

APPRAISAL OF
48 PARCELS OWNED BY
THE STATE OF MONTANA
DANIELS COUNTY, MONTANA

Prepared For
Mr. John Grimm
Montana Department of Natural
Resources and Conservation
P.O. Box 201601
Helena, MT 59620-1601

Prepared By
Dennis C. Hoeger, ARA, MAI
216 Summer Cutoff Road
Bozeman, MT 59715

Date of Inspection - May 14 - 17, 2012
Date of Value Estimate - May 14 - 17, 2012
Date of Report - June 13, 2012

HOEGER - JACKSON & ASSOCIATES

Real Estate Appraisers and Consultants

Bozeman, Montana 59715

Dennis C. Hoeger, ARA, MAI
216 Summer Cutoff Road
Bozeman, MT 59715

406-587-5747
406-581-5747

June 13, 2012

Mr John Grimm
Montana Department of
Natural Resources and Conservation
P.O. Box 201601
Helena, MT 59620-1601

Dear Mr. Grimm:

As you requested, I have prepared a summary appraisal report on 48 parcels of land owned by the State of Montana located in Daniels County.

The purpose of the appraisal is to estimate the current fair market value of the appraised properties. The opinions stated in the accompanying report are based on my inspection of the appraised properties, the comparable sales and assembly of all pertinent data.

Market research and sales analysis indicates that there is no difference in market value between those sales with and without legal access.

It is my opinion, after weighing all of the facts gathered during the preparation of this report, that the estimated market value of the 48 parcels as of May 14 - 17, 2012, was as shown in the Summary of Facts and Conclusions.

Sincerely,



Dennis C. Hoeger

TABLE OF CONTENTS

Part I - Introduction

Title Page	1
Letter of Transmittal	2
Table of Contents	3
Certification	5
Summary of Facts and Conclusions	7
Statement of Assumptions and Limiting Conditions	15
Scope and Summary of the Appraisal Problem	17
Purpose of the Appraisal	17

Part II - Factual Data

Legal Description	20
Property Rights Appraised	20
Regional Map	21
Market Area Data	22
Neighborhood Map	24
Property Data - Sale 347	25
Property Data - Sale 365	25
Property Data - Sale 366	25
Property Data - Sale 633	26
Property Data - Sale 634	26
Property Data - Sale 635	26
Property Data - Sale 636	26
Property Data - Sale 637	27
Property Data - Sale 638	27
Property Data - Sale 639	27
Property Data - Sale 640	28
Property Data - Sale 641	28
Property Data - Sale 642	28
Property Data - Sale 643	29
Property Data - Sale 644	29
Property Data - Sale 645	29
Property Data - Sale 646	29
Property Data - Sale 647	30
Property Data - Sale 648	30
Property Data - Sale 649	30
Property Data - Sale 650	31
Property Data - Sale 651	31
Property Data - Sale 652	31

Property Data - Sale 653	32
Property Data - Sale 654	32
Property Data - Sale 655	32
Property Data - Sale 656	32
Property Data - Sale 657	33
Property Data - Sale 658	33
Property Data - Sale 659	33
Property Data - Sale 660	34
Property Data - Sale 661	34
Property Data - Sale 663	34
Property Data - Sale 664	35
Property Data - Sale 665	35
Property Data - Sale 666	35
Property Data - Sale 667	36
Property Data - Sale 668	36
Property Data - Sale 669	36
Property Data - Sale 670	36
Property Data - Sale 671	37
Property Data - Sale 672	37
Property Data - Sale 673	37
Property Data - Sale 674	38
Property Data - Sale 675	38
Property Data - Sale 676	38
Property Data - Sale 677	39
Property Data - Sale 678	39

Part III - Data Analysis and Conclusions

The Appraisal Process	41
Analysis of Highest and Best Use	42
Market Analysis and Observations	44
Sales Comparison Approach	47
Reconciliation and Final Value Estimate	53

Part IV - Addendum

Sales Maps	55
Sales Data	57
Appraised Property Maps	100
Appraised Property Photos	149
Scope of Work	167
Qualifications of the Appraiser	171

CERTIFICATION

I certify that, except as otherwise noted in this report:

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 my personal, impartial and unbiased professional analysis, opinions and conclusions.

I 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.

I 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 period immediately preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved in this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*, and the *Uniform Appraisal Standards For Federal Land Acquisitions*, except to the extent that the *Uniform Appraisal Standards For Federal land Acquisitions* requires invocation of the Jurisdictional Exception Rule, as described in Section D-1 of the *Uniform Appraisal Standards For Federal land Acquisitions*.

I have made a personal inspection of the property that is the subject of this report.

No one provided significant real property appraisal assistance to the person signing this certification. Bernard W. Lea did the sales research.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. The use of this report is subject to the requirements of the American Society of Farm Managers and Rural Appraisers relating to review by its duly authorized representatives.

As of the date of this report, I Dennis C. Hoeger, MAI, have completed the continuing education program of the Appraisal Institute. Dennis C. Hoeger, ARA, is currently certified under the voluntary continuing education program of the American Society of Farm Managers and Rural Appraisers.

In my opinion, as of May 14 - 17, 2012, the market value of the properties described in this report was as shown in the Summary of Facts and Conclusions.



Dennis C. Hoeger, ARA, MAI
Certified General Appraiser #75
State of Montana

SUMMARY OF FACTS AND CONCLUSIONS

Sale 347 - Lease No.: 6044

Owner of Record: State of Montana
Lessee: Phillip G. & Cherie M. Baker
Type of Property: Grazing land
Effective Date of Appraisal: May 15, 2012
Estimated Market Value: \$9,600

Sale 365 - Lease No.: 5530

Owner of Record: State of Montana
Lessee: Murray J. & Deanna A. Dighans
Type of Property: Grazing land and dry cropland
Effective Date of Appraisal: May 16, 2012
Estimated Market Value: \$28,800

Sale 366 - Lease No.: 4737

Owner of Record: State of Montana
Lessee: Murray J. & Deanna A. Dighans
Type of Property: Grazing land and dry cropland
Effective Date of Appraisal: May 16, 2012
Estimated Market Value: \$29,700

Sale 633 - Lease No.: 9853

Owner of Record: State of Montana
Lessee: Murray J. Dighans
Type of Property: Grazing land
Effective Date of Appraisal: May 16, 2012
Estimated Market Value: \$17,200

Sale 634 - Lease No.: 6227

Owner of Record: State of Montana
Lessee: Murray J. & Deanna A. Dighans
Type of Property: Grazing land
Effective Date of Appraisal: May 16, 2012
Estimated Market Value: \$17,200

Sale 635 - Lease No.: 6189

Owner of Record: State of Montana
Lessee: Murray J. & Deanna A. Dighans
Type of Property: Grazing land

Effective Date of Appraisal: May 16, 2012
Estimated Market Value: \$4,000

Sale 636 - Lease No.: 5295

Owner of Record: State of Montana
Lessee: Murray J. & Deanna A. Dighans
Type of Property: Grazing land
Effective Date of Appraisal: May 16, 2012
Estimated Market Value: \$34,400

Sale 637- Lease No.: 6189

Owner of Record: State of Montana
Lessee: Murray J. & Deanna A. Dighans
Type of Property: Grazing land
Effective Date of Appraisal: May 16, 2012
Estimated Market Value: \$23,800

Sale 638 - Lease No.: 6418

Owner of Record: State of Montana
Lessee: Daryl & Garnet Fladager
Type of Property: Grazing land
Effective Date of Appraisal: May 16, 2012
Estimated Market Value: \$17,200

Sale 639 - Lease No.: 4345

Owner of Record: State of Montana
Lessee: Daryl & Garnet Fladager
Type of Property: Grazing land
Effective Date of Appraisal: May 16, 2012
Estimated Market Value: \$34,400

Sale 640 - Lease No.: 2751

Owner of Record: State of Montana
Lessee: Daryl & Garnet Fladager
Type of Property: Grazing land
Effective Date of Appraisal: May 16, 2012
Estimated Market Value: \$34,400

Sale 641 - Lease No.: 2951

Owner of Record: State of Montana
Lessee: Kenny & Gary Ferestad
Type of Property: Grazing land
Effective Date of Appraisal: May 14, 2012
Estimated Market Value: \$38,400

Sale 642 - Lease No.: None

Owner of Record: State of Montana
Lessee: None
Type of Property: Grazing land
Effective Date of Appraisal: May 15, 2012
Estimated Market Value: \$17,200

Sale 643 - Lease No.: 1681

Owner of Record: State of Montana
Lessee: Maureen K. & Robert L. Harr
Type of Property: Grazing land
Effective Date of Appraisal: May 16, 2012
Estimated Market Value: \$52,000

Sale 644 - Lease No.: 280

Owner of Record: State of Montana
Lessee: Maureen K. & Robert L. Harr
Type of Property: Grazing land
Effective Date of Appraisal: May 16, 2012
Estimated Market Value: \$41,600

Sale 645 - Lease No.: 2946

Owner of Record: State of Montana
Lessee: Murray J. & Deanna A. Dighans
Type of Property: Grazing land and dry cropland
Effective Date of Appraisal: May 16, 2012
Estimated Market Value: \$64,300

Sale 646 - Lease No.: 4583

Owner of Record: State of Montana
Lessee: John Rustebakke
Type of Property: Grazing land and dry cropland
Effective Date of Appraisal: May 16, 2012
Estimated Market Value: \$23,400

Sale 647 - Lease No.: None

Owner of Record: State of Montana
Lessee: None
Type of Property: Grazing land
Effective Date of Appraisal: May 15, 2012
Estimated Market Value: \$8,600

Sale 648 - Lease No.: 2976

Owner of Record: State of Montana
Lessee: Leroy & Todd Nelson
Type of Property: Grazing land and dry cropland
Effective Date of Appraisal: May 17, 2012
Estimated Market Value: \$118,100

Sale 649 - Lease No.: 2976

Owner of Record: State of Montana
Lessee: Leroy & Todd Nelson
Type of Property: Grazing land and dry cropland
Effective Date of Appraisal: May 17, 2012
Estimated Market Value: \$131,100

Sale 650 - Lease No.: 4354

Owner of Record: State of Montana
Lessee: Martin Gebhardt
Type of Property: Grazing land
Effective Date of Appraisal: May 17, 2012
Estimated Market Value: \$34,400

Sale 651 - Lease No.: 2976

Owner of Record: State of Montana
Lessee: Leroy & Todd Nelson
Type of Property: Grazing land and dry cropland
Effective Date of Appraisal: May 17, 2012
Estimated Market Value: \$67,900

Sale 652 - Lease No.: 2976

Owner of Record: State of Montana
Lessee: Leroy & Todd Nelson
Type of Property: Grazing land and dry cropland
Effective Date of Appraisal: May 17, 2012
Estimated Market Value: \$98,000

Sale 653 - Lease No.: 2976

Owner of Record: State of Montana
Lessee: Leroy & Todd Nelson
Type of Property: Grazing land and dry cropland
Effective Date of Appraisal: May 17, 2012
Estimated Market Value: \$60,200

Sale 654 - Lease No.: 2976

Owner of Record: State of Montana
Lessee: Leroy & Todd Nelson
Type of Property: Grazing land and dry cropland
Effective Date of Appraisal: May 17, 2012
Estimated Market Value: \$67,500

Sale 655 - Lease No.: 2976

Owner of Record: State of Montana
Lessee: Leroy & Todd Nelson
Type of Property: Grazing land and dry cropland
Effective Date of Appraisal: May 17, 2012
Estimated Market Value: \$64,800

Sale 656 - Lease No.: 2976

Owner of Record: State of Montana
Lessee: Leroy & Todd Nelson
Type of Property: Grazing land and dry cropland
Effective Date of Appraisal: May 17, 2012
Estimated Market Value: \$69,800

Sale 657 - Lease No.: 8206

Owner of Record: State of Montana
Lessee: Glenn A. Kleeman
Type of Property: Grazing land
Effective Date of Appraisal: May 16, 2012
Estimated Market Value: \$38,400

Sale 658 - Lease No.: 1082

Owner of Record: State of Montana
Lessee: Glenn A. Kleeman
Type of Property: Grazing land and dry cropland
Effective Date of Appraisal: May 16, 2012
Estimated Market Value: \$40,800

Sale 659 - Lease No.: 173

Owner of Record: State of Montana
Lessee: Glenn A. Kleeman
Type of Property: Grazing land and dry cropland
Effective Date of Appraisal: May 16, 2012
Estimated Market Value: \$196,900

Sale 660 - Lease No.: 8715

Owner of Record: State of Montana
Lessee: Roger Kleeman
Type of Property: Home site
Effective Date of Appraisal: May 16, 2012
Estimated Market Value: \$3,000

Sale 661 - Lease No.: 1053

Owner of Record: State of Montana
Lessee: Glenn A. Kleeman
Type of Property: Grazing land
Effective Date of Appraisal: May 16, 2012
Estimated Market Value: \$15,500

Sale 663 - Lease No.: None

Owner of Record: State of Montana
Lessee: None
Type of Property: Native rangeland
Effective Date of Appraisal: May 15, 2012
Estimated Market Value: \$8,600

Sale 664 - Lease No.: 9923

Owner of Record: State of Montana
Lessee: Donald Renner
Type of Property: Grazing land
Effective Date of Appraisal: May 17, 2012
Estimated Market Value: \$93,600

Sale 665 - Lease No.: 1084

Owner of Record: State of Montana
Lessee: Leroy & Todd Nelson
Type of Property: Grazing land and dry cropland
Effective Date of Appraisal: May 17, 2012
Estimated Market Value: \$39,100

Sale 666 - Lease No.: 2975

Owner of Record: State of Montana
Lessee: Leroy & Todd Nelson
Type of Property: Grazing land and CRP
Effective Date of Appraisal: May 17, 2012
Estimated Market Value: \$56,400

Sale 667 - Lease No.: 2976

Owner of Record: State of Montana
Lessee: Leroy & Todd Nelson
Type of Property: Grazing land and dry cropland
Effective Date of Appraisal: May 17, 2012
Estimated Market Value: \$64,700

Sale 668 - Lease No.: 2976

Owner of Record: State of Montana
Lessee: Leroy & Todd Nelson
Type of Property: Grazing land and dry cropland
Effective Date of Appraisal: May 17, 2012
Estimated Market Value: \$143,600

Sale 669 - Lease No.: 2976

Owner of Record: State of Montana
Lessee: Leroy & Todd Nelson
Type of Property: Grazing land
Effective Date of Appraisal: May 17, 2012
Estimated Market Value: \$16,200

Sale 670 - Lease No.: 2976

Owner of Record: State of Montana
Lessee: Leroy & Todd Nelson
Type of Property: Grazing land
Effective Date of Appraisal: May 17, 2012
Estimated Market Value: \$28,800

Sale 671 - Lease No.: 2976

Owner of Record: State of Montana
Lessee: Leroy & Todd Nelson
Type of Property: Grazing land and dry cropland
Effective Date of Appraisal: May 17, 2012
Estimated Market Value: \$38,300

Sale 672 - Lease No.: 2976

Owner of Record: State of Montana
Lessee: Leroy & Todd Nelson
Type of Property: Grazing land and dry cropland
Effective Date of Appraisal: May 17, 2012
Estimated Market Value: \$67,300

Sale 673 - Lease No.: 2976

Owner of Record: State of Montana
Lessee: Leroy & Todd Nelson
Type of Property: Home site
Effective Date of Appraisal: May 17, 2012
Estimated Market Value: \$7,500

Sale 674 - Lease No.: 6308

Owner of Record: State of Montana
Lessee: Laura J. Kasseh-King
Type of Property: Grazing land and CRP
Effective Date of Appraisal: May 17, 2012
Estimated Market Value: \$68,300

Sale 675 - Lease No.: 6458

Owner of Record: State of Montana
Lessee: Carroll Ferestad, Inc.
Type of Property: Grazing land
Effective Date of Appraisal: May 15, 2012
Estimated Market Value: \$72,800

Sale 676 - Lease No.: 7620

Owner of Record: State of Montana
Lessee: Phillip G. & Cherie M. Baker
Type of Property: Grazing land
Effective Date of Appraisal: May 15, 2012
Estimated Market Value: \$8,600

Sale 677 - Lease No.: 1555

Owner of Record: State of Montana
Lessee: Murray J. & Deanna A. Dighans
Type of Property: Dry cropland
Effective Date of Appraisal: May 16, 2012
Estimated Market Value: \$17,200

Sale 678 - Lease No.: 1681

Owner of Record: State of Montana
Lessee: Maureen K. & Robert L. Harr
Type of Property: Grazing land
Effective Date of Appraisal: May 16, 2012
Estimated Market Value: \$34,400

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report, the letter of transmittal and certification are subject to the following assumptions and limiting conditions; and also, any special qualifying conditions which may be contained elsewhere in the report are incorporated by reference.

