

STATE OF MONTANA SALE #2064
REAL ESTATE APPRAISAL
FERGUS COUNTY, MONTANA



PREPARED FOR

MONTANA DNRC
ATTN: DEIDRA KLOBERDANZ
BUREAU CHIEF
PO BOX 201601
1539 ELEVENTH AVENUE
HELENA, MT 59620-1601

PREPARED BY

J. SCOTT CROSBY
MONTANA CERTIFIED GENERAL REAL ESTATE APPRAISER
COWLEY, WYOMING

&

VALERIE CROSBY
MONTANA CERTIFIED GENERAL REAL ESTATE APPRAISER
COWLEY, WYOMING

APPRAISAL REPORT
DATE OF VALUATION – JUNE 10, 2024



Crosby Analytics, LLC

P.O. Box 742, Cowley, WY 82420 • Phone: (307) 548-2079 • Email: scottcrosby@crosbyanalytics.com

July 23, 2024

Montana DNRC
Attn: Deidra Kloberdanz
Bureau Chief
P.O. Box 201601
1539 Eleventh Avenue
Helena, MT 59620-1601

Re: State of Montana Sale #2064 Real Estate Appraisal, Fergus County, MT

Dear Ms. Kloberdanz:

Transmitted herewith is our report covering findings and conclusions resultant from our inspection of the above referenced property. The facts and opinions of the As Is Fee Simple Market Value, based on cash, as of June 10, 2024 as follows:

State of Montana Property Real Estate

\$750,000.00

The main body of our report provides you with detailed studies, as well as the assumed limitations placed upon this work product by the undersigned. You will also find the development of Market Value. If any of the Hypothetical Conditions or Extraordinary Assumptions on page 9-10 are different from what is shown, the market value may change. The Appraisers have not performed appraisal services regarding the subject property within the three-year period immediately preceding the agreement to perform this assignment. Please review this material carefully so that you will properly understand our working guidelines.

We trust this report will be found satisfactory for your needs. The appraisal is an Appraisal Report, and the clients are the State of Montana, the Montana Board of Land Commissioners (Land Board) and the Department of Natural Resources and Conservation (DNRC). The values of the appraised property are based on cash. If any additional detail is required, please do not hesitate to call upon us. Our conduct in the preparation of this report has been governed by the Code of Ethics of the various professional organizations in which we ascribe.

Your confidence in allowing us to serve you is greatly appreciated, and we have considered this work a privilege.

Respectfully submitted,

J. Scott Crosby
Certified General Real Estate Appraiser
Wyoming Certificate #1512, Montana Certificate #8183
Idaho Certificate #4314, North Dakota Certificate #21769
South Dakota Certificate #1659CG-R

Valerie Crosby
Certified General Real Estate Appraiser
Wyoming Certificate #1995, Montana Certificate #13693

TABLE OF CONTENTS

Title Page 1
Transmittal Letter..... 2
Table of Contents 3
Summary of Salient Facts..... 5
Introduction 6
 Authorization 6
 Statement of Limiting Conditions 6
 Appraisal Process..... 8
 Statement of Competency 8
 Purpose of Appraisal 9
 Effective Date of Appraisal..... 9
 Estate to be Appraised..... 9
 Intended Use of Appraisal..... 9
 Sale History of Property 9
 Hypothetical Conditions..... 9
 Extraordinary Assumptions 10
 Distribution of Value 10
 Scope of Work..... 10
 Map Sources..... 11
Legal Description 11
State Location Map 12
County Location Map..... 13
Area Description 14
Property Description 16
 Location & Roads 16
 Markets 16
 Community Facilities 16
 Climate..... 16
 Property Operation 16
 Land Use..... 17
 Flood Plain 17
 Accessibility 17
 Physical Features 18
 Soils 18
 Vegetation 18
 Weeds 18
 Water..... 18
 Government Programs 19
 Hazards & Detriments..... 19
 Garbage Dump 20
 Fuel Tanks 20
 Zoning & Mineral Rights 20

Fences.....	20
Utilities	21
Real Estate Taxes.....	21
Environmental Audit.....	21
Valuation	21
Highest & Best Use	21
Market Value	23
Exposure Time.....	23
Marketing Time.....	23
COVID-19 Pandemic	24
Approach to Value.....	24
Comparable Sales.....	25
Comparable Sales Chart.....	32
Improvement Description & Valuation	32
Cost Approach.....	33
Sales Comparison Approach.....	34
Income Approach.....	36
Reconciliation	36
Appraisal Certificate.....	37
Qualifications of Appraiser	38
Addendum.....	42
Engagement Letter	
Appraiser License	
Photographs of Property	
Picture Location Map	
Land Mix Adjustments	
Property Map	
Topography Map	
Soils Map	
Comparable Sales Location Map	
Exposure Time Support	
Market Adjustment Support	

SUMMARY AND SALIENT FACTS

<u>Owner of Record:</u>	State of Montana PO Box 201601 Helena, MT 59620-1601
<u>Location:</u>	Approximately 29.6 miles north of Winnett, MT.
<u>Property Address:</u>	NHN unnamed road off 79 Trail Winnett, MT 59084
<u>Property Parcel #:</u>	0000708610
<u>Interest Appraised:</u>	Fee simple unencumbered value of the property as a whole for Sale #2064.
<u>Date of Value:</u>	June 10, 2024
<u>Property Description:</u>	640.00 acres of rangeland.
<u>Zoning:</u>	None; classified as rural land
<u>Highest and Best Use:</u>	Agricultural/Recreational
<u>Conclusion of Value:</u>	\$750,000

Authorization:

Scott Crosby and Valerie Crosby have been authorized to appraise real estate vested to the State of Montana. The property is in Fergus County, Montana. Authorization to do the appraisal was given by Deidra Kloberdanz, Bureau Chief, DNRC, PO Box 201601, Helena, MT 59620-1601. The clients are the State of Montana, the Montana Board of Land Commissioners (Land Board) and the Department of Natural Resources and Conservation (DNRC). The appraisal is written as an Appraisal Report under the guidelines of the Uniform Standard of Professional Appraisal Practice.

Statement of Limiting Conditions:

1. The information contained in this report was gathered from reliable sources, but is no way guaranteed.
2. It is assumed that the title of this property is good and merchantable and that there are no encumbrances which cannot be cleared through regular processes.
3. The Appraisers did not search validity of title, nor do they assume responsibility for corrections which survey of the property may reveal. A title report was not provided to the appraisers showing the legal description, easements or any clouds that may be on the title. It is assumed that there are no clouds on the title that would affect value. The legal description of the various properties was taken from the respective County Assessors computer records. It could be possible that not all the properties were on the computer records. A title search would be the only way to verify the accuracy of the legal description use for this appraisal.
4. This report is not to be reproduced in part without written consent of the Appraisers.
5. The employment of Crosby Analytics to make this appraisal is not in any manner contingent upon the value reported.
6. The value of the land and improvements (if applicable) as contained in this report are constituent parts of the total value and neither is to be used in aiming a summation appraisal by a combination of value created by another Appraiser.
7. The total purchasing power of the dollar is the basis for the value reported.
8. We are not required to give testimony in court with reference to the subject property unless further written arrangements are made.
9. Valerie Crosby and/or Scott Crosby have personally inspected the appraised property.
10. Neither all nor any part of the contents of this report shall be used for any purposes by anyone but the client without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the author, particularly as to valuation and conclusions, the identity of the Appraisers or firm with which they are connected.
11. The Appraisers assume that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraisers assume no responsibility for such conditions, or for engineering which might be required to discover such factors.
12. Unless otherwise stated in this report, the existence of hazardous or nonhazardous material, which may or may not be present on the property, was not observed by the Appraisers. The Appraisers have no knowledge of the existence of such materials on or in the property. The Appraisers, however, are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde insulation, pesticides, herbicides, petroleum products, or other potentially

hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property (unless specifically identified) that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The reader is urged to retain an expert in this field.

13. This appraisal can be reviewed by the American Society of Farm Managers and Rural Appraiser Ethics Committee for compliance with their Code of Ethics and Standards of Professional Practice without permission of the Client.
14. **Should mathematical, judgmental, or data errors be found in this report the Appraisers reserve the right to make corrections.**
15. The Appraisers are **not responsible** for any Federal or State Income Tax consequences that may result from the values arrived at in this appraisal.
16. **The liability of the Appraiser and employees is limited to the client and to the fee collected.** Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The Appraiser assumes no responsibility for any costs incurred to discover or correct any deficiencies of any type present in the property; physically, financially, and legally.
17. The State of Montana is a "non-disclosure" state and as such, sale prices of real estate are not publicly recorded, therefore, few centralized sources of sale prices for real estate transactions exist. In addition, no one associated with a real estate sale transaction is obligated to release or verify information. The client is hereby notified that it is possible there may be sales of comparable properties of which we have no knowledge and, therefore, have not been analyzed herein. The information presented herein has been gathered from sources deemed reliable and every effort has been made to ensure its accuracy.
18. If applicable, furnishing and equipment, personal property or business operations except as specifically indicated and typically considered as part of the real estate, have been disregarded with only the real estate being considered in the value estimate unless otherwise stated. **If applicable, all irrigation equipment including pumps, sprinkler systems, gated irrigation pipe, headgates and any other items required to provide irrigation water to the land are included in the irrigated land value.**
19. This appraisal is written as an Appraisal Report according to the Uniform Standards of Professional Appraisal Standards. Our office file may contain additional information relating to valuation not included in this report.
20. Unless otherwise disclosed in this report, we have provided no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year (36-months) period immediately preceding the agreement to perform this assignment.
21. **ACCEPTANCE OF, AND/OR USE OF, THIS APPRAISAL REPORT BY THE CLIENT OR ANY THIRD PARTY CONSTITUTE ACCEPTANCE OF THE ABOVE CONDITIONS.**

Appraisal Process:

An appraisal is defined as:

“The act or process of developing an opinion of value; an opinion of value. An appraisal must be numerically expressed as a specific amount, as a range of numbers, or as a relationship (e.g., not more than, more than, not less than, less than) to a specified amount.” (Appraisal Institute, The Dictionary of Real Estate Appraisal, Sixth Edition)

An appraisal is based on an impartial or unbiased perspective; it is not made for the purpose of favoring a specific cause or any particular part. The appraisal process is an orderly procedure in which the data used in estimating the value of the subject property is assembled, classified, analyzed, and interpreted into a final opinion or conclusion. The conclusion of market value is developed through a course of accepted analytical procedure reflecting only the opinion(s) of the appraisers involved in the analysis.

The first step in this process involves defining the appraisal problem: that is, the identification of the real estate, the effective date of value estimate, the identification of the property rights to be appraised, and the type of value sought. Detailed market information pertaining specifically to the subject property's value is then collected and analyzed. This market information includes an area and neighborhood analysis, site and improvement analysis, highest and best use analysis, and the application of specific approaches used in estimating the property's value. The final step in the appraisal process is the reconciliation of correlation of the values as indicated by the applicable valuation approaches. The following report details the entire appraisal process.

Statement of Competency:

The Competency Provision of the Uniform Standards of Professional Appraisal Practice (USPAP) recognizes that the background and experience of appraisers can vary widely, and that a lack of knowledge or experience can lead to an inaccurate or inappropriate appraisal practice. Perfection is impossible to attain, and competence does not require perfection. However, an appraiser must not render appraisal services in a careless or negligent manner. This rule requires an appraiser to use due diligence and due care. The Competency Provision states:

An appraiser must determine, prior to agreeing to perform an assignment, that he or she can perform the assignment competently. Competency requires:

- 1. the ability to properly identify the problem to be addressed;*
- 2. the knowledge and experience to complete the assignment competently; and*
- 3. Recognition of, and compliance with, laws and regulations that apply to the appraiser or to the assignment.*

The knowledge and experience of the signatory of this appraisal in the valuation of agricultural property is established, it is confirmed through the successful completion of numerous appraisals completed over the last 11 years. The signatory appraiser is certified as a General Real Estate Appraiser

by the Montana State Appraisal Board, in addition the appraiser is considered an Associate Appraiser by the American Society of Farm Managers and Rural Appraisers.

It is the opinion of this appraiser that all necessary and appropriate steps were taken to ensure that a properly developed appraisal has been completed. Valerie Crosby, General Real Estate Appraiser, assisted at a value and writing this appraisal.

Purpose of Appraisal:

The purpose of this appraisal is to determine the As Is Market Value (based on terms of cash) of the property. The definition of Market Value is included in the section of the report titled "Valuation."

Effective Date of Appraisal:

The effective date of the appraisal for the subject property is June 10, 2024. The property was inspected on June 10, 2024. This report was written on July 23, 2024.

Estate to be Appraised:

The estate or property right being appraised is the surface rights of record in the real property known as the State of Montana Sale #2064 property. A title search has not been seen by the appraiser. The appraisal assumes that full and complete marketable title is available to the subject property, subject to standard easements, such as power lines and underground oil or gas pipelines.

Intended Use of Appraisal:

The intended use of the appraisal is to provide the State of Montana, the Montana Board of Land Commissioners (Land Board), the Department of Natural Resources and Conservation (DNRC) and Lessee Charles Oke (intended users) with a market value estimate of the property to be used in the decision-making process concerning the potential sale of said subject property. This is an **Appraisal Report**. The clients are the State of Montana, the Montana Board of Land Commissioners (Land Board) and the Department of Natural Resources and Conservation (DNRC).

Sales & Transfer History of Property:

The appraised property (land) has been owned by the State of Montana for more than three years and is not listed for sale as of the date of this report.

Hypothetical Conditions:

Uniform Standards of Professional Appraisal Practice defines a hypothetical condition as "that which is contrary to what exists but is supposed for the purpose of analysis." There following are the hypothetical conditions upon which this appraisal is based:

1. The land is in fee simple ownership.
2. The land is being appraised with the condition that it has legal access.

The readers of this report need to be aware that the use of any Hypothetical Conditions might have affected the assignment results.

Extraordinary Assumptions:

An extraordinary assumption presumes as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property or about conditions external to the property. There are no extraordinary assumptions upon which this appraisal is based:

Distribution of Value:

Value as assigned in this report applies to the real estate as described and is based on the unencumbered value. It does not consider the value of personal property. As noted herein, a separate contributory value analysis of any existing mineral rights or water rights is not made. Water rights are considered as part of the overall values as assigned to the real estate and their values are reflected by the land values exhibited in the market. In other words, water rights are considered part of the value identified for the various land classes. All livestock water facilities such as dams, wells, and spring developments. In addition, fences, and irrigation equipment, if applicable, are included in the land value.

Scope of Work:

The property was inspected on June 10, 2024. Scott Crosby inspected the property. Seth Goodwin, DNRC representative, accompanied the appraiser. Valerie Crosby assisted in analyzing sales comparisons, writing the appraisal, gathering information, and creating maps. The final opinion of value was determined by Scott Crosby and Valerie Crosby. A conversation was had with Charles Oke, lessee, concerning the appraised property. We analyzed several real estate sales that have taken place in the area during the last 3 to 4 years. We considered the cost, sales, and income approach to value in arriving at the final value of the property.

The income approach will not be utilized in arriving at a value for the subject property. The subject is located in an area with recreational appeal. Also, the property is not an economically sized unit and would be used as an add-on property to a local producer. Buyers of the property would be more interested in the location of the property for recreational use and/or as an add-on property rather than the income earning potential of the property. For these reasons, the income approach will not be used in this report.

Background property information was gathered from several sources including the County Assessor, the County Clerk and Recorder, the USDA Farm Service Agency, the State of Montana Department of Natural Resources, plus personal knowledge of the local and surrounding area.

The sales comparison, cost and income approaches to value were considered. To develop the opinion of

value, the appraisers performed a complete appraisal process. In developing the Appraisal Report the appraiser uses (or considers) all applicable approaches to value and the value conclusion reflects all known information about the subject property, the market conditions and all pertinent available information. The appraiser is not responsible for unauthorized use of this report.

Map Source:

Included as an integral part of this appraisal report are maps of the appraised property. These maps were prepared by Valerie Crosby or others and, although they do not purport to represent a survey accuracy, it is believed that they are substantially correct and therefore adequately serve as visual reference to the property.

Legal Description:

The following is the legal description of the deeded lands being appraised. The acreage shown are the assessed acres and was verified with Fergus County records and matches the legal description provided to the appraisers in the contract.

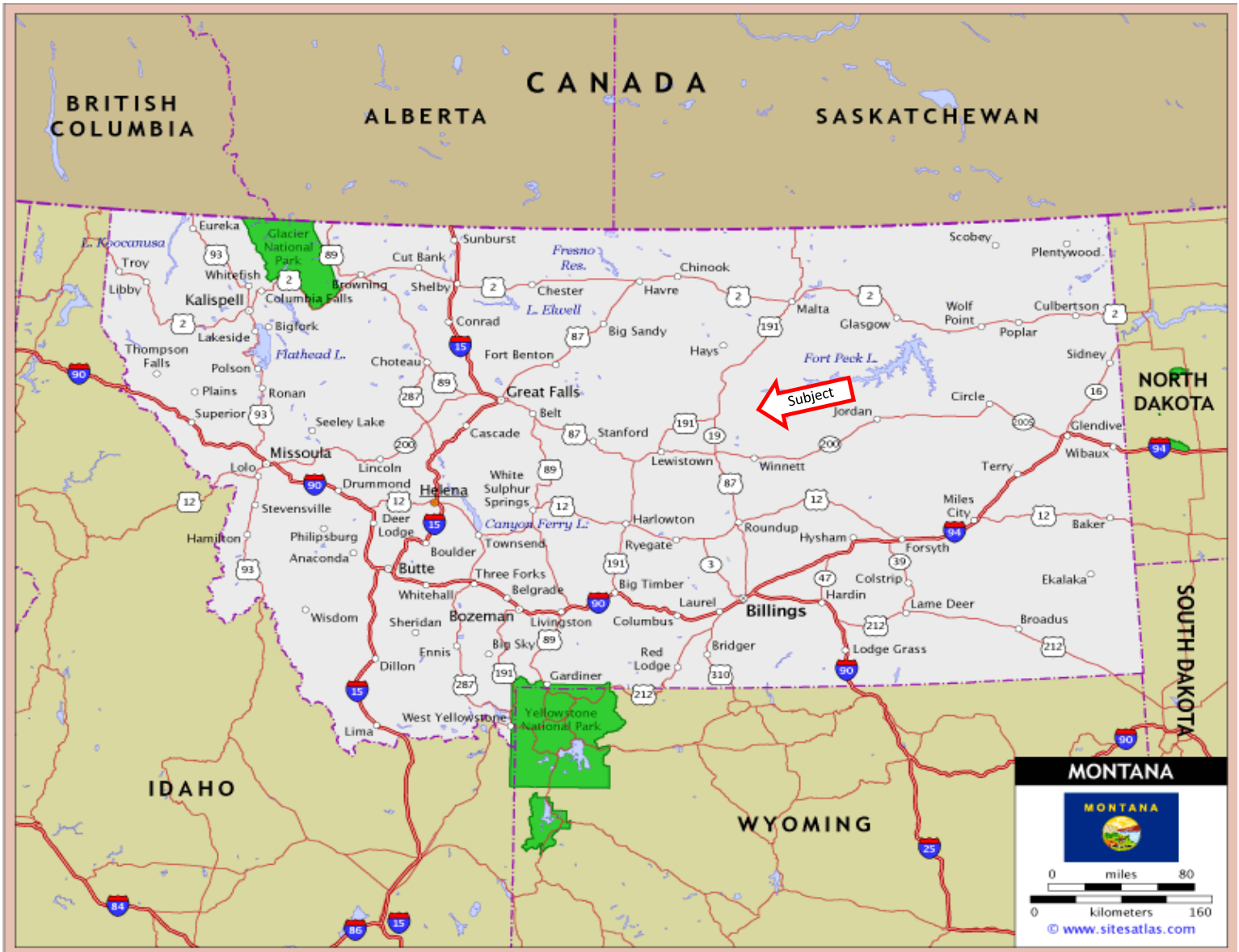
Township 19 North. Range 26 East. M.P.M., Fergus County, Montana.

