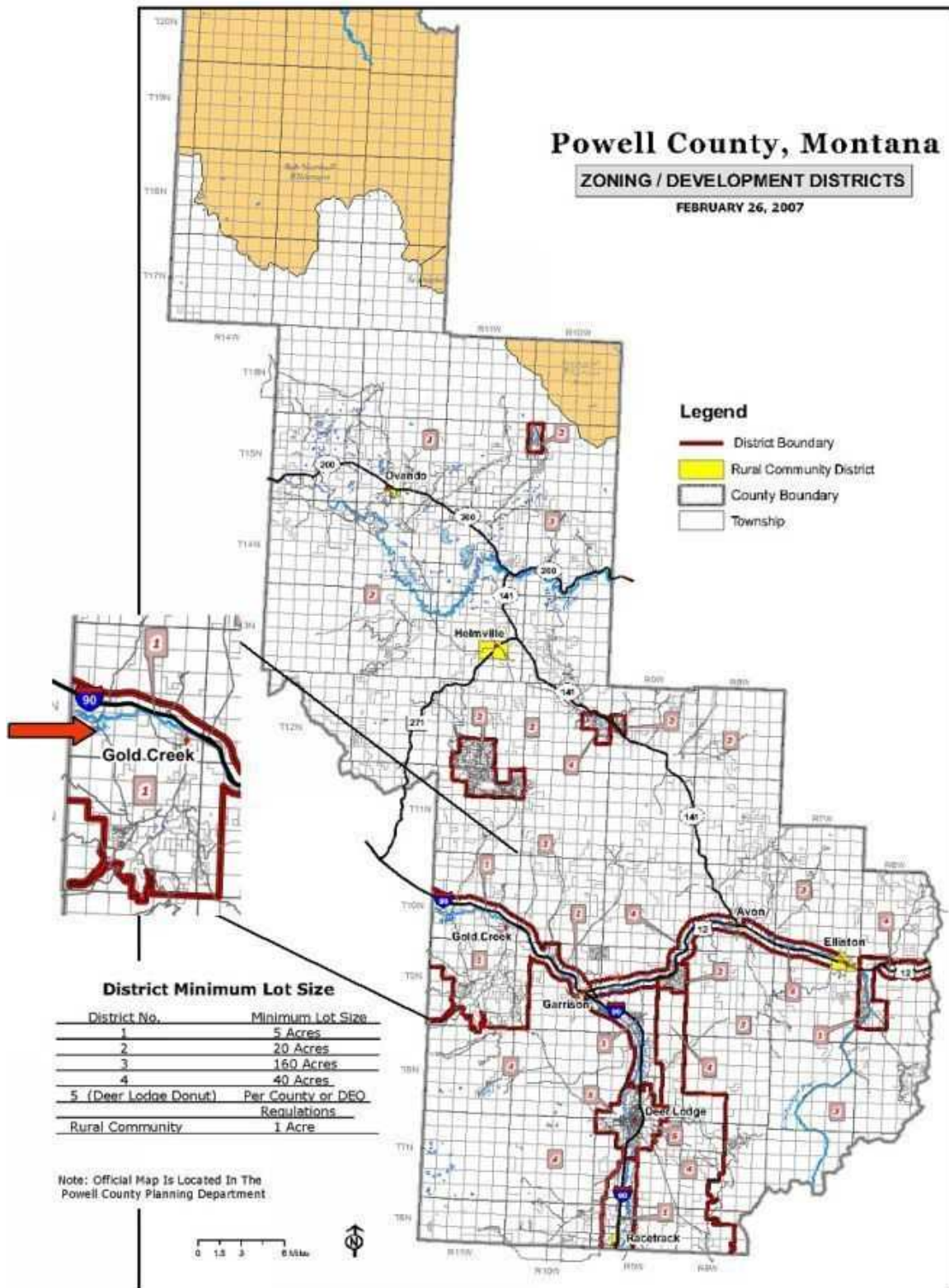
LEFT: view from north property line toward Clark Fork River

RIGHT: timbered area in southeast corner of property.





History	<input checked="" type="checkbox"/> Ownership Longer Than <u>3</u> Years <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span>Owner</span> <span>Recording/Reference</span> <span>Date</span> <span>Price Paid</span> <span>Terms</span> </div>					
	<b>Previous:</b> _____ <b>Present:</b> <u>State of Montana</u> _____ \$ _____					
	<b>Currently:</b> <input type="checkbox"/> Optioned <input type="checkbox"/> Under Contract Contract Price: \$ _____ <b>Buyer:</b> _____ <input type="checkbox"/> Currently Listed Listing Price: \$ _____ Listing Date: _____					
	According to Powell County records, there have been no transfers of the subject property in within the past three years.					
Zoning	<b>Current Zoning:</b> <u>Powell County - District 1 - 5 acre minimum</u> Zoning Conformity: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Zoning Change:</b> <input checked="" type="checkbox"/> Unlikely <input type="checkbox"/> Probable To: _____					
	<b>Comments:</b> Powell County has four major zoning/planning districts outside of incorporated city limits, which limit development in a majority of the county. The entire subject property appears to be located in portions of Planning District 1, which limits lot size to 5 acres minimum. The Powell County zoning/development district map can be found on the following page.					
Taxes	<b>Tax Basis:</b> <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> _____ <input type="checkbox"/> _____ Parcel #: _____		<b>Assessment Year</b> Land \$ _____ Building(s) \$ _____ _____ \$ _____ Total Assessed Value \$ _____		<b>Forecast:</b> Current Tax \$ _____ Estimated/Stabilized \$ _____ Or ( 480.00 Ac.) = \$ 0.00 /acre Trend: <input checked="" type="checkbox"/> Up <input type="checkbox"/> Down <input type="checkbox"/> Stable	
	<b>Comments:</b> The subject is currently under State of Montana ownership, therefore no assessments nor taxes are applicable.					
Highest & Best Use Analysis	Highest & Best Use is defined as that reasonable and probable use that supports the highest present value, as defined, as of the effective date of the appraisal. Alternatively, that use, from among reasonably probable and legally alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in the highest land value.					
	<b>Analysis:</b> <i>(Discuss legally permissible, physically possible, financially feasible, and maximally productive uses)</i> Legally Permissible:					
	Land use is governed by the regulations enacted by Powell County and the State of Montana. As shown in the Zoning/Development map, Powell County is divided into four zoning/development districts. Each of these districts has minimum lot sizes and allowable uses, creating what is essentially county wide zoning. The subject is located in District 1, which has a minimum lot size of 5 acres. With the exception of high density residential development, the subject can be legally used for any purpose typical of the area, including agriculture, recreation, commercial, or rural residential acreages.					
	SEE FOLLOWING PAGE FOR ADDITIONAL COMMENTS					
Highest & Best Use Analysis	<b>Highest and Best Use:</b> "As if" Vacant <u>agriculture/recreation</u> "As Improved" <u>agriculture/recreation</u>					
	<b>Discussion:</b>					
Value Methods	<b>Valuation Methods:</b> <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input checked="" type="checkbox"/> Sales Comparison Approach (Explain and support exclusion of one or more approaches) Only the Sales Comparison Approach has been completed. In general, the market area is heavily influenced by non-income factors, such as recreation and rural tract development. Many area farmers and ranchers have chosen to exchange their properties for operations in other areas, where the lower opportunity cost of property does not negate economic returns. This has created a ripple effect for agricultural properties with limited recreational amenities. Subsequently, overall capitalization rates within the market area are very low. Therefore, the Income Approach is not considered to be a reliable indicator of value, and not applicable. The Cost Approach is most applicable when improvements are specialized or newer contributing substantially to overall value. There are no building structures on the subject property, therefore, the Cost Approach is not applicable.					