ASSUMPTIONS

That the legal descriptions, as furnished, are correct; and that the title to the property is good and marketable. The property is appraised as though it is under responsible ownership and competent management.

That the land dimensions taken from available maps, plats, and/or surveys are correct. It has been assumed that those boundaries that are apparent are correct.

That no adverse water table or soil conditions exist, and no representation regarding such conditions is made in this report unless specifically stated; and, that the value estimated is predicted on the absence of any such conditions occurring.

That opinions, estimates, data and statistics supplied by others in the course of this study, are correct; the assumption has been made that the sources are reliable, but no responsibility has been inferred for their accuracy.

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. I have no knowledge of the existence of such materials on or in the property. I am not qualified to detect such substances. The presence of potentially hazardous materials may affect the value of the property. This extends to any leaks from underground fuel storage tanks. The value estimate is predicated on the assumption that there is no such material on or in the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired. Any such environmental risk discovered at a later date may require a revised estimate of value that may or may not be simply a reduction of the value by the estimated cost to cure the environmental condition. Properties known to have environmental risk may also carry a stigma in the market place that may or may not effect the value. If future soil tests should reveal the existence of any such soil conditions or hazardous waste, we reserve the right to review and adjust this appraisal accordingly.

LIMITING CONDITIONS

The appraiser is not responsible for any matter legal in character, nor is any opinion rendered as to title, which is assumed to be marketable.

The value reflected in the analysis applies only to the program of utilization considered in this report. The use of the value in conjunction with any other appraisal or under other influences invalidates the conclusions developed.

This analysis and estimate of value is made for the exclusive use and benefit of the clients to whom it is addressed; and, possession of this report or a copy, does not carry with it the right of publication, nor may it be used for any purpose other than that intended without the previous consent of the appraiser. In any event only the entire report may be used and no part shall be taken or used out of context.

Included as an integral part of this appraisal report are maps and photographs of the appraised property and sales. Although they do not purport to represent survey accuracy, they are substantially correct and adequately serve as visual reference to the property.

Disclosure of the contents of this report is governed by the By-Laws and Regulations of the Appraisal Institute and the American Society of Farm Managers and Rural Appraisers. Neither all nor any part of the contents of this report (especially any conclusions of value, the identity of the appraiser or the firm with which he is connected or any reference to the MAI or ARA designations) shall be disseminated to the public through advertising media, public relations, news media, sales media, or any other public means of communication without the prior written consent and approval of the author.

The Appraisal Institute and the American Society of Farm Managers and Rural Appraisers conducts a voluntary program of continuing education for its members. ARA's and MAI's who meet the minimum standards of this program are awarded periodic educational certification. Dennis C. Hoeger is currently certified under the AI and ASFMRA voluntary continuing education programs.

HYPOTHETICAL CONDITIONS

“Landlocked parcels, (parcels with no legal access), will be appraised with the hypothetical condition of having legal access and should be appraised as the property currently exists, which is without legal access, (as is).”¹

“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.”¹

¹Attachment A, Scope of Work for Appraisals of Potential Sales through the Land Banking Program.

SCOPE AND SUMMARY OF THE APPRAISAL PROBLEM

The following is a summary of the scope of work relevant to arriving at a conclusion of value for the appraised property, and a summary of the appraisal problem to be solved by this appraisal.

The appraisal involves estimating the market value of 48 properties owned by the State of Montana and managed by the Department of Natural Resources and Conservation. These 48 parcels may be sold to the lessees as a part of the land banking program. In the land banking program, scattered parcels are sold to the lessees and the money generated by the sales is used to purchase more productive (blocked) tracts that will generate more money to the State of Montana.

These 48 parcels are often located within the fee owned land of the lessee. The State of Montana owns large blocks of land in western Daniels County and many of the appraised parcels are a part of those larger ownerships. Do to their relative small size and their highest and best use, the sales comparison approach to value will be used to appraise these parcels. There are no building improvements to consider, so the cost approach will not be used. Since these tracts are small, the income generated by the parcel has little bearing on the prices paid for similar property in the area, so the income approach is not used.

Sales research was conducted in Daniels, Valley and Roosevelt counties for sales that could be considered comparable to the appraised properties. Information regarding the sales used to estimate market value was confirmed with buyers, sellers, Realtors, appraisers or others knowledgeable of the transactions. Based on those conversations and discussions, the information is considered factually accurate and the sales used in this report represent arms length transactions. Bernard W. Lea performed all of the sales research. I have personally inspected all of the appraised properties and sales used to arrive at the conclusions of market value.

PURPOSE OF THE APPRAISAL

The purpose of the appraisal is to estimate the current fair market value of the appraised properties. The date of value is the date of the inspection, May 14 - 17, 2012.

Current fair market value is defined in **MCA 70-30-313** as follows:

“Current fair market value is the price that would be agreed to by a willing and informed seller and buyer, taking into consideration, but not limited to, the following factors:

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

When developing an opinion of current fair market value, the appraiser must also develop an opinion of reasonable exposure time linked to the value opinion.

Exposure time may be defined as: the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

The sales used in this report all were sold within one year. Some properties listed for sale have been on the market for longer periods of time, but that relates more to the asking price. Considering the present market conditions, an exposure time of one year is appropriate.

The condition I am appraising for is cash, or in market terms equivalent to cash.

While the appraised properties are currently subject to long term leases, the premise of this valuation is that the appraised properties are valued as though they were in fee simple ownership. Full ownership of all of the rights of real property is commonly known as a “fee simple estate”. The owner of the fee simple estate holds “fee simple title” that is subject to the four inherent powers of government: taxation, eminent domain, escheat and police power.

My clients and the intended users of this report are the State of Montana, the Montana Board of Land Commissioners and the Department of Natural Resources and Conservation. The intended use of the appraisal is for a decision making process concerning the potential sale of the appraised properties.

PART II
FACTUAL DATA

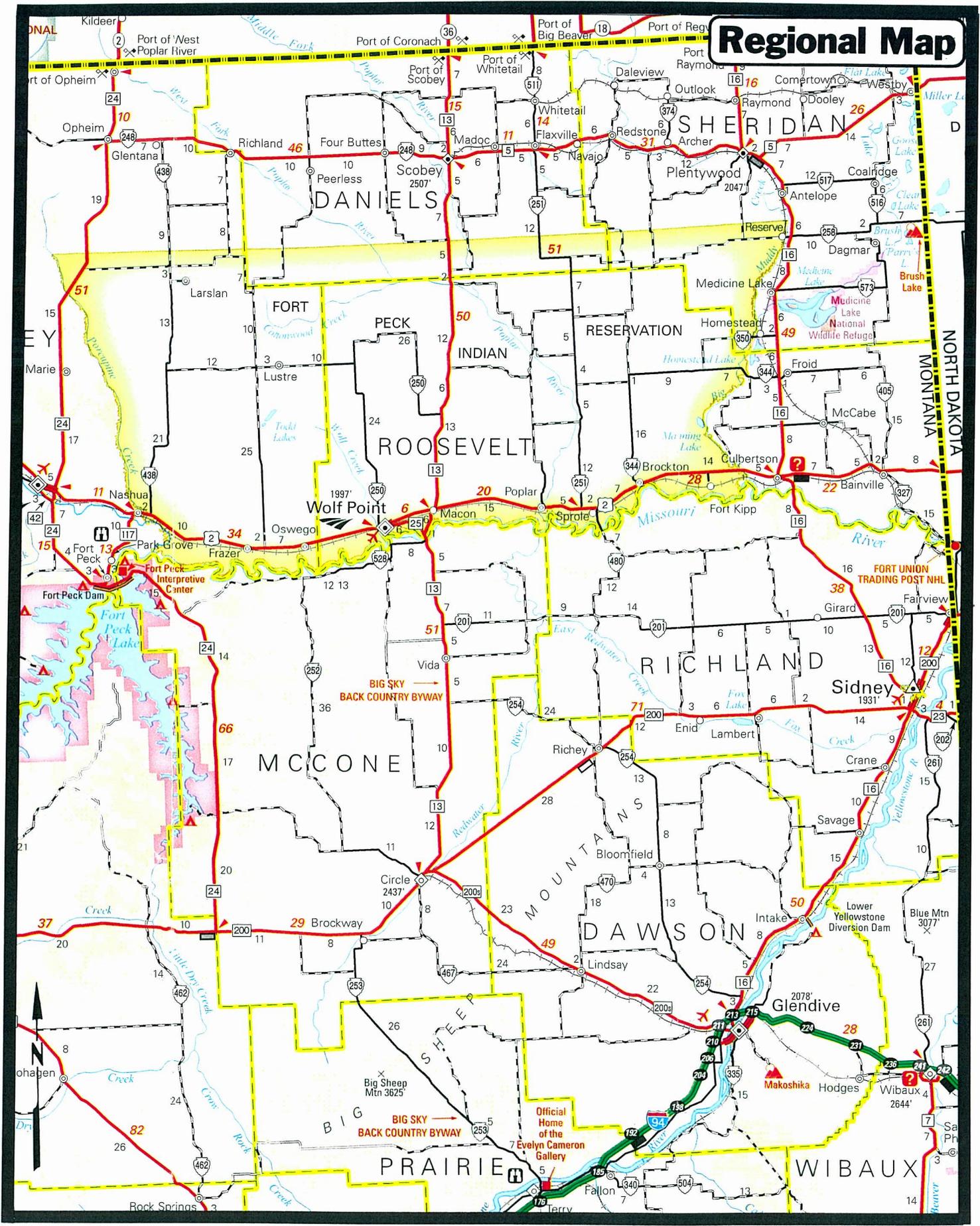
LEGAL DESCRIPTION

Do to the number of appraised properties, the legal description of each parcel will be included in the property description that follows later in this part of the report.

PROPERTY RIGHT APPRAISED

The estate appraised is the fee simple title to the appraised property.

Regional Map



MARKET AREA DATA

The appraised properties are located in Daniels County in northeastern Montana, bordered on the north by Saskatchewan, on the west by Valley County, on the east by Sheridan County and on the south by Roosevelt County. The County is 33 miles from north to south and the southern five miles of the County are within the Fort Peck Indian Reservation. Most of the 48 parcels are located on the west side of the county near Valley County, but others scattered through out the rest of the county.

Access in and out of the Daniels County is good by way of Highway 248 providing access east and west through the central part of the county; west to Opheim in Valley County and east to Plentywood in Sheridan County. Highway 13 provides access north to the Port of Scobey and into Saskatchewan, and south to Highway 2 and Wolf Point in Roosevelt County. Daniels County has a good system of paved and gravel roads.

The economy of Daniels County is based on agriculture, but with increasing oil and gas exploration in the Bakken formation that is reported to extend into the county. Daniels is one of the smaller Montana Counties with an area of 1,426.11 sq. miles, or 912,710 acres. According to the 2007 Census of Agriculture, 860,238 acres were in agricultural production; there were 397 farms averaging 2,167 acres. In 2007 the market value of agricultural products sold was \$51,125,000; approximately 80 percent was in crop sales (\$40,863,000) and approximately 20 percent was in livestock sales (\$10,262,000). There was a total of \$7,732,000 in government payments to farmers in Daniels County, with an average of \$21,967 per farm (352) receiving payments. Daniels County ranks second out of 56 Montana counties in acres of production of dry edible beans, lentils and flaxseed; it ranks 6th in acres in production of wheat for grain. Considering the market value of agricultural products sold, Daniels County 25th in all ag products, 13th in the value of crops and 48th in the value of livestock.

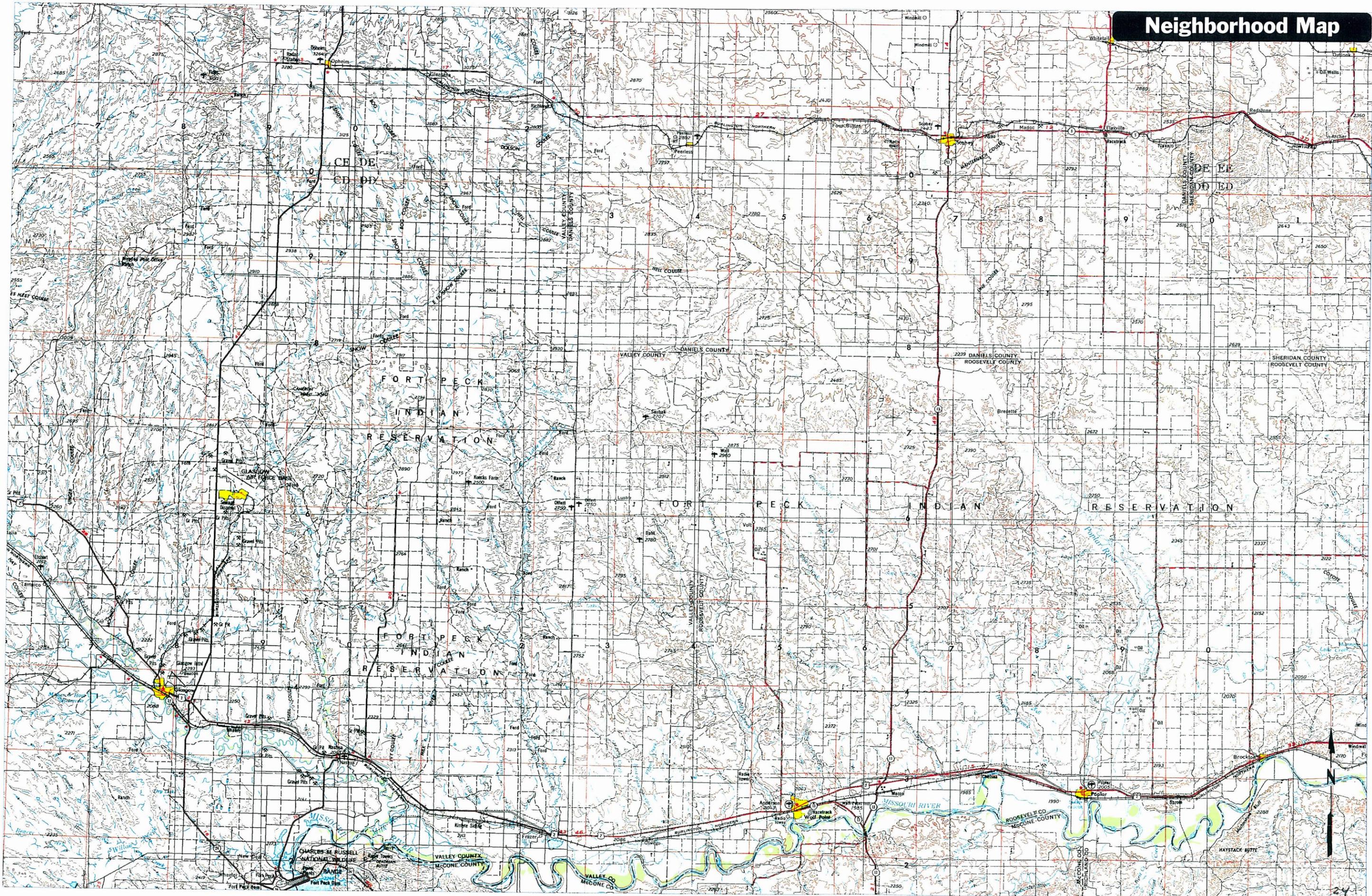
Scobey is the County Seat and main trade center for Daniels County supporting the agricultural economy. With a population of 1,082, Scobey is indeed a small community. The largest employer is Nemont Telephone cooperative, followed by Scobey Public Schools, Daniels Hospital and Nursing Home, with 24 critical access beds and 30 nursing home beds, and Daniels County. Elementary and High Schools provide the public education. Higher education opportunities are found at the Fort Peck Community College, Williston State College, University of Regina, Minot State University and Montana State University - Northern Havre.