Section 36: ALL	<u>640.00</u> AC
Total State of Montana Deeded Land	640.00 AC

Leases

No leases are being considered in this report. A hypothetical condition is being used in this report that the property is not encumbered with a lease.

State Location Map



County Location Map



AREA DESCRIPTION

Fergus County is located in central Montana and has a total area of 4,253 square miles and 2,765,685 acres. 4,242 square miles consists of land and 11 square miles consists of water. It is 70 miles north to south at the longest distance and 90 miles east to west at the longest distance. The Missouri River makes up the northern boundary of the county.

Fergus County is home to Island Mountain ranges that fill the county and include the Snowies, Judith, Moccasin, Belt and Highwood Mountains. The area is known for spectacular recreation including fishing, hiking, upland game bird and big game hunting, camping, wildlife watching and hiking.

The northern part of the county near Winifred has access to the Upper Missouri Breaks National Monument and the Wild & Scenic Missouri River. A historic river ferry operates seasonally carrying vehicles across the Missouri River north of Winifred. The eastern edge of the county borders the C. M. Russell Wildlife Refuge and national forest spans several of the mountain ranges.

The 2020 census figures place Fergus County's population at 11,446. Fergus County ranks 18th in population among Montana's 56 counties. The age of the population was well distributed with 26.4% under the age of 18, 48.9% from 18-64, and 24.7% who are 65 years of age or older. The median age was 45.0 years, compared to 40.1 years for Montana as a whole.

Lewistown is the county seat of Fergus County, and it is the geographic center of Montana. More specifically, it is located in the central part of Montana, approximately 102 miles east of Great Falls and 125 miles northwest of Billings, the largest city in the state. The majority of Lewistown residents are farmers and ranchers. Lewistown had 5,923 residents in 2020 according to the Census Bureau. The community boasts two golf courses, several city parks, a labyrinth and the popular dinner train dubbed the Charlie Russell Chew Choo. Other population centers in the county include Grass Range, Roy, and Winifred.

Lewistown has a retirement home, a nursing home which is a wing of the Central Montana Medical Center, a public high school, three elementary schools, a number of churches, seven banks, eight motels, and an historical museum.

Fergus County is not zoned. Subdivision is regulated by the county commissioners and must be approved if parcels are smaller than 160 acres. Septic permits are required before building outside of municipal sewage service areas. Fergus County is governed by a board of three commissioners. The county is policed by a county sheriff department and several city police departments.

According to the 2020 Census Bureau the median household income for Fergus County was \$47,618 with 13.6% living below the poverty line. Fergus County reported 27.2% of its residents have a bachelor's degree or higher and 94.6% were High School graduates. The civilian labor force reached an all-time high in 2022 and has been slightly declining with an all-time low in

2003. The median household income is strong and has grown by 40.9% since 2000.

U.S. Highway No.87, U.S. Highway 191 and the Central Montana Rail, Inc. provide transportation of goods and convenient marketing outlets for agricultural products and livestock. Aside from these transportation facilities, the area is well supplied with graded county roads which make the main highway and railroad shipping point accessible the year around. Central Montana Rail, Inc has a line that extends approximately 84 miles between the towns of Moccasin and Geraldine. It connects with the BNSF Railway at Moccasin. Great Falls, the principal trading center of this area, is located 106 miles west of Lewistown.

The economy in Fergus County is supported primarily by grain farming, hay production and cattle ranching. Many of the livestock are sold through local auctions with other occurrences of direct order buyer on area ranches. A newer participant in this market is the video auction, which has been growing in popularity in recent years.

The county has a climate typical of the semi-arid Great Plains Region, marked by abundant sunshine, low relative humidity, moderate winds, low precipitation, and wide daily and seasonal variations of temperature. The growing season is relatively short. The summer season has hot days with abundant sunshine which is tempered by cool nights. The winters are moderately cold, but as a rule they are not prolonged and are broken frequently by comparatively long periods of mild weather. Occasionally, late spring and early fall frosts cause damage, as do hail and flash summer rains, which at times attain cloudburst intensity.

The months of highest rainfall are May and June. Throughout the county, on the high benches and in the mountainous area, the precipitation is greater than in the lower parts of the county because of the rise in elevation. The weather station at Lewistown considers the average precipitation to be 17.85 inches, with 12.60 of those falling between July and September. Normal frost-free days number 116.

Agriculture is the principal industry in the region. Native hay and alfalfa were the first crops grown under irrigation in this area. They were produced for winter feed for livestock. Since the earliest settlement, livestock raising has been a major industry in the county, with beef cattle leading all other livestock. As more land was put under irrigation, and the population of the valleys increased, the farm units became smaller and a larger acreage was planted to alfalfa and crops that could be used for feed - such as wheat, oats and barley. At present alfalfa occupies the largest acreage of any single crop. It is produced as a hay crop and serves as an important source of farm income, with a good local market to near at hand range men. It is also used as a soil improvement crop.

In addition to the irrigation along the river valleys, considerable dry land farming is practiced in Fergus County, which consists principally of winter wheat, barley, and alfalfa. Beef cattle is the major livestock grown in Fergus County and is a major income producing enterprise for the county operators.

The largest streams in Fergus County from which water for irrigation is diverted are the

Missouri River, Judith River and their tributaries.

Rural property values are affected by many factors, with expected net income an important determinant in all areas. Other factors, however, including recreation and scenic values, minerals, interest rates, urban influences, investment potential, supply of properties on the market, and stressed sales, are also important. Current market values reflect consideration of all of these factors by buyers and sellers in the market.

PROPERTY DESCRIPTION

Location & Roads:

The State of Montana property is located north of Winnett. The property is reached by traveling north from Winnett on Dovetail Valentine Road for approximately 2.4 miles. Stay left (northwest) at the fork to stay on Dovetail Valentine Road and travel for approximately 10.2 miles. Turn right (east) onto Dovetail Road and travel for approximately 13.9 miles. Turn left (west) 79 Trail and travel for approximately 2.1 miles. Turn right (north) onto an unnamed private dirt road, and travel for approximately 1.0 mile. This brings you to the eastern property boundary. The property is located on the eastern edge/portion of Fergus County.

State and county location maps are shown on page 12 and 13.

Markets:

Grain markets are located at Denton, Stanford, Lewistown and Moccasin in Fergus County. Livestock auction markets are located at Lewistown, Great Falls and Billings. Most supplies are acquired in Lewistown or Great Falls.

Community Facilities:

School for grades K-12 are located at Winnett, Montana. School bus service is reportedly not available to the subject property. Medical facilities, including a hospital clinic, are located in Lewistown, MT. Major medical services are located in Billings.

Climate:

The average annual precipitation, according to precipitation maps is approximately 14.2 inches. The frost-free period averages around 100 days.

Property Operation:

The property has historically been operated as grazing land for Charles Oke (Lessee). The land consists of hilly to sloping, mostly open grassland with multiple drainages running through it. Dovetail Creek runs from northwest to southeast through the center of the property. There is

also a large pond in the northern portion of the property. There is some timber cover in the southwestern portion of the property which adds to the recreational appeal. Livestock water is considered adequate. There are deer, elk, and upland birds on, or that pass through, the property.

Land Use:

The land current use as a whole is for the grazing of livestock.

Rangeland	640.00 Ac
-----------	-----------

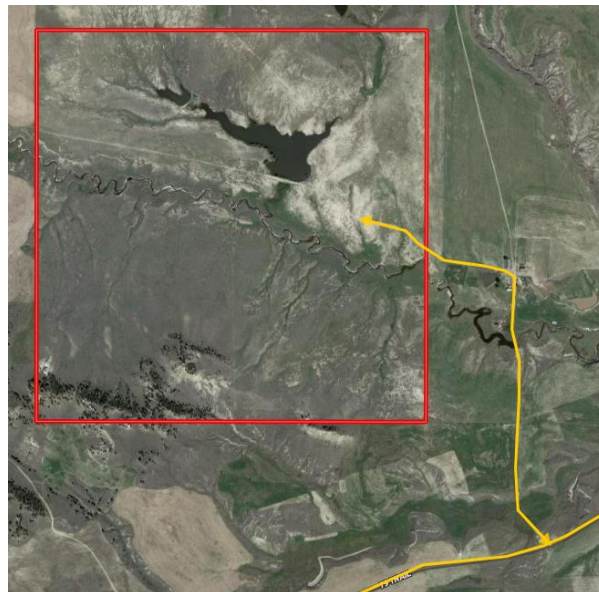
The land consists of mostly open, hilly to sloping grassland. With some timber cover in the southwestern portion of the property. There is water on the property for livestock use through a well, Dovetail Creek, and a large pond. Some of the rangeland has been farmed previously but is now utilized for livestock grazing.

Flood Plain:

There can be some occasional flooding of land along drainage ways. This flooding is generally due to rapid snow melt or heavy thundershowers. The property, as of the date of this report, has not been mapped by FEMA to determine flood zone. It does not appear that it would be in a flood zone. This is not a warranty.

Accessibility:

The property is accessed off an unnamed, private road, that crosses through land owned by the lessee. Two track trails traverse through the property providing access throughout. The following map shows the property access road in yellow. The land is easily accessible.



Physical Features:

The land is typical of land located in this part of Fergus County. The land consists of hilly to sloping, mostly open grassland with some timber in the southwest portion of the parcel. Prairie dogs have moved into the northeast portion of the property. The elevation of the property ranges from approximately 2,900 feet to approximately 3,140 feet. The topography of the unit as a whole is conducive to its use as livestock grazing operation.

Soils:

The Soil Conservation Service has completed a published soil survey of Fergus County. The title of the publication is "Soil Survey of Fergus County Area, Montana." A copy of this publication can be had at the local FSA office. The following information was taken from online mapping software and is assumed to be correct. This is not a warranty.

Following is a brief description of the major soils that make up the State of Montana Property:

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
113	Gerdrum-Absher complex, 2 to 8 percent slopes	276.0 7	43.13	0	8	6e
281	Yawdim-Abor-Rentsac complex, 8 to 60 percent slopes	94.14	14.71	0	3	7e
91	Evanston loam, 2 to 8 percent slopes	76.24	11.91	0	18	3e
51	Creed-Gerdrum complex, 0 to 2 percent slopes	53.54	8.36	0	13	4s
9	Absher-Nobe complex, 0 to 4 percent slopes	47.83	7.47	0	1	7s
118	Havre and Harlem soils, occasionally flooded	43.49	6.79	0	19	6w

These soils are typical for the area and are suitable for livestock grazing.

Vegetation:

Dominant grassland species in the area include native grasses that are productive for livestock grazing. There is timber in the southwestern portion of the property.

Weeds:

No noxious weeds were seen on inspection. This is not a warranty.

Water:

Livestock water is provided by a well, Dovetail Creek (which is seasonal) and a large pond located on the property. Livestock water is considered to be adequate. No irrigation water rights could be found through a simple search to be filed with the Montana Department of

Natural Resources for this property.

There are water rights filed with the Montana Department of Natural Resources for this property. These can be found in the addenda of this report. The following map shows the locations of wells (in blue), livestock tanks (in white), ponds (in yellow), and other water sources. The locations of the wells have not been checked for accuracy with the water rights and may differ than what is shown. The following map may not include all water resources but shows water distribution and availability. It is possible there are additional water resources not shown on the following map.



Government Programs:

The appraiser is not aware of any FSA grain base with the property. This information was not provided to the appraiser. Any grain base with the property would not alter the market value.

Livestock Carrying Capacity:

An animal Unit (AU) is the annual feed required to maintain one mother cow or the equivalent in thrifty condition. An Animal Unit Month (AUM) is one-twelfth of an animal unit, or the feed required to maintain a mother cow in thrifty condition for an average month of the year. An

AUM is one month's use and occupancy of the range by one cow, bull, steer, heifer, horse, burro, mule, 5 sheep or 5 goats that: (1) are over the age of 6 months at the time of entering land; (2) are weaned regardless of age; (3) will become 12 months of age during the authorized period of use (BLM Grazing Permit Language). Carrying capacity is that portion of the animal units of the maximum feed production that can be utilized after consideration of all limiting factors and customary operation practices.

We have rated the native range as being in average condition. Based on this range condition the following AUMs and AUs were derived:

Carrying Capacity

Rangeland 640.00 Ac @ 0.26 AUMs/Ac	<u>166 AUMs</u>
Total Grazing	166 AUMs

Based on an 8-month grazing period the land would carry approximately 21 AUs. The winter feed is the limiting factor. Hay would need to be purchased to feed through the winter months at 21 AUs.

Hazards and Detriments:

The main hazards in the area of the subject property consist of normal climate problems such as frost, severe winters, and drought. Hail also can be a problem. These hazards are normal for this area of Montana.

Garbage Dump:

A garbage dump was not seen during the inspection. This is not a warranty.

Fuel Tanks:

No evidence of underground fuel tanks was seen during the property inspection. This is not a warranty.

Zoning and Mineral Rights:

There are no zoning ordinances in the area and the property is classified as rural land. No opinion of value for any mineral rights with the property is being given in this appraisal.

Fences:

There are perimeter fences constructed of barbed wire. Interior fences divide the property into different grazing pastures. Both wood and steel posts are used. The perimeter fences appear to be in average condition. The interior fences appear to be in fair to average condition.

Utilities:

There is electricity on the property. There are no other known resources.

Real Estate Taxes:

The subject property is State land and exempt from being taxed. If the State land property were taxed, it is estimated that the tax amount would be less than \$500. These taxes are typical for the area. Taxes in the county are stable with no foreseeable increases or decreases that are abnormal.

Environmental Audit:

The appraisers are not an expert in the field of environmental hazards or toxic substances and has not completed an environmental audit of the subject property. During the property inspection no visible environmental hazards were evident and no buried fuel tanks were observed on the property. The property is being appraised assuming there are no toxic or hazardous substances located on the subject property that would render the property more or less valuable. Should it be discovered that there are toxic or hazardous substances located on the subject property, the appraisers reserve the right to re-analyze the situation and adjust values if deemed necessary.

VALUATION

Highest and Best Use:

The determination of the market value includes consideration of the highest and best use for which the appraised property is clearly adapted.

Highest and Best Use is the legal and probable use that supports the highest present value, as defined, of vacant land or improved property, as of the date of the appraisal.

It is that use found to be:

1. Legally Permissible
2. Physically Possible
3. Financially Feasible
4. Maximally Productive

Consideration is given to trends of recent land sales, economic factors, and strength of the local market. An analysis of the highest and best use of the property forms a basis for the valuation of the property. Highest and best use serves as a guide in the selection of comparable sales to be used in the analysis of the subject property.

The definition applies specifically to the highest and best use of the land. It is to be recognized

that in cases where a site has existing improvements, the highest and best use may very well be determined to be different from existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use. These definitions imply a recognition of the contribution of existing specific uses to the community environment or to community development goals in addition to increasing the wealth of individual property owners.

The final determination of the highest and best use is a result of appraisers' judgement and analytical skills. The use determined from analysis represents an opinion, not a determination of fact. Consideration must be given to that range of uses which fit the appraised property. Consideration must be given to alternative uses, as well as existing use.

The property has a current existing use of agricultural and recreational. The grazing of livestock is the agricultural use. Hunting would be the recreational use.

Highest and Best Use As Vacant

The land value is based on a premise of the Highest and Best Use of the property as though vacant. The four test of Highest and Best Use, as stated above, have to be considered.

Legally Permissible:

This use is legally permissible in this area of Fergus County, as the land is classified as rural.

Physically Possible:

The current use is physically possible as this has been the use of the property for many years.

Financially Feasible:

The current use is financially feasible. The subject property can create a net income as an agricultural property.

Maximally Productive:

The maximally productive use is the use that will yield the highest net present value for the property. When considering the maximally productive use of a property, consideration is given to other possible uses that may yield a higher value than the existing use.

The property generates the most income through livestock grazing. Properties that have substantial agricultural amenities like the subject does are often purchased for agricultural use. Such properties are purchased with the expectation that these properties will be able to run enough livestock to generate a net income. While doing this, properties can also capitalize on the recreational amenities to provide hunting and add additional income. Recreational influence is a factor due to the location of the property and wildlife in the area for the subject property. The property does have recreational use for hunting, specifically elk, antelope, and deer. There are no city subdivisions or commercial properties located in the area of the subject nor does it

appear that there will be in the foreseeable future. The maximally productive use of the State of Montana Real Estate Property is for agriculture/recreation.

Therefore, the highest and best use of the subject as vacant is for agriculture/recreation.

Highest and Best Use As Improved

The last step in the highest and best use analysis is to consider the existing improvements considering the highest and best use conclusion of the underlying land value as vacant.

There are no improvements located on the subject property, therefore, this analysis is not required.

Conclusion

The conclusion is that the highest and best use of the State of Montana Real Estate property is for agricultural/recreational as **unimproved**.

Market Value:

Current fair market value. (12 C.F.R. § 34.42 (h)) Market value means the most probable price which a property should bring in a competitive and open market under all condition's requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable period of time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents normal consideration for the property sold unaffected by special or creative financing or sales concessions granted to anyone associated with the sale."

Exposure Time:

The amount of time that a property such as this can be expected to stay on the market is no more than one year.

Marketing Time:

The amount of marketing time for a property such as this is estimated to be between three months and six months.

COVID-19 Pandemic:

As of the date of this report the COVID-19 Pandemic is going on. This has impacted the economy as a whole. However, in this part of the county where the subject is located, the markets have been affected positively. Having discussed this with numerous buyers as an appraiser, buyers are more motivated now than ever. Scott Crosby is also a realtor and has discussed the impacts of COVID-19 with numerous buyers and other realtors about motivations and what they are seeing in the market currently. Interest rates have increased, which has caused buyers to be more cautious. However, buyers are also looking to leave places of higher populations and political unrest to be in remote areas. With more work being done remotely, people are realizing they do not need to be confined to cities. In conclusion, COVID-19 has not impacted the area market negatively but has caused it to surge.

Approach to Value:

There are three major approaches that must be considered in arriving at an estimate of value of real estate. These are: (1) The Cost Approach, (2) The Sale Comparison Approach and (3) The Income Approach. **All methods utilized in this report are based on comparable sales.**

The cost approach includes estimating the reproduction or replacement cost of all improvements new, subtracting from these costs any accrued depreciation, and adding the various land class values.

The sale comparison approach is the comparison of the appraised property with recently sold, similar properties. This comparison includes a specific consideration of each sale as it relates to the market at the time of the sale and a specific comparison of each sale as it relates to the appraised property.

The income approach or earning power of the property is based on an accurate measurement of the property's productivity under typical management, a conversion of the yields into gross and net income, and capitalization of this net income through capitalization rates derived from the market. This method normally indicates the lower limits of value of property, particularly in an area where non-income factors affect value.

It should be emphasized these approaches are actually three different methods of market analysis. No one of these factors should be used alone in estimating the value of the property if possible. But it needs to be emphasized that when performing an appraisal all three approaches to value may not necessarily apply to all types of real property due to the market available. The appraisers must decide whether or not a particular approach is applicable to the assignment.

All three approaches to value will be **considered** but may not be used in this appraisal.