*HIGHEST AND BEST USE COMMENTS – CONTINUED:***PHYSICALLY POSSIBLE:**

Consideration must be given to uses that have been determined to be legally permissible when analyzing the physically possible uses of the subject. Hypothetically, many uses of the subject property are physically possible. The subject property possesses various physical characteristics that determine its utility and desirability in the market. The following outline summarizes those qualities:

- 1) Accessibility/Location – For purposes of this valuation, legal access is assumed to exist to the subject property. Physical access is via a ranch road/trail from Mullan Trail to the southwest corner of the subject. Access throughout the subject appears only to be limited during periods of extreme weather conditions (i.e. heavy rain and/or snowfall). The subject is located beyond the area of major commercial development within the market area. Therefore, location tends to limit the commercial uses of the subject property.
- 2) Topography – The topography of the subject is characterized by mostly gently sloping terrain, other than steeper areas along draws. Thus, the physically possible uses of the subject property are not limited by topography.
- 3) Soil Quality – Soils are of varying qualities, predominately clay loams and loams on slopes from 4 to 15%. The soils of the subject support native range plants common to the area, and common to agricultural grazing and recreation properties. Soil quality does not appear to limit the physically possible uses of the subject.
- 4) Recreational Amenities - Water features, wildlife habitat, types or uses of surrounding lands, access to adjoining public lands, timber/trees, and privacy and/or seclusion all impact the utility and desirability of recreational properties. The subject has no major natural water feature other than a spring, although it is within a short distance of the Clark Fork River, but does not have direct access to the river. The property does have some diversity in terrain and cover required to support a wide variety of wildlife that are common in this area, particularly elk and deer. While limited development of the surrounding lands has occurred, the subject is surrounded by privately held lands reducing the privacy/seclusion most sought in the recreational market. The subject size does limit recreation uses to a degree, as it is not of sufficient size to support large populations of wildlife. Although not possessing the most sought recreation features such as direct frontage on a major stream and/or direct access to public lands, the subject does have some desirable amenities from a recreation standpoint.

**FINANCIALLY FEASIBLE:**

Agricultural uses are financially feasible when operating expenses and debt service can be met or be exceeded from the sale of crops, and/or livestock production. The relatively small size of the subject limits its potential to generate sufficient income through agricultural endeavors as a full-time operating unit, but would typically be used in conjunction with a larger agricultural operation. Therefore, agriculture is not considered a financially feasible use of the subject property as a “stand-alone” unit.

Rural residential properties are being developed within the market area. Development of these parcels into rural residential properties provides economic returns to the developer ultimately demonstrating financial feasibility. This market, however, has become very stagnant in the past few years, with demand waning considerably. As such, use as a rural home-site development is not considered to be a financially feasible use of the subject. Use of the subject as a single rural homesite is a potential use that would not require development costs.

**MAXIMALLY PRODUCTIVE:**

The maximally productive use is generally considered to be that use that generates the greatest net income to the land. The maximally productive use must consider the past and current uses, and reflect trends in the market area that can reasonably be expected to affect the future use of the property. Current use and future trends in the subject's market area indicate that the maximally productive use of the subject is as an addition to existing agricultural operations, with recreation attributes.

**CONSISTENT USE:**

The subject's location, aesthetic appeal, permitted uses and size are consistent with, and well suited for agriculture and recreation. Therefore, considering all factors, including most probable uses, the highest and best use of the subject as “vacant” and as “improved” is concluded to be agriculture/recreation.

## Sales Comparison Approach (1-5)

Sale Data	Sale Data	Subject	Sale #1 1	Sale #2 2	Sale #3 3	Sale #4 4	Sale #5 5
	Grantor (Seller)		Note: Montana is a non-disclosure state. Grantor/grantee information is confidential				
	Grantee (Buyer)		and is in the appraiser's working file.				
	Source		mls	confidential	confidential	MLS	Grantee
	Date	Eff. 10/09	05/07	02/09	12/08	10/08	01/06
	Eff. Unit Size/Unit	480.00 / acre	395	4,874	626	160	1,318
	Sale Price		685,000	4,000,000	528,000	250,000	725,120
	Finance Adjusted		Cash 0	Cash 0	Cash 0	Cash 0	Contract 0
	CEV Price		685,000	4,000,000	528,000	250,000	725,120
	Multiplier		0.00	0.00	0.00	0.00	0.00
	Expense Ratio		0.00	0.00	0.00	0.00	0.00

The Appraiser has cited sales of similar property to the subject and considered these in the market analysis. The description below includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and the sales documented. When significant items are superior to the property appraised, a negative adjustment is applied. If the item is inferior, a positive adjustment is applied. Thus, each sale is adjusted for the measurable dissimilarities and each sale producing a separate value indication. The indications from each sale are then reconciled into one indication of value for this approach.

CEV Price/ acre		1,732.03	820.67	843.42	1,562.50	550.00
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### LAND AND IMPROVEMENT ADJUSTMENTS

Land Adjustment		0.00	0.00	0.00	0.00	0.00
Impvt. Adjustment		0.00	0.00	0.00	0.00	0.00
Adjusted Price		1,732.03	820.67	843.42	1,562.50	550.00

### TIME ADJUSTMENTS

<input checked="" type="checkbox"/> Yr.	<input type="checkbox"/> Mo.	Periods	0	0	0	0	0
<input type="checkbox"/> Smp.	<input checked="" type="checkbox"/> Cmp.	Rate					
<input type="checkbox"/> Auto	<input checked="" type="checkbox"/> Man.	Time Adjustment	0.00	0.00	0.00	0.00	0.00
		Time Adj. Price	1,732.03	820.67	843.42	1,562.50	550.00

### OTHER ADJUSTMENTS

Location	W Goldcreek Adjustment	_ SE Hall _	_ NE Garrison _	N Goldcreek	N Goldcreek	_ N Avon _
Amenities	views, wildlife Adjustment	_ views _	_ views, wildlife _	views, wildlife	views, wildlife	views, wildlife
water	spring only Adjustment	_ springs _	_ creeks _	_ creek _	_ creek _	_ creeks _
timber	minimal - draws only Adjustment	_ yes - 1/2 _	_ cut-over _	_ cut-over _	_ cut-over _	_ scattered _
	Adjustment	- - -	- - -	- - -	- - -	- - -
Net Adjustments		0	0	0	0	0
<b>ADJUSTED PRICE</b>		1,732	821	843	1,563	550

#### Analysis/Comments: (Discuss positive and negative aspects of each sale as they affect value)

The sales comparison approach is based on the premise that the market value of a property is directly related to the prices of comparable, competitive properties. The Sales Comparison Approach utilizes the principle of substitution, which implies that the value of a property tends to be set by the price that would be paid to acquire a substitute property of similar utility and/or desirability. Furthermore, it assumes that a knowledgeable buyer would pay no more for a property than they would pay for a substitute of equal utility or desirability. The sales comparison approach uses a direct comparison to other market transactions on some common unit of comparison such as acres, crop acre unit, etc. The unit of comparison used in this analysis is \$/acre. The value indications shown on the grid are from direct comparisons as calculated in the sales adjustment grids for each respective transaction.