Scobey's airport is used primarily for private and air ambulance service. Great Lakes Aviation serves the Wolf Point airport, 55 miles south of Scobey, with connecting flights to Billings.

The climate of Daniels County is characterized by warm summers and cold winters. The average January high is 19 and the average low is -4; the average July high is 81 and the average low is 51. In five out of ten years the growing season is 140 days. The average annual precipitation is 12.6 inches, most of which comes during the growing season.

Although the population has declined, agriculture will remain the mainstay of the County and with Scobey as the County Seat, the economy of the area will remain stable, but will fluctuate with the agricultural economy.

Neighborhood Map



PROPERTY DATA

Sale 347 - Lease No. 6044 - expires February 28, 2019

Lessee: Phillip G. & Cherie M. Baker

Legal: SE1/4SW1/4 Section 34, T37N, R50E

Location: Approximately 8 air miles northeast of Flaxville

Access: Field trails across adjoining owner

Acreage/Land Class: 40 acres/grazing land

Carrying Capacity: 9 AUM's (4.4 ac./AUM)

Topography: Gently to moderately rolling

Soils: Zahill-Cabba-Cambert complex (VI), Zahill loam (IV)

Water: Intermittent stream - South Fork Goodale Coulee

Utilities: None

Fencing: On south, west and east boundaries

Sale 365 - Lease No. 5530 - expires February 28, 2018

Lessee: Murray J. & Deanna A. Dighans

Legal: Lot 4, SW1/4 NW1/4 Section 3, T34N, R45E

Location: Approximately 3 miles south of Peerless

Access: County gravel road along west boundary

Acreage/Land Class: 80.24 acres/ 31.18 ac. grazing land, 49.06 dry cropland

Carrying Capacity: 17 AUM's

Topography: Gently rolling

Soils: Turner-Beaverton complex (IV)

Water: None known

Utilities: Electricity and telephone along the County road

Fencing: On the west boundary along the County road and on the south boundary

Sale 366 - Lease No. 4737 - expires February 28, 2015

Lessee: Murray J. & Deanna A. Dighans

Legal: W1/2SW1/4 Section 34, T35N, R45E

Location: Approximately 2½ miles south of Peerless

Access: County gravel road along west boundary

Acreage/Land Class: 80 acres/22 ac. grazing, 58 ac. dry cropland

Carrying Capacity: 19 AUM's

Topography: gently to moderately rolling

Soils: Turner-Beaverton complex (IV)

Water: None known

Utilities: Electricity and telephone along County road

Fencing: On the west boundary along the County road

Sale 633 - Lease No. 9853 - expires February 28, 2015

Lessee: Murray J. Dighans

Legal: S1/2NE1/4 Section 14, T34N, R44E

Location: Approximately 7 air miles southwest of Peerless

Access: Field trail along the east boundary

Acreage/Land Class: 80 acres/grazing land

Carrying Capacity: 59 AUM's (includes other lands - 4.1 ac./AUM)

Topography: Gently to moderately rolling

Soils: Turner-Beaverton complex (IV), Wabek-Cabba-Tinsley complex (VII)

Water: None known

Utilities: None

Fencing: On the north and east boundaries

Sale 634 - Lease No. 6227 - expires February 28, 2015

Lessee: Murray J. & Deanna A. Dighans

Legal: N1/2SW1/4 Section 14, T34N, R44N

Location: Approximately 7 air miles southwest of Peerless

Access: Field trail across adjoining owner

Acreage/Land Class: 80 acres/grazing land

Carrying Capacity: 21 AUM's - 3.8 ac./AUM

Topography: Very gently to moderately sloping

Soils: Wabek-Cabba-Tinsley complex (VII), Typic (VI)

Water: None known

Utilities: None

Fencing: On the west and south boundaries

Sale 635 - Lease No. 6189 - expires February 28, 2014

Lessee: Murray J. & Deanna A. Dighans

Legal: W1/2SW1/4 west of the county road, Section 3, T34N, R45E

Location: Approximately 3½ miles south of Peerless

Access: County gravel road along the east boundary

Acreage/Land Class: 16.81 acres/grazing land

Carrying Capacity: 33 AUM's including Sale 637 (3.5 ac./AUM)

Topography: Gently sloping

Soils: Turner-Beaverton complex (IV)

Water: Intermittent stream

Utilities: Electricity and telephone along the County road

Fencing: On the east boundary along the County road and on the south boundary

Sale 636 - Lease No. 5295 - expires February 28, 2015

Lessee: Murray J. & Deanna A. Dighans

Legal: Lot 1, SE1/4NE1/4, E1/2SE1/4 Section 4, T34N, R45E

Location: Approximately 3 miles south of Peerless

Access: County gravel road along part of the west boundary and field trail

Acreage/Land Class: 160.19 acres/grazing land
Carrying Capacity: 105 AUM's (includes other land - 3.4 ac./AUM)
Topography: Gently rolling
Soils: Turner-Beaverton complex (IV), Typic (VI), Wabek-Tinsley complex (VI)
Water: Intermittent stream, stock reservoir
Utilities: Electricity and telephone along the County road
Fencing: On the east boundary along the County road

Sale 637 - Lease No. 6189 - expires February 28, 2014

Lessee: Murray J. & Deanna A. Dighans
Legal: W1/2 west to of the county road Section 10, T34N, R45E
Location: Approximately 4 miles south of Peerless
Access: County gravel road along the east boundary
Acreage/Land Class: 98.98 acres/grazing land
Carrying Capacity: 33 AUM's including Sale 635 (3.5 ac./AUM)
Topography: Nearly level to very gently sloping
Soils: Turner-Beaverton complex (IV), Typic (VI)
Water: Intermittent stream
Utilities: Electricity and telephone along the County road
Fencing: On the east boundary along the County road and on the south boundary

Sale 638 - Lease No. 6418 - expires February 28, 2019

Lessee: Daryl & Garnet Fladager
Legal: W1/2SW1/4 Section 12, T34N, R45E
Location: Approximately 5½ air miles southeast of Peerless
Access: Field trails across adjoining land owner
Acreage/Land Class: 80 acres/grazing land
Carrying Capacity: 20 AUM's - 4.0 ac./AUM
Topography: Nearly level to very gently sloping
Soils: Turner-Beaverton complex (IV), Wabek-Cabba-Tinsley complex (VII)
Water: None known
Utilities: None
Fencing: Along the west and south boundaries

Sale 639 - Lease No. 4345 - expires February 28, 2014

Lessee: Daryl & Garnet Fladager
Legal: N1/2NE1/4, S1/2SE1/4 Section 14, T34N, R45E
Location: Approximately 5½ air miles southeast of Peerless
Access: Field trails across adjoining land owner
Acreage/Land Class: 160 acres/grazing land in two 80 acre parcels
Carrying Capacity: 45 AUM's - 3.5 ac./AUM
Topography: Gently rolling
Soils: Turner-Beaverton complex (IV), Wabek-Cabba-Tinsley complex (VII)
Water: None known

Utilities: None

Fencing: On the west and south boundaries of the S1/2SE1/4; west and north boundaries of the N1/2NE1/4

Sale 640 - Lease No. 2751 - expires February 28, 2013

Lessee: Daryl & Garnet Fladager

Legal: N1/2NW1/4, E1/2SW1/4 Section 14, T34N, R45E

Location: Approximately 5 air miles southeast of Peerless

Access: Field trails across adjoining land owner

Acreage/Land Class: 160 acres/grazing land in two 80 acre parcels

Carrying Capacity: 438 AUM's (includes other land - 3.2 ac./AUM)

Topography: Gently rolling

Soils: Turner-Beaverton complex (IV), Wabek-Cabba-Tinsley complex (VII), Farland-Cherry silt loam (III), Farnuf loam (III)

Water: None known

Utilities: None

Fencing: On the east and south boundaries of the E1/2SW1/4; north and east boundaries of the N1/2NW1/4

Sale 641 - Lease No. 2951 - expires February 28, 2018

Lessee: Kenny & Gary Ferestad

Legal: NE1/4 Section 24, T34N, R46E

Location: Approximately 13½ air miles southwest of Scobey

Access: County gravel road

Acreage/Land Class: 160 acres/grazing land

Carrying Capacity: 221 AUM's (includes other land - 2.9 ac./AUM)

Topography: Gently rolling

Soils: Turner sandy loam (IV), Turner-Beaverton complex (IV)

Water: Spring

Utilities: Telephone along County road

Fencing: On the west boundary

Sale 642 - Lease No.

Lessee: None

Legal: NE1/4NW1/4, NW1/4SE1/4 Section 33, T34N, R51E

Location: Approximately 11 air miles southeast of Flaxville

Access: Across adjoining landowners

Acreage/Land Class: 80 acres (2 - 40 acre parcels)/grazing land

Carrying Capacity: Unknown

Topography: Gently rolling

Soils: Williams-Zahill loam (III), Zahill-Tinsley complex (VI), Zahill loam (VI)

Water: None known

Utilities: None

Fencing: Perimeter fence on NW1/4SE1/4, none of the NE1/4NW1/4

Sale 643 - Lease No. 1681 - expires February 28, 2022

Lessee: Maureen K. & Robert L. Harr

Legal: NE1/4, NE1/4SE1/4 Section 7, T35N, R44E

Location: Approximately 2½ miles southeast of Richland

Access: Highway 248

Acreage/Land Class: 200 acres/grazing land and river bottom pasture

Carrying Capacity: 95 AUM's (includes other land - 2.5 ac./AUM)

Topography: Nearly level to gently sloping

Soils: Nobe silty clay flooded (VII), Typic (VI), Wabek-Tinsley complex (VI)

Water: West Fork Poplar River, reservoir

Utilities: Electricity and telephone

Fencing: Perimeter and cross fencing

Sale 644 - Lease No. 280 - February 28, 2017

Lessee: Maureen K. & Robert L. Harr

Legal: SW1/4 Section 8, T35N, R44E

Location: Approximately 3 miles southeast of Richland

Access: Field trails across adjoining land owner

Acreage/Land Class: 160 acres/grazing land and river bottom pasture

Carrying Capacity: 45 AUM's - 3.5 ac./AUM

Topography: Gently sloping

Soils: Nobe silty clay flooded (VII), Typic (VI), Wabek-Cabba-Tinsley complex (VI)

Water: West Fork Poplar River

Utilities: Electricity and telephone

Fencing: On the south boundary

Sale 645 - Lease No. 2946 - expires February 28, 2013

Lessee: Murray J. & Deanna A. Dighans

Legal: NW1/4 Section 34, T35N, R45E

Location: Approximately 2 miles south of Peerless

Access: County gravel road

Acreage/Land Class: 160 acres/29 acres grazing land, 131 acres dry cropland

Carrying Capacity: 47 AUM's

Topography: Very gently to gently sloping

Soils: Tally-Lihen sandy loam (IV), Turner sandy loam (IV), Turner-Beaverton complex (IV)

Water: None known

Utilities: Electricity and telephone along County road

Fencing: On the west boundary along the County road

Sale 646 - Lease No. 4583 - February 28, 2014

Lessee: John Rustebakke

Legal: W1/2NW1/4 Section 21, T35N, R45E

Location: Approximately 2½ miles southeast of Four Buttes

Access: Field trail across adjoining land owner

Acreage/Land Class: 80 acres/51 acres grazing, 29 acres dry cropland
Carrying Capacity: 24 AUM's - 2.1 ac./AUM
Topography: Very gently to moderately sloping
Soils: Turner sandy loam (IV), Wabek-Tinsley complex (IV), Tally sandy loam (IV)
Water: None known
Utilities: None
Fencing: South boundary

Sale 647 - Lease No.