Comparable Sales:

Following is a summary of the comparable sales that have taken place in the area and will be used to value the State of Montana real estate. There was a total of 8 sales considered with 6 being considered the most comparable to the subject. The majority of the sales in this report had land classes, like the subject or similar. Some of the sales included the transfer of State grazing leases and/or BLM permits associated with the deeded land. Although both State of Montana and federal laws prohibit the transfer of leases and permits for a profit, the local market does recognize that public leases do generally enhance the value of associated deeded land by provided additional grazing resources at a minimal rent. The contributory value of public leases on the comparable sales used in this report has been estimated at \$185 per AUM. This value varies dependent upon a number of factors such as contiguity to deeded property and allowed AUMs. A market study performed by the appraiser supports a value of \$150 to \$200 per AUM, and related information is contained within our work file. In addition, personal interviews with parties involved in the sales were used to further support these estimates.

SALE #1

SALE DATE: 6/18

GRANTOR: Confidential

GRANTEE: Confidential

DEED: Warranty

SALE PRICE: \$2,560,000

COUNTY: Petroleum

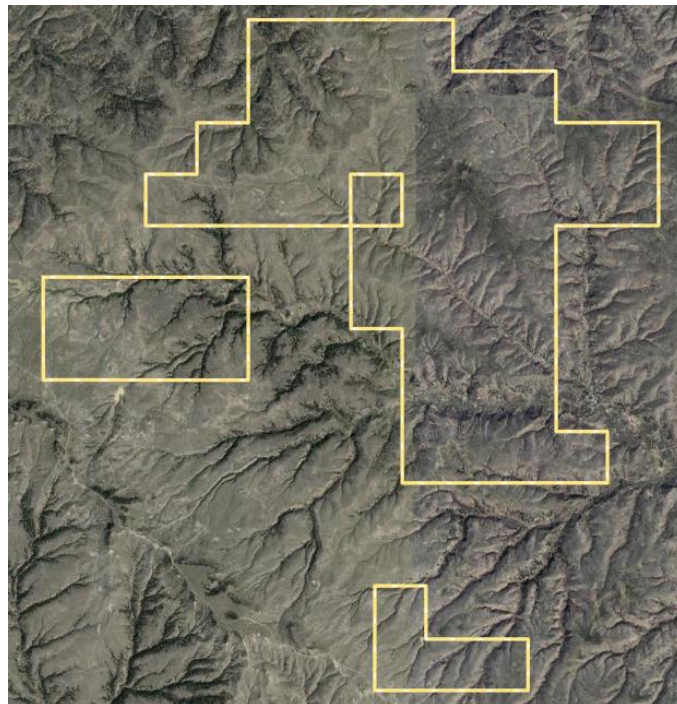
ACREAGE: 2,320.91

LOCATION: This property is located northeast Winnett, MT.

LEGAL DESCRIPTION: See Office File

COMMENTS: Sale of a property with views of the Missouri River but no actual river frontage. The property has access, but it is difficult with the majority of the 59 miles from Winnett on a two-track trail road. The property is one contiguous parcel when BLM and State land is taken into consideration. There is good grass and water on the property with some scattered timber cover in the drainages and along the southern part of the property. There is a cabin located on the property with no running water, but it does have electricity.

Rangeland	2,319.91 Ac @ \$1,040/Ac
Farmstead	1.00 Ac @ \$1,040/Ac
State Lease	206 AUMs @ \$ 185/AUM
BLM Permit	391 AUMs @ \$ 185/AUM
Improvements	\$ 35,600



SALE #2

SALE DATE: 2/19

GRANTOR: Confidential

GRANTEE: Confidential

DEED: Warranty

SALE PRICE: \$280,000

COUNTY: Petroleum

ACREAGE: 240.00

LOCATION: This property is located southeast of Valentine, MT.

LEGAL DESCRIPTION: See Office File

COMMENTS: Sale of a property located just southeast of Valentine. Property access is provided by a dirt road that crosses over BLM land. Property consists of scattered pine tree covered land that has multiple drainages traversing the property. There were two smaller, older cabins with little contributory value. Livestock water is provided by a well, seasonal drainages, and springs.

Rangeland
Improvements

240.00 Ac @ \$1,083/Ac
\$ 20,160



SALE #3

SALE DATE: 12/20

GRANTOR: Confidential

GRANTEE: Confidential

DEED: Warranty

SALE PRICE: \$295,000

COUNTY: Petroleum

ACREAGE: 240.17

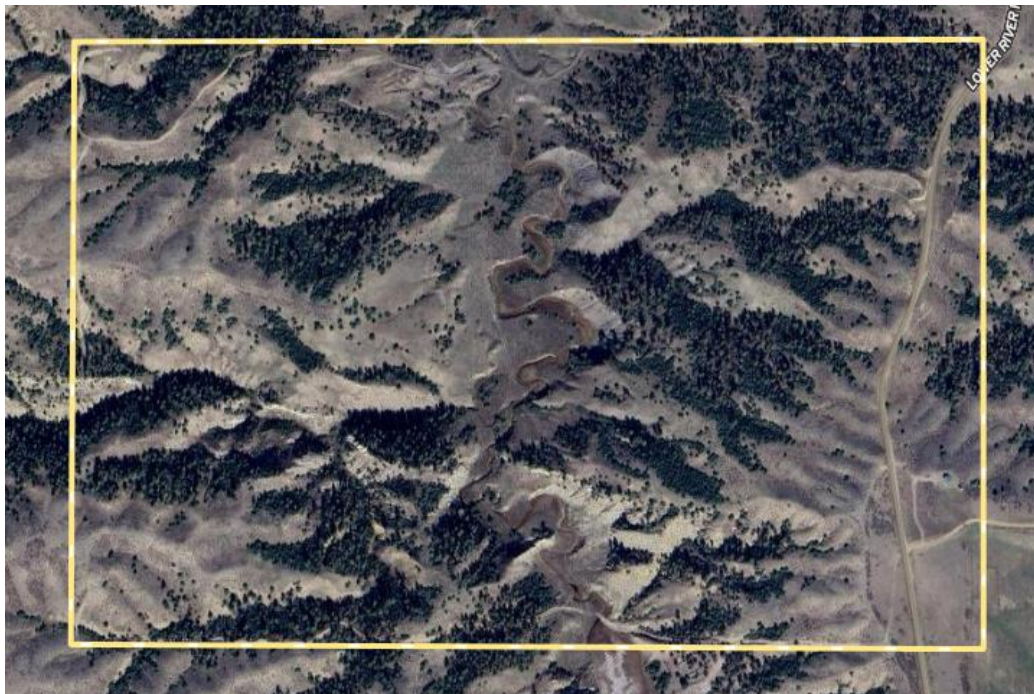
LOCATION: This property is located northwest of Mosby, MT.

LEGAL DESCRIPTION: See Office File

COMMENTS: Sale of a property located northwest of Mosby. The property has views of the Musselshell River to the east but does not have river frontage. The property consists of drainages that are pine tree covered and provide cover for wildlife and add to the recreational appeal of the property. Property access is provided by a county gravel road, which travels through the eastern side of the property from north to south. The cabin on the property is modest but functional.

Rangeland
Improvements

240.17 Ac @ \$1,124/Ac
\$ 24,960



SALE #4

SALE DATE: 9/21

GRANTOR: Confidential

GRANTEE: Confidential

DEED: Warranty

SALE PRICE: \$417,500

COUNTY: Fergus

ACREAGE: 560.00

LOCATION: This property is located northeast of Roy, MT.

LEGAL DESCRIPTION: See Office File

COMMENTS: Sale of a property located northeast of Roy in the Breaks. The property is surrounded by BLM and CMR land. The rangeland consists of hilly land that is mostly open with some scattered timber cover and is an area known for deer and elk hunting. There are multiple drainages on the property which provide cover for livestock and wildlife. The property is accessed by a dirt road maintained by the USFWS.

Rangeland

560.00 Ac @ \$ 746/Ac



SALE #5

SALE DATE: 3/22

GRANTOR: Confidential

GRANTEE: Confidential

DEED: Warranty

SALE PRICE: \$475,000

COUNTY: Fergus

ACREAGE: 320.00

LOCATION: This property is located northeast of Roy, MT.

LEGAL DESCRIPTION: See Office File

COMMENTS: Sale of a property located in the Breaks. The land consists of rangeland that has multiple drainages that transitions from pine tree cover on the north end to open grassland on the south side. Property access is provided by a county gravel road, which travels through the property from east to west. The area is known for good elk and deer hunting.

Rangeland

320.00 Ac @ \$1,484/Ac



SALE #6

SALE DATE: 2/24

GRANTOR: Confidential

GRANTEE: Confidential

DEED: Warranty

SALE PRICE: \$200,000

COUNTY: Fergus

ACREAGE: 320.00

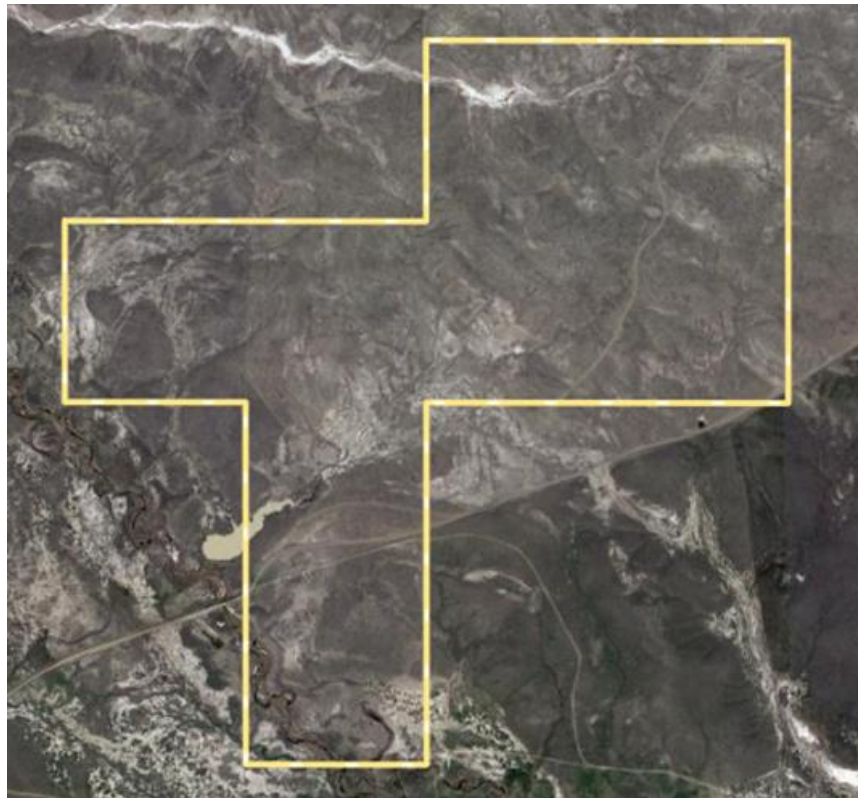
LOCATION: This property is located northeast of Roy, MT.

LEGAL DESCRIPTION: See Office File

COMMENTS: Sale of a vacant property located northeast of Roy. The land consists of rangeland that has multiple drainages traveling through the property. This property has sparse vegetation cover, with no trees. The soils quality is below average. Property access is provided by a county gravel road that travels through the southern portion. The property is located in an area known for hunting, though there is no vegetation that would hold wildlife.

Rangeland

320.00 Ac @ \$ 625/Ac



SALES CHART

SALE NUMBER	1		2		3		4		5		6	
GRANTOR	Confidential		Confidential		Confidential		Confidential		Confidential		Confidential	
GRANTEE	Confidential		Confidential		Confidential		Confidential		Confidential		Confidential	
DATE OF SALE	6/18		2/19		12/20		9/21		3/22		2/24	
SALE PRICE	\$2,560,000		\$280,000		\$295,000		\$417,500		\$475,000		\$200,000	
ACRES	2,320.91		240.00		240.17		560.00		320.00		320.00	
PRICE/AC	\$1,103		\$1,167		\$1,228		\$746		\$1,484		\$625	
UNIMPROVED IMPROVEMENTS	\$1,088		\$1,083		\$1,124		\$746		\$1,484		\$625	
	\$35,600		\$20,160		\$24,960		\$0		\$0		\$0	
LAND USE	Acres	\$/Acre	Acres	\$/Acre	Acres	\$/Acre	Acres	\$/Acre	Acres	\$/Acre	Acres	\$/Acre
RANGELAND	2,319.91	\$ 1,040	240.00	\$ 1,083	240.17	\$ 1,124	560.00	\$ 746	320.00	\$ 1,484	320.00	\$ 625
DRY CROPLAND	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
IRRIGATED CROP	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
HAYLAND	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
TAME PASTURE	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
RIVER BOTTOM	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
OTHER	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
FARMSTEAD	1.00	\$ 1,040	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
TOTAL ACREAGE	2,320.91		240.00		240.17		560.00		320.00		320.00	
*STATE LEASE	206.00	\$ 185	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
*BLM PERMIT	391.00	\$ 185	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
*U.S.F.S PERMIT	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
*AUMs												

Improvement Description and Valuation:

There are two generally accepted methods of establishing the contributory value of building improvements. The first uses a **reproduction** cost which is the dollar amount required to exactly duplicated an improvement at today's prices. Second, **replacement** cost is a dollar amount needed to replace the present structure with a building of equal utility. Since actual duplication is often prohibitory, if not impossible to estimate for agricultural buildings, the replacement cost new (RCN) is generally the preferred standard of measure for rural appraisals. To arrive at the improvement value on the subject we have reviewed the Marshall Valuation Service Guide as the basis for replacement costs.

Depreciation consists of physical, functional, and external components.

Depreciation is defined as "A loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date." External obsolescence is "A type of depreciation; a diminution in value caused by negative external influences and generally incurable on the part of the owner, landlord, or tenant. The external influence may be either temporary or permanent." Function obsolescence is "The impairment of function capacity of improvements according to market tastes and standards." Finally, physical deterioration is "The wear and tear that begins when a building is completed and placed into service." (Appraisal Institute, The Dictionary of Real Estate Appraisal, Sixth Edition)

Following is a brief description, the RCN, depreciation (physical, functional, external), and **contributory value** of the improvements located on the property.

The physical deterioration (formerly called depreciation) will be based on effective age and remaining age. The Marshall Valuation Service Guide depreciation schedules were used as a guideline for physical depreciation as well as the analysis of numerous sales as to contributory value of various types of farm buildings to the land.

Improvement Description:

There are no improvements located on the subject property.

Cost Approach:

In our opinion the best measurement of market data value of the property, in comparison to the sales, is to value the various land classes of the subject based on the land class values as reflected by the comparable sales.

This relieves the appraiser from having to make a series of adjustments for comparability factors which the market is not specific enough to isolate in most instances. Many times, these adjustments must be made as a matter of judgement rather than being based on documented market evidence.

In order to value the subject property, we have investigated the area market to ascertain market activity and values. In consideration of the subject's location and features we have concluded that the value should be estimated by sales which are reflective of similar highest and best use.

Valuation under this premise is based on the principle of substitution in that the sales reflect the facts associated with alternative choices that existed in the market and which would hypothetically compete with the subject if exposed to the market, thus directing value. It is valuation approach based on historical data of actual sales.

Our primary reasons for selecting the chosen comparable sales are:

1. All are considered comparable in location and market demands.
2. All are or could be reasonably expected to be utilized for purposes comparable to the subject.
3. All lie within the market area of the subject.
4. All have adequate access, marketable title and were not affected by any unusual sale conditions.

An adjustment for the time of sale will be made for the comparable sales. The market has shown an increase since 2018 that can be documented. A 5.15% increase compounded annually will be applied to the sales starting from the effective date of this appraisal.

The following shows the adjusted range in value for each land class associated with the subject.

Land (Site)

Rangeland

\$ 636/Ac to \$1,662/Ac

The subject property consists of 640.00 acres of rangeland. The rangeland consists of hilly to sloping mostly open grassland with timber in the southwestern portion of the property. Dovetail Creek traverses through the center of the property. There is also a large pond in the northern portion of the property. These sales have a fairly good distribution about the mean and are representative of the market area. Sale 6 has less recreational appeal than the subject has it has very little vegetation and no live water. Sale 5 has more recreational appeal than the subject, with better hunting. If Sale 5, which his the high sale, is removed the sales show a range in value of \$636 to \$1,415, with an average value of \$1,131. The rangeland is supported at \$1,130 per acre.

Based on these facts we have valued the State of Montana Property land as follows by the Cost Approach:

State of Montana Property Value

CLASS	ACRES	PER AC	VALUE
Land	640.00	\$ 1,130	\$ 723,200
Total Deeded Land	640.00	\$ 1,130	\$ 725,000

Sales Comparison Approach:

The Sales Chart on page 32 shows the unadjusted value of each of the sales in terms of an overall value per acre and by component land class. A direct comparison on an overall value per acre of the sales with the subject will be made.

The range in value per overall acre for the comparable sales used to value the State of Montana property is \$625 to \$1,484. These sales represent a combination of factors which are subject to many variables. Thus, applicable adjustments to the total sale are difficult to document by data. Adjustments will be based on qualitative analysis along with paired sales (quantitative) analysis.

The following shows the sales adjustment chart used to arrive at the Sales Comparison Approach value for the State of Montana property.

SALES ADJUSTMENT CHART

Item	Subject	Sale 1		Sale 2		Sale 3		Sale 4		Sale 5		Sale 6	
Date of Sale	Current	6/18		2/19		12/20		9/21		3/22		2/24	
Size	640.00	2,320.91		240.00		240.17		560.00		320.00		320.00	
SALE PRICE/AC	n/a	\$ 1,103		\$ 1,167		\$ 1,228		\$ 746		\$ 1,484		\$ 625	
Elements of Comparison	Description	Descript.	Adjust.	Descript.	Adjust.	Descript.	Adjust.	Descript.	Adjust.	Descript.	Adjust.	Descript.	Adjust.
Rights Conveyed	Fee	Fee	\$ -	Fee	\$ -	Fee	\$ -	Fee	\$ -	Fee	\$ -	Fee	\$ -
Financing	Cash	Cash	\$ -	Cash	\$ -	Cash	\$ -	Cash	\$ -	Cash	\$ -	Cash	\$ -
Conditions of Sale	Normal	Normal	\$ -	Normal	\$ -	Normal	\$ -	Normal	\$ -	Normal	\$ -	Normal	\$ -
Subtotal	-		\$ 1,103		\$ 1,167		\$ 1,228		\$ 746		\$ 1,484		\$ 625
Land Mix	Mixed	Mixed	\$ (48)	Mixed	\$ -	Mixed	\$ -	Mixed	\$ -	Mixed	\$ -	Mixed	\$ -
Improvements	0	2	\$ (15)	2	\$ (84)	1	\$ (104)	0	\$ -	0	\$ -	0	\$ -
Subtotal	-		\$ 1,040		\$ 1,083		\$ 1,124		\$ 746		\$ 1,484		\$ 625
Market Conditions	Current		\$ 366		\$ 333		\$ 216		\$ 110		\$ 178		\$ 11
Subtotal	-		\$ 1,406		\$ 1,415		\$ 1,340		\$ 856		\$ 1,662		\$ 636
Access	Dirt	Two-Track	\$ -	Dirt	\$ -	Gravel	\$ -	Dirt	\$ -	Gravel	\$ -	Gravel	\$ -
Size	640.00	2,320.91	\$ -	240.00	\$ -	240.17	\$ -	560.00	\$ -	320.00	\$ -	320.00	\$ -
Quality	A	A	\$ -	A	\$ -	A	\$ -	A	\$ -	G	\$ (500)	F	\$ 400
Net Adjustments			\$ -		\$ -		\$ -		\$ -		\$ (500)		\$ 400
Indicated \$/Acre			\$ 1,406		\$ 1,415		\$ 1,340		\$ 856		\$ 1,162		\$ 1,036

Rights Conveyed: No adjustments were made.