SEE FOLLOWING PAGES FOR ADDITIONAL COMMENTS

#### Sales Comparison Approach Summary:

Property Basis (Value Range): \$ \_\_\_\_\_ to \$ \_\_\_\_\_  
 Unit Basis: \$ 1,250.00 / acre X 480.00 acre = \$ 600,000.00  
 Multiplier Basis: \$ \_\_\_\_\_ X \_\_\_\_\_ (multiple) = \$ \_\_\_\_\_

#### Sales Comparison Indication:

\$ 600,000

## Sales Comparison Approach (6-10)

Sale Data	Sale Data	Subject	Sale #6 6	Sale #7 7	Sale #8 8	Sale #9 9	Sale #10
	Grantor (Seller)						
	Grantee (Buyer)						
	Source	confidential					
	Date	Eff. 10/09	07/09	10/09	10/09	10/09	
	Eff. Unit Size/Units	480.00 / acre	8,203	200	583	1,280	
	Sale Price		5,000,000	290,000	575,000	799,000	
	Finance Adjusted		Cash 0	0	0	0	
	CEV Price		5,000,000	290,000	575,000	799,000	
	Multiplier		0.00	0.00	0.00	0.00	
Expense Ratio		0.00	0.00	0.00	0.00		
<p>The Appraiser has cited sales of similar property to the subject and considered these in the market analysis. The description below includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and the sales documented. When significant items are superior to the property appraised, a negative adjustment is applied. If the item is inferior, a positive adjustment is applied. Thus, each sale is adjusted for the measurable dissimilarities and each sale producing a separate value indication. The indications from each sale are then reconciled into one indication of value for this approach.</p>							
CEV Price/ acre		609.50	1,450.00	986.28	624.22		
<b>LAND AND IMPROVEMENT ADJUSTMENTS</b>							
Land Adjustment		0.00	0.00	0.00	0.00		
Impvt. Adjustment		0.00	0.00	0.00	0.00		
Adjusted Price		609.50	1,450.00	986.28	624.22		
<b>TIME ADJUSTMENTS</b>							
<input checked="" type="checkbox"/> Yr.	<input type="checkbox"/> Mo.	Periods	0	0	0	0	
<input type="checkbox"/> Smp.	<input checked="" type="checkbox"/> Cmp.	Rate					
<input type="checkbox"/> Auto.	<input checked="" type="checkbox"/> Man.	Time Adjustment	0.00	0.00	0.00	0.00	
		Time Adj. Price	609.50	1,450.00	986.28	624.22	
<b>OTHER ADJUSTMENTS</b>							
Location	Adjustment	Bearmouth	NW Drummond	NW Drummond	Elliston	- - -	
amenities	Adjustment	views, wildlife	views, wildlife	views, wildlife	views, wildlife adj. public lands	- - -	
water	Adjustment	- creeks -	- creek -	springs only	- creeks -	- - -	
timber	Adjustment	- cut-over -	- cut-over -	- cut-over -	- cut-over -	- - -	
	Adjustment	- - -	- - -	- - -	- - -	- - -	
Net Adjustments		0	0	0	0		
<b>ADJUSTED PRICE</b>		610	1,450	986	624		

**Analysis/Comments:** (Discuss positive and negative aspects of each sale as they affect value)



## Sales Comparison Approach - comments

### *Sales Comparison Approach Comments:*

Nine area transactions form the basis for this valuation. The data includes six closed transactions and three current listings. Located in Powell and Granite Counties, these transactions bracket the subject in terms of size, location, and amenities. The transactions occurred during the time period spanning May, 2007 through the current listings. The market through most of the western and southwestern Montana area had been appreciating, particularly for property with good recreation amenities and/or rural development potential. Appreciation rates have ranged from less than 10% to over 50%/annum. Properties with a high degree of recreation features or aesthetics have appreciated the most, while those with little amenities have been at the lower rates. However, since 2006 - 2007, the market activity has slowed considerably and prices appear to have at least stabilized, with some reduced asking prices on listings and considerably less demand. Given the current market conditions, none of the data has been adjusted for time/appreciation.

Sale #1 – Sale of a parcel located southeast of Hall in the Dunkleburg Creek area. Property is about 1/2 timber covered and 1/2 open pasture. Has good views of the surrounding area and borders USFS to the south. Access by public road on the east and near the southwest corner. Does not have live water but several small springs. Value indication - \$1,732/acre.

Sale #2 – Sale of a pasture tract located northeast of Garrison. Property is contiguous and well-blocked. Consists of open pasture lands and cut-over timber lands - previous owner harvested most all of the merchantable timber, thus the property has multiple interior logging roads and trails. Meade Creek crosses through the length of the property and McDonald Creek crosses the northeast corner. Buyer's address listed as Florida. Value indication - \$821/acre.

Sale #3 – Sale of a mountain foothill section north of Goldcreek on Brock Creek. Consists of cutover timberlands and pasture. Brock Creek flows through the tract. Buyer is out of state, but owns other lands in the area, including lands adjoining this tract to the south and southwest. Property borders BLM on the east and a portion to the north. Seller is timber company divesting property. Value indication - \$843/acre.

Sale #4 – Sale of an unimproved property located in Powell County approximately eight miles north of Phosphate, occurring in October 2008. This property adjoins a relatively large block of BLM lands to the north and east. Characterized predominately by rolling to steeply sloping hillside terrain, this property consists predominately of cutover timber. Running north to south, Brock Creek, a small perennial creek bisects this property. Adjusted value indication - \$1,563/acre.

Sale #5 – Sale of an unimproved tract of land located in Powell County north of Avon, occurring in January 2006. Comprised entirely of dry pasture, this property is characterized by rolling to sloping terrain with scattered pockets of timber. Water amenities include sections of Halfway, and Sixmile Creek as well as several small seasonal tributaries. While presenting water to area wildlife and livestock, these creeks are smaller providing little to no fishing opportunities. With sections of the Helena National Forest roughly three miles east, excluding a state section along its eastern boundary this property adjoins privately held lands. Access is provided by Highway 141 which marks a portion of this property's western boundary. Value indication - \$550/acre.

Sale #6 – Sale of a large cut-over timber tract located northwest of Bearmouth. Consists of cutover timberlands and pasture. Lands are not all contiguous, being somewhat a "checkerboard" pattern of ownership with other deeded lands and State lands, some sections may have questionable access. Several small creeks cross through the property. Seller is timber company divesting property. Buyers listed as a Florida partnership. Value indication - \$610/acre.

Sale #7 (listing) – Current listing of a parcel located in the Mulkey Gulch area northeast of Bearmouth and northwest of Drummond. Consist of cut-over timberlands and pasture. A small creek crosses the southeast portion of the property. Joins BLM lands to the east and north. Has been on the market about 130 days. Value indication - \$1,450/acre.

Sale #8 (listing) - Current listing of a parcel located in the Mulkey Gulch area northeast of Bearmouth and northwest of Drummond. Consist of cut-over timberlands and pasture. No live stream, some seasonal water. Entirely surrounded by private lands. Has been on the market about 130 days. Value indication - \$986/acre.