Lessee: None
Legal: SW1/4SE1/4 Section 23, T35N, R48E
Location: Approximately 2 miles south of Scobey
Access: Dirt wheel track road through adjoining owner
Acreage/Land Class: 40 acres/grazing land
Carrying Capacity: Unknown
Topography: Gently rolling
Soils: Zahill-Cabba-Cambert complex (IV)
Water: None known
Utilities: None
Fencing: On the north, east and west boundaries

Sale 648 - Lease No. 2976 - expires February 28, 2013

Lessee: Leroy and Todd Nelson
Legal: S1/2 Section 3, T36N, R43E
Location: Approximately 5 miles north of Richland
Access: County gravel road on east, abandoned County road on west boundary, field trails
Acreage/Land Class: 320 acres/172 acres dry cropland, 148 acres grazing land
Carrying Capacity: Unknown - includes other land
Topography: Gently rolling
Soils: Farland silt loam (III), Farland-Cherry silt loam (III), Turner-Beaverton complex (IV), Typic (IV)
Water: Swift Coulee
Utilities: Electricity and telephone along County road
Fencing: Cross fence between dry cropland and grazing land

Sale 649 - Lease No. 2976 - expires February 28, 2013

Lessee: Leroy and Todd Nelson
Legal: Lots 1-4, S1/2N1/2 Section 3, T36N, R43E
Location: Approximately 5½ miles north of Richland
Access: County gravel road along east and abandoned County road on west boundary
Acreage/Land Class: 320.16 acres/226 acres dry cropland, 94.16 acres grazing land
Carrying Capacity: Unknown - includes other land
Topography: Gently rolling
Soils: Farland silt loam (III), Farland-Cherry silt loam (III), Turner Sandy loam (IV), Turner-

Beaverton complex (IV), Typic (IV)
Water: Swift Coulee
Utilities: Electricity and telephone along County road
Fencing: On the south boundary

Sale 650 - Lease No. 4354 - expires February 28, 2014

Lessee: Martin A. Gebhardt
Legal: SE1/4 Section 4, T36N, R43E
Location: Approximately 5½ air miles northwest of Richland
Access: Abandoned County road along the east boundary and field trails
Acreage/Land Class: 160 acres/grazing land
Carrying Capacity: 44 AUM's - 3.6 ac./AUM
Topography: Gently rolling
Soils: Turner-Beaverton complex (IV), Cabba-Cambert-Cherry silt loams (IV), Wabek-Cabba-Tinsley complex (VI)
Water: Reservoir
Utilities: None
Fencing: On the north, east and south boundaries

Sale 651 - Lease No. 2976 - expires February 28, 2013

Lessee: Leroy and Todd Nelson
Legal: NE1/4 Section 4, T 36N, R43E
Location: Approximately 6 air miles northwest of Richland
Access: Abandoned County road on east boundary, field trails
Acreage/Land Class: 160 acres/123 acres dry cropland, 37 acres grazing land
Carrying Capacity: Unknown - includes other land
Topography: Very gently rolling
Soils: Farnuf loam (III), Turner sandy loam (IV), Turner-Beaverton complex (IV), Typic (IV)
Water: Morgan Coulee
Utilities: None
Fencing: On the south boundary

Sale 652 - Lease No. 2976 - expires February 28, 2013

Lessee: Leroy and Todd Nelson
Legal: SE1/4, E1/2NE1/4 Section 9, T36N, R43E
Location: Approximately 5 air miles northwest of Richland
Access: Abandoned County road along east boundary and field trails
Acreage/Land Class: 240 acres/216 acres dry cropland, 24 acres grazing land
Carrying Capacity: Unknown - includes other land
Topography: Gently rolling
Soils: Turner sandy loam (IV), Turner-Beaverton complex (IV), Typic (IV)
Water: None
Utilities: None
Fencing: On the north and west boundaries

Sale 653 - Lease No. 2976 - expires February 28, 2013

Lessee: Leroy and Todd Nelson

Legal: SW/4 Section 10, T36N, R43E

Location: Approximately 5 air miles northwest of Richland

Access: Abandoned County road along the west boundary

Acreage/Land Class: 160 acres/91 acres dry cropland, 69 acres grazing land

Carrying Capacity: Unknown - includes other land

Topography: Very gently rolling

Soils: Farnuf loam (III), Turner sandy loam (IV), Turner-Beaverton complex (IV), Typic (IV)

Water: Swift Coulee

Utilities: None

Fencing: On a part of the south boundary

Sale 654 - Lease No. 2976 - expires February 28, 2013

Lessee: Leroy and Todd Nelson

Legal: NE1/4 Section 10, T36N, R43E

Location: Approximately 5 miles north of Richland

Access: County gravel road on the east boundary

Acreage/Land Class: 160 acres/154 acres dry cropland/6 acres grazing land

Carrying Capacity: Unknown - includes other land

Topography: Gently sloping

Soils: Turner sandy loam (IV), Farland-Cherry silt loam (III)

Water: None

Utilities: Electricity and telephone along the County road

Fencing: On the west boundary

Sale 655 - Lease No. 2976 - expires February 28, 2013

Lessee: Leroy and Todd Nelson

Legal: NW1/4 Section 10, T36N, R43E

Location: Approximately 5 miles north of Richland

Access: Abandoned County road along the west boundary and field trails

Acreage/Land Class: 160 acres/110 acres dry cropland, 50 acres grazing land

Carrying Capacity: Unknown - includes other land

Topography: Nearly level to gently sloping

Soils: Farnuf loam (III), Turner sandy loam (IV), Turner-Beaverton complex (IV), Typic (IV)

Water: Morgan and Swift Coulees

Utilities: None

Fencing: The perimeter is fenced

Sale 656 - Lease No. 2976 - expires February 28, 2013

Lessee: Leroy and Todd Nelson

Legal: NE1/4 Section 11, T36N, R43E

Location: Approximately 5 miles north of Richland

Access: Gravel County road on west and north boundaries

Acreage/Land Class: 160 acres/131 acres dry cropland, 29 acres grazing land
Carrying Capacity: Unknown - includes other land
Topography: Gently sloping
Soils: Turner sandy loam (IV), Turner-Beaverton complex (IV), Wabek-Tinsley complex (VI)
Water: Intermittent stream
Utilities: Electricity and telephone along County road
Fencing: On the south and east boundaries

Sale 657 - Lease No. 8206 - expires February 28, 2015

Lessee: Glenn A. Kleeman
Legal: SW1/4 Section 25, T36N, R44E
Location: Approximately 5½ air miles northwest of Peerless
Access: Field trails across adjoining owner
Acreage/Land Class: 160 acres/grazing land
Carrying Capacity: 45 AUM's - 3.5 ac./AUM
Topography: Gently sloping
Soils: Farland-Cherry silt loam (III), Typic (VI)
Water: Creek and reservoir
Utilities: None
Fencing: Perimeter is fenced

Sale 658 - Lease No. 1082 - expires February 28, 2021

Lessee: Glenn A. Kleeman
Legal: N1/2SE1/4, N1/2SW1/4SE1/4, SW1/4SW1/4SE1/4, W1/2SE1/4SW1/4SE1/4, E1/2SE1/4SW1/4SE1/4, N1/2N1/2SE1/4SE1/4, N1/2S1/2N1/2SE1/4SE1/4 Section 25, T36N, R44E
Location: Approximately 5 ½ air miles northwest of Peerless
Access: County gravel road
Acreage/Land Class: 132.5 acres/95.2 acres grazing land, 37.3 acres dry cropland
Carrying Capacity: 125 AUM's
Topography: Gently sloping
Soils: Farland-Cherry silt loam (III), Cherry silt loam (III), Typic (VI)
Water: Creek and reservoir
Utilities: Electricity and telephone along the County road
Fencing: Perimeter is fenced

Sale 659 - Lease No. 173 - expires February 28, 2021

Lessee: Glenn A. Kleeman
Legal: N1/2, SE1/4 less 5 acres in the S1/2SW1/4SE1/4SE1/4 Section 36, T36N, R44E
Location: Approximately 4 air miles northwest of Peerless
Access: County gravel road along east boundary
Acreage/Land Class: 476.30 acres/343.8 acres dry cropland, 132.5 grazing land
Carrying Capacity: 106 AUM's (includes other land - 2.4 ac./AUM)
Topography: Very gently sloping

Soils: Farland-Cherry silt loam (III), Farland silt loam (III)
Water: Springs
Utilities: Electricity and telephone along the County road
Fencing: On the west boundary

Sale 660 - Lease No. 8715 - expires February 28, 2020

Lessee: Roger Kleeman
Legal: S1/2SW1/4SE1/4SE1/4 Section 36, T36N, R44E
Location: Approximately 4 air miles northwest of Peerless
Access: County gravel road
Acreage/Land Class: 5 acres/home site
Improvements: Three car garage and small barn - modular home belongs to hired man
Carrying Capacity: N/A
Topography: Nearly level
Soils: Cherry silt loam (III)
Water: Well
Utilities: Electricity and telephone
Fencing: On the north and east boundaries

Sale 661 - Lease No. 1053 - expires February 28, 2021

Lessee: Glenn A. Kleeman
Legal: Lots 3 & 4 Section 30, T36N, R45E
Location: Approximately 5½ air miles northwest of Peerless
Access: County gravel road on the east boundary
Acreage/Land Class: 72.18 acres/grazing land
Carrying Capacity: 64 AUM's (includes other land - 2.4 acc./AUM)
Topography: Gently to steeply sloping
Soils: Cherry silt loam (III), Wabek-Cabba-tinsley complex (VII), Turner-Beaverton complex (IV)
Water: None
Utilities: Electricity and telephone along the County road
Fencing: On the north boundary

Sale 663 - Lease No.

Lessee: None
Legal: SW1/4SE1/4 Section 25, T36N, R48E
Location: Approximately 4 air miles northeast of Scobey
Access: Gravel and dirt County Road
Acreage/Land Class: 40 acres/grazing land
Carrying Capacity: Unknown
Topography: Moderately rolling
Soils: Cabba-Cambert complex (VI)
Water: None known

Utilities: Power line (69KV) parallel to the south boundary
Fencing: South boundary along County road

Sale 664 - Lease No. 9923 - expires February 28, 2019

Lessee: Donald Renner
Legal: Lot 8, S1/2 Section 4, T37N, R43E
Location: Approximately 11 miles north of Richland
Access: County gravel road
Acreage/Land Class: 360 acres/grazing land
Carrying Capacity: 286 AUM's (includes other land - 3.9 ac./AUM)
Topography: Very gently to moderately sloping grazing land and creek bottom pasture
Soils: Cherry silt loam (III), Farnuf loam (III), Wabek-Tinsley complex (IV), Turner-Beaverton complex (IV), Typic (VI)
Water: Coal Creek on the S1/2 Sec.4, part of a reservoir on Lot 8
Utilities: Electricity and telephone
Fencing: On the east boundary, cross fencing

Sale 665 - Lease No. 1084 - expires February 28, 2016

Lessee: Leroy and Todd Nelson
Legal: W1/2SW1/4, SE1/4SW1/4 Section 29, T37N, R43E
Location: Approximately 7 miles north of Richland
Access: Abandoned County road on west boundary, field trails
Acreage/Land Class: 120 acres/43 acres dry cropland, 77 acres grazing land
Carrying Capacity: 49 AUM's (includes other land - 2 ac./AUM)
Topography: Very gently to moderately sloping
Soils: Turner sandy loam (IV), Turner-Beaverton complex (IV), Typic (VI)
Water: Swift Coulee
Utilities: None
Fencing: On part of the south boundary

Sale 666 - Lease No. 2975 - expires February 28, 2013

Lessee: Leroy and Todd Nelson
Legal: NW1/4 Section 29, T37N, R43E
Location: Approximately 7½ miles north of Richland
Access: County gravel road at the northeast corner
Acreage/Land Class: 160 acres/ 75 acres CRP/85 acres grazing land
Carrying Capacity: Unknown - includes other land
Topography: Very gently sloping
Soils: Turner sandy loam (IV), Turner-Beaverton complex (IV), Wabek-Tinsley complex (IV)
Water: Swift Coulee
Utilities: Electricity and telephone along County road
Fencing: On the north and west boundaries

Sale 667 - Lease No. 2976 - expires February 28, 2013

Lessee: Leroy and Todd Nelson
Legal: SE1/4 Section 30, T37N, R43E
Location: Approximately 7 air miles northwest of Richland
Access: Abandoned County road on the east boundary, field trails
Acreage/Land Class: 160 acres/141 acres dry cropland, 19 acres grazing land
Carrying Capacity: Unknown - includes other land
Topography: Gently rolling
Soils: Turner sandy loam (IV), Turner-Beaverton complex (IV)
Water: None
Utilities: None
Fencing: On the north and west boundaries

Sale 668 - Lease No. 2976 - expires February 28, 2013

Lessee: Leroy and Todd Nelson
Legal: NE1/4NW1/4, E1/2 Section 31, T37N, R43E
Location: Approximately 6½ air miles northwest of Richland
Access: Abandoned County road on east boundary, field trails
Acreage/Land Class: 360 acres/308 acres dry cropland & CRP, 52 acres grazing land
Carrying Capacity: Unknown - includes other land
Topography: Gently rolling
Soils: Turner-Beaverton complex (IV), Cabba-Cambert-Cherry silt loams (IV)
Water: None
Utilities: None
Fencing: On north boundary

Sale 669 - Lease No. 2976 - February 28, 2013

Lessee: Leroy and Todd Nelson
Legal: E1/2SW1/4 less 12.56 acres in the S1/2NE1/4SW1/4 Section 32, T37N, R43E
Location: Approximately 6 ½ air miles northwest of Richland
Access: Private lane from County road
Acreage/Land Class: 67.44 acres/creek bottom pasture
Carrying Capacity: Unknown - includes other land
Topography: Very gently sloping
Soils: Turner sandy loam (IV), Turner-Beaverton complex (IV), Typic (VI)
Water: Swift Coulee
Utilities: Electricity and telephone
Fencing: Perimeter is fenced

Sale 670 - Lease No. 2976 - expires February 28, 2013

Lessee: Leroy and Todd Nelson
Legal: N1/2NW1/4, SE1/4NW1/4 Section 32, T37N, R43E
Location: Approximately 7 air miles northwest of Richland
Access: Abandoned County road on west boundary, field trails

Acreage/Land Class: 120 acres/grazing land
Carrying Capacity: Unknown - includes other land
Topography: Gently sloping
Soils: Farnuf loam (III), Turner sandy loam (IV), Turner-Beaverton complex (IV), Typic (VI)
Water: Swift Coulee
Utilities: None
Fencing: Perimeter

Sale 671 - Lease No. 2976 - expires February 28, 2013

Lessee: Leroy and Todd Nelson
Legal: W1/2SW1/4, SW1/4NW1/4 Section 32, T37N, R43E
Location: Approximately 6½ air miles northwest of Richland
Access: Abandoned County road on west boundary, field trails
Acreage/Land Class: 120 acres/58 acres dry cropland, 62 acres grazing land
Carrying Capacity: Unknown - includes other land
Topography: Gently sloping
Soils: Turner sandy loam (IV), Turner-Beaverton complex (IV)
Water: Intermittent spring
Utilities: At building site adjoining to the east
Fencing: Perimeter

Sale 672 - Lease No. 2976 - expires February 28, 2013

Lessee: Leroy and Todd Nelson
Legal: SE1/4 Section 32, T37N, R43E
Location: Approximately 6½ air miles northwest of Richland
Access: County gravel road on east, gravel lane on south
Acreage/Land Class: 157.94 acres/123 acres dry cropland, 35 acres grazing land
Carrying Capacity: Unknown - includes other land
Topography: Gently rolling
Soils: Farnuf loam (III), Farland-Cherry silt loam (III), Turner sandy loam (IV), Turner-Beaverton complex (IV), Wabek-Cabba-Tinsley complex (VI)
Water: Swift Coulee
Utilities: Electricity and telephone
Fencing: Cross fencing

Sale 673 - Lease No. 2976 - expires February 28, 2013

Lessee: Leroy and Todd Nelson
Legal: Part of the S1/2NE1/4SW1/4 Section 32, T37N, R43E
Location: Approximately 6 air miles northwest of Richland
Access: Private lane from County road
Acreage/Land Class: 12.56 acres/building site and creek bottom pasture
Carrying Capacity: Unknown - includes other land
Topography: Very gently sloping
Soils: Turner-Beaverton complex (IV)