Financing: No adjustments were made.

Conditions of Sale: No adjustments were made.

Land Mix Adjustment: Adjustments were made, and the adjustment spreadsheet can be found in the addenda.

Improvement Adjustment: The building and improvement adjustments are based on the value of the buildings per acre of the sales in comparison to the subject. These comparisons can be found in the Addenda under Land Mix Adjustment.

Market Adjustment: A time adjustment was made and explained previously in this report.

Access Adjustment: No adjustments were made.

Size Adjustment: No adjustments were made.

Quality Adjustment: Adjustments were made. The subject property is considered average for the area. Through paired sales analysis it was determined there is a \$400 per acre adjustment needed for fair quality land, which had lower recreational appeal, and a \$500 per acre adjustment needed for good quality land, which had higher recreational appeal. These adjustments were made to sales 5 and 6.

Summary of Adjustments: The range in adjusted value of the comparable sales is \$856 to \$1,415 per acre. The average of the adjusted comparable sales is \$1,202 and the median is \$1,251 per acre. Based on the adjusted comparable sales and comparing each adjusted sale with the subject

we have valued the State of Montana property deeded land at \$768,000 (640.00 Ac x \$1,200/Ac). Rounded to \$770,000.00.

Income Approach:

The income approach is not suitable in determining the value of properties such as the State of Montana property in its current use as it creates little income in relation to the property's value. The value in the property is in its location. Furthermore, the property is not an economically sized unit. A buyer of the property would most likely be purchasing the property as an add-on unit to an existing operation. A buyer of the property would most likely be purchasing the property to use for something other than its income earning potential alone. For these reasons, the income approach will not be used in the determination of value.

Reconciliation:

The final step in the appraisal process is termed Reconciliation; it is defined in the "Dictionary of Real Estate Appraisal", P.91, The Appraisal Institute as:

"The last phase in the development of a value opinion in which two or more value indications derived from market data are resolved into a final value opinion, which may be either a range of value, in relation to a benchmark, or a single point estimate."

The objective of this appraisal was to estimate the fee simple market value of the subject properties assuming cash or equivalent financing terms. The Cost, Sales Comparison and the Income Approaches were considered.

Following are the rounded values arrived at by each approach:

Cost Approach	\$ 725,000.00
Sales Comparison Approach	\$ 770,000.00
Income Approach	N/A

The difference between the highest and lowest value is less than 5.85%. Given the sales utilized in this report, the cost approach and sales comparison approach will be given similar weights.

Based on the comparable sales data, we have arrived at an As Is Fee Simple Market Value, as of June 10, 2024, for the State of Montana property real estate of \$750,000.00.

There were two hypothetical conditions that have been utilized in this report which may have impacted assignment results.

APPRAISAL CERTIFICATE

The undersigned hereby certify that to the best of their knowledge and belief the statements contained in this appraisal report are correct.

- : The statements of fact contained in this report are true and correct.
- : The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- : We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- : We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- : Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- : Our 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 values opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- : Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- : Scott Crosby has made a personal inspection of the property that is the subject of this report.
- : No one provided significant real property appraisal assistance to the persons signing this certification.
- : Unless otherwise disclosed in this report, we have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year (36-months) period immediately preceding the agreement to perform this assignment.

This report is subject to confidential peer review for Standards and Ethics compliance. The appraisal is a complete appraisal communicated by an appraisal report. Scott Crosby, Certified General Appraiser, analyzed sales comparisons, wrote the appraisal, gathered information, and created maps. The final opinion of value was determined by Scott Crosby.

Valerie Crosby, Certified General Appraiser, assisted in analyzing sales comparisons, writing the appraisal, gathering information, and creating maps under the direction and/or guidance of Scott Crosby. The final opinion of value was determined by Scott Crosby and Valerie Crosby. Scott Crosby reviewed the appraisal and discussed the report with Valerie Crosby.

After weighing all of the factors herein reported to the best of our knowledge and belief, it is the Appraisers' opinion that the As Is Fee Simple Market Value, based on cash, of the State of Montana real estate as of June 10, 2024 is as follows:

State of Montana Property Real Estate

\$ 750,000.00

Respectfully Submitted,



J. Scott Crosby
Certified General Real Estate Appraiser
Montana Cert. #8183, Wyoming Cert. #1512,
Idaho Cert. #4314, North Dakota Cert. #21769
South Dakota Cert. #1659CG-R



Valerie K. Crosby
Certified General Real Estate Appraiser
Wyoming Cert. #1995
Montana Cert. #13693

QUALIFICATIONS

J. SCOTT CROSBY

EDUCATION:

UNIVERSITY OF UTAH, Salt Lake City, UT. Graduated with an MBA Degree.

BRIGHAM YOUNG UNIVERSITY-IDAHO, Rexburg, Idaho. Graduated with a B.A. Degree in Agricultural Business, Minored in Economics.

DESIGNATIONS:

MONTANA CERTIFIED GENERAL REAL ESTATE APPRAISER, Certificate #8183.

WYOMING CERTIFIED GENERAL REAL ESTATE APPRAISER, Certificate #1512.

IDAHO CERTIFIED GENERAL REAL ESTATE APPRAISER, Certificate #4314.

NORTH DAKOTA CERTIFIED GENERAL REAL ESTATE APPRAISER, Certificate #21769.

SOUTH DAKOTA CERTIFIED GENERAL REAL ESTATE APPRAISER, Certificate #1659CG-R.

WYOMING LICENSED REAL ESTATE SALESPERSON, License #15001.

MONTANA LICENSED REAL ESTATE SALESPERSON, License #72020.

PROFESSIONAL SOCIETIES

American Society of Farm Managers and Rural Appraisers, Montana Chapter: Associate Member

American Society of Farm Managers and Rural Appraisers, Wyoming Chapter: Associate Member

EXPERIENCE:

1994 to Present: Crosby Farms, Cowley, Wyoming

2007 to 2015: Custom Ag Solutions, Cowley, Wyoming

2015 to 2016: Luther Appraisal Services, Miles City, Montana

2013 to 2023: Wicks & Associates, LLC, Billings, Montana

2013 to Present: Crosby Analytics, Cowley Wyoming

I am currently self-employed and doing work in the areas of real estate appraisals, farm and ranch management, agricultural economic and financial consulting. I am also a partner in Wicks & Associates doing real estate appraisals. My focus is real estate appraisals with an agricultural/recreational influence.

Appraisal assignments include appraising the value of partial interests in property, properties with conservation easements, estates, lender appraisals, valuation and partition analysis for agricultural properties and machinery and equipment. I do work ranging from litigation to estate planning and have been in the courtroom on numerous occasions. I also have experience as a Special Master for the Court.

Farm work has included managing the production of sugar beets, malt barley, corn and alfalfa while assisting in beef production. Consulting work includes work for the United States Department of Agriculture in the area of risk management in 40 states. This work focused primarily on managing risk through hedging with production practices, insurance programs, and lending opportunities available to producers. I also created a web platform for an online feeder cattle price forecasting tool that CAS created.

SUMMARY OF KINDS OF WORK COMPLETED

I have completed over 1,100 real estate appraisals as of 2024 with a total of over 1,000,000+/- acres. **These appraisals included Uniform Standards of Professional Appraisal Practice (USPAP) and Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book) appraisals.** These appraisals include agricultural, commercial and subdivision analysis and conservation easements. There are some personal property (machinery, equipment, vehicles, and livestock) valuations included in the total number of appraisals completed.

LIST OF REAL APPRAISAL COURSES COMPLETED

Basic Appraisal Principles	The Valuation of Intangible and Non-Financial Assets
Basic Appraisal Procedures	Valuation of Conservation Easements and Partial Interests
National Uniform Standards and Professional Appraisal Practices	Uniform Standards of Professional Appraisal Practice
Commercial Appraisal Review	ASFMRA Ethics
Expert Witness for Commercial Appraisers	DNRC Water Rights Education
General Appraiser Market Analysis Highest and Best Use	Eminent Domain
General Appraiser Sales Comparison Approach	Report Writing
General Appraiser Site Valuation and Cost Approach	ASFMRA Machinery and Equipment Valuation
General Appraiser Income Approach	ASFMRA Livestock Valuation
General Appraiser Report Writing & Case Studies	Conservation Easements
Statistics, Modeling and Finance	Integrated Approaches to Value
National Certified General Appraiser Examination	Advanced Rural Case Studies
Income Approach Applications	Back to Earth: Current State of Section 1031 Exchanges
Uniform Appraisal Standards for Federal Land Acquisitions	Legal Perspective of Heirs Property Partition Action
Valuing Rural America: The Complexities of Data Analysis in a Low Volume, Non-Uniform World	Mapping Software and Data for Rural Land Appraisal

TYPICAL CLIENT APPRAISAL WORK HAS BEEN COMPLETED FOR:

1. Various private farm, ranch and commercial property owners located in Montana, Wyoming, and North Dakota including sole proprietors, partnerships, and corporations. Properties ranged in size from a few acres to 150,000+ acres.
2. Government Agencies including the Montana Department of Natural Resources and Conservation, Montana Department of Fish, Wildlife, and Parks, Montana Department of Justice, U.S. Marshals, United States Forest Service, Bureau of Land Management, National Parks, Bureau of Indian Affairs, and the Farm Service Agency in Montana, Wyoming, and North Dakota.
3. Various private institutions such as banks located in Montana and Wyoming, Farm Credit Services, private trust organizations, Westmoreland Coal Company, Spring Creek Coal Company, Western Rivers Conservancy, Rocky Mountain Elk Foundation, Ducks Unlimited, Pheasants Forever, the Conservation Fund, John Deere, and Land Trust Organizations.

TYPICAL CLIENT CONSERVATION EASEMENT APPRAISAL WORK HAS BEEN COMPLETED FOR:

Montana Land Reliance, Rocky Mountain Elk Foundation, Pheasants Forever, State of Montana DNRC, State of Montana FWP, Wyoming Stock Growers Association, Department of the Interior U.S. Fish and Wildlife, USDA NRCS, Western Rivers Conservancy.

QUALIFICATIONS

VALERIE CROSBY

EDUCATION:

UTAH STATE UNIVERSITY, Logan, UT. Graduated with a Bachelor of Science in Statistics, Minor in Sociology.

DESIGNATIONS:

MONTANA CERTIFIED GENERAL REAL ESTATE APPRAISER, License Number: REA-RAG-LIC-13693

WYOMING CERTIFIED GENERAL REAL ESTATE APPRAISER, Certificate #1995.

EXPERIENCE:

2012-2014: Northwest College, Powell, Wyoming

2018 to 2023: Wicks & Associates, LLC, Billings, Montana

2012 to Present: Crosby Analytics, Cowley, Wyoming

Taught mathematics and statistics at Northwest College.

Co-founded Crosby Analytics in 2012. Handle all day-to-day operations of the company since its conception including (but not limited to) completing all registrations/certifications required to compete for federal contracts, grants, etc., all accounting/bookwork, creation of the business' website, marketing and advertising.

Currently self-employed and doing work in the areas of real estate appraisals and financial consulting. Focus on real estate appraisals with an agricultural/recreational influence.

Appraisal assignments include appraising the value of properties for estates, lenders, attorneys, accountants, Farm Credit Services, and machinery and equipment.

SUMMARY OF KINDS OF WORK COMPLETED

I have completed over 350 real estate appraisals as of 2024 with a total of over 500,000+/- acres. These appraisals included Uniform Standards of Professional Appraisal Practice (USPAP). These appraisals include agricultural, commercial and subdivision analysis and conservation easements. There are some personal property (machinery, equipment, vehicles, livestock) valuations included in the total number of appraisals completed.


LIST OF REAL ESTATE APPRAISAL COURSES COMPLETED

Basic Appraisal Principles
Basic Appraisal Procedures
National Uniform Standards and Professional Appraisal Practice
General Appraiser Market Analysis Highest and Best Use
General Appraiser Sales Comparison Approach
General Appraiser Site Valuation and Cost Approach
General Appraiser Income Approach
General Appraiser Report Writing & Case Studies
Statistics, Modeling and Finance
Conservation Easements
Introduction to Expert Witness Testimony for Appraisers
Divorce and Estate Appraisals: Elements of Non-Lender Work
Commercial Appraisal Review
Expert Witness for Commercial Appraisers

TYPICAL CLIENTS APPRAISAL WORK HAS BEEN COMPLETED FOR:

1. Various private farms, ranch and commercial property owners located in Montana and Wyoming including sole proprietors, partnerships and corporations. Properties ranged in size from a few acres to 50,000+ acres.
2. Government Agencies including the Montana Department of Natural Resources and Conservation, Montana Department of Fish and Wildlife, the U.S. Department of Agriculture, and the Farm Service Agency in Montana and Wyoming.
3. Various private institutions such as banks located in Montana and Wyoming, Farm Credit Services, private trust organizations, Montana Land Reliance, and Land Trust Organizations.

ADDENDA

FOR DNRC USE ONLY			Approved	
Amount under this agreement:		<u>\$4,000</u>	No.	<u>245135</u>
Source of Funds			Division	<u>DK</u>
Fund Name	Fund Number		Legal	<u>MP</u>
Land Banking Private Closing Costs	02031		FSO	<u>AM</u>
			SPB	<u>NH</u>
				
Subclass	Org Number	Percent		
555HA	6043-59	100%		

**TRUST LAND MANAGEMENT DIVISION
APPRAISAL OF POTENTIAL LAND BANKING SALE PROPERTY IN FERGUS COUNTY**

THIS CONTRACT is entered into by and between the State of Montana, Department of Natural Resources and Conservation, (hereinafter referred to as “the State”), whose address and phone number are P.O. Box 201601, 1539 11th Avenue, Helena, MT 59620-1601, 406-444-4165 and J. Scott Crosby of Crosby Analytics (Contractor), whose address and phone number are P.O. Box 742 Cowley, WY 82420, (307) 272-7421.

1. EFFECTIVE DATE, DURATION, AND RENEWAL

1.1 Contract Term. The contract’s initial term is upon contract execution, through August 9, 2024, unless terminated earlier as provided in this contract. In no event is this contract binding on the State unless the State’s authorized representative has executed it in Section 34. **The appraisal report is to be completed and forwarded to DNRC, Seth Goodwin, Lands Section Supervisor at P.O. Box 201601, 1539 11th Avenue, Helena, MT 59620-1601 by July 12, 2024.**

1.2 Contract Renewal. - N/A

2. COST ADJUSTMENTS – N/A

2.1 Cost Increase by Mutual Agreement. – N/A

3. SERVICES AND/OR SUPPLIES

Contractor shall provide the State the following: the contractor shall be responsible for providing a credible appraisal, for the parcel(s) in Fergus County, as described in Attachment B, Montana DNRC Trust Land Management Division Supplemental Appraisal Instructions. The appraisal will be an

Appraisal Report, conducted and prepared in compliance with the Uniform Standards of Professional Appraisal Practice that will describe adequately, the information analyzed, appraisal methods and techniques employed, and reasoning that supports the analyses, opinions, and conclusions. Attachment A and B are attached hereto and incorporated herein by reference.

The appraisal must comply with the instructions in Attachment A, Scope of Work for Appraisal of Potential Property Sales through the Land Banking Program, and all provisions in the body of this contract including the following:

- 1) The appraisal report will be one document containing the property data and analysis, opinions, and conclusions of value for the properties. If deemed necessary by the contractor rather than including the specific market data in the appraisal report, a separate addendum may be submitted containing the specific market data as a stand-alone document, which must be reviewed and accepted along with the appraisal and can be returned to the appraiser for retention in his/her files. The appraiser must submit an electronic copy as well as a printed copy of the appraisal report.
- 2) Each sale parcel listed in Attachment A, Montana DNRC Trust Land Management Division Supplemental Appraisal Instructions must be assigned separate values.
- 3) The definition of market value is that as defined in **12 C.F.R 34.42(h)**.

4. WARRANTIES

4.1 Warranty of Services. Contractor warrants that the services provided conform to the contract requirements, including all descriptions, specifications and attachments made a part of this contract. The State's acceptance of services provided by Contractor shall not relieve Contractor from its obligations under this warranty. In addition to its other remedies under this contract, at law, or in equity, the State may, at Contractor's expense, require prompt correction of any services failing to meet Contractor's warranty herein. Services corrected by Contractor shall be subject to all the provisions of this contract in the manner and to the same extent as services originally furnished.

5. CONSIDERATION/PAYMENT

5.1 Payment Schedule. In consideration of the successful submission of the appraisal report to be provided, the State shall pay Contractor: \$4,000.00.

The contractor shall, at no additional expense to the State, correct unsatisfactory work before payment is made.

In No case shall the State's total cumulative payment under this contract exceed Four thousand dollars and No/100 (\$4,000.00)

5.2 Withholding of Payment – N/A

5.3 Payment Terms. Unless otherwise noted in the solicitation document, the State has thirty (30) days to pay invoices, as allowed by 17-8-242, MCA. Contractor shall provide banking information at the time of contract execution in order to facilitate the State's electronic funds transfer payments.

5.4 Reference to Contract. The contract number MUST appear on all invoices, packing lists, packages, and correspondence pertaining to the contract. If the number is not provided, the State is not obligated to pay the invoice.

5.5 Fuel Surcharge – N/A

6. PREVAILING WAGES REQUIREMENTS – N/A

7. ACCESS AND RETENTION OF RECORDS

7.1 Access to Records. Contractor shall provide the State, Legislative Auditor, or their authorized agents access to any records necessary to determine contract compliance. The State may terminate this contract under section 21, without incurring liability, for the Contractor's refusal to allow access as required by this section. (18-1-118, MCA.)

7.2 Retention Period. Contractor shall create and retain all records documenting the Appraisal Report for a period of eight years after either the completion date of this contract or termination of the contract.

8. ASSIGNMENT, TRANSFER, AND SUBCONTRACTING

Contractor may not assign, transfer, or subcontract any portion of this contract without the State's prior written consent. (18-4-141, MCA.) Contractor is responsible to the State for the acts and omissions of all subcontractors or agents and of persons directly or indirectly employed by such subcontractors, and for the acts and omissions of persons employed directly by Contractor. No contractual relationships exist between any subcontractor and the State under this contract. Contractor is responsible to ensure that any assignee, transferee or subcontractor is subject to all of the terms and conditions of this Contract as fully set forth. Consent of the State to assign, transfer or subcontract any portion of this Contract does not relieve the Contractor in any manner of its responsibilities under this Contract.

9. HOLD HARMLESS/INDEMNIFICATION

9.1 Claims under this provision also include any claim arising out of or in any way connected with Contractor's breach of this contract, including any claims asserting that any of the Contractor's employees are actually employees of the state or common law employees of the state or any of its agencies or political subdivisions, including but not limited to excise taxes or penalties imposed on the State under Internal Revenue Code §§ 4980H, 6055 or 6056 and any subsequent amendments or additions to these Sections. Contractor shall be responsible for implementation of all aspects of the Affordable Care Act as this Act may apply to Contractor and shall be responsible for any violations including any sanction, penalty, fee or tax and shall indemnify the State and hold harmless and defend the State for any omission or failure of Contractor to meet its obligations under Sections 13 and 14.

9.2 Contractor agrees to protect, defend, and save State, its elected and appointed officials, agents, and employees, while acting within the scope of their duties as such, harmless from and against all claims, demands, causes of action of any kind or character, including the cost of defense thereof, arising in favor of Contractor's employees or third parties on account of bodily or personal injuries, death, or damage to property arising out of services performed or omissions of services or in any way resulting from the acts or omissions of Contractor and/or its agents, employees, representatives, assigns, subcontractors, except the sole negligence of State, under this Contract.