Sale #9 (listing) – Current listing and pending sale of a parcel near Elliston in the Sawmill Gulch area. Consists of two sections that join at one corner and is cut-over timberlands and open pasture. Sawmill Creek crosses through one of the sections. Adjoins State of Montana lands on two sides. Has been on the market for about 75 days. Value indication - \$624/acre.

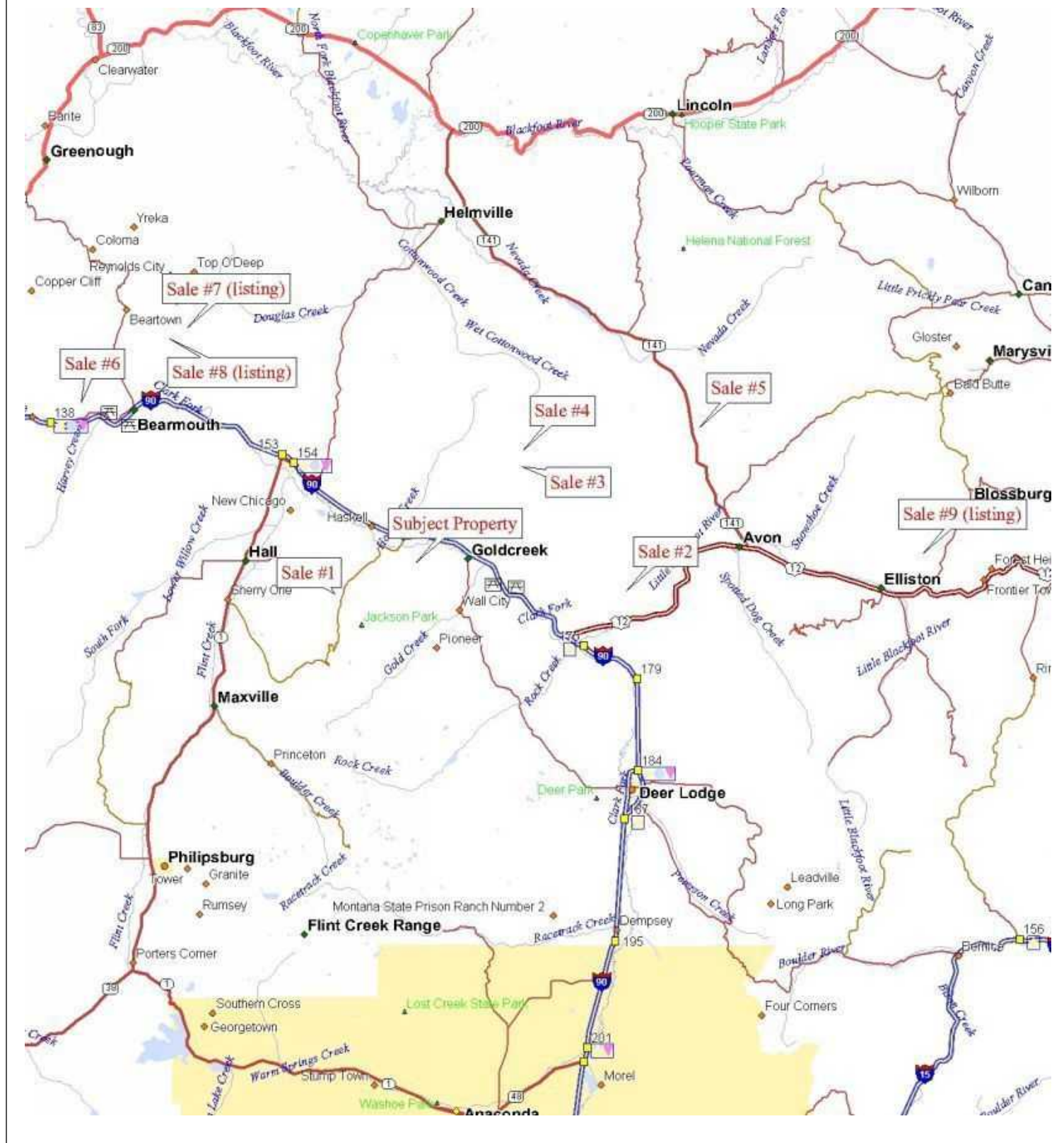
A range in values of \$550 to \$1,732/acre was derived through this analysis. As seen on the Market Data Location Map, sales #1, 2, 3, and 4 are nearest in proximity to the subject. This data indicates a range of value from \$821 - \$1,732/acre for the subject. Sales #1, 3, 4, and listing 7 and 8 are the most similar in size to the subject, from 160 – 583 acres. This data indicates a range of value from \$843 - \$1,732/acre. Sales #2 and 6 are the most recent closed transactions, indicating a value of \$610 - \$821/acre, but are both substantially larger properties than the subject. The range in prices for the three listings is \$624 - \$1,450/acre. The properties with more similar

features, considering amounts of open pasture land to timbered land, are sales #1, 2, and 5, with an indicated range in value of \$550 - \$1,732/acre. Of these, sale 5 is the most similar, but is a larger tract.

Overall, I judge sales #1, 2, 3, and 4 to be the best indications for the subject property, with an indicated range of \$821 - \$1,732/acre. All are in nearer proximity to the subject. Sales 1, 3, and 4 are more similar in size, sale 2 is one of the more recent transactions, albeit a larger property. However, I believe the current listings #7 – 9 must be considered as these transactions have not sold and would represent competition in the present market for the subject property. The listing prices would set the ceiling for the subject value, although other factors must be considered. Listings 7 and 8 are more similar in size, but are more remote than the subject, while listing 9 is a larger tract. Considering these factors, I believe a reasonable conclusion for the subject is in the mid-range of the indications of sales 1 – 4, with consideration given to the current listing prices. I believe a conclusion of say \$1,250/acre is reasonable and supported by the data.

Therefore, the concluded value for the subject property as of October 29, 2009 is \$600,000.

# Market Data Location Map











Adjust each sale to the subject's land mix (land adjustment) using unimproved sales. This page allows for a "quantitative land adjustment" only.

Compare each set of sale improvements to the subject improvements making judgments regarding utility and condition. Then arrive at an improvement adjustment for each sale on a per acre or per unit basis. These adjustments are shown on the Sales Comparison Grid.  
Note: Appraiser must manually enter the \$/Unit for the Subject Improvements -- either individually or as a lump sum.

Additional Comments





## Sales Comparison Approach - Land Adjustment for Sale# 7

Adjust each sale to the subject's land mix (land adjustment) using unimproved sales. This page allows for a "quantitative land adjustment" only.

Sales Comparison - Sale #7			7	Land Adjustment Amt. \$		0.00				
Land Use	Sale Acres	\$/Acre	Sale Unit Type	Sale Units	\$/Unit	Subj. Acres	\$/Acre	Subj. Units	\$/Unit	Total
Irr Crop Pivot										
Irr Crop W/H										
Irr Crop Fl/Rl										
Pasture Irr										
Dry Crop										
Pasture	200	1,450.00				480.00	1,450.00			696,000
Site										
Other										
<b>Sale Land Contrib.</b>	290,000.00		<b>/ Eff. Unit Size</b>	200.00	= 1,450.00	<b>Total</b>	696,000	<b>/ Eff. Unit Size</b>	480.00	= 1,450.00

### Sales Comparison Approach - Improvement Adjustment for Sale# 7

Compare each set of sale improvements to the subject improvements making judgments regarding utility and condition. Then arrive at an improvement adjustment for each sale on a per acre or per unit basis. These adjustments are shown on the Sales Comparison Grid.