Water: Well
Utilities: Electricity and telephone
Fencing: Perimeter

Sale 674 - Lease No. 6308 - expires February 28, 2014

Lessee: Laura J. Kasseth-King
Legal: Lots 7 - 10 Section 2, T37N, R44E
Location: Approximately 14 air miles northwest of Peerless
Access: Field trail from County road
Acreage/Land Class: 160 acres/128.4 ac. CRP, 31.6 ac. grazing land
Carrying Capacity: 8 AUM's - 3.9 ac./AUM
Topography: Gently rolling
Soils: Turner sandy loam (IV), Turner-Beaverton complex (IV), Cherry silt loam (III)
Water: None known
Utilities: None
Fencing: On the south boundary

Sale 675 - Lease No. 6458 - expires February 28, 2019

Lessee: Carroll Ferestad, Inc.
Legal: SE1/4NW1/4, S1/2SE1/4, SW1/4 Section 27, T37N, R46E
Location: Approximately 13½ air miles northwest of Scobey
Access: Private lane from County gravel road, County gravel road at southwest corner
Acreage/Land Class: 280 acres/grazing land and river bottom pasture
Carrying Capacity: 48 AUM's - 5.8 ac./AUM
Topography: Moderately rolling grazing land to very gently sloping river bottom pasture
Soils: Cherry silt loam (III), Cabba-Cambert-Rockoutcrop (VII), Typic (VI), Ustifluvents (VII)
Water: Middle Fork Poplar River
Utilities: Electricity and telephone
Fencing: Perimeter and cross fencing

Sale 676 - Lease No. 7620 - expires February 28, 2020

Lessee: Phillip G. & Cherie M. Baker
Legal: NW1/4SE1/4 Section 26, T37N, R50E
Location: Approximately 9½ air miles northeast of Scobey
Access: Field trails across adjoining land owner
Acreage/Land Class: 40 acres/grazing land
Carrying Capacity: 8 AUM's - 5.0 ac./AUM
Topography: Gently rolling
Soils: Williams-Zahill loam (III), Zahill loam (IV)
Water: None
Utilities: None
Fencing: On north boundary

Sale 677 - Lease No. 1555 - expires February 28, 2017

Lessee: Murray J. & Deanna A. Dighans

Legal: SE1/4SW1/4 Section 14, T34N, R44E

Location: Approximately 7 air miles southwest of Peerless

Access: County gravel road

Acreage/Land Class: 40 acres/dry cropland

Carrying Capacity: N/A

Topography: Very gently sloping

Soils: Turner sandy loam (IV), Turner-Beaverton complex (IV)

Water: None

Utilities: Electricity and telephone along County road

Fencing: On the west boundary

Sale 678 - Lease No. 1681 - expires February 28, 2022

Lessee: Maureen K. & Robert L. Harr

Legal: SE1/4 Section 8, T35N, R44E

Location: Approximately 3½ air miles southeast of Richland

Access: Field trail across adjoining land owner

Acreage/Land Class: 160 acres/grazing land

Carrying Capacity: 95 AUM's (includes other land - 2.6 ac./ASUM)

Topography: Nearly level to gently sloping

Soils: Turner sandy loam (IV), Turner-Beaverton complex (IV), Nobe silty clay flooded (VII),
Typic (VI)

Water: None known

Utilities: None

Fencing: On the north, south and east boundaries; cross fencing

PART III
ANALYSIS AND CONCLUSIONS

THE APPRAISAL PROCESS

The appraisal process is an orderly procedure of gathering information from the market which will lead to an estimate of value.

There are three approaches to value which should be considered when arriving at an estimate of value for real estate. These are: 1) The cost approach; 2) the sales comparison approach; 3) the income approach.

In the cost approach, the value of the land portion of the property is estimated from comparable market data. Next, the replacement cost of the building and improvements is estimated; accrued depreciation is estimated and subtracted from the replacement cost estimate, for an indication of the contributing value of the buildings. The estimated value of the land added to the contributing value of the buildings, results in an estimate of value by the cost approach.

The sales comparison approach estimates market value by comparing the appraised property with recently sold comparable properties. The comparable sales are analyzed, and compared to the subject property using the appropriate units of comparison to derive an indication of market value for the appraised property.

The income capitalization approach to value consists of methods and techniques that an appraiser uses to analyze a property's capacity to generate future benefits (i.e. usually the monetary benefits of income and/or reversion). These future benefits are converted into an indication of present value in the income capitalization approach to value.

Whenever possible, all three approaches should be used. One approach, however, will often be given greater weight than the others depending on the type of property, the most convincing factual data, and the objective of the appraisal.

The sales comparison approach is the most appropriate approach to value the appraised properties in this report. There are no building improvements to be valued, so the cost approach to value is not appropriate. The income generated from these small tract is so small that its relationship to value is so insignificant that the income approach becomes meaningless and does not add to the credibility of the appraisal report.

ANALYSIS OF HIGHEST AND BEST USE

The highest and best use of a specific parcel of land does not depend on subjective analysis by the property owner, the appraiser, or a property developer. Rather, highest and best use is shaped by the competitive forces within the market where the property is located.

In all valuation assignments, value estimates are based on use. Consequently, highest and best use is the foundation of any property value estimate.

Highest and best use may be defined as:

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.¹

When a site contains improvements, the concluded highest and best use may be different from the existing use. The existing use will continue unless and until the vacant land value, at its highest and best, exceeds the sum of the value of the entire property in its existing use, plus the cost to remove the improvements.

In order to ascertain the highest and best use of the appraised site, a number of factors were taken into consideration. These include the physical characteristics of the property such as location, access, size, topography and utilities. Legal factors considered in this analysis include the zoning ordinance which may restrict use of the appraised property. The present use of surrounding land as well as the demand for properties for different types of development in the area were also considered.

The following discussion will test for the four basic criteria. The highest and best use must be:

1. Physically possible
2. Legal permissible
3. Financially feasible
4. Maximally productive

¹ Appraisal Institute, The Appraisal of Real Estate, 13th Edition, (2008), p.277 - 278.

Physically Possible

Theoretically, there are several conceivable uses of the appraised property which would be physically possible. The most likely use is the present use for agricultural production

Legally Permissible

The appraised property is not zoned. The present agricultural use is a legally permissible use. A more intensive use that would require a septic system would have to be approved by the County Sanitarian.

Financially Feasible

An agricultural use of the appraised properties is financially feasible if the property can be operated or leased so that income can offset ownership costs. It is clear that agricultural operations could not support any substantial debt at the present land costs, but the property has been in agricultural use for decades and is leased to local farmers/ranchers.

The size of the appraised properties are typically considered add on units to existing, neighboring farm or ranch operations. There is no apparent demand for a more intensive use in the area of the appraised properties. The appraised properties are “in the middle” of farming and ranching areas that have been in that use for decades.

Maximally Productive

The maximally productive use of the appraised properties in this report are for continued use for agricultural production. There appears to be no more productive use available to these properties.

Conclusion

It is the appraiser’ opinion that as of May 14 - 17, 2012, the highest and best use of 46 parcels appraised in this report is for continued use for agricultural production. Two of the appraised parcels are rural home sites and that is their concluded highest and best use.

MARKET ANALYSIS AND OBSERVATIONS

Sales research was conducted in Daniels, northern Roosevelt and northeastern Valley County for sales that could be considered comparable to the appraised parcels. A total of 22 sales were found that are similar to the appraised parcels and are included in this report. Sales research was done by Bernard Lea.

The sales comparison approach to value relies on making comparisons between sales and the appraised property. However, since no two properties are identical, adjustments to the sales are often required to arrive at an indication of value for the appraised property. Factors which most often require adjustments are terms (cash vs contract sales), time, size, location, access and physical features.

Adjustments for these characteristics are best shown by the analysis of sales within the market area, although it is occasionally necessary to go outside the market area for adjustments. Although not all differences can be pinpointed with mathematical precision, most often a reasonably narrow range of values can be obtained. Beyond that, bracketing will be used to arrive at a final conclusion of value.

Terms (Cash vs Contract Sales)

All of the sales used in this report sold with cash to the seller. The terms that we are appraising for are cash, so no adjustment is necessary.

Time

Market conditions change over time, sometimes necessitating an adjustment for appreciation or depreciation in prices. The 22 sales that are used in this report occurred from March, 2010 through April, 2012. Of the 22 sales, 6 were in 2012, 7 were in 2011, and 9 were in 2010.

An analysis of these sales does not support an adjustment for time. In some cases, it may appear that there is an upward trend, but the difference is attributable to other factors such as soils, location and buyer motivation.

Size

Smaller parcels often sell for more, on a per acre basis, than do larger parcels and, conversely, larger parcels often sell for less on a per acre basis than do smaller parcels. The 22 sales range from 20 to 1,520 acres. Only one sale is as small as 20 acres and one sale was 80 acres in size; there are 14 sales that range between 160 and 843 acres and there are 6 sales over 1,000 acres.

Analyzing the sales and various land classes, there is no definite trend for the size of a parcels versus the price paid. This analysis does not indicate an adjustment for size.

Location

The location of a property can have a significant affect on the price paid. The appraised properties and the sales are all agricultural properties; there is demand for the property where they are located. While it is not clear yet, it looks as though the eastern part of the County may soon feel the affects of the “oil boom”. While there is not enough information to draw definite conclusions, it is believed that prices will trend higher as oil and gas activity moves west.

Access

Most of the sales that were analyzed have access on a public road. While some of the sales lacked legal access, in all cases, it was reported that the buyer had access across his existing land, or that there was a prescriptive easement for access. There was no indication that a buyer paid less because a lack of legal access.

Utilities

Not all of the sales have utilities to the property, but since these are strictly agricultural properties, the lack of utilities to the sales does not appear to have an adverse affect on value.

Physical Features

The physical features on the sales vary somewhat, but generally range from gently to moderately rolling or sloping land. The appraised parcels have similar topographical features and the market does not indicate that there is an adjustment for differences in topography.

The soils and productivity on the sales and subjects vary somewhat from sandy to loam soils. The sandy soils do not produce as well as the loamy soils and require more intense management from the owner/lessee. Eighteen of the sales have dry cropland on all or part of the sale. These sales have either class III and IV soils or only class IV soils. The class III soils are good producing soils that are made up primarily of loams, while the class IV soils are sandy. The class IV soils typically produce less and are more difficult to manage to get a good crop.

The 8 sales that have all class III or class III and IV soils ranged in price from \$400 to \$540 per acre, and average \$479 per acre. The 10 sales with all class IV soils ranged in price from \$240 to \$600 per acre, and average \$429 per acre. Clearly the sales with class IV soils covered the extremes from the high to the low end of the range of sale prices. The high end of the range represents buyer motivation and the low end was a closed bid sale and the buyer certainly got a good deal. From this analysis, the sales with class IV soils have sold for 10

percent less on average than the sales with class III soils. The appropriate sales will be used to value each of the parcels considering their soil classification.

Water is considered a physical feature. The pasture land sales with a livestock water source, on average indicate higher sales prices than do those without water. The exception are Sales D-10 and D-15, the highest and lowest priced sale. Those sales with a water source average \$240 per acer (rounded) while those without, average \$215 per acre (rounded). Both these averages are calculated without the extreme high and low price indications. As with the sales price indications by soil class, the appropriate sales will be used for each of the appraised properties.

Observations

Daniels County remains a County that has an agricultural economy and the prices being paid represent agricultural values. In visiting with locals about the Bakken formation “oil boom”, it sounds as though higher prices maybe in the future for eastern Daniels County. As more mineral leasing and exploration moves west, higher prices will most likely follow, but there isn’t yet market evidence to support an upward adjustment.

SALES COMPARISON APPROACH

In the sales comparison approach to value, market value is estimated by comparing the appraised properties with recently sold comparable sales. The comparable sales are analyzed and compared to the appraised property using the appropriate unit of comparison to derive an indication of market value for the appraised properties. The price per acre is the most appropriate unit of comparison in this appraisal. Sales research was conducted by Bernard W. Lea in Daniels, Roosevelt and northeastern Valley Counties for sales that could be used in this appraisal. The 22 sales used here are the most recent and most comparable.

The following is a summary of the sales, a complete sales sheet and map can be found in the Addendum of this report.

Sale	Grantor	Grantee	Date	Acre Size	Sale Price	Sale Price Per Dry Cropland	Acre Grazing
D-1	Fossen	Duke	04-10-12	480	\$ 235,000	\$ 490	--
D-2	Sederholm	Johansen	03-23-12	1,000	\$ 455,000	\$ 500	\$250
D-3	Mohn	Tade	02-13-12	154	\$ 50,000	\$ 324	--
D-4	Tande	Gray	01-12-12	20	\$ 8,000	\$ 400	--
D-5	Purdy	Nelson	01-09-12	80	\$ 36,000	\$ 450	--
D-6	Rigler	Meier	11-03-11	1,155	\$ 475,000	\$ 411	--
D-7	Michel	Crandall	11-01-11	173	\$ 215,200	\$ 400	--
D-8	Wahl	Tade	07-12-11	320	\$ 99,000	\$ 400	\$180
D-9	Mollerstuen	Hammer	07-07-11	320	\$ 151,000	\$ 495	\$250
D-10	Loftsgaard	Richardson	01-27-11	1,520	\$ 625,000	\$ 600	\$300
D-11	Loftsgaard	King	01-27-11	240	\$ 110,500	\$ 460	--
D-12	Loftsgaard	Carney	01-27-11	240	\$ 145,000	\$ 470	--
D-13	Severson	Wilson	10-15-10	320	\$ 120,000	—	\$375*
D-14	Tryan	Southland	04-20-10	320	\$ 98,000	\$ 400	\$195
D-15	Schodair	Gaustad	03-23-10	1,122	\$ 192,102	\$ 240	\$125
D-16	Schodair	Tade	03-23-10	1,120	\$ 420,875	\$ 415	\$190
D-17	Schodair	Schagunn	03-23-10	680	\$ 332,695	\$ 520	\$240
D-18	Hanrahan	Erickson	03-19-10	843	\$ 421,500	\$ 520	\$265
V-1	Stan-Fuhr	Zerbe	03-28-12	1,120	\$ 530,000	\$ 495	\$245
V-2	Wildenauer	Thievin	10-14-11	362	\$ 170,000	\$ 540	\$260
V-3	Stolen	Pankratz	07-02-10	499	\$ 234,170	\$ 490	\$245
V-4	Donovan	Sather	03-03-10	318	\$ 182,000	\$ 572	--

*This sale is mostly hayland as well as grazing.

These 22 sales were discussed in some detail in the Market Analysis Section of the report. A per acre value has been concluded for each land class and further refined for differing soil classifications, water source for grazing land.

Most of the 48 appraised properties are either dry crop, grazing land or a combination of these two land classes. Two of the appraised properties have CRP that was previously dry cropland; the sales indicate that the CRP sells for the same price as dry cropland. Two of the appraised properties are building sites and will be discussed in more detail as each is appraised. The concluded value for grazing land with no water source is \$215 per acre; grazing land with a water source is \$240 per acre; grazing land on the West Fork of the Poplar River, Eagle Creek and Coal Creek is \$260 per acre. Dry cropland with class III & IV soil is \$480 per acre and dry cropland with class V+ soil is \$430 per acre.