10. **CONTRACTOR REGISTRATION (for construction) – N/A**

11. **CONTRACTOR WITHHOLDING (for construction) – N/A**

12. **REQUIRED INSURANCE**

12.1 General Requirements. Contractor shall maintain for the duration of this contract, at its cost and expense, insurance against claims for injuries to persons or damages to property, including contractual liability, which may arise from or in connection with the performance of the work by Contractor, agents, employees, representatives, assigns, or subcontractors. This insurance shall cover such claims as may be caused by any negligent act or omission.

12.2 Primary Insurance. Contractor's insurance coverage shall be primary insurance with respect to the State, its officers, officials, employees, and volunteers and shall apply separately to each project or location. Any insurance or self-insurance maintained by the State, its officers, officials, employees, or volunteers shall be in excess of Contractor's insurance and shall not contribute with it.

12.3 Specific Requirements for Commercial General Liability. – N/A

12.4 Specific Requirements for Automobile Liability. Contractor shall purchase and maintain coverage with split limits of \$500,000 per person (personal injury), \$1,000,000 per accident occurrence (personal injury), and \$100,000 per accident occurrence (property damage), OR combined single limits of \$1,000,000 per occurrence to cover such claims as may be caused by any act, omission, or negligence of Contractor or its officers, agents, representatives, assigns, or subcontractors.

The State, its officers, officials, employees, and volunteers are to be covered and listed as additional insureds for automobiles leased, hired, or borrowed by Contractor.

12.5 Specific Requirements for Professional Liability. Contractor shall purchase and maintain occurrence coverage with combined single limits for each wrongful act of **\$500,000** per occurrence and **\$500,000** aggregate per year to cover such claims as may be caused by any act, omission, negligence of Contractor or its officers, agents, representatives, assigns, or subcontractors. Note: If "occurrence" coverage is unavailable or cost prohibitive, Contractor may provide "claims made" coverage provided the following conditions are met: (1) the commencement date of this contract must not fall outside the effective date of insurance coverage and it will be the retroactive date for insurance coverage in future years; and (2) the claims made policy must have a three-year tail for claims that are made (filed) after the cancellation or expiration date of the policy.

12.6 Deductibles and Self-Insured Retentions. Any deductible or self-insured retention must be declared to and approved by the State. At the request of the State either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as pertain to the State, its officers, officials, employees, or volunteers; or (2) at the expense of Contractor, Contractor shall procure a bond guaranteeing payment of losses and related investigations, claims administration, and defense expenses.

12.7 Certificate of Insurance/Endorsements. A certificate of insurance from an insurer with a Best's rating of no less than A- indicating compliance with the required coverage's, has been received by the State, PO Box 201601, Helena, MT 59620-1601.

Contractor must notify the State immediately of any material change in insurance coverage, including but not limited to changes in limits, coverage's, and status of policy. The Contractor must provide the State with copies of insurance policies upon request.

13. COMPLIANCE WITH WORKERS' COMPENSATION ACT

Contractor shall comply with the provisions of the Montana Workers' Compensation Act while performing work for the State of Montana in accordance with 39-71-401, 39-71-405, and 39-71-417, MCA. Proof of compliance must be in the form of workers' compensation insurance, an independent contractor's exemption, or documentation of corporate officer status. Neither Contractor nor its employees are State employees. This insurance/exemption must be valid for the entire contract term and any renewal. Upon expiration, a renewal document must be sent to the State, PO Box 201601, Helena, MT 59620-1601.

14. COMPLIANCE WITH LAWS

14.1 Federal, State, or Local laws, Rules, and Regulations. Contractor shall, in performance of work under this contract, fully comply with all applicable federal, state, or local laws, rules, and regulations, including but not limited to, the Montana Human Rights Act, the Civil Rights Act of 1964, the Age Discrimination Act of 1975, the Americans with Disabilities Act of 1990, and Section 504 of the Rehabilitation Act of 1973. The State may audit or request from Contractor at any time a statement that it is fully compliant with all requirements of this Section.

14.2 Contractor as Employer under the Patient Protection and Affordable Care Act and this Contract. The Contractor is the employer for the purpose of providing healthcare benefits and paying any applicable penalties, fees and taxes under the Patient Protection and Affordable Care Act [P.I. 111-148, 124 Stat. 119]. Contractor represents and warrants that all individuals who perform services for an agency of the State for Contractor under this Contract are without exception Contractor's common law employees at all times and that Contractor acknowledges that Contractor has the responsibility and retains the obligation to direct and control its employees providing services under this Contract for the term of this Contract. Contractor is responsible for providing healthcare benefits for its employees under the Patient Protection and Affordable Care Act.

14.2.1 State Benefits Plans. Contractor acknowledges and agrees that it, its agents or employees are not employees of the State and that its agents or employees have no nexus with the State to participate in any of the State's benefits plans or programs that the State offers its employees and maintains for its employees.

14.2.2 Contractor Provided Health Care Coverage. Contractor shall, if required by the Patient Protection and Affordable Care Act, offer to all its agents or employees who perform services for the State under this contract for 30 or more hours a week and for employee's or agent's dependents under age 26 health care coverage under its health care plans. Such coverage must provide minimum essential coverage and minimum value, and be affordable for purposes of the employer responsibility provisions under Section 4980H of the Code and otherwise satisfy the requirements of Code 4980H if provided by the State. It shall be contractor's sole responsibility to determine applicability and compliance requirements that may apply to Contractor under the Patient Protection and Affordable Care Act.

14.2.3 Contractor Reporting Requirements. Contractor acknowledges that if it is subject to any reporting requirements under Code §§ 6055 and 6066 that Contractor will fully comply with any required reporting with respect to individuals who perform services for the State.

14.3 Any partial or whole assignment, transfer or subletting or subcontracting by Contractor subjects subcontractors to the same provisions of this Section and it is the responsibility of the Contractor to ensure any agreement to assign, transfer, sublet or subcontract binds any successor to this Contract in whole or in part or binds any subcontractor to all the terms and conditions of this Contract as if a party to the Contract from inception..

14.4 In accordance with 49-3-207, MCA, Contractor agrees that the hiring of persons to perform this contract will be made on the basis of merit and qualifications and there will be no discrimination based upon race, color, religion, creed, political ideas, sex, age, marital status, physical or mental disability, or national origin of the persons performing this contract.

15. DISABILITY ACCOMMODATIONS

The State does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services, or activities. Individuals who need aids, alternative document formats, or services for effective communications or other disability related accommodations in the programs and services offered are invited to make their needs and preferences known to this office. Interested parties should provide as much advance notice as possible.

16. REGISTRATION WITH THE SECRETARY OF STATE

Any business intending to transact business in Montana must register with the Secretary of State. Businesses that are incorporated in another state or country, but which are conducting activity in Montana, must determine whether they are transacting business in Montana in accordance with 35-1-1026 and 35-8-1001, MCA. Such businesses may want to obtain the guidance of their attorney or accountant to determine whether their activity is considered transacting business.

If businesses determine that they are transacting business in Montana, they must register with the Secretary of State and obtain a certificate of authority to demonstrate that they are in good standing in Montana. To obtain registration materials, call the Office of the Secretary of State at (406) 444-3665, or visit their website at <http://sos.mt.gov>.

17. INTELLECTUAL PROPERTY/OWNERSHIP

17.1 Mutual Use. Contractor shall make available to the State, on a royalty-free, non-exclusive basis, all patent and other legal rights in or to inventions first conceived and reduced to practice, or created in whole or in part under this contract, if such availability is necessary for the State to receive the benefits of this contract. Unless otherwise specified in a statement of work, both parties shall have a royalty-free, nonexclusive, and irrevocable right to reproduce, publish, or otherwise use copyrightable property created under this contract. This mutual right includes (i) all deliverables and other materials, products, modifications that Contractor has developed or prepared for the State under this contract; (ii) any program code, or site- related program code that Contractor has created, developed, or prepared under or primarily in support of the performance of its specific obligations under this contract; and (iii) manuals, training materials, and documentation. All information described in (i), (ii), and (iii) is collectively called the "Work Product".

17.2 Title and Ownership Rights. The State retains title to and all ownership rights in all data and content, including but not limited to multimedia or images (graphics, audio, and video), text, and the like provided by the State (the "Content"), but grants Contractor the right to access and use Content for the purpose of complying with its obligations under this contract and any applicable statement of work.

17.3 Ownership of Work Product. Contractor shall execute any documents or take any other actions as may reasonably be necessary, or as the State may reasonably request, to perfect the State's ownership of any Work Product.

17.4 Copy of Work Product. Contractor shall, at no cost to the State, deliver to the State, upon the State's request during the term of this contract or at its expiration or termination, a current copy of all Work Product in the form and on the media in use as of the date of the State's request, or such expiration or termination.

17.5 Ownership of Contractor Pre-Existing Materials. Contractor retains ownership of all literary or other works of authorship (such as software programs and code, documentation, reports, and similar works), information, data, intellectual property, techniques, subroutines, algorithms, methods or related rights and derivatives that Contractor owns at the time this contract is executed or otherwise developed or acquired independent of this contract and employed by Contractor in connection with the services provided to the State (the "Contractor Pre-existing Materials"). Contractor Pre-existing Materials are not Work Product. Contractor shall provide full disclosure of any Contractor Pre-Existing Materials to the State before its use and to prove its ownership. If, however, Contractor fails to disclose to the State such Contractor Pre-Existing Materials, Contractor shall grant the State a nonexclusive, worldwide, paid-up license to use any Contractor Pre-Existing Materials embedded in the Work Product to the extent such Contractor Pre-Existing Materials are necessary for the State to receive the intended benefit under this contract. Such license shall remain in effect for so long.

18. **PATENT AND COPYRIGHT PROTECTION – N/A**

19. **CONTRACT PERFORMANCE ASSURANCE – N/A**

20. **CONTRACT TERMINATION**

20.1 Termination for Cause with Notice to Cure Requirement. The State may terminate this contract in whole or in part for Contractor's failure to materially perform any of the services, duties, terms, or conditions contained in this contract after giving Contractor written notice of the stated failure. The written notice must demand performance of the stated failure within a specified period of time of not less than 14 days. If the demanded performance is not completed within the specified period, the termination is effective at the end of the specified period.

20.2 Termination for Cause with Notice to Cure Requirement. Contractor may terminate this contract for the State's failure to perform any of its duties under this contract after giving the State written notice of the failure. The written notice must demand performance of the stated failure within a specified period of time of not less than 14 days. If the demanded performance is not completed within the specified period, the termination is effective at the end of the specified period.

20.3 Reduction of Funding. The State must by law terminate this contract if funds are not appropriated or otherwise made available to support the State's continuation of performance of this

contract in a subsequent fiscal period. (18-4-313(4), MCA.) If state or federal government funds are not appropriated or otherwise made available through the state budgeting process to support continued performance of this contract (whether at an initial contract payment level or any contract increases to that initial level) in subsequent fiscal periods, the State shall terminate this contract as required by law. The State shall provide Contractor the date the State's termination shall take effect. The State shall not be liable to Contractor for any payment that would have been payable had the contract not been terminated under this provision. As stated above, the State shall be liable to Contractor only for the payment, or prorated portion of that payment, owed to Contractor up to the date the State's termination takes effect. This is Contractor's sole remedy. The State shall not be liable to Contractor for any other payments or damages arising from termination under this section, including but not limited to general, special, or consequential damages such as lost profits or revenues.

21. EVENT OF BREACH – REMEDIES

21.1 Event of Breach by Contractor. Any one or more of the following Contractor acts or omissions constitute an event of material breach under this contract:

- Products or services furnished fail to conform to any requirement;
- Failure to submit any report required by this Contract;
- Failure to perform any of the other terms and conditions of this Contract, including but not limited to beginning work under this Contract without prior State approval or breaching Section 26.1, obligations; or
- Voluntary or involuntary bankruptcy or receivership.

21.2 Event of Breach by State. The State's failure to perform any material terms or conditions of this contract constitutes an event of breach.

21.3 Actions in Event of Breach. Upon Contractor's material breach, the State may:

- Terminate this contract under section 20.1; or
- Treat this contract as materially breached and pursue any of its remedies under this contract, at law, or in equity.

Upon the State's material breach, the Contractor may:

- Terminate this Contract under Section 20.2 and pursue any of its remedies under this Contract, at law, or in equity; or
- Treat this Contract as materially breached and, except as the remedy is limited in this Contract, pursue any of its remedies under this Contract, at law, or in equity.

22. FORCE MAJEURE

Neither party is responsible for failure to fulfill its obligations due to causes beyond its reasonable control, including without limitation, acts or omissions of government or military authority, acts of God, materials shortages, transportation delays, fires, floods, labor disturbances, riots, wars, terrorist acts, or any other causes, directly or indirectly beyond the reasonable control of the nonperforming party, so long as such party uses its best efforts to remedy such failure or delays. A party affected by a force majeure condition shall provide written notice to the other party within a reasonable time of the onset of the condition. In no event, however, shall the notice be provided later than 5 working days after the onset. If the notice is not provided within the 5 day period, then a party may not claim a

force majeure event. A force majeure condition suspends a party's obligations under this contract, unless the parties mutually agree that the obligation is excused because of the condition.

23. WAIVER OF BREACH

Either party's failure to enforce any contract provisions after any event of breach is not a waiver of its right to enforce the provisions and exercise appropriate remedies if the breach occurs again. Neither party may assert the defense of waiver in these situations.

24. CONFORMANCE WITH CONTRACT

No alteration of the terms, conditions, delivery, price, quality, quantities, or specifications of the contract shall be granted without the State prior written consent. Product or services provided that do not conform to the contract terms, conditions, and specifications may be rejected and returned at Contractor's expense.

25. LIAISONS AND SERVICE OF NOTICES

25.1 Contract Liaisons. All project management and coordination on the State's behalf must be through a single point of contact designated as the State's liaison. Contractor shall designate a liaison that will provide the single point of contact for management and coordination of Contractor's work. All work performed under this contract must be coordinated between the State's liaison and Contractor's liaison.

Seth Goodwin, Lands Section Supervisor, is the State's liaison.
(Address): PO Box 201601
(City, State, ZIP): Helena, MT 59620-1601
Telephone: (406) 444-4165
E-mail: seth.goodwin2@mt.gov

J. Scott Crosby of Crosby Analytics is Contractor's liaison.
(Address): PO Box 742
(City, State, ZIP): Cowley, WY 82420
Telephone: (307) 272-7421
E-mail: scottcrosby@crosbyanalytics.com

25.2 Notifications. The State's liaison and Contractor's liaison may be changed by written notice to the other party. Written notices, requests, or complaints must first be directed to the liaison. Notice may be provided by personal service, mail, or facsimile. If notice is provided by personal service or facsimile, the notice is effective upon receipt; if notice is provided by mail, the notice is effective within three (3) business days of mailing. A signed and dated acknowledgement of the notice is required of both parties.

25.3 Identification/Substitution of Personnel. – N/A

26. MEETINGS

26.1 Technical or Contractual Problems. Contractor shall meet with the State's personnel, or designated representatives, to resolve technical or contractual problems occurring during the contract term or to discuss the progress made by Contractor and the State in the performance of their respective obligations, at no additional cost to the State. The State may request the meetings as problems arise and will be coordinated by the State. The State shall provide Contractor a minimum of three full working day notice of meeting date, time, and location. Face-to-face meetings are desired; however, at Contractor's option and expense, a conference call meeting may be substituted. Consistent failure to participate in problem resolution meetings, two consecutive missed or rescheduled meetings, or failure to make a good faith effort to resolve problems, may result in termination of the contract.

26.2 Progress Meetings. – N/A

26.3 Failure to Notify. – N/A

26.4 State's Failure or Delay. – N/A

27. Transition Assistance

If this contract is not renewed at the end of this term, if the contract is otherwise terminated before project completion, or if particular work on a project is terminated for any reason, Contractor shall provide transition assistance for a reasonable, mutually agreed period of time after the expiration or termination of this contract or particular work under this contract. The purpose of this assistance is to allow for the expired or terminated portion of the services to continue without interruption or adverse effect, and to facilitate the orderly transfer of such services to the State or its designees. The parties agree that such transition assistance is governed by the terms and conditions of this contract, except for those terms or conditions that do not reasonably apply to such transition assistance. The State shall pay Contractor for any resources utilized in performing such transition assistance at the most current contract rates. If the State terminates a project or this contract for cause, then the State may offset the cost of paying Contractor for the additional resources Contractor utilized in providing transition assistance with any damages the State may have sustained as a result of Contractor's breach.

28. CHOICE OF LAW AND VENUE

Montana law governs this contract. The parties agree that any litigation concerning this bid, proposal, or this contract must be brought in the First Judicial District in and for the County of Lewis and Clark, State of Montana, and each party shall pay its own costs and attorney fees. (18-1-401, MCA.)

29. TAX EXEMPTION

State of Montana is exempt from Federal Excise Taxes (#81-0302402) except as otherwise provided in the federal Patient Protection and Affordable Care Act [P.L. 111-148, 124 Stat. 119].

30. AUTHORITY

This contract is issued under authority of Title 18, Montana Code Annotated, and the Administrative Rules of Montana, Title 2, chapter 5.

31. SEVERABILITY CLAUSE

A declaration by any court or any other binding legal source that any provision of the contract is illegal and void shall not affect the legality and enforceability of any other provision of the contract, unless the provisions are mutually and materially dependent.

32. SCOPE, ENTIRE AGREEMENT, AND AMENDMENT

32.1 Contract. This contract consists of 11 numbered pages, Attachment A – Scope of Work and Attachment B – Supplemental Appraisal Instructions, Pages 12-17. In the case of a dispute or ambiguity arising between or among the documents, the order of precedence of document interpretation is the same.

32.2 Entire Agreement. These documents are the entire agreement of the parties. They supersede all prior agreements, representations, and understandings. Any amendment or modification must be in a written agreement signed by all the parties.

33. WAIVER

The State's waiver of any Contractor obligation or responsibility in a specific situation is not a waiver in a future similar situation or is not a waiver of any other Contractor obligation or responsibility.

34. EXECUTION

The parties through their authorized agents have executed this contract on the dates set out below.

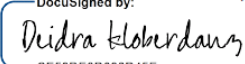
A scanned copy or facsimile copy of the original has the same force and effect as the original document.

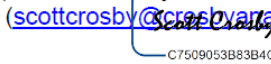
STATE OF MONTANA

CONTRACTOR

**Dept. Natural Resources & Conservation
Trust Land Management Division
PO Box 201601
1539 11th Avenue
Helena, MT 59620-1601**

**J. Scott Crosby
PO Box 742
Cowley, WY 82420
FEDERAL ID #:45-4815811**

BY: Deidra Kloberdanz REMB Chief
(Deidra Kloberdanz, Bureau Chief)

(Signature)
5/2/2024

BY: Scott Crosby Appraiser
(J. Scott Crosby of Crosby Analytics)

(Signature)
5/1/2024

ATTACHMENT A

Scope of Work for Appraisal of Potential Property Sale through the Land Banking Program

**DNRC TLMD Real Estate Management Bureau
Land Banking Program**

Scope of Work for the Appraisal of Potential Property Sale Through the Land Banking Program:
2024 Fergus Appraisal

CLIENT, INTENDED USERS, PURPOSE AND INTENDED USE:

The clients are the State of Montana, the Montana Board of Land Commissioners (Land Board) and the Department of Natural Resources and Conservation (DNRC). The intended users are the State of Montana, the Montana Board of Land Commissioners (Land Board), the Department of Natural Resources and Conservation (DNRC) and Lessee Charles Oke. 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. (12 C.F.R. § 34.42 (h)) Market value means the most probably price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

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 properties at a level that will allow the appraiser to render a credible opinion of value about the properties. 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.)