Note: Appraiser must manually enter the \$/Unit for the Subject Improvements -- either individually or as a lump sum.

[illegible]

Additional Comments





Adjust each sale to the subject's land mix (land adjustment) using unimproved sales. This page allows for a "quantitative land adjustment" only.

Compare each set of sale improvements to the subject improvements making judgments regarding utility and condition. Then arrive at an improvement adjustment for each sale on a per acre or per unit basis. These adjustments are shown on the Sales Comparison Grid.  
Note: Appraiser must manually enter the \$/Unit for the Subject Improvements -- either individually or as a lump sum.

Additional Comments

## Summary

[illegible]

## Discussion & Correlation of Values

The subject property has been appraised under the hypothetical condition that legal access does exist. In reality, legal access to the property does not apparently exist. Lack of legal access can have a significant impact on property value due to more limited uses for the property, problems in securing financing, lack of salability, and extended marketing times with a limited pool of potential buyers. The exhibit on the following page shows nine pairings in the Western Montana area of properties with and without legal access. In addition to this data, a group of data from a larger region was also reviewed by the appraiser. The data shown following indicates a range of 12 - 70% discounts for a lack of access. Most of the data is in the 50% range, with an average of about 47%. I believe a reasonable conclusion would be a 45 - 50% discount to the market value conclusion for lack of access.

## Allocation of Value

<b>Opinion Of Value -</b>	<i>(Estimated Marketing Time</i>	6-12	<i>months, see attached)</i>	<b>\$</b>	<u>600,000</u>
Cost of Repairs	<b>\$</b>	<u>                    </u>			
Cost of Additions	<b>\$</b>	<u>                    </u>			

<b>Allocation:</b>	<i>(Total Deeded Units:</i>	<u>480.00</u>	<i>)</i>	Land:	\$	<u>600,000</u>	\$	<u>1,250</u>	/	acre	(	<u>100</u>	%)
				Land Improvements:	\$	<u>                    </u>	\$	<u>0</u>	/		(	<u>0</u>	%)
				Structural Improvement Contribution:	\$	<u>                    </u>	\$	<u>0</u>	/		(	<u>0</u>	%)

**Value Estimate of Non-Realty Items:**

Value of Personal Property <i>(local market basis)</i>	\$	<u>                    </u>			
Value of Other Non-Realty Interests:	\$	<u>                    </u>			
Non-Realty Items:	\$	<u>                    </u>	\$	<u>0</u>	/ ( <u>0</u> %)
Leased Fee Value <i>(Remaining Term of Encumbrance</i>	\$	<u>                    </u>	\$	<u>0</u>	/ ( <u>0</u> %)
Leasehold Value	\$	<u>                    </u>	\$	<u>0</u>	/ ( <u>0</u> %)
Overall Value	\$	<u>600,000</u>	\$	<u>1,250</u>	/ acre ( <b>100</b> %)

**Sales Pairings – Access  
Western/Southwestern Montana**

<b>Pairing</b>	<b>Property</b>	<b>Property Use</b>	<b>Size – Acres</b>	<b>Price</b>	<b>Indicated Discount</b>
1	With Access	Recreational	160	\$1562/Ac	55%
	Without Access	Recreational	117	\$700/Ac	
2	With Access	Recreational	103	\$1458/Ac	52%
	Without Access	Recreational	117	\$700/Ac	
3	With Access	Timber/Rec	120	\$817/Ac	45%
	Without Access	Timber/Rec	638	\$451/Ac	
4	With Access	Rec. Homesites	40	\$862/Ac	48%
	Without Access	Rec. Homesites	40	\$450/Ac	
5	With Access	Rangeland	551	\$297/Ac	53%
	Without Access	Rangeland	160	\$138/Ac	
6	With Access	Recreational	673	\$1673/Ac	70%
	Without Access	Recreational	320	\$484/Ac	
7	With Access	Recreational	679	\$1234/Ac	61%
	Without Access	Recreational	320	\$484/Ac	
8	With Access	Rural homesite	160	\$2,031/Ac	25%
	Without Access	Rural homesite	160	\$1,531/Ac	
9	With Access	Rural homesite	112	\$2,548/Ac	12%
	Without Access	Rural homesite	108	\$2,245/Ac	

## Assumptions and Limiting Conditions

The certification of the Appraiser(s) appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth in the report.

1. The Appraiser(s) assume no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser(s) render any opinion as to title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Sketches in the report may show approximate dimensions and are included only to assist the reader in visualizing the property. The Appraiser(s) have made no survey of the property. Drawings and/or plats are not represented as an engineer's work product, nor are they provided for legal reference.
3. The Appraiser(s) are not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made.
4. Any distribution of the valuation in the report applies only under the existing program of utilization. The separate valuations of components must not be used outside of this appraisal and are invalid if so used.
5. The Appraiser(s) have, in the process of exercising due diligence, requested, reviewed, and considered information provided by the ownership of the property and client, and the Appraiser(s) have relied on such information and assumes there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser(s) assume no responsibility for such conditions, for engineering which might be required to discover such factors, or the cost of discovery or correction.
6. While the Appraiser(s) ☒ have ☐ have not inspected the subject property and ☒ have ☐ have not considered the information developed in the course of such inspection, together with the information provided by the ownership and client, the Appraiser(s) are not qualified to verify or detect the presence of hazardous substances by visual inspection or otherwise, nor qualified to determine the effect, if any, of known or unknown substances present. Unless otherwise stated, the final value conclusion is based on the subject property being free of hazardous waste contaminations, and it is specifically assumed that present and subsequent ownerships will exercise due diligence to ensure that the property does not become otherwise contaminated.
7. Information, estimates, and opinions furnished to the Appraiser(s), and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser(s) can be assumed by the Appraiser(s).
8. Unless specifically cited, no value has been allocated to mineral rights or deposits.
9. Water requirements and information provided has been relied on and, unless otherwise stated, it is assumed that:
  - a. All water rights to the property have been secured or perfected, that there are no adverse easements or encumbrances, and the property complies with Bureau of Reclamation or other state and federal agencies;
  - b. Irrigation and domestic water and drainage system components, including distribution equipment and piping, are real estate fixtures;
  - c. Any mobile surface piping or equipment essential for water distribution, recovery, or drainage is secured with the title to real estate; and
  - d. Title to all such property conveys with the land.
10. Disclosure of the contents of this report is governed by applicable law and/or by the Bylaws and Regulations of the professional appraisal organization(s) with which the Appraiser(s) are affiliated.
11. Neither all nor any part of the report, or copy thereof, shall be used for any purposes by anyone but the client specified in the report without the written consent of the Appraiser.
12. Where the appraisal conclusions are subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner consistent with the plans, specifications and/or scope of work relied upon in the appraisal.
13. Acreage of land types and measurements of improvements are based on physical inspection of the subject property unless otherwise noted in this appraisal report.
14. EXCLUSIONS. The Appraiser(s) considered and used the three independent approaches to value (cost, income, and sales comparison) where applicable in valuing the resources of the subject property for determining a final value conclusion. Explanation for the exclusion of any of the three independent approaches to value in determining a final value conclusion has been disclosed in this report.
15. SCOPE OF WORK RULE. The scope of work was developed based on information from the client. This appraisal and report was prepared for the client, at their sole discretion, within the framework of the intended use. The use of the appraisal and report for any other purpose, or use by any party not identified as an intended user, is beyond the scope of work contemplated in the appraisal, and does not create an obligation for the Appraiser.
16. The Appraiser(s) liability is limited to the fee charged for the report and professional services.
17. Acceptance of the report by the client constitutes acceptance of all assumptions and limiting conditions contained in the report.
18. Other Contingent and Limiting Conditions:
 

This valuation is based on the hypothetical condition that legal access exists to the subject property.
19. This valuation is based on the hypothetical condition that a lease does not exist affecting the subject property, and that the property is appraised as if under private ownership and could be sold on the open market.
20. This appraisal has been prepared for the sole and specific needs of the client(s). To the extent any third party relies upon or uses this appraisal, Northwest Farm Credit Services and the person making this appraisal hereby disclaim any liability for the contents herein and for any changes that may have occurred since the date of the appraisal.