Market research and sales analysis indicates that there is no difference in market value between those sales with and without access. Sales 347, 642, 647, 674 and 676 are those sales without legal access

The following is a summary valuation by sale number:

Sale 347 - 40 ac. grazing land @ \$240/ac. =	\$ 9,600
Sale 365 - 26.54 ac. grazing land @ \$215/ac. =	\$ 5,706
53.70 ac. dry cropland @ \$430/ac. =	<u>\$23,091</u>
	\$28,797
	Rounded to \$28,800
Sale 366 - 22 ac. grazing land @ \$215/ac. =	\$ 4,730
58 ac. dry cropland @ \$430/ac. =	<u>\$24,940</u>
	\$29,670
	Rounded to \$29,700
Sale 633 - 80 ac. grazing land @ \$215/ac. =	\$17,200
Sale 634 - 80 ac. grazing land @ \$215/ac. =	\$17,200
Sale 635 - 16.81 ac. grazing land @ \$240/ac. =	\$ 4,034
	Rounded to \$ 4,000
Sale 636 - 160.19 ac. grazing land @ \$215/ac. =	\$34,441
	Rounded to \$34,400
Sale 637 - 98.98 ac. grazing land @ \$240/ac. =	\$23,755
	Rounded to \$23,800
Sale 638 - 80 ac. grazing land @ \$215/ac. =	\$17,200
Sale 639 - 160 ac. grazing land @ \$215/ac. =	\$34,400

Sale 640 - 160 ac. grazing land @ \$215/ac. =	\$34,400
Sale 641 - 160 ac. grazing land @ \$240/ac. =	\$38,400
Sale 642 - 80 ac. grazing land @ \$215/ac. =	\$17,200
Sale 643 - 200 ac. grazing land @ \$260/ac. =	\$52,000
Sale 644 - 160 ac. grazing land @ \$260/ac. =	\$41,600
Sale 645 - 21 ac. grazing land @ \$215/ac. =	\$ 4,515
139 ac. dry cropland @ \$430/ac. =	<u>\$59,770</u>
	\$64,285
Rounded to	\$64,300
Sale 646 - 51 ac. grazing land @ \$215/ac. =	\$10,965
29 ac. dry cropland @ \$430/ac. =	<u>\$12,470</u>
	\$23,435
Rounded to	\$23,400
Sale 647 - 40 ac. grazing land @ \$215/ac. =	\$ 8,600
Sale 648 - 148 ac. grazing land @ \$240/ac. =	\$ 35,520
172 ac. dry cropland @ \$480/ac. =	<u>\$ 82,560</u>
	\$118,080
Rounded to	\$118,100
Sale 649 - 94.16 ac. grazing land @ \$240/ac. =	\$ 22,598
226.00 ac. dry cropland @ \$480/ac. =	<u>\$108,480</u>
	\$131,078
Rounded to	\$131,100
Sale 650 - 160 ac. grazing land @ \$215/ac. =	\$34,400
Sale 651 - 37 ac. grazing land @ \$240/ac. =	\$ 8,880
123 ac. dry cropland @ \$480/ac. =	<u>\$59,040</u>
	\$67,920
Rounded to	\$67,900

Sale 652 - 24 ac. grazing land @ \$215/ac. =	\$ 5,160
216 ac. dry cropland @ \$430/ac. =	<u>\$92,880</u>
	\$98,040
Rounded to	\$98,000
Sale 653 - 69 ac. grazing land @ \$240/ac. =	\$16,560
91 ac. dry cropland @ \$480/ac. =	<u>\$43,680</u>
	\$60,240
Rounded to	\$60,200
Sale 654 - 6 ac. grazing land @ \$215/ac. =	\$ 1,290
154 ac. dry cropland @ \$430/ac. =	<u>\$66,220</u>
	\$67,510
Rounded to	\$67,500
Sale 655 - 50 ac. grazing land @ \$240/ac. =	\$12,000
110 ac. dry cropland @ \$480/ac. =	<u>\$52,800</u>
	\$64,800
Sale 656 - 29 ac. grazing land @ \$240/ac. =	\$ 6,960
131 ac. dry cropland @ \$480/ac. =	<u>\$62,880</u>
	\$69,840
Rounded to	\$69,800
Sale 657 - 160 ac. grazing land @ \$240/ac. =	\$38,400
Sale 658 - 95.2 ac. grazing land @ \$240/ac. =	\$22,848
37.3 ac. dry cropland @ \$480/ac. =	<u>\$17,904</u>
	\$40,752
Rounded to	\$40,800
Sale 659 - 132.3 ac. grazing land @ \$240/ac. =	\$ 31,752
344.0 ac. dry cropland @ \$480/ac. =	<u>\$165,120</u>
	\$196,872
Rounded to	\$196,900
Sale 661 - 72.18 ac. grazing land @ \$215/ac. =	\$15,519
Rounded to	\$15,500
Sale 663 - 40 ac. grazing land @ \$215/ac. =	\$ 8,600

Sale 664 - 360 ac. grazing land @ \$260/ac. =	\$93,600
Sale 665 - 77 ac. grazing land @ \$240/ac. =	\$18,480
43 ac. dry cropland @ \$480/ac. =	<u>\$20,640</u>
	\$39,120
Rounded to	\$39,100
Sale 666 - 85 ac. grazing land @ \$240/ac. =	\$20,400
75 ac. CRP @ \$480/ac. =	<u>\$36,000</u>
	\$56,400
Sale 667 - 19 ac. grazing land @ \$215/ac. =	\$ 4,085
141 ac. dry cropland @ \$430/ac. =	<u>\$60,630</u>
	\$64,715
Rounded to	\$64,700
Sale 668 - 52 ac. grazing land @ \$215/ac. =	\$ 11,180
308 ac. dry cropland @ \$430/ac. =	<u>\$132,440</u>
	\$143,620
Rounded to	\$143,600
Sale 669 - 67.44 ac. grazing land @ \$240/ac. =	\$16,186
Rounded to	\$16,200
Sale 670 - 120 ac. grazing land @ \$240/ac. =	\$28,800
Sale 671 - 62 ac. grazing land @ \$215/ac. =	\$13,330
58 ac. dry cropland @ \$430/ac. =	<u>\$24,940</u>
	\$38,270
Rounded to	\$38,300
Sale 672 - 35.34 ac. grazing land @ \$240/ac. =	\$ 8,482
122.60 ac. dry cropland @ \$480/ac. =	<u>\$58,848</u>
	\$67,330
Rounded to	\$67,300
Sale 674 - 32 ac. grazing land @ \$215/ac. =	\$ 6,880
128 ac. CRP @ \$480/ac. =	<u>\$61,440</u>
	\$68,320
Rounded to	\$68,300
Sale 675 - 280 ac. grazing land @ \$260/ac. =	\$72,800

Sale 676 - 40 ac. grazing land @ \$215/ac. =	\$ 8,600
Sale 677 - 40 ac. dry cropland @ \$430/ac. =	\$17,200
Sale 678 - 160 ac. grazing land @ \$215/ac. =	\$34,400

Sales 660 and 673 are home sites of 5 and 12.56 acres respectively. There is almost no demand for rural home sites in Daniels County. There are many vacant farmsteads; when farms are sold and consolidated, the farmsteads are often abandoned, with the exception of grain bins and machine sheds. Sale D-4 was the sale of a 20 acre site that will be used for a home site. The buyer is an employee of the seller. The 20 acre parcel sold for \$400 per acre, the lower end of dry cropland values. Home sites or farmstead are most often considered to contribute a per acre value of the highest price land class. Of all the sales researched during the preparation of this report, the highest priced dry cropland was \$600 per acre. While this sale is considered an aberration in this market, considering the size of these two sales, it is considered an appropriate conclusion of value for these two sales.

Sale 660 - 5 ac. Home site @ \$600/ac. =	\$3,000
Sale 673 - 12.56 ac. Home site @ \$600/ac. =	\$7,536
Rounded to	\$7,500

RECONCILIATION AND FINAL VALUE ESTIMATE

Reconciliation is the final step in the valuation process. In this step, the indications of value are reconciled into a final indication of value.

In this report, the sales comparison approach to value was used to value the appraised properties. There are no building improvements to consider on the appraised property, so the cost approach was not used. Since these tracts are small, the income generated by the parcel has little bearing on the prices paid for similar property in the area, so the income approach is not used.

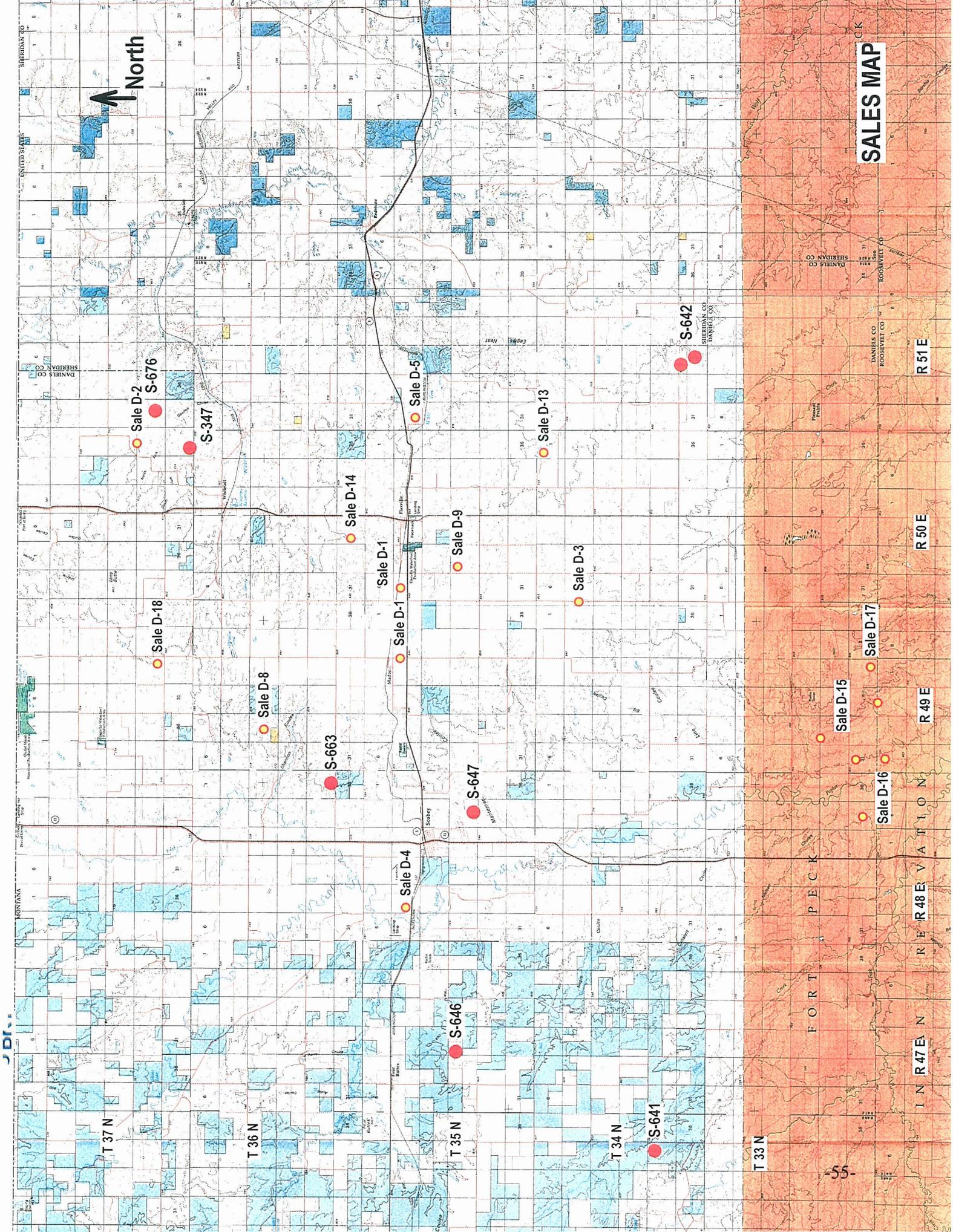
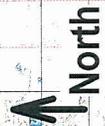
The sales comparison approach was the most appropriate approach to use since these are vacant tracts and there was good sale data available to process the sales comparison approach.

After considering all of the data gathered during the preparation of this report, it is the appraiser's opinion that the estimated market value of the appraised parcels, as of May 14 - 17, 2012, was as shown in the Summary of Facts and Conclusions.