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 an Appraisal Report as per USPAP, that 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.

The subject property must be valued with the actual or hypothetical condition that the site has legal access. Parcels with no legal access will be appraised with the hypothetical condition of having legal access. For a parcel that lacks legal access, the appraiser is to:

- (A) provide a value with the hypothetical condition that the parcel has legal access;
- (B) if there are comparable sales available to provide a credible opinion of the value without legal access, the appraiser is to provide that value as well; and
- (C) if comparable sales are not available to provide a credible opinion of value without legal access, the appraiser will note the unavailability of sufficient sales data.

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. Comparable sales used should preferably be most recent sales available or be adjusted for market trends if appropriate. The comparable sales must be in reasonable proximity to the subject, preferably within the same county or a neighboring county. Use comparable sales of like properties.

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 Fergus County):

Sale #	Acres ±	Legal Description
2064	640±	All of Section 36, T19N-R26E

<p><u>Area Office Contact Information:</u> Jocce Hedrick, Lewistown Unit Manager 613 N.E. Main Street PO Box 1021 Lewistown, MT 59457-1021 Phone: (406) 535-1905 JHedrick@mt.gov</p>	<p><u>DNRC REMB CONTACT</u> Seth Goodwin, Lands Section Supervisor, DNRC FTLD Real Estate Management Bureau PO Box 201601 Helena, MT 59620-1601 Phone (406)444-4165 Seth.goodwin2@mt.gov</p>	<p><u>Lessees:</u> Sale 2064: Charles Oke - (586) 707-1778</p>
--	---	--

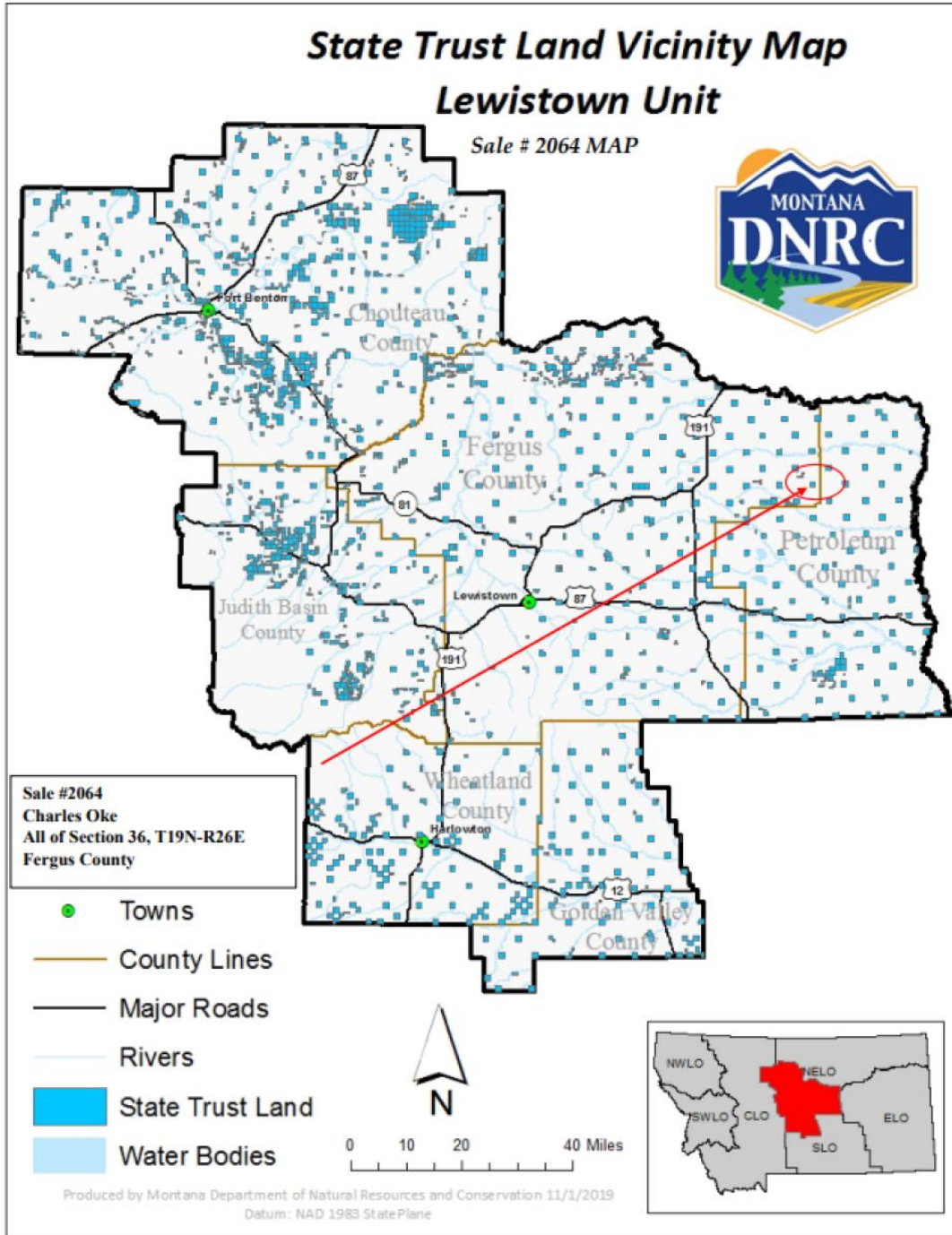
The following will be located in the body of the contract:

The appraisal report will be one document containing the parcel data and the analysis, opinions, and conclusions of value(s) for the parcel(s). If deemed necessary by the contractor rather than including the specific market data in the appraisal report, a separate addendum may be submitted containing the specific market data as a stand-alone document, which must be reviewed and accepted along with the appraisal, and may be returned to the appraiser for retention in his/her files upon request. The appraiser must submit an electronic copy as well as a printed copy of the appraisal report.

The definition of market value is that as defined in 12 C.F.R. § 34.42 (h).

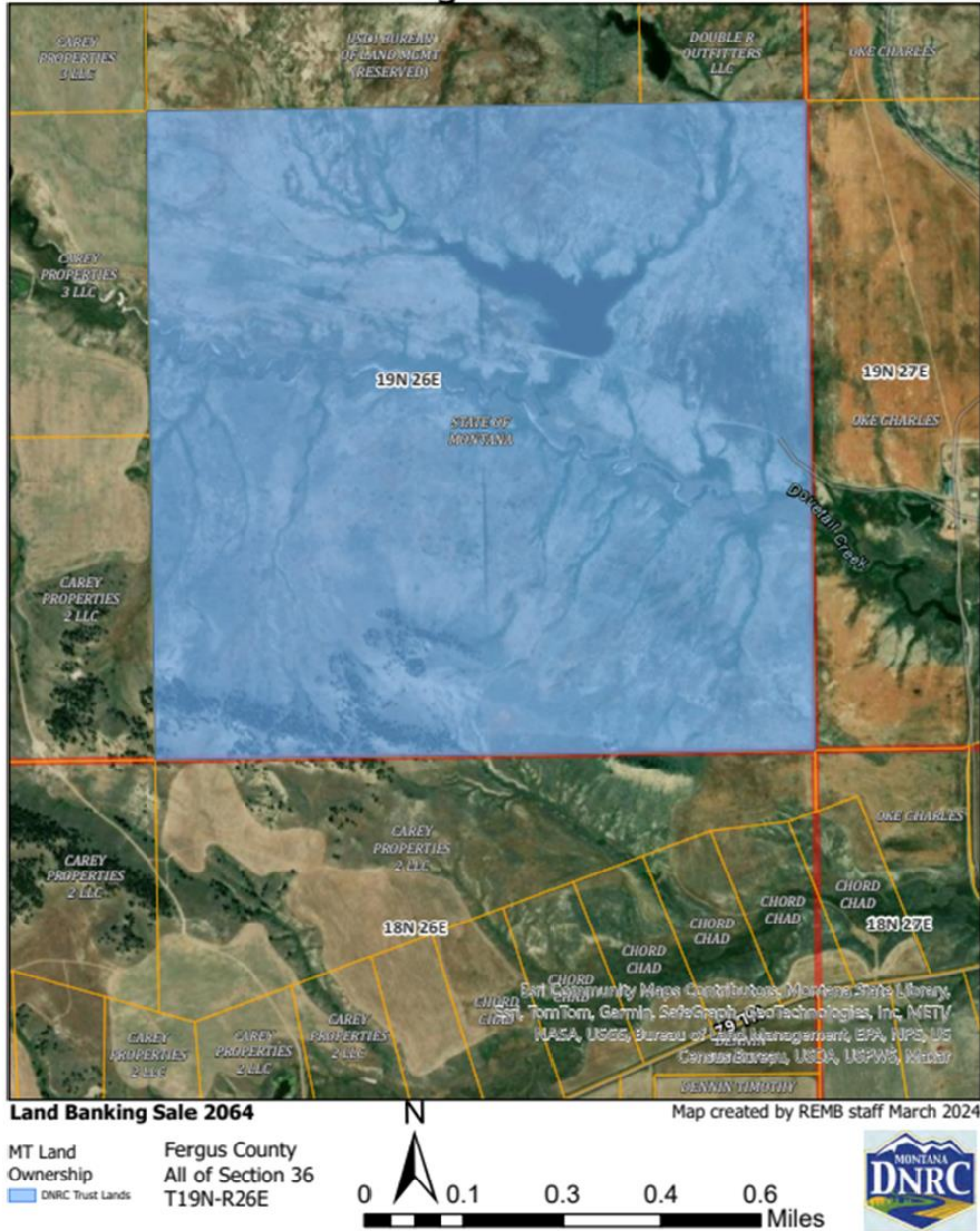
The DNRC will provide access to each state parcel record, as maintained by the land offices, including but not limited to aerial photos, land improvements, current lease data (lease #, name of lessee, AUMs, acres, costs, etc.), any known property issues, surveys (if any), and production history. The local land office will provide the contact information to the appraiser, if necessary, in order for the appraiser to obtain access to the property.

Location Map of Parcel



Land Banking Sale Parcel Map

Lewistown Unit - Sale No. 2064 Land Banking Sale Nomination



STATEMENT OF LAND STATUS

STATE OF MONTANA)
 : ss
County of Lewis & Clark)

Seth Goodwin , having first been duly sworn, deposes and says:

1. I am the custodian of the records for the Trust Land Management Division of the Montana Department of Natural Resources and Conservation;
2. I have examined the land records of the state of Montana on file in our office in Helena, Montana, that may affect title of the state of Montana in and to the following described real property:

**Section 36, Township 19 North, Range 26 East
containing 640 acres, more or less.**

Title vested in the State of Montana upon acceptance of the Plat of Survey dated January 8, 1915, by the General Land Office as evidenced by US Patent No. 1118626, as previously described in a conveyance to the State of Montana filed in the records of the Fergus County Clerk and Recorder's office on March 29, 1945, recorded in Volume 143 of Deeds, Page 176.

3. I have found no instrument, conveyance, encumbrance, lien for taxes, costs, interest, or judgment affecting the title of the State of Montana to the above-described property in the above-described land records, except for the following:

Ag & Grazing Lease No. 7589 issued March 1, 2016, to Jon O. and Connie R. Berg assigned March 21, 2023, to Charles Oke, and expiring February 28, 2026;

Land Use License No. 3333 issued December 7, 2015, to Jon Berg and expiring February 28, 2025, for a stock water pipeline and water storage tanks;

Recreational Use License No. SRUL-NELO-11-004-R001 issued May 3, 2023, to Under Wild Skies Outfitting, and expiring December 31, 2024, for Outfitting: Hunting Only, Exclusive;

Right of Way Deed No. D-12524 issued September 4, 2007, to Fergus Electric Cooperative, Inc., for an overhead electric distribution line;

Water Right No. 40C 21604-00 issued to Montana, State Board of Land Commissioners, Trust Land Management Division, with a priority date of July 1, 1915;

Water Right No. 40C 21603-00 issued to Montana, State Board of Land Commissioners, Trust Land Management Division, with a priority date of October 1, 1950;

Water Right No. 40C 21616-00 issued to Montana, State Board of Land Commissioners, Trust Land Management Division, with a priority date of August 1, 1963;

Water Right No 40C 30105120 issued to Montana, State Board of Land Commissioners, Trust Land Management Division, with a priority date of January 21, 2016.

Land Banking Sale No. 2064
Common Schools Trust

4. I have not reviewed any mineral locations made under the authority of the Revised Statutes of the United States;
5. Your use of this information is at your own risk, and confirms that DNRC will not be held liable for any errors or missing omissions contained in the content of this information.

This concludes the affidavit of Seth Goodwin.

DATED this 20th day of March, 2024

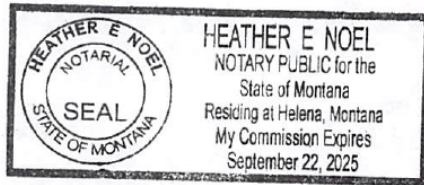
Seth Goodwin

Seth Goodwin, Lands Section Supervisor
Trust Land Management Division

State of Montana
County of Lewis & Clark

Signed and acknowledged before me on the date referenced above by Seth Goodwin.

[Signature]



Notary Public for the State of Montana.

Residing at Helena, Montana
My commission expires September 22, 2025

Land Banking Sale No. 2064
Common Schools Trust



State of Montana
Employment Standards Division
Board of Real Estate Appraisers

REA-RAG-LIC-8183

Status: **Active**
Expires: **03/31/2025**

This certificate verifies licensure as:

CERTIFIED GENERAL APPRAISER

With endorsements of:

* **REAL ESTATE APPRAISER MENTOR**

**CROSBY ANALYTICS
JESSE SCOTT CROSBY
310 S. DIVISION ST.
PO BOX 742
COWLEY, WY 82420**



Montana Department of
LABOR & INDUSTRY
RENEW OR VERIFY YOUR LICENSE AT:
<https://ebiz.mt.gov/pol>

Renew online at <https://ebiz.mt.gov/pol> by signing in with your username and password.

The renewal cycle opens 60 days prior to the expiration date on your current license.

Renew your license prior to your expiration date to avoid being charged a late fee(s).

Remember to maintain your online account information with a password, security question and a valid email address. You can update your account information by accessing the 'Account Management' link when logged in.

 **State of Montana**
Employment Standards Division
Board of Real Estate Appraisers

This certificate verifies licensure as:
CERTIFIED GENERAL APPRAISER

REA-RAG-LIC-13693
Status: **Active**
Expires: **03/31/2025**

**CROSBY ANALYTICS
VALERIE KIM CROSBY
PO BOX 742
COWLEY, WY 82420**

  Montana Department of
LABOR & INDUSTRY
RENEW OR VERIFY YOUR LICENSE AT:
<https://ebiz.mt.gov/pol>

Renew online at <https://ebiz.mt.gov/pol> by signing in with your username and password.
The renewal cycle opens 60 days prior to the expiration date on your current license.
Renew your license prior to your expiration date to avoid being charged a late fee(s).
Remember to maintain your online account information with a password, security question and a valid email address. You can update your account information by accessing the 'Account Management' link when logged in.

STATE OF MONTANA PROPERTY PHOTOGRAPHS

All Pictures Taken On 6-10-24 By Scott Crosby

PIC #1: RANGELAND – PIC TAKEN LOOKING WEST TO NORTHWEST



PIC #2: RANGELAND – PIC TAKEN LOOKING NORTH



PIC #3: RANGELAND – PIC TAKEN LOOKING SOUTH



PIC #4: RANGELAND - PIC TAKEN LOOKING NORTHWEST TO WEST



PIC #5: RANGELAND – PIC TAKEN LOOKING NORTH



PIC #6: RANGELAND – PIC TAKEN LOOKING WEST



PIC #7: RANGELAND – PIC TAKEN LOOKING NORTH



PIC #8: RANGELAND – PIC TAKEN LOOKING WEST



PIC #9: RANGELAND – PIC TAKEN LOOKING NORTH



PIC #10: RANGELAND – PIC TAKEN LOOKING NORTHEAST



PIC #11: RANGELAND – PIC TAKEN LOOKING EAST



PIC #12: RANGELAND – PIC TAKEN LOOKING SOUTHEAST



PIC #13: RANGELAND – PIC TAKEN LOOKING SOUTHEAST



PIC #14: RANGELAND – PIC TAKEN LOOKING SOUTHWEST



PIC #15: RANGELAND – PIC TAKEN LOOKING SOUTHEAST



PIC #16: RANGELAND/PRIARIE DOGS – PIC TAKEN LOOKING SOUTH



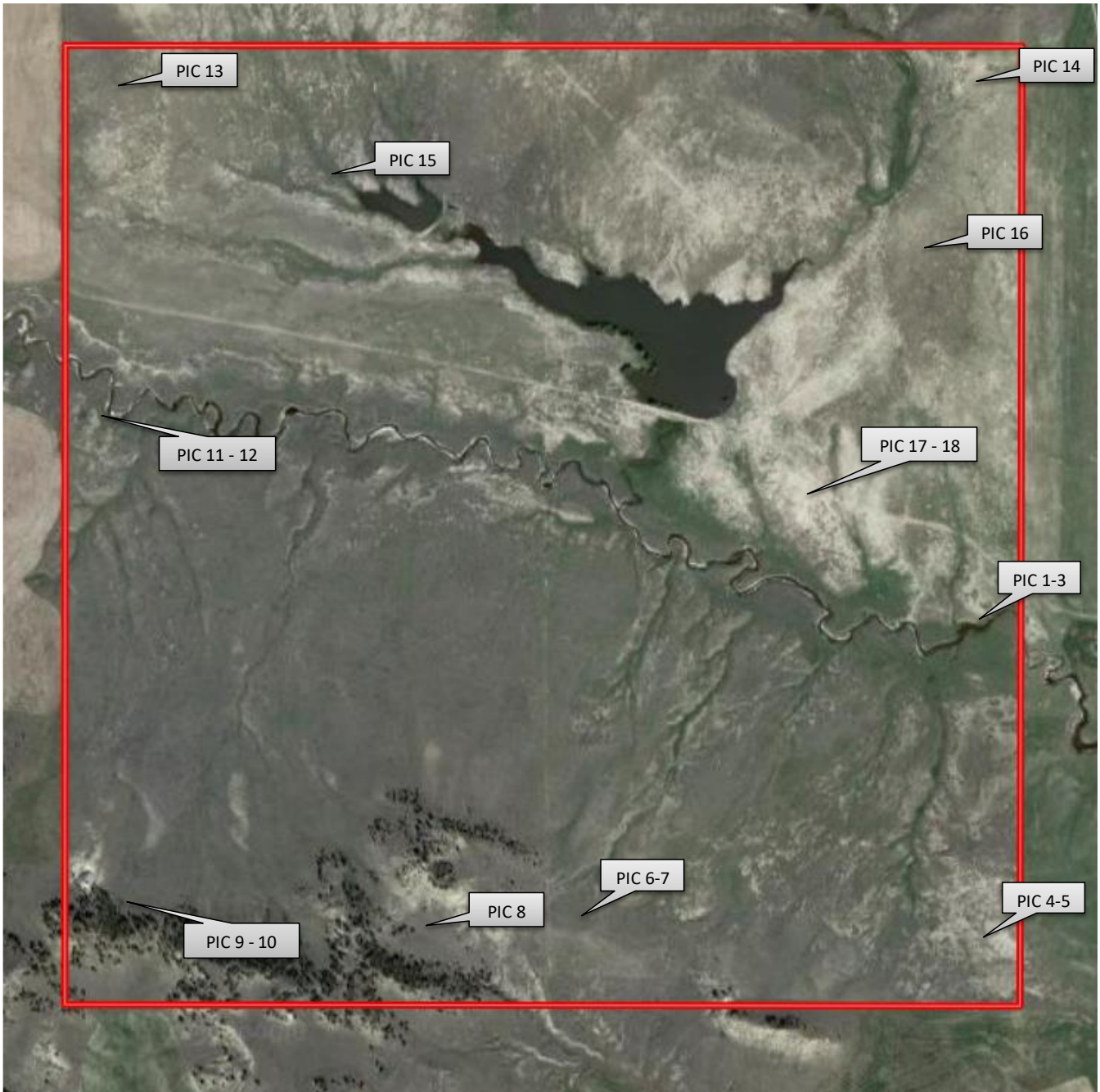
PIC #17: RANGELAND – PIC TAKEN LOOKING NORTHWEST



PIC #18: PROPERTY ACCESS ROAD – PIC TAKEN LOOKING SOUTHEAST



PICTURE LOCATION MAP



STATE OF MONTANA
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION
1424 9TH AVENUE P.O. BOX 201601 HELENA, MONTANA 59620-1601

GENERAL ABSTRACT

Water Right Number: 40C 21603-00 STATEMENT OF CLAIM
Version: 3 -- POST DECREE
Version Status: ACTIVE

Owners: MONTANA STATE BOARD OF LAND COMMISSIONERS
TRUST LAND MANAGEMENT DIVISION
PO BOX 201601
HELENA, MT 59620-1601

Priority Date: OCTOBER 1, 1950
Enforceable Priority Date: OCTOBER 1, 1950

Type of Historical Right: USE
Purpose (Use): STOCK

Maximum Flow Rate: A SPECIFIC FLOW RATE HAS NOT BEEN DECREED FOR THIS USE FROM THIS ONSTREAM RESERVOIR. THE FLOW RATE IS LIMITED TO THE MINIMUM AMOUNT HISTORICALLY NECESSARY TO SUSTAIN THIS PURPOSE.