## Market Value Definition

### **DEFINITIONS:**

**Current fair market value. (MCA 70-30-313)** Current fair market value is the price that would be agreed to by a willing and informed seller and buyer, taking into consideration, but not limited to, the following factors:

- (1) the highest and best reasonably available use and its value for such use, provided current use may not be presumed to be the highest and best use;
- (2) the machinery, equipment, and fixtures forming part of the real estate taken; and
- (3) any other relevant factors as to which evidence is offered.

**Highest and best use.** The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

## EXPOSURE AND MARKETING TIME ESTIMATES

Market value (see above definition) conclusion and the costs and other estimates used in arriving at conclusion of value is as of the date of the appraisal. Because markets upon which these estimates and conclusions are based upon are dynamic in nature, they are subject to change over time. Further, the report and value conclusion is subject to change if future physical, financial, or other conditions differ from conditions as of the date of appraisal.

In applying the market value definition to this appraisal, a reasonable exposure time of 6-12 months has been estimated. Exposure time is the estimated length of time the property interest being appraised would have been offered in the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; exposure time is always presumed to precede the effective date of the appraisal.

Marketing time, however, is an estimate of the amount of time it takes to sell a property interest at the market value conclusion during the period after the effective date of the appraisal. An estimate of marketing time is not intended to be a prediction of a date of sale. It is inappropriate to assume that the value as of the effective date of appraisal remains stable during a marketing period. Additionally, the appraiser(s) have considered market factors external to this appraisal report and have concluded that a reasonable marketing time for the property is 6-12 months.

## Appraiser Certification

I certify that, to the best of my knowledge and belief:

1. the statements of fact contained in this report are true and correct;
2. the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions, and conclusions;
3. I have no (or the specified) present or prospective interest in the property that is the subject of this report, and no (or the specified) personal interest or bias with respect to the parties involved;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved in this assignment;
5. my engagement in this assignment was not contingent upon developing or reporting predetermined results;
6. my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal;
7. the appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan;
8. my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice;
9. I ☒ have ☐ have not made a personal inspection of the property that is the subject of this report;
10. no one provided significant real property appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant real property appraisal assistance must be stated.)

Others:

Effective Date of Appraisal: 10/29/09

Opinion of Value: \$ 600,000

Appraiser:

Signature: James P. Wiley

Name:

James P. Wiley

License#:

Certification#: Montana #208 Idaho #CGA-190

Date Signed: 11/4/2009

Property  
Inspection

☒ Yes  
☐ No

Inspection  
Date

10/29/09

Qualifications  
Attached

☒ Yes  
☐ No

Appraiser has ☒ inspected ☒ verified ☒ analyzed  
the sales contained herein.

## **Addenda**

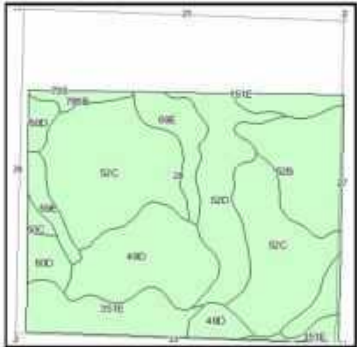
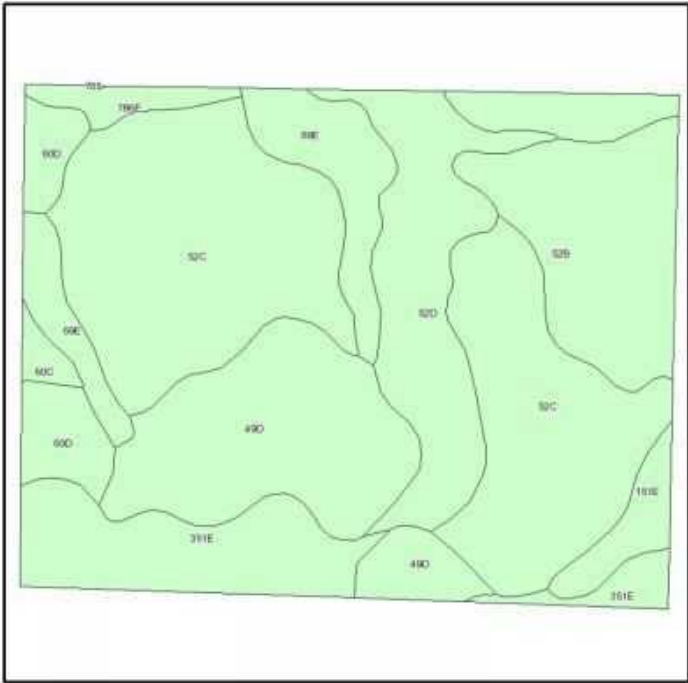
## Legal Description

The appraised property is legally described as:

**Powell County, Montana**  
**Township 10 North, Range 11 West, M.P.M.**  
**Section 28: S1/2N1/2, S1/2**

Soils Data

Soils Map



State: **Montana**  
County: **Powell**  
Location: **028-010N-011W**  
Township: **Avon-Elliston**  
Acres: **479.5**  
Date: **10/27/2009**



Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class
52C	Martinsdale loam, 4 to 8 percent slopes	161	33.6%	IVe	IVe
49D	Danvers clay loam, 8 to 15 percent slopes	75.2	15.7%	IVe	IVe
52D	Martinsdale loam, 8 to 15 percent slopes	54.5	11.4%	IVe	IVe
52B	Martinsdale loam, 0 to 4 percent slopes	53.2	11.1%	IVe	IVe
351E	Roy-Shawmut-Danvers complex, 15 to 35 percent slopes	47.7	10.0%	VIe	
69E	Boxwell loam, 15 to 35 percent slopes	34.4	7.2%	VIe	
151E	Shawmut cobbly loam, 15 to 35 percent slopes	23.1	4.8%	VIe	
60D	Quigley loam, 8 to 15 percent slopes	19.4	4.1%	IVe	IVe
786E	Winkler gravelly loam, cool, 15 to 35 percent slopes	7.3	1.5%	VIe	
60C	Quigley loam, 4 to 8 percent slopes	3.7	0.8%	IVe	IVe

note: acreages may not correlate precisely with legal description of property.