PART IV
ADDENDUM

HOEGER-JACKSON & ASSOCIATES

JD



SALES MAP

T 37 N

T 36 N

T 35 N

T 34 N

T 33 N

Sale D-2

S-676

S-347

Sale D-18

Sale D-8

S-663

Sale D-14

Sale D-1

Sale D-1

Sale D-4

S-646

S-647

Sale D-9

Sale D-5

Sale D-13

Sale D-3

S-641

S-642

Sale D-15

Sale D-17

Sale D-16

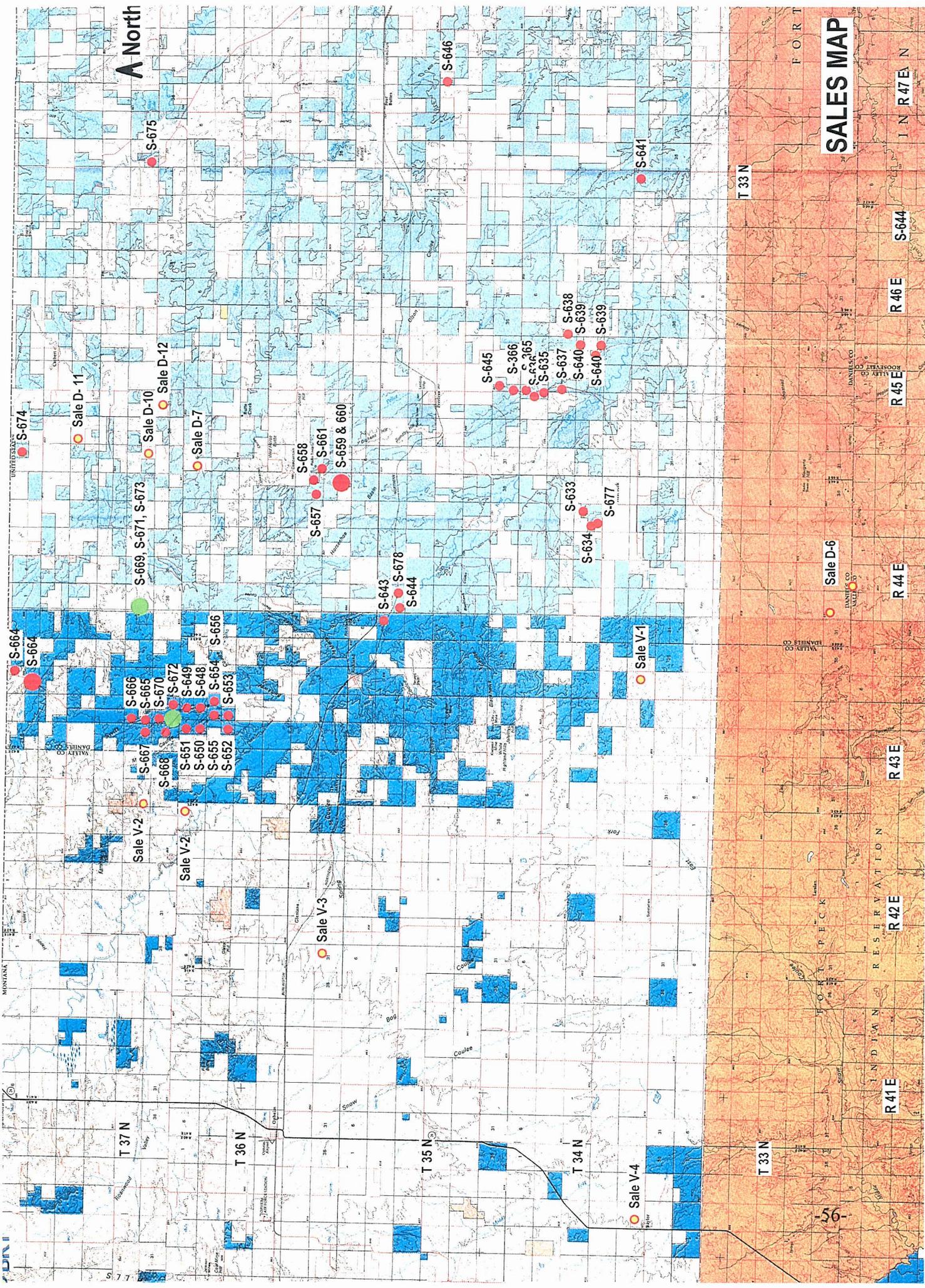
R 49 E

R 50 E

R 51 E

A North

SALES MAP



T 37 N

T 36 N

T 35 N

T 34 N

T 33 N

R 41 E

R 42 E

R 43 E

R 44 E

R 45 E

R 46 E

R 41 E

R 42 E

R 43 E

R 44 E

R 45 E

R 46 E

S-644

I N R 47 E N

56

F O R T

I N D I A N R E S E R V A T I O N
F O R T P E C K

D A N I E L S C O
V A L L E Y C O
D A N I E L S C O
D A N I E L S C O

Sale D-6

S-641

S-638
S-639
S-639

S-640
S-640
S-639

S-634
S-677

Sale V-1

S-633

S-637
S-640
S-639

S-645
S-366
S-626
S-635

S-643
S-678
S-644

S-658
S-661
S-659 & 660

S-667

S-669, S-671, S-673

S-666
S-665
S-670

S-649
S-648
S-654
S-653

S-651
S-650
S-655
S-652

S-668

Sale V-2

S-664
S-664

S-674

Sale D-11

Sale D-10

Sale D-7

Sale D-12

S-675

S-646

S-641

S-645

S-366

S-626

S-635

S-637

S-640

S-640

S-639

S-634

S-677

Sale V-1

S-633

S-637

S-640

S-639

S-645

S-366

S-626

S-635

S-643

S-678

S-644

S-658

S-661

S-659 & 660

S-667

S-669, S-671, S-673

S-666

S-665

S-670

S-649

S-648

S-654

S-653

S-651

S-650

S-655

S-652

S-668

Sale V-2

S-664

S-664

S-674

Sale D-11

Sale D-10

Sale D-7

Sale D-12

S-675

S-646

S-641

S-645

S-366

S-626

S-635

S-637

S-640

S-640

S-639

S-634

S-677

Sale V-1

S-633

S-637

S-640

S-639

S-645

S-366

S-626

S-635

S-643

S-678

S-644

S-658

S-661

S-659 & 660

S-667

S-669, S-671, S-673

S-666

S-665

S-670

S-649

S-648

S-654

S-653

S-651

S-650

S-655

S-652

S-668

Sale V-2

S-664

S-664

S-674

Sale D-11

Sale D-10

Sale D-7

Sale D-12

S-675

S-646

S-641

S-645

S-366

S-626

S-635

S-637

S-640

S-640

S-639

S-634

S-677

Sale V-1

S-633

S-637

S-640

S-639

S-645

S-366

S-626

S-635

S-643

S-678

S-644

S-658

S-661

S-659 & 660

S-667

S-669, S-671, S-673

S-666

S-665

S-670

S-649

S-648

S-654

S-653

S-651

S-650

S-655

S-652

S-668

Sale V-2

S-664

S-664

S-674

Sale D-11

Sale D-10

Sale D-7

Sale D-12

S-675

S-646

S-641

S-645

S-366

S-626

S-635

S-637

S-640

S-640

S-639

S-634

S-677

Sale V-1

S-633

S-637

S-640

S-639

S-645

S-366

S-626

S-635

S-643

S-678

S-644

S-658

S-661

S-659 & 660

S-667

S-669, S-671, S-673

S-666

S-665

S-670

S-649

S-648

S-654

S-653

S-651

S-650

S-655

S-652

S-668

Sale V-2

S-664

S-664

S-674

Sale D-11

Sale D-10

Sale D-7

Sale D-12

S-675

S-646

S-641

S-645

S-366

S-626

S-635

S-637

S-640

S-640

S-639

S-634

S-677

Sale V-1

S-633

S-637

S-640

S-639

S-645

S-366

S-626

S-635

S-643

S-678

S-644

S-658

S-661

S-659 & 660

S-667

S-669, S-671, S-673

S-666

S-665

S-670

S-649

S-648

S-654

S-653

S-651

S-650

S-655

S-652

S-668

Sale V-2

S-664

S-664

S-674

Sale D-1



Seller: Ronald D. & Dorothy Fossen

County: Daniels

Document No. 226597

Sale Price: \$235,000

Confirmed: Realtor, 5-11-12

Description: T 35 N-R 49 E; Sec. 9, E $\frac{1}{2}$ NE $\frac{1}{4}$; Sec. 10, W $\frac{1}{2}$ NW $\frac{1}{4}$; T 35 N-R 50 E; Sec. 7, N $\frac{1}{2}$

Buyer: Bryan Dulce LLC, Mont. Corp.

Document: Warranty Deed

Date of Sale: April 10, 2012

Terms/Conditions: Cash

Size: 480 acres

SALES ANALYSIS

Location: Approximately 7 miles east of Scobey, Montana

Access: U. S. Highway 5

Water: Intermittent streams and ponds

Topography: Generally flat

Vegetation: Native grasses, dry crop grains

Soils: Turner Sandy Loam, Tally Sandy Loam, (IVe)

Utilities/Services: Electricity, telephone at highway

Zoning/Covenants: None

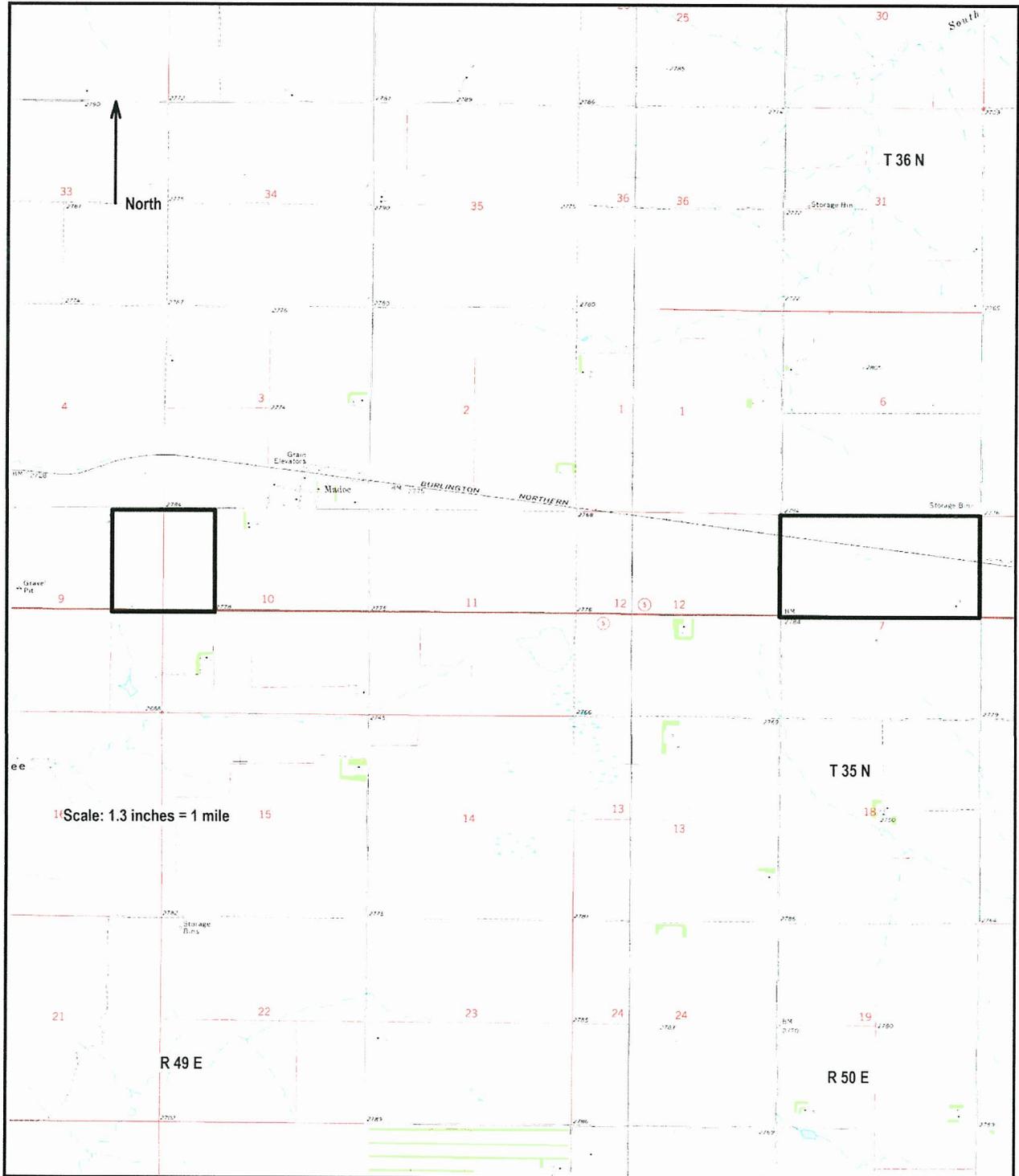
Current/Intended Use: Agriculture production

Improvements: None

Other Factors:

Dry crop – 480 acres @ \$490/acre = \$235,200

Sale D-1



Sale D-2



Seller: Nobuko S. Sederholm, Family Trust

County: Daniels

Document No. 226549

Sale Price: \$455,000

Confirmed: Realtor

Description: T 37 N-R 50 E; Sec. 15, SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$; Sec. 22, W $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$; Sec. 23, S $\frac{1}{2}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$; Sec. 26, W $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$; Sec. 27, NE $\frac{1}{4}$

Size: acres 1,000

Buyer: Victor Johansen

Document: Warranty Deed

Date of Sale: March 23, 2012

Terms/Conditions: Cash

SALES ANALYSIS

Location: Approximately 5 miles northeast of Whitetail, Montana

Access: Montana State Secondary 13, Odegaard County road

Water: Intermittent streams

Topography: Gently rolling

Vegetation: Dry Crop grains, native grasses

Soils: Williams-Zahill Loam (IIIe), Zahill Loam (VIe)

Utilities/Services: Electricity and telephone

Zoning/Covenants: None

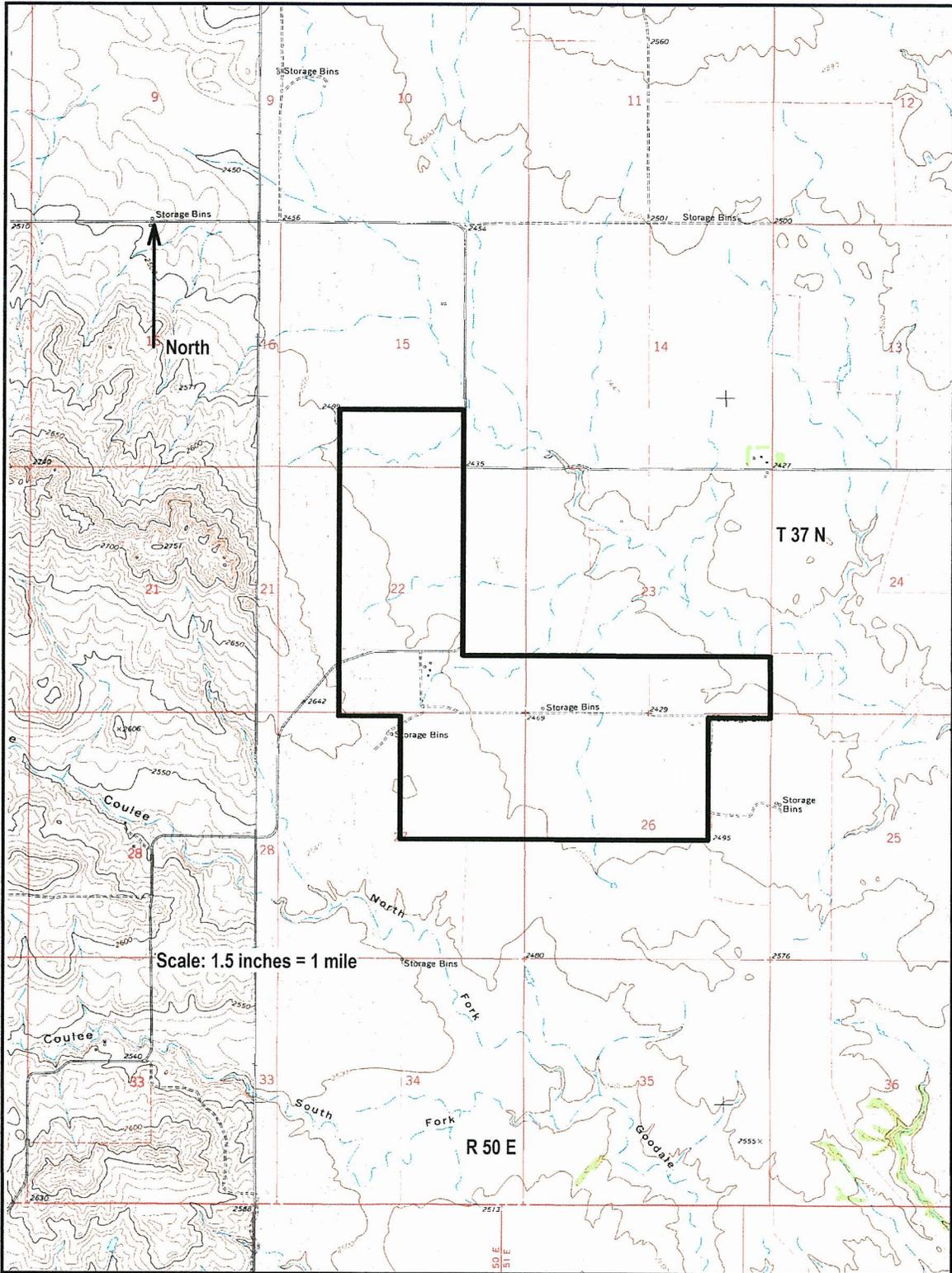
Current/Intended Use: Agriculture production

Improvements: Grain bin, 1977, 3,100 bushels; 2 grain bin, 1969, 2,700 bushels each; Grain bin, 1969, 2,700 bushels; Grain bin, 1977, 3,100 bushels

Other Factors:

Dry crop – 732 acres @ \$500/acre	=	\$366,000
Pasture – 268 acres @ \$250/acre	=	67,000
Improvements – 5 grain bins, 14,300 bushel capacity	=	22,000
		<u>\$455,000</u>

Sale D-2



Sale D-3



Seller: Mohn, Inc.