Maximum Volume: THIS RIGHT INCLUDES THE AMOUNT OF WATER CONSUMPTIVELY USED FOR STOCK WATERING PURPOSES AT THE RATE OF 30 GALLONS PER DAY PER ANIMAL UNIT. ANIMAL UNITS SHALL BE BASED ON REASONABLE CARRYING CAPACITY AND HISTORICAL USE OF THE AREA SERVICED BY THIS WATER SOURCE.

Source Name: UNNAMED TRIBUTARY OF DOVETAIL CREEK
Source Type: SURFACE WATER

Point of Diversion and Means of Diversion:

<u>ID</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1		SENENW	36	19N	26E	FERGUS

Period of Diversion: JANUARY 1 TO DECEMBER 31

Diversion Means: DAM

Reservoir: ON STREAM

<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
	SENENW	36	19N	26E	FERGUS

Diversion to Reservoir: DIVERSION # 1

Dam Height: 11.00 FEET

Depth: 8.00 FEET

Surface Area: 1.40 ACRES

Current Capacity: 4.50 ACRE-FEET

SEE THE RESERVOIR QUESTIONNAIRE IN THE CLAIM FILE FOR ADDITIONAL RESERVOIR DATA.

Period of Use: JANUARY 1 to DECEMBER 31

Place of Use:

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
-----------	--------------	-----------------	----------------	------------	------------	------------	---------------

1

NENW 36 19N 26E FERGUS

Remarks:

STATE OF MONTANA
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION
1424 9TH AVENUE P.O. BOX 201601 HELENA, MONTANA 59620-1601

GENERAL ABSTRACT

Water Right Number: 40C 30105120 GROUND WATER CERTIFICATE

Version: 1 -- ORIGINAL RIGHT

Version Status: ACTIVE

Owners: CHARLES OKE
448 SAVOIE DR
PALM BEACH GARDENS, FL 33410-1606

MONTANA STATE BOARD OF LAND COMMISSIONERS
TRUST LAND MANAGEMENT DIVISION
PO BOX 201601
HELENA, MT 59620-1601

Priority Date: JANUARY 21, 2016 at 12:37 P.M.

Enforceable Priority Date: JANUARY 21, 2016 at 12:37 P.M.

Purpose (Use): STOCK

Maximum Flow Rate: 15.00 GPM

Maximum Volume: 9.35 AC-FT

Source Name: GROUNDWATER

Source Type: GROUNDWATER

Point of Diversion and Means of Diversion:

<u>ID</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1	4	NENWNW	6	18N	27E	FERGUS

Period of Diversion: JANUARY 1 TO DECEMBER 31

Diversion Means: WELL

Well Depth: 2,222.00 FEET

Casing Diameter: 7.00 INCHES

Well Location: 38 PONDEROSA RANCH

Purpose (Use): STOCK

Volume: 9.35 AC-FT

Period of Use: JANUARY 1 to DECEMBER 31

Place of Use:

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1		4	NENWNW	6	18N	27E	FERGUS
2			SENWNW	36	19N	26E	FERGUS
3			SENWNE	27	19N	26E	FERGUS
4			SENWNE	27	19N	26E	FERGUS
5			NWNENE	22	19N	26E	FERGUS
6			SENE	15	19N	26E	FERGUS
7			NESWNE	14	19N	26E	FERGUS

8		E2E2SE	14	19N	26E	FERGUS
9		NWSESW	13	19N	26E	FERGUS
10		SEWNNE	13	19N	26E	FERGUS
11	4	S2S2SW	18	19N	27E	FERGUS
12		N2N2NW	17	19N	27E	PETROLEUM
13		NENENE	17	19N	27E	PETROLEUM
Geocodes/Valid:		00-0000-00-0-00-00-0000 - Y				00-0000-00-0-00-00-0001 - Y
		00-0000-00-0-00-00-0002 - Y				08-2805-06-2-02-02-0000 - Y
		08-2921-13-1-01-01-0000 - Y				08-2921-14-1-01-01-0000 - Y
		08-2921-15-1-01-01-0000 - Y				08-2921-22-1-01-01-0000 - Y
		08-2922-18-3-03-01-0000 - Y				55-2923-17-1-01-01-0000 - Y

Remarks:

OWNERSHIP UPDATE RECEIVED

OWNERSHIP UPDATE TYPE 608 # 247311 RECEIVED 01/23/2023.

STATE OF MONTANA
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION
1424 9TH AVENUE P.O. BOX 201601 HELENA, MONTANA 59620-1601

GENERAL ABSTRACT

Water Right Number: 40C 21616-00 STATEMENT OF CLAIM
Version: 3 -- POST DECREE
Version Status: ACTIVE

Owners: MONTANA STATE BOARD OF LAND COMMISSIONERS
TRUST LAND MANAGEMENT DIVISION
PO BOX 201601
HELENA, MT 59620-1601

Priority Date: AUGUST 1, 1963
Enforceable Priority Date: AUGUST 1, 1963

Type of Historical Right: USE

Purpose (Use): STOCK

Maximum Flow Rate: A SPECIFIC FLOW RATE HAS NOT BEEN DECREED FOR THIS USE FROM THIS ONSTREAM RESERVOIR. THE FLOW RATE IS LIMITED TO THE MINIMUM AMOUNT HISTORICALLY NECESSARY TO SUSTAIN THIS PURPOSE.

Maximum Volume: THIS RIGHT INCLUDES THE AMOUNT OF WATER CONSUMPTIVELY USED FOR STOCK WATERING PURPOSES AT THE RATE OF 30 GALLONS PER DAY PER ANIMAL UNIT. ANIMAL UNITS SHALL BE BASED ON REASONABLE CARRYING CAPACITY AND HISTORICAL USE OF THE AREA SERVICED BY THIS WATER SOURCE.

Source Name: UNNAMED TRIBUTARY OF DOVETAIL CREEK
Source Type: SURFACE WATER

Point of Diversion and Means of Diversion:

<u>ID</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1		SWNE	36	19N	26E	FERGUS

Period of Diversion: JANUARY 1 TO DECEMBER 31

Diversion Means: DAM

Reservoir: ON STREAM

<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
	SWNE	36	19N	26E	FERGUS

Diversion to Reservoir: DIVERSION # 1

Dam Height: 13.00 FEET

Depth: 10.00 FEET

Surface Area: 22.00 ACRES

Current Capacity: 88.00 ACRE-FEET

SEE THE RESERVOIR QUESTIONNAIRE IN THE CLAIM FILE FOR ADDITIONAL RESERVOIR DATA.

Period of Use: JANUARY 1 to DECEMBER 31

Place of Use:

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
-----------	--------------	-----------------	----------------	------------	------------	------------	---------------

1

SWNE 36 19N 26E FERGUS

Remarks:

STATE OF MONTANA
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION
1424 9TH AVENUE P.O. BOX 201601 HELENA, MONTANA 59620-1601

GENERAL ABSTRACT

Water Right Number: 40C 21604-00 STATEMENT OF CLAIM
Version: 2 -- REEXAMINED
Version Status: ACTIVE

Owners: MONTANA STATE BOARD OF LAND COMMISSIONERS
 TRUST LAND MANAGEMENT DIVISION
 PO BOX 201601
 HELENA, MT 59620-1601

Priority Date: JULY 1, 1915
Enforceable Priority Date: JULY 1, 1915

Type of Historical Right: USE

Purpose (Use): STOCK

Maximum Flow Rate: 15.00 GPM

Maximum Volume: THIS RIGHT INCLUDES THE AMOUNT OF WATER CONSUMPTIVELY USED FOR STOCK WATERING PURPOSES AT THE RATE OF 30 GALLONS PER DAY PER ANIMAL UNIT. ANIMAL UNITS SHALL BE BASED ON REASONABLE CARRYING CAPACITY AND HISTORICAL USE OF THE AREA SERVICED BY THIS WATER SOURCE.

Source Name: GROUNDWATER
Source Type: GROUNDWATER

Point of Diversion and Means of Diversion:

<u>ID</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1		NWNWSW	36	19N	26E	FERGUS

Period of Diversion: JANUARY 1 TO DECEMBER 31
Diversion Means: WELL

Period of Use: JANUARY 1 to DECEMBER 31
Place of Use:

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1			NWNWSW	36	19N	26E	FERGUS

Remarks:
 STARTING IN 2008, PERIOD OF DIVERSION WAS ADDED TO MOST CLAIM ABSTRACTS, INCLUDING THIS ONE.

LAND MIX ADJUSTMENT FOR SUBJECT PROPERTY

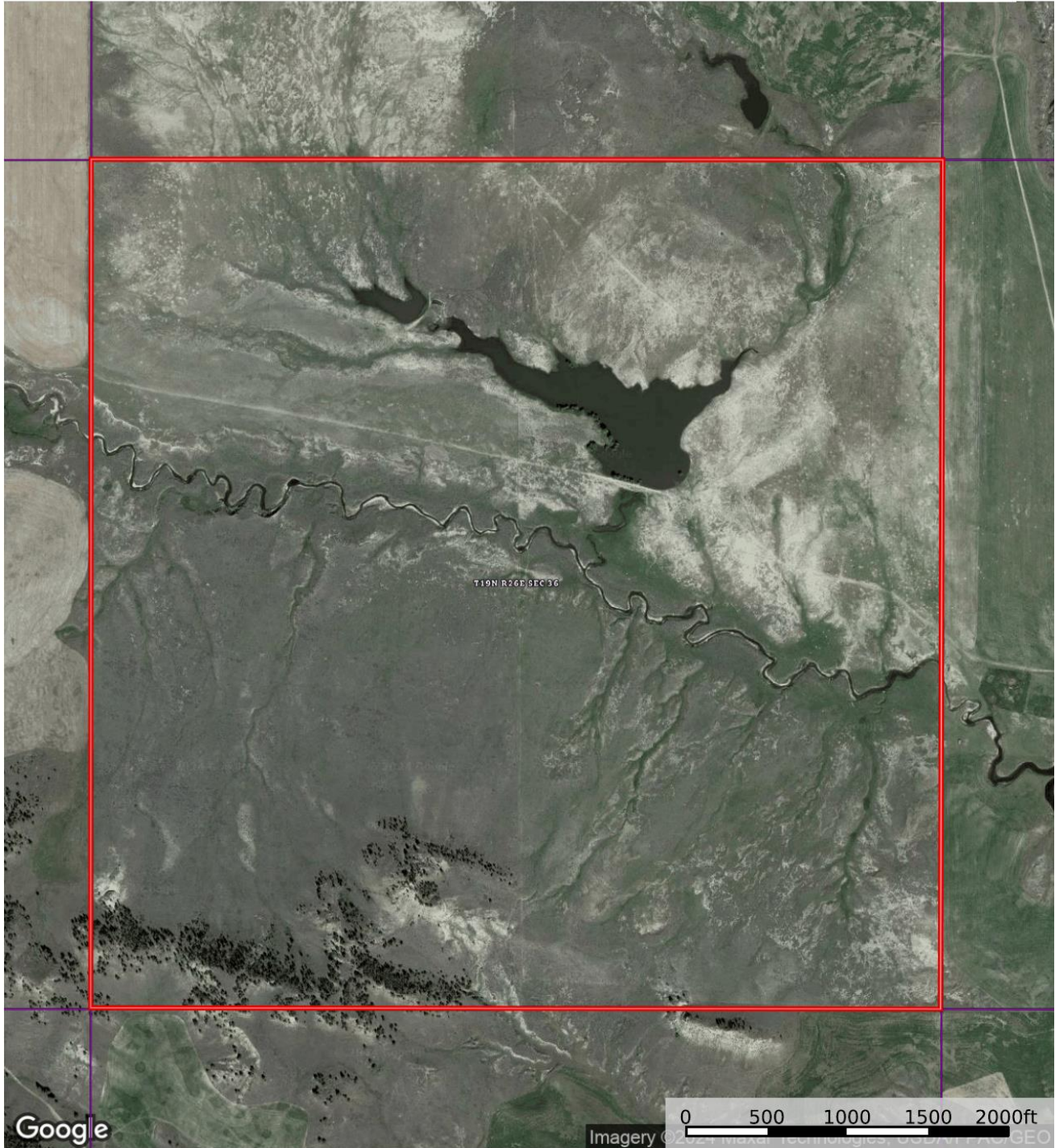
Sale #1	Sale		Value		Total	Subject	Subject		%	Value	
Category	Acres	Per Acre				Category	Acres	Total	Per Acre	Total	
RANGELAND	2,319.91	\$ 1,040.00		\$ 2,412,706	RANGELAND	640.00	100.00%	\$ 1,040.00	\$ 1,040		
DRY CROPLAND	-	\$ 0.00		\$ -	DRY CROPLAND	-	0.00%	\$ 0.00	\$ 0		
IRRIGATED CROP	-	\$ 0.00		\$ -	IRRIGATED CROP	-	0.00%	\$ 0.00	\$ 0		
HAYLAND	-	\$ 0.00		\$ -	HAYLAND	-	0.00%	\$ 0.00	\$ 0		
TAME PASTURE	-	\$ 0.00		\$ -	TAME PASTURE	-	0.00%	\$ 0.00	\$ 0		
RIVER BOTTOM	-	\$ 0.00		\$ -	RIVER BOTTOM	-	0.00%	\$ 0.00	\$ 0		
OTHER	-	\$ 0.00		\$ -	OTHER	-	0.00%	\$ 0.00	\$ 0		
STATE/FEDERAL LEASE	-	\$ 47.59		\$ 110,445	STATE/FEDERAL LEASE	-	0.00%	\$ 0.00	\$ 0		
FARMSTEAD	1.0	\$ 1,040.00		\$ 1,040	FARMSTEAD	-	0.00%	\$ 1,040.00	\$ 0		
TOTAL	2,320.91	\$ 1,087.59		\$ 2,524,191	TOTAL	640.00	100.00%	\$ 1.63	\$ 1,040		
LAND MIX ADJUSTMENT					(\$ 48)						
Sale #1 Improvements	Utility	Cond.	Size	\$/Unit	Contrib. Value	Subject Improvements	Utility	Cond.	Size	\$/Unit	Contrib. Value
CABIN	A	F	800	32.00	\$ 25,600						
SITE IMPROVEMENTS			1	10000.00	\$ 10,000						
				0.00	\$ 0						
				0.00	\$ 0						
				0.00	\$ 0						
				0.00	\$ 0						
				0.00	\$ 0						
				0.00	\$ 0						
				0.00	\$ 0						
				0.00	\$ 0						
				0.00	\$ 0						
				0.00	\$ 0						
TOTAL			Per Acre	\$ 15.34	\$ 35,600	TOTAL			Per Acre	\$ -	\$ -
IMPROVEMENT ADJUSTMENT					(\$ 15)						
Sale #2	Sale		Value		Total	Subject	Subject		%	Value	
Category	Acres	Per Acre				Category	Acres	Total	Per Acre	Total	
RANGELAND	240.00	\$ 1,083.00		\$ 259,920	RANGELAND	640.00	100.00%	\$ 1,083.00	\$ 1,083		
DRY CROPLAND	-	\$ 0.00		\$ -	DRY CROPLAND	-	0.00%	\$ 0.00	\$ 0		
IRRIGATED CROP	-	\$ 0.00		\$ -	IRRIGATED CROP	-	0.00%	\$ 0.00	\$ 0		
HAYLAND	-	\$ 0.00		\$ -	HAYLAND	-	0.00%	\$ 0.00	\$ 0		
TAME PASTURE	-	\$ 0.00		\$ -	TAME PASTURE	-	0.00%	\$ 0.00	\$ 0		
RIVER BOTTOM	-	\$ 0.00		\$ -	RIVER BOTTOM	-	0.00%	\$ 0.00	\$ 0		
OTHER	-	\$ 0.00		\$ -	OTHER	-	0.00%	\$ 0.00	\$ 0		
STATE/FEDERAL LEASE	-	\$ 0.00		\$ -	STATE/FEDERAL LEASE	-	0.00%	\$ -	\$ 0		
FARMSTEAD	-	\$ 0.00		\$ -	FARMSTEAD	-	0.00%	\$ 0.00	\$ 0		
TOTAL	240.00	\$ 1,083.00		\$ 259,920	TOTAL	640.00	100.00%	\$ 1.69	\$ 1,083		
LAND MIX ADJUSTMENT					\$ 0						
Sale #2 Improvements	Utility	Cond.	Size	\$/Unit	Contrib. Value	Subject Improvements	Utility	Cond.	Size	\$/Unit	Contrib. Value
CABIN	F	F	240	42.00	\$ 10,080		0	0	0	-	\$ -
CABIN	F	F	240	42.00	\$ 10,080		0	0	0	-	\$ -
				0.00	\$ 0		0	0	0	-	\$ -
				0.00	\$ 0		0	0	0	-	\$ -
				0.00	\$ 0		0	0	0	-	\$ -
				0.00	\$ 0		0	0	0	-	\$ -
				0.00	\$ 0		0	0	0	-	\$ -
				0.00	\$ 0		0	0	0	-	\$ -
				0.00	\$ 0		0	0	0	-	\$ -
				0.00	\$ 0		0	0	0	-	\$ -
				0.00	\$ 0		0	0	0	-	\$ -
				0.00	\$ 0		0	0	0	-	\$ -
TOTAL			Per Acre	\$ 84.00	\$ 20,160	TOTAL			Per Acre	\$ -	\$ -
IMPROVEMENT ADJUSTMENT					(\$ 84)						