## Map Unit Description

Powell County Area, Montana

### 49D Danvers clay loam, 8 to 15 percent slopes

#### Setting

Elevation: 3800 to 5000 feet  
Mean annual precipitation: 15 to 19 inches  
Mean annual air temperature: 37 to 45 degrees F  
Frost-free period: 70 to 90 days

#### Composition

Danvers and similar soils: 85 percent  
Minor components: 15 percent

#### Description of Danvers

##### Setting

Landform: Alluvial fans  
Down-slope shape: Linear  
Across-slope shape: Linear  
Parent material: Calcareous alluvium

##### Properties and Qualities

Slope: 8 to 15 percent  
Drainage class: Well drained  
Capacity of the most limiting layer to transmit water (Ksat): Moderately low or moderately high (0.06 to 0.20 in/hr)  
Frequency of flooding: None  
Frequency of ponding: None  
Calcium carbonate maximum: 40 percent  
Gypsum maximum: 0 percent  
Available water capacity: High (about 9.1 inches)

##### Interpretive Groups

Land capability classification (irrigated): 4e  
Land capability (non irrigated): 4e  
Ecological site: Silty (Si) 15-19" p.z. (R044XW184MT)

##### Typical Profile

0 to 8 inches: clay loam  
8 to 16 inches: clay loam  
16 to 60 inches: clay loam

#### Minor Components

##### Danvers, cobbly soils

Percent of map unit: 4 percent  
Landform: Alluvial fans  
Down-slope shape: Linear  
Across-slope shape: Linear  
Ecological site: Silty (Si) 15-19" p.z. (R044XW184MT)

##### Danvers, greater slope soils

Percent of map unit: 4 percent  
Landform: Alluvial fans  
Down-slope shape: Linear  
Across-slope shape: Linear  
Ecological site: Silty (Si) 15-19" p.z. (R044XW184MT)

##### Shawmut soils

Percent of map unit: 4 percent  
Landform: Alluvial fans  
Down-slope shape: Linear  
Across-slope shape: Linear  
Ecological site: Silty (Si) 15-19" p.z. (R044XW184MT)

##### Quigley, calcareous soils

Percent of map unit: 3 percent  
Landform: Alluvial fans  
Down-slope shape: Linear



Tabular Data Version: 6  
Tabular Data Version Date: 08/20/2009

## Map Unit Description

Powell County Area, Montana

Across-slope shape: Linear  
Ecological site: Silty (Si) 15-19" p.z. (R044XW184MT)

### 52C Martinsdale loam, 4 to 8 percent slopes

#### Setting

Elevation: 4400 to 5800 feet  
Mean annual precipitation: 15 to 19 inches  
Mean annual air temperature: 39 to 45 degrees F  
Frost-free period: 70 to 90 days

#### Composition

Martinsdale and similar soils: 85 percent  
Minor components: 15 percent

#### Description of Martinsdale

##### Setting

Landform: Alluvial fans  
Down-slope shape: Linear  
Across-slope shape: Linear  
Parent material: Alluvium

##### Properties and Qualities

Slope: 4 to 8 percent  
Drainage class: Well drained  
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)  
Frequency of flooding: None  
Frequency of ponding: None  
Calcium carbonate maximum: 35 percent  
Gypsum maximum: 1 percent  
Available water capacity: High (about 9.3 inches)

##### Interpretive Groups

Land capability classification (irrigated): 4e  
Land capability (non irrigated): 4e  
Ecological site: Silty (Si) 15-19" p.z. (R044XW184MT)

##### Typical Profile

0 to 5 inches: loam  
5 to 13 inches: clay loam  
13 to 60 inches: loam

#### Minor Components

##### Martinsdale, greater slope soils

Percent of map unit: 5 percent  
Landform: Alluvial fans  
Down-slope shape: Linear  
Across-slope shape: Linear  
Ecological site: Silty (Si) 15-19" p.z. (R044XW184MT)

##### Martinsdale, cobbly soils

Percent of map unit: 5 percent  
Landform: Alluvial fans  
Down-slope shape: Linear  
Across-slope shape: Linear  
Ecological site: Silty (Si) 15-19" p.z. (R044XW184MT)

##### Shawmut soils

Percent of map unit: 5 percent  
Landform: Alluvial fans  
Down-slope shape: Linear  
Across-slope shape: Linear  
Ecological site: Silty (Si) 15-19" p.z. (R044XW184MT)

Abridged Summary - Water Right

Water Right Number: 76G 112064 00      STATEMENT OF CLAIM  
Version: 1  
Status: ACTV  
Priority Date:(yyyymmdd): 19610615  
Type of Historical Right: USE  
Max Flow Rate:  
Max Volume:  
Max Acres:

Owners:

Owner Name	Address 1	Address 2
MONTANA, STATE OF BOARD OF LAND COMMISSIONERS DNRC TRUST LAND MANAGEMENT DIVISION PO BOX 20160		

Sources:

ID	Source Name	Res	Source Type	Means of Div	TR	Sec	QS	GovtLot	County	Well Depth
1	SPRING, UNNAMED TRIBUTARY OF UNNAMED TRIBUTARY OF CLARK FORK RIVER	N	GROUNDWATER	GRAVITY FLOW/DIRECT	10N11W	28	NESESW		POWELL	

Uses:

ID	Irrigation Type	Purpose	ClimArea	VolAmt	Acreage	TR	Sec	QS	GovtLot	County
1		STOCK				10N11W	28	NESESW		POWELL

## ATTACHMENT A

### Scope of Work for Appraisals of Potential Property Sales through the Land Banking Program

#### **CLIENT, INTENDED USERS, PURPOSE AND INTENDED USE:**

The clients and intended users are the State of Montana, the Montana Board of Land Commissioners and the Department of Natural Resources and Conservation (DNRC). The purpose of the appraisal is to provide the clients with a credible opinion of current fair market value of the appraised subject property and is intended for use in the decision making process concerning the potential sale of said subject property.

#### **DEFINITIONS:**

**Current fair market value. (MCA 70-30-313)** Current fair market value is the price that would be agreed to by a willing and informed seller and buyer, taking into consideration, but not limited to, the following factors:

- (1) the highest and best reasonably available use and its value for such use, provided current use may not be presumed to be the highest and best use;
- (2) the machinery, equipment, and fixtures forming part of the real estate taken; and
- (3) any other relevant factors as to which evidence is offered.

**Highest and best use.** The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

#### **PROPERTY RIGHTS APPRAISED:**

State of Montana lands are always to be appraised as if they are in private ownership and could be sold on the open market and are to be appraised in Fee Simple interest. For analysis purposes, properties that have leases or licenses on them are to be appraised with the Hypothetical Condition the leases/licenses do not exist.

#### **EFFECTIVE DATE OF VALUATION AND DATE OF INSPECTION:**

The latest date of inspection by the appraiser will be the effective date of the valuation.

#### **SUBJECT PROPERTY DESCRIPTION & CHARACTERISTICS:**

The legal descriptions and other characteristics of the state's property that are known by the state will be provided to the appraiser. However, the appraiser should verify, as best as possible, any information provided. Further, should any adverse conditions be found by the appraiser in the course of inspecting the property and neighborhood, or through researching information about the property, neighborhood and market, those conditions shall be communicated to the clients and may change the scope of work required.

**ASSIGNMENT CONDITIONS:**

The appraiser must be a Montana certified general appraiser, and be competent to appraise the subject property. The appraisal is to conform to the latest edition of USPAP, and the opinion of value must be credible. The appraiser is to physically inspect the subject property at a level that will allow the appraiser to render a credible opinion of value about the property. For those properties which consist of more than one section, the appraiser must at least view each section. The appraiser must have knowledge of the comparables through either personal inspection or with use of sources the appraiser deems reliable, and must have at least viewed the comparables.

The appraiser will consider the highest and best use of the subject properties. (Note: it may be possible that because of the characteristics of a subject property, or market, there may be different highest and best uses for different components of the property. Again, that will depend on the individual characteristics of the subject property and correlating market. The appraiser must look at what a typical buyer for the property would consider.) Soil classification, surrounding land uses, and the possibility of converting grazing ground to cropland should be considered.

Along with using the sales comparison approach to value in this appraisal, (using comparable sales of like properties in the subject's market or similar markets), the appraiser will also consider the cost and income approaches to value. The appraiser will use those approaches, as applicable, in order to provide a credible opinion of value. Any approaches not used are to be noted, along with a reasonable explanation as to why the approach or approaches were not applicable. The appraisal will be in a Summary Report format, that is, it will describe adequately, the information analyzed, appraisal methods and techniques employed, and reasoning that support the analyses, opinions and conclusions. All hypothetical conditions and extraordinary assumptions must be noted.

Landlocked parcels, (parcels with no legal access), will be appraised with the hypothetical condition of having legal access and should be appraised as the property currently exists, which is without legal access, ("as is"). If evidence through reasonably recent sales of comparable properties is available in the subject's market or similar markets, provide the value of the subject property, as it currently exists without access. Include details of an adjustment in appraised value due to lack of access. If no evidence through reasonably recent sales of comparable properties is found in the subject's market or similar markets, and thus no "as is" value can be properly supported, then state such in the report. As with lack of legal access, adjustments for additional items such as lack of land improvements, etc. will be supported by analysis of the pertinent subject market data through sales pairings or other analytical methodology. In moderately to rapidly changing markets, historic information may not be as relevant as more current market information. (Note: Access typically consists of two parts; legal access and physical accessibility. The above references to access, hypothetical and "as is" are in regards to legal access. The physical accessibility to the subject parcel is to be appraised as it currently exists.)

Legally accessible state lands are appraised as accessible only.

The appraisal on the state's lands must include state-owned improvements in the valuation, but exclude lessee-owned or licensee-owned improvements in the valuation. All appraisals are to describe the market value trends, and provide a rate of change, for the markets of each subject property. Comparables sales used should have sales dates within 1 year of the appraisal and be in close proximity to the subject. (These two parameters may be modified in extenuating circumstances.)



**ATTACHMENT B****MONTANA DNRC TRUST LAND MANAGEMENT DIVISION  
Supplemental Appraisal Instructions**

This Scope of Work and Supplemental Appraisal Instructions are to be included in the appraiser's addendum.

**Subject Property (Located in Powell County):**

Sale # 519: 480 acres; S½N½, S ½, Sec. 28, T10N-R11W

**Area Office Contact Information:**

Tony Liane - Southwestern Land Office Area Manager

1401 27th Avenue

Missoula, MT 59804

Phone: 406/542-4200

Fax: 406/542-4285

Direct Line: 406/542-4261

Or:

Bob Storer - Lands Program Manager

Direct Line: 406/542-4264

**Lessees:**

Amadeo Angelo (519)

## QUALIFICATIONS of JAMES P. WILEY, A.R.A.

### ACADEMIC BACKGROUND:

B.S. Agricultural Economics - Agribusiness major  
University of Idaho, Moscow, Idaho 1978

### OTHER EDUCATION:

American Society of Farm Managers & Rural Appraisers courses & seminars completed:

A-10	Fundamentals of Appraisal	8-1987	Boise, ID
A-20	Principles of Rural Appraisal	1-1988	Sacramento, CA
	Cost Approach Seminar	5-1988	Denver, CO
	Report Writing Seminar	5-1988	Denver, CO
A-30	Advanced Rural Appraisal	7-1988	Gresham, OR
	CRP Seminar	11-1988	Bozeman, MT
A-12	Standards & Ethics	10-1990	Bozeman, MT
A-22	Uniform Ag. Appraisal Report	10-1993	Spokane, WA
A-27	Income Capitalization Unleveraged	9-1996	Billings, MT
A-12 I & II	Standards & Ethics parts I & II	2-1997	Bozeman, MT
A-12 Part I	ASFMRA Code of Ethics	2-2003	Billings, MT
	Rural Residential Appraisal Seminar	5-1997	Jackpot, NV
	Water Resources, Farmer Mac Seminar	1-1999	Boise, ID
A-12 II	Standards of Professional Appraisal	3-94 &	Billings, MT
	Practice - Part II	1-2000	Billings, MT
A-12 Part III	National USPAP Update Seminar	1-2005	Bozeman, MT
	Rural Business Valuation	4-2000	Salem, OR
	Conservation Easements Seminar	5-2000	Jackpot, NV
	Data Analysis Seminar	9-2002	Seattle, WA
	Rural Residential Appraisal Seminar	10-2003	West Yellowstone, MT
	Ag Lands in Transition	5-2004	Jackpot, NV
	Livestock Ranch I & II	5-2005	Jackpot, NV
Montana Access	Laws & Conservation Easements	3-2006	Billings, MT
A-114	National USPAP Update course	2-2008	Billings, MT
	Discounting & Leases Seminar	10-2006	Great Falls, MT
	Minerals Appraisal Seminar	5-2007	Jackpot, NV
	Timber Appraisal Seminar	5-2007	Jackpot, NV
	Subdivision Analysis	2-2008	Billings, MT
	Cost Approach Seminar	2-2009	Bozeman, MT
	Wind leases, Water Rights	2-2009	Bozeman, MT

### Other courses/seminars completed:

- Evaluating Residential Construction – Gallatin Assoc. of Realtors, Feb, 2007, Bozeman, MT
- GPS Mapping for GIS – Montana State University, June, 2002, Bozeman, MT.
- Environmental Risk in Agricultural Lending - Farm Credit Services, April 1994, Spokane, WA.
- Basic Income Capitalization, Appraisal Institute, May 1993, Boise, ID.
- Engineering & Irrigation Workshop - Farm Credit Services, July, 1991, Billings, MT.
- Livestock Ranch Appraisal Seminar, Appraisal Institute, March 1989, Bozeman, MT
- Montana Water Rights Workshop, Montana Dept. Natural Resources & Conservation, June, 1988, Bozeman, MT.
- Montana Ag Lenders Range School, several schools at various locations.
- Farm & Natural Resource Appraisal, University of Idaho, January 1976

continued

**PROFESSIONAL EXPERIENCE:**

Employed by Federal Land Bank/Farm Credit Services since 1979 in various credit officer and appraiser capacities. Presently Sr. Appraiser, Northwest Farm Credit Services, working in the Western-Southwestern Montana, Eastern Idaho areas.

Instructor of exemplary Forestry/Ranching program - Salmon High School, Salmon, Idaho, 1978-79.

**PROFESSIONAL MEMBERSHIPS, ASSOCIATIONS, LICENSES:**

- Accredited Rural Appraiser - American Society of Farm Managers and Rural Appraisers, Certificate #918
- Certified General Real Estate Appraiser, State of Montana, Certificate #208
- Certified General Real Estate Appraiser, State of Idaho, Certificate CGA-190
- Board of Directors, Past President and Treasurer, Montana Ag Lenders Range School, Inc.
- Past President, Vice President, and Board of Directors, Montana Chapter ASFMRA.

Appraiser's State License Copy