Sale #3		Value				Subject		Subject		%		Value	
Category	Acres	Per Acre		Total	Category	Acres	Total	Per Acre	Total				
RANGELAND	240.17	\$ 1,124.00		\$ 269,951	RANGELAND	640.00	100.00%	\$ 1,124.00	\$ 1,124				
DRY CROPLAND	-	\$ 0.00		\$ -	DRY CROPLAND	-	0.00%	\$ 0.00	\$ 0				
IRRIGATED CROP	-	\$ 0.00		\$ -	IRRIGATED CROP	-	0.00%	\$ 0.00	\$ 0				
HAYLAND	-	\$ 0.00		\$ -	HAYLAND	-	0.00%	\$ 0.00	\$ 0				
TAME PASTURE	-	\$ 0.00		\$ -	TAME PASTURE	-	0.00%	\$ 0.00	\$ 0				
RIVER BOTTOM	-	\$ 0.00		\$ -	RIVER BOTTOM	-	0.00%	\$ 0.00	\$ 0				
OTHER	-	\$ 0.00		\$ -	OTHER	-	0.00%	\$ 0.00	\$ 0				
STATE/FEDERAL LEASE	-	\$ -		\$ -	STATE/FEDERAL LEASE	-	0.00%	\$ -	\$ 0				
FARMSTEAD	-	\$ 0.00		\$ -	FARMSTEAD	-	0.00%	\$ 0.00	\$ 0				
TOTAL	240.17	\$ 1,124.00		\$ 269,951	TOTAL	640.00	100.00%	\$ 1.76	\$ 1,124				
LAND MIX ADJUSTMENT				\$ 0									
Sale #3 Improvements	Utility	Cond.	Size	\$/Unit	Contrib. Value	Subject Improvements	Utility	Cond.	Size	\$/Unit	Contrib. Value		
CABIN	A	A	384	65.00	\$ 24,960		0	0	0	-	\$ -		
				0.00	\$ 0		0	0	0	-	\$ -		
				0.00	\$ 0		0	0	0	-	\$ -		
				0.00	\$ 0		0	0	0	-	\$ -		
				0.00	\$ 0		0	0	0	-	\$ -		
				0.00	\$ 0		0	0	0	-	\$ -		
				0.00	\$ 0		0	0	0	-	\$ -		
				0.00	\$ 0		0	0	0	-	\$ -		
				0.00	\$ 0		0	0	0	-	\$ -		
				0.00	\$ 0		0	0	0	-	\$ -		
				0.00	\$ 0		0	0	0	-	\$ -		
				0.00	\$ 0		0	0	0	-	\$ -		
TOTAL			Per Acre	\$ 103.93	\$ 24,960	TOTAL			Per Acre	\$ -	\$ -		
IMPROVEMENT ADJUSTMENT				(\$ 104)									
Sale #4		Value				Subject		Subject		%		Value	
Category	Acres	Per Acre		Total	Category	Acres	Total	Per Acre	Total				
RANGELAND	560.00	\$ 746.00		\$ 417,760	RANGELAND	640.00	100.00%	\$ 746.00	\$ 746				
DRY CROPLAND	-	\$ 0.00		\$ -	DRY CROPLAND	-	0.00%	\$ 0.00	\$ 0				
IRRIGATED CROP	-	\$ 0.00		\$ -	IRRIGATED CROP	-	0.00%	\$ 0.00	\$ 0				
HAYLAND	-	\$ 0.00		\$ -	HAYLAND	-	0.00%	\$ 0.00	\$ 0				
TAME PASTURE	-	\$ 0.00		\$ -	TAME PASTURE	-	0.00%	\$ 0.00	\$ 0				
RIVER BOTTOM	-	\$ 0.00		\$ -	RIVER BOTTOM	-	0.00%	\$ 0.00	\$ 0				
OTHER	-	\$ 0.00		\$ -	OTHER	-	0.00%	\$ 0.00	\$ 0				
STATE/FEDERAL LEASE	-	\$ -		\$ -	STATE/FEDERAL LEASE	-	0.00%	\$ -	\$ 0				
FARMSTEAD	-	\$ 0.00		\$ -	FARMSTEAD	-	0.00%	\$ 0.00	\$ 0				
TOTAL	560.00	\$ 746.00		\$ 417,760	TOTAL	640.00	100.00%	\$ 1.17	\$ 746				
LAND MIX ADJUSTMENT				\$ 0									
Sale #4 Improvements	Utility	Cond.	Size	\$/Unit	Contrib. Value	Subject Improvements	Utility	Cond.	Size	\$/Unit	Contrib. Value		
				0.00	\$ 0		0	0	0	-	\$ -		
				0.00	\$ 0		0	0	0	-	\$ -		
				0.00	\$ 0		0	0	0	-	\$ -		
				0.00	\$ 0		0	0	0	-	\$ -		
				0.00	\$ 0		0	0	0	-	\$ -		
				0.00	\$ 0		0	0	0	-	\$ -		
				0.00	\$ 0		0	0	0	-	\$ -		
				0.00	\$ 0		0	0	0	-	\$ -		
				0.00	\$ 0		0	0	0	-	\$ -		
				0.00	\$ 0		0	0	0	-	\$ -		
				0.00	\$ 0		0	0	0	-	\$ -		
				0.00	\$ 0		0	0	0	-	\$ -		
				0.00	\$ 0		0	0	0	-	\$ -		
TOTAL			Per Acre	\$ -	\$ 0	TOTAL			Per Acre	\$ -	\$ -		
IMPROVEMENT ADJUSTMENT				\$ 0									

Sale #5		Value		Total		Subject		Subject		%		Value	
Category	Acres	Per Acre			Total	Category	Acres	Total	Per Acre	Total			Total
RANGELAND	320.00	\$ 1,484.00			\$ 474,880	RANGELAND	640.00	100.00%	\$ 1,484.00	\$ 1,484			
DRY CROPLAND	-	\$ 0.00			\$ -	DRY CROPLAND	-	0.00%	\$ 0.00	\$ 0			
IRRIGATED CROP	-	\$ 0.00			\$ -	IRRIGATED CROP	-	0.00%	\$ 0.00	\$ 0			
HAYLAND	-	\$ 0.00			\$ -	HAYLAND	-	0.00%	\$ 0.00	\$ 0			
TAME PASTURE	-	\$ 0.00			\$ -	TAME PASTURE	-	0.00%	\$ 0.00	\$ 0			
RIVER BOTTOM	-	\$ 0.00			\$ -	RIVER BOTTOM	-	0.00%	\$ 0.00	\$ 0			
OTHER	-	\$ 0.00			\$ -	OTHER	-	0.00%	\$ 0.00	\$ 0			
STATE/FEDERAL LEASE	-	\$ -			\$ -	STATE/FEDERAL LEASE	-	0.00%	\$ -	\$ 0			
FARMSTEAD	-	\$ 0.00			\$ -	FARMSTEAD	-	0.00%	\$ 0.00	\$ 0			
TOTAL	320.00	\$ 1,484.00			\$ 474,880	TOTAL	640.00	100.00%	\$ 2.32	\$ 1,484			
LAND MIX ADJUSTMENT				\$ 0									
Sale #5 Improvements	Utility	Cond.	Size	\$/Unit	Contrib. Value	Subject Improvements	Utility	Cond.	Size	\$/Unit	Contrib. Value		
				0.00	\$ 0		0	0	-	0.00	-		
				0.00	\$ 0		0	0	-	0.00	-		
				0.00	\$ 0		0	0	-	0.00	-		
				0.00	\$ 0		0	0	-	0.00	-		
				0.00	\$ 0		0	0	-	0.00	-		
				0.00	\$ 0		0	0	-	0.00	-		
				0.00	\$ 0		0	0	-	0.00	-		
				0.00	\$ 0		0	0	-	0.00	-		
				0.00	\$ 0		0	0	-	0.00	-		
				0.00	\$ 0		0	0	-	0.00	-		
TOTAL			Per Acre	\$ -	\$ 0	TOTAL			Per Acre	\$ -	\$ -		
IMPROVEMENT ADJUSTMENT				\$ 0									
Sale #6		Value		Total		Subject		Subject		%		Value	
Category	Acres	Per Acre			Total	Category	Acres	Total	Per Acre	Total			Total
RANGELAND	320.00	\$ 625.00			\$ 200,000	RANGELAND	640.00	100.00%	\$ 625.00	\$ 625			
DRY CROPLAND	-	\$ 0.00			\$ -	DRY CROPLAND	-	0.00%	\$ 0.00	\$ 0			
IRRIGATED CROP	-	\$ 0.00			\$ -	IRRIGATED CROP	-	0.00%	\$ 0.00	\$ 0			
HAYLAND	-	\$ 0.00			\$ -	HAYLAND	-	0.00%	\$ 0.00	\$ 0			
TAME PASTURE	-	\$ 0.00			\$ -	TAME PASTURE	-	0.00%	\$ 0.00	\$ 0			
RIVER BOTTOM	-	\$ 0.00			\$ -	RIVER BOTTOM	-	0.00%	\$ 0.00	\$ 0			
OTHER	-	\$ 0.00			\$ -	OTHER	-	0.00%	\$ 0.00	\$ 0			
STATE/FEDERAL LEASE	-	\$ -			\$ -	STATE/FEDERAL LEASE	-	0.00%	\$ -	\$ 0			
FARMSTEAD	-	\$ 0.00			\$ -	FARMSTEAD	-	0.00%	\$ 0.00	\$ 0			
TOTAL	320.00	\$ 625.00			\$ 200,000	TOTAL	640.00	100.00%	\$ 0.98	\$ 625			
LAND MIX ADJUSTMENT				\$ 0									
Sale #6 Improvements	Utility	Cond.	Size	\$/Unit	Contrib. Value	Subject Improvements	Utility	Cond.	Size	\$/Unit	Contrib. Value		
				0.00	\$ 0		0	0	-	0.00	\$ -		
				0.00	\$ 0		0	0	-	0.00	\$ -		
				0.00	\$ 0		0	0	-	0.00	\$ -		
				0.00	\$ 0		0	0	-	0.00	\$ -		
				0.00	\$ 0		0	0	-	0.00	\$ -		
				0.00	\$ 0		0	0	-	0.00	\$ -		
				0.00	\$ 0		0	0	-	0.00	\$ -		
				0.00	\$ 0		0	0	-	0.00	\$ -		
				0.00	\$ 0		0	0	-	0.00	\$ -		
				0.00	\$ 0		0	0	-	0.00	\$ -		
				0.00	\$ 0		0	0	-	0.00	\$ -		
TOTAL			Per Acre	\$ -	\$ 0	TOTAL			Per Acre	\$ -	\$ -		
IMPROVEMENT ADJUSTMENT				\$ 0									

PROPERTY MAP

State of Montana Sale #2064
Fergus County, Montana, AC +/-



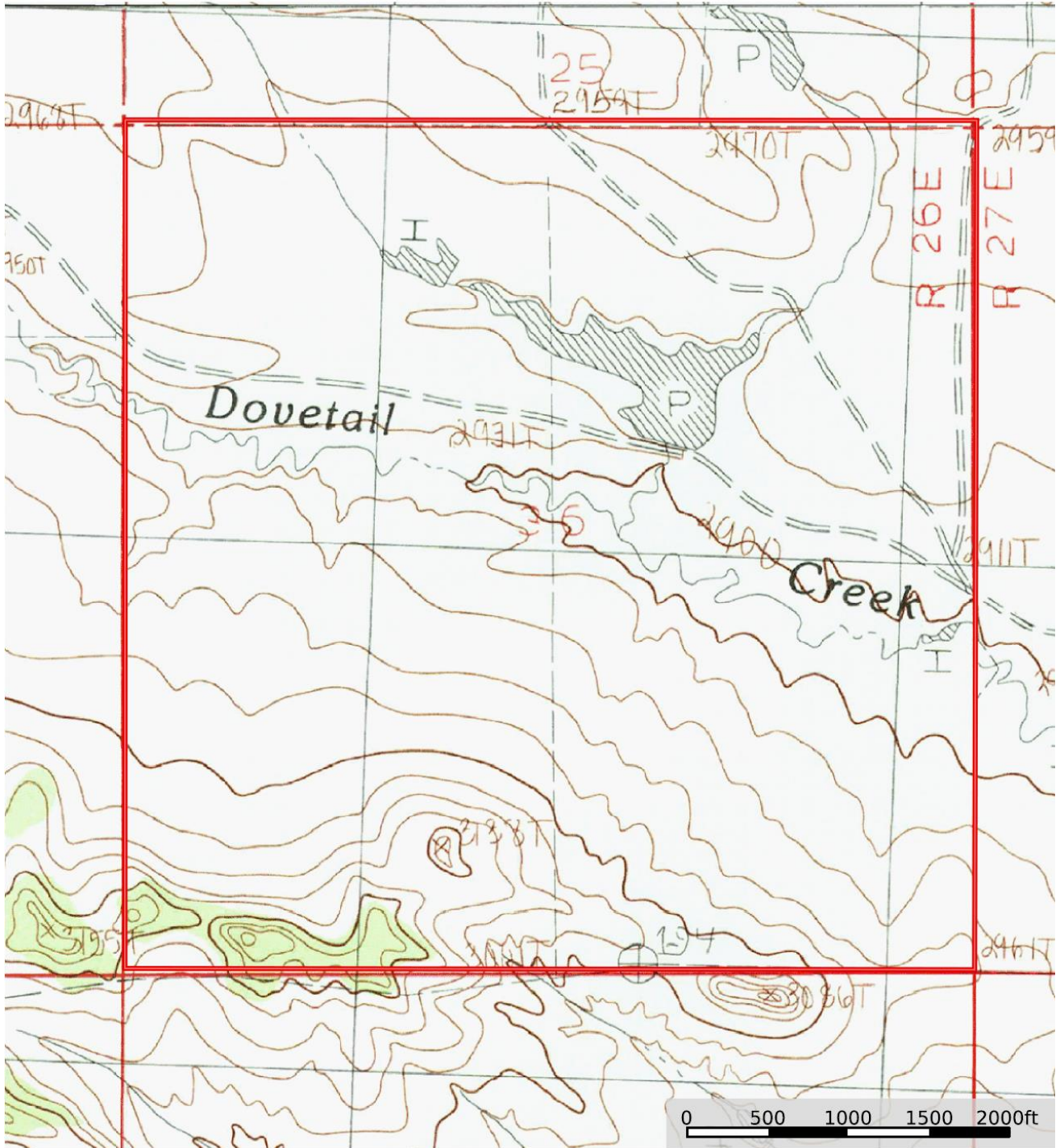
Distance Boundary

Scott Crosby
scottcrosby@crosbyanalytics.com

id The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

TOPO MAP

State of Montana Sale #2064
Fergus County, Montana, AC +/-



Distance Boundary

Scott Crosby
scottcrosby@crosbyanalytics.com

id The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

SOILS MAP

State of Montana Sale #2064
Fergus County, Montana, AC +/-



 Boundary

Scott Crosby
scottcrosby@crosbyanalytics.com

 The information contained herein was obtained from sources deemed to be reliable. **id**™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

|  Boundary 640.11 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
113	Gerdrum-Absher complex, 2 to 8 percent slopes	276.07	43.13	0	8	6e
281	Yawdim-Abor-Rentsac complex, 8 to 60 percent slopes	94.14	14.71	0	3	7e
91	Evanston loam, 2 to 8 percent slopes	76.24	11.91	0	18	3e
51	Creed-Gerdrum complex, 0 to 2 percent slopes	53.54	8.36	0	13	4s
9	Absher-Nobe complex, 0 to 4 percent slopes	47.83	7.47	0	1	7s
118	Havre and Harlem soils, occasionally flooded	43.49	6.79	0	19	6w
279	Yamac-Delpoint-Yawdim complex, 4 to 25 percent slopes	17.04	2.66	0	14	6e
149	Linnet clay loam, 0 to 2 percent slopes	11.72	1.83	0	18	3e
295	Water	11.2	1.75	0	-	-
52	Creed-Gerdrum complex, 2 to 8 percent slopes	7.98	1.25	0	13	4e
141	Kobase silty clay loam, 2 to 8 percent slopes	0.86	0.13	0	19	3e
TOTALS		640.11(*)	100%	-	9.38	5.61

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water


COMPARABLE SALES LOCATION MAP

State of Montana Sale #2064 Comparable Sales Location
Fergus County, Montana, AC +/-



 Sale  Boundary

Scott Crosby
scottcrosby@crobianalytics.com

 The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Exposure Time

When analyzing sales to determine an exposure time for the subject, sales were sought that had influences like the subject. There were 90 sales analyzed. The following is the analysis:

Number of Sales Analyzed	90
Max Months on Market	25.00
Min Months on Market	0.07
Mean Months	5.15
Median Months	3

Out of these 90 sales, only 11 were over 12 months (25, 18.67, 15, 20.03, 19, 21.53, 18, 22.5, 21.83, 21.23, 19.37).

Market Adjustment Support									
Prior Sale Date	Sales Price	Current Sale Date	Sales Price	HBU	County	Sale Terms	Buyer Motivation	Acreage	Growth Rate
5/28/2021	\$ 4,100,000	12/28/2022	\$ 4,550,000	Ag/Rec	Rosebud	Cash	Open Market	4,565.98	6.78%
4/30/2020	\$ 1,200,000	11/15/2023	\$ 1,600,000	Ag/Rec	Custer	Cash	Open Market	1,831.20	8.34%
10/14/2015	\$ 950,000	9/9/2022	\$ 1,350,000	Ag/Rec	Yellowstone	Cash	Open Market	1,980.55	5.21%
10/15/2013	\$ 1,250,000	6/1/2022	\$ 2,000,000	Ag/Rec	Golden Valley	Cash	Open Market	2,261.26	5.57%
4/8/2013	\$ 385,000	9/28/2020	\$ 500,000	Ag/Rec	Chouteau	Cash	Open Market	800.00	3.58%
3/13/2007	\$ 875,000	10/30/2020	\$ 1,600,000	Ag/Rec	Carter	Cash	Open Market	2,080.00	4.54%
5/5/2015	\$ 550,000	5/27/2020	\$ 705,000	Ag/Rec	Golden Valley	Cash	Open Market	891.47	5.09%
11/1/2012	\$ 2,408,186	5/29/2020	\$ 3,150,000	Ag/Rec	Powder River	Cash	Open Market	4,658.00	3.64%
4/8/2019	\$ 11,500,000	1/20/2021	\$ 12,250,000	Ag/Rec	Golden Valley	Cash	Open Market	8,380.62	4.07%
11/5/2013	\$ 2,840,916	12/30/2021	\$ 3,150,000	Ag/Rec	Big Horn	Cash	Open Market	2,474.38	1.29%
5/22/2017	\$ 750,000	5/25/2021	\$ 960,000	Ag/Rec	Custer	Cash	Open Market	1,590.45	6.37%
11/1/2012	\$ 2,660,590	3/10/2022	\$ 5,250,000	Ag/Rec	Powder River	Cash	Open Market	4,701.40	7.55%
4/27/2011	\$ 1,676,000	12/29/2021	\$ 2,787,233	Ag/Rec	Carbon	Cash	Open Market	1,396.67	4.88%
2/7/2018	\$ 1,650,000	2/1/2023	\$ 2,300,000	Ag/Rec	Powder River	Cash	Open Market	2,720.00	6.87%
5/29/2020	\$ 3,150,000	7/12/2023	\$ 3,875,000	Ag/Rec	Powder River	Cash	Open Market	4,642.00	9.98%
11/3/2021	\$ 9,100,000	2/22/2024	\$ 9,250,000	Ag/Rec	Golden Valley	Cash	Open Market	6,400.23	0.73%
3/11/2015	\$ 2,600,000	3/9/2021	\$ 2,980,000	Ag/Rec	Fergus	Cash	Open Market	1,213.64	2.30%
6/18/2016	\$ 1,435,000	12/9/2021	\$ 1,975,000	Ag/Rec	Lewis & Clark	Cash	Open Market	1,341.28	5.97%
							Low		0.73%
							Median		5.15%
							High		9.98%
							Average		5.15%