County: Daniels

Document No. 226111

Sale Price: \$50,000

Confirmed: Buyer 5/29/12

Description: T 34 N-R 49 E; Sec. 12, E½SE¼; T 34 N-R 50 E; Sec. 7, Lots 3, 4

Buyer: Tade, Inc.

Document: Warranty Deed

Date of Sale: February 13, 2012

Terms/Conditions: Cash

Size: 154 acres

SALES ANALYSIS

Location: Approximately 6 miles southwest of Flaxville, Montana

Access: Mail Route and Range Line Daniel County roads

Water: None

Topography: Generally flat

Vegetation: Dry Crop grains

Soils: Turner-Beaverton Tally (IVe)

Utilities/Services: None

Zoning/Covenants: None

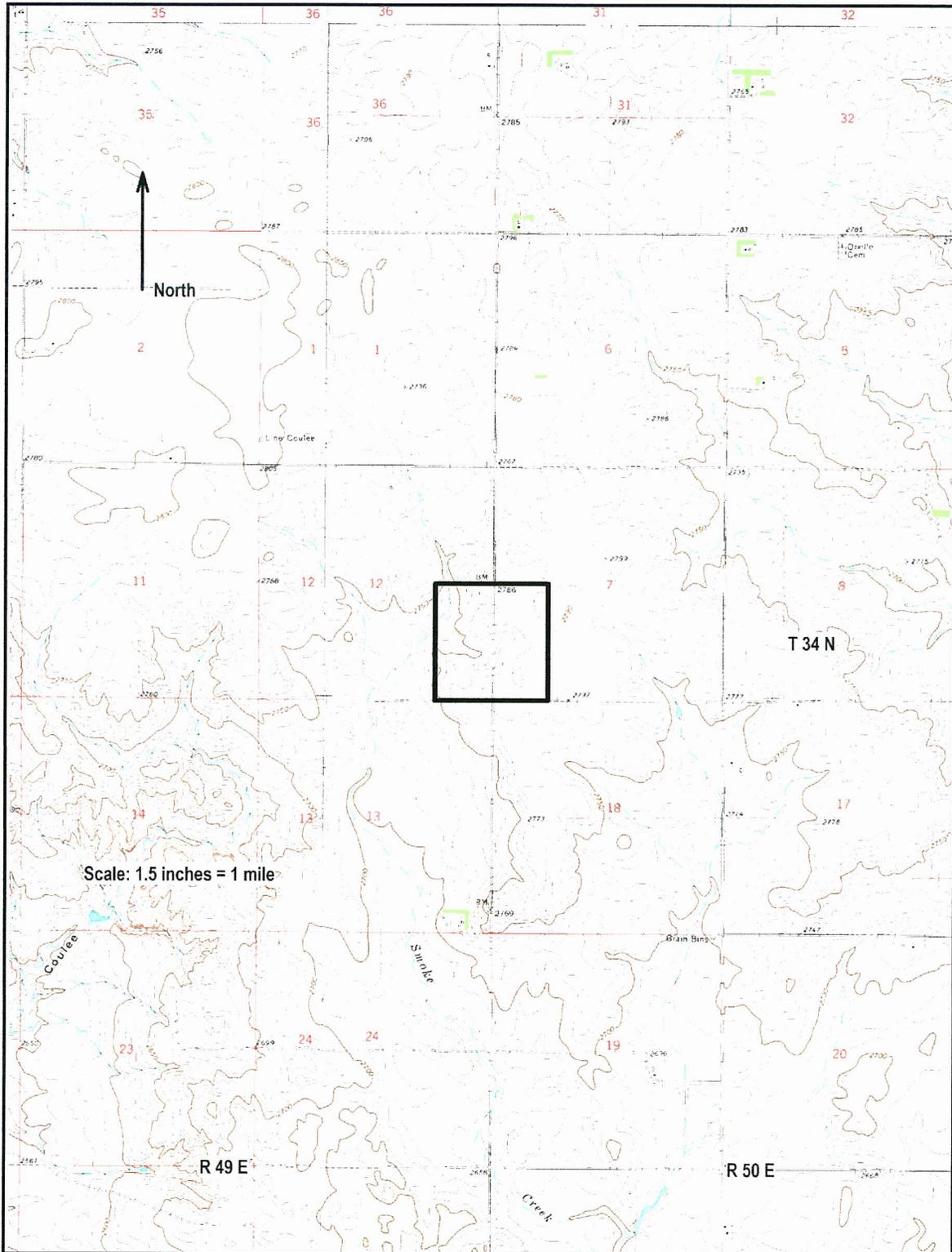
Current/Intended Use: Agriculture production

Improvements: None

Other Factors:

Pasture – 154 acres @ \$324/acre = \$49,896

Sale D-3



Sale D-4



Seller: Tande Ranch Inc.

County: Daniels

Document No. 225942

Sale Price: \$8,000

Confirmed: Seller, 5-11-12

Description: T 35 N-R 48 E; Sec. 8, S½NW¼SE¼

Buyer: Dennis & Marla J. Gray

Document: Warranty Deed

Date of Sale: January 12, 2012

Terms/Conditions: Cash

Size: 20 acres

SALES ANALYSIS

Location: Approximately 2 miles west of Scobey, Montana

Access: U. S. Highway 2

Water: None

Topography: Generally flat

Vegetation: Dry crop grains

Soils: Dooley Sandy Loam (IVe)

Utilities/Services: Electricity

Zoning/Covenants: None

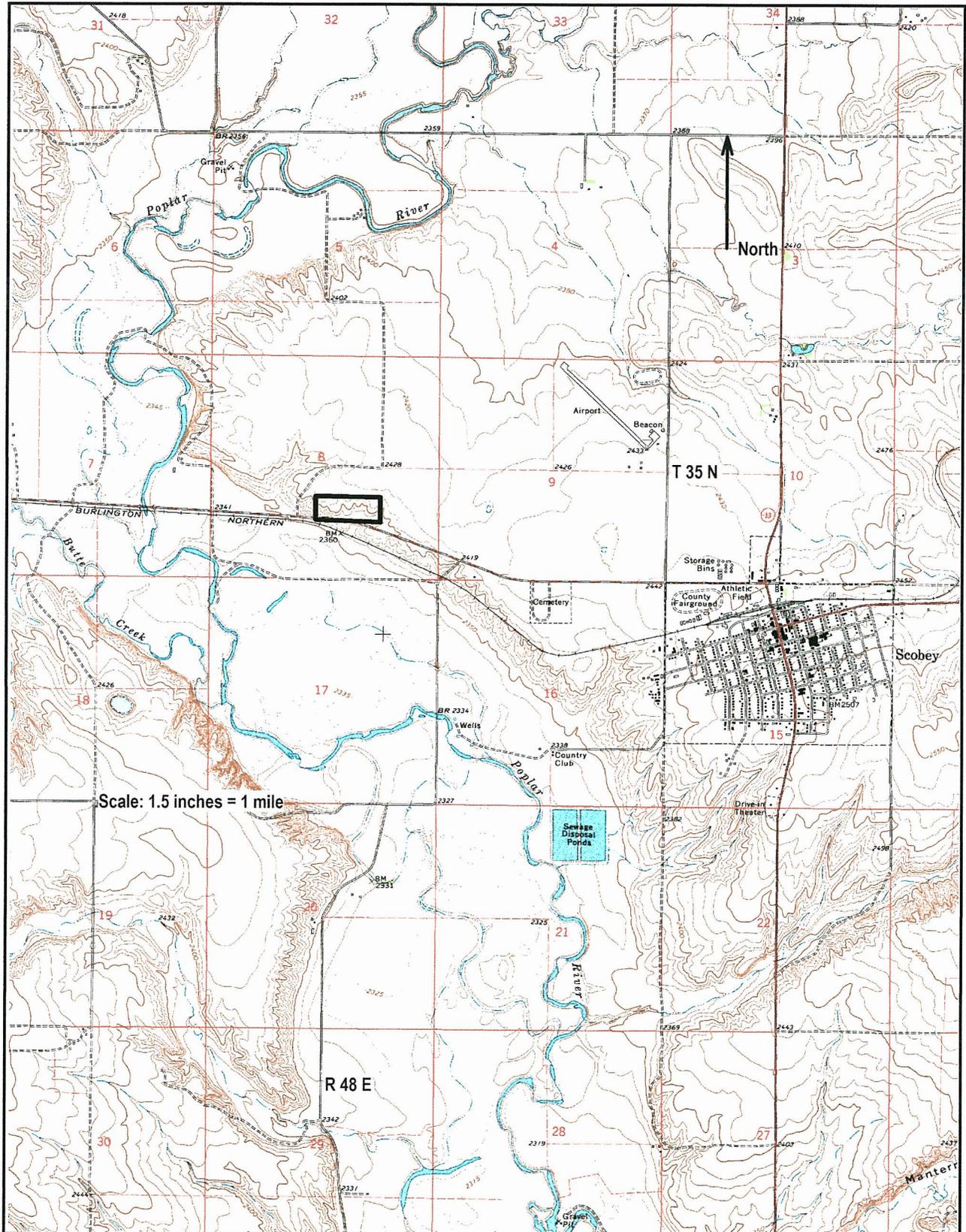
Current/Intended Use: Agriculture production/Home Site

Improvements: None

Other Factors:

Dry crop – 20 acres @ \$400/acre = \$8,000

Sale D-4



Scale: 1.5 inches = 1 mile

Sale D-5



Seller: Peggy Purdy
County: Daniels
Document No. 226021
Sale Price: \$36,000
Confirmed: Buyer, 5-11-12
Description: T 35 N-R 51 E; Sec. 7, W $\frac{1}{2}$ SE $\frac{1}{4}$

Buyer: Corwyn M. Nelson
Document: Warranty Deed
Date of Sale: January 9, 2012
Terms/Conditions: Cash

Size: 80 acres

SALES ANALYSIS

Location: Approximately 4 miles east of Flaxville, Montana

Access: U. S. Highway 2, Gunderson County road

Water: Intermittent streams

Topography: Generally flat

Vegetation: Dry crop grains

Soils: Williams-Zahill Loams (IIIe)

Utilities/Services: Electricity

Zoning/Covenants: None

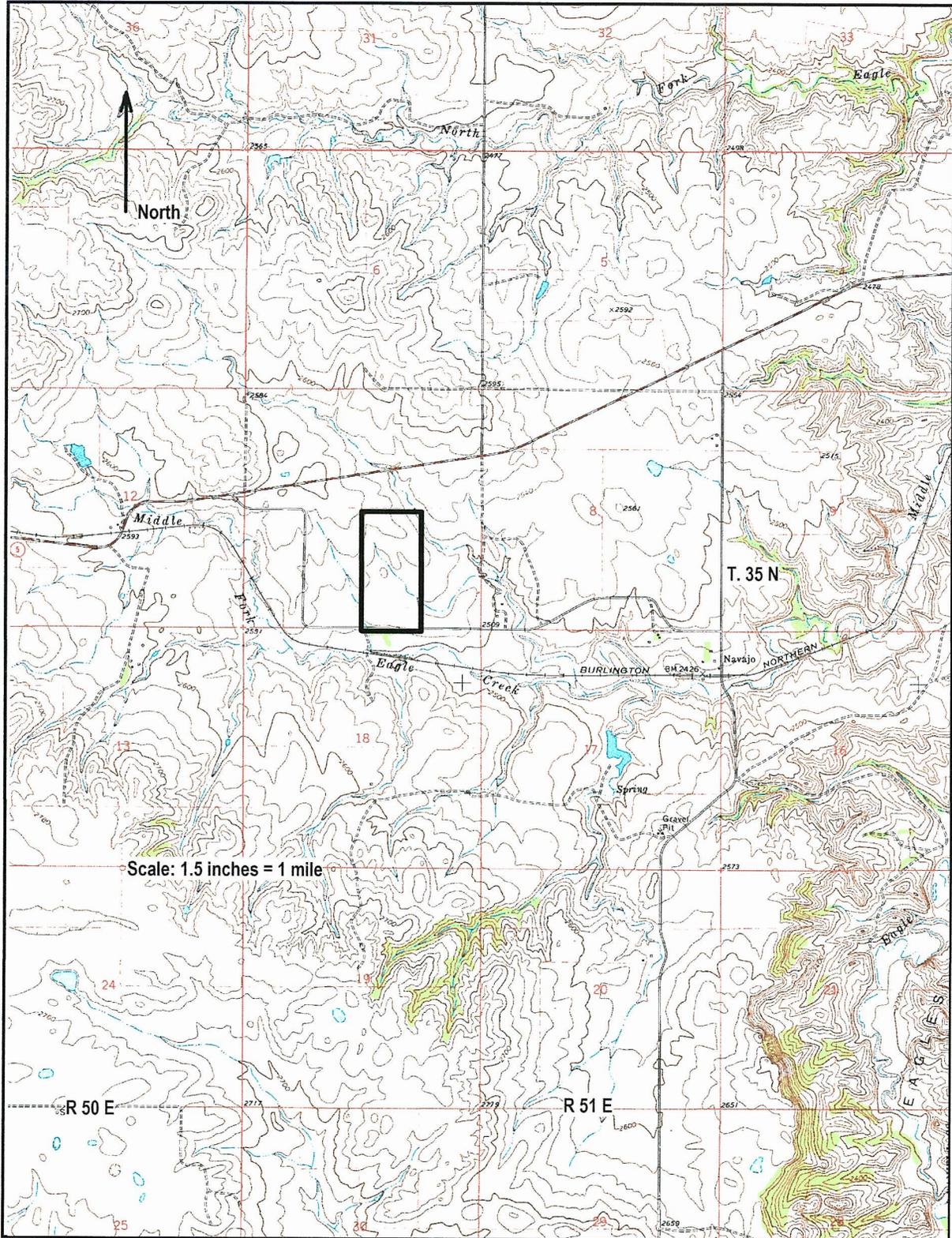
Current/Intended Use: Agriculture production

Improvements: None

Other Factors:

Dry crop – 80 acres @ \$450/acre = \$36,000

Sale D-5



Sale D-6



Seller: Ronald Duane Rigler, Paula Wildman

Buyer: Donovan C., Jordon B., Preston C. Meier

County: Daniels

Document: Warranty Deed

Document No. 225660

Date of Sale: November 3, 2011

Sale Price: \$475,000

Terms/Conditions: Cash

Confirmed: Buyer, 5-17-12

Description: T 33 N-R 44 E; Sec. 29, S $\frac{1}{2}$ S $\frac{1}{2}$; Sec. 30, SE $\frac{1}{4}$, Sec. 32, E $\frac{1}{2}$; Valley County; T 32 N-R 44 E; Sec. 2, Lots 1, 2, 3, 4, S $\frac{1}{2}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, S $\frac{1}{2}$; Sec. 3, Lot 1

Size: 1,155 acres

SALES ANALYSIS

Location: Approximately 15 miles south of Peerless, Montana

Access: South Peerless, One School County roads

Water: Intermittent streams

Topography: Gently rolling to flat

Vegetation: Dry crop grains, hay crops, native grasses

Soils: Tally-Lihen Sandy Loams (IVe)

Utilities/Services: Electricity and Telephone

Zoning/Covenants: None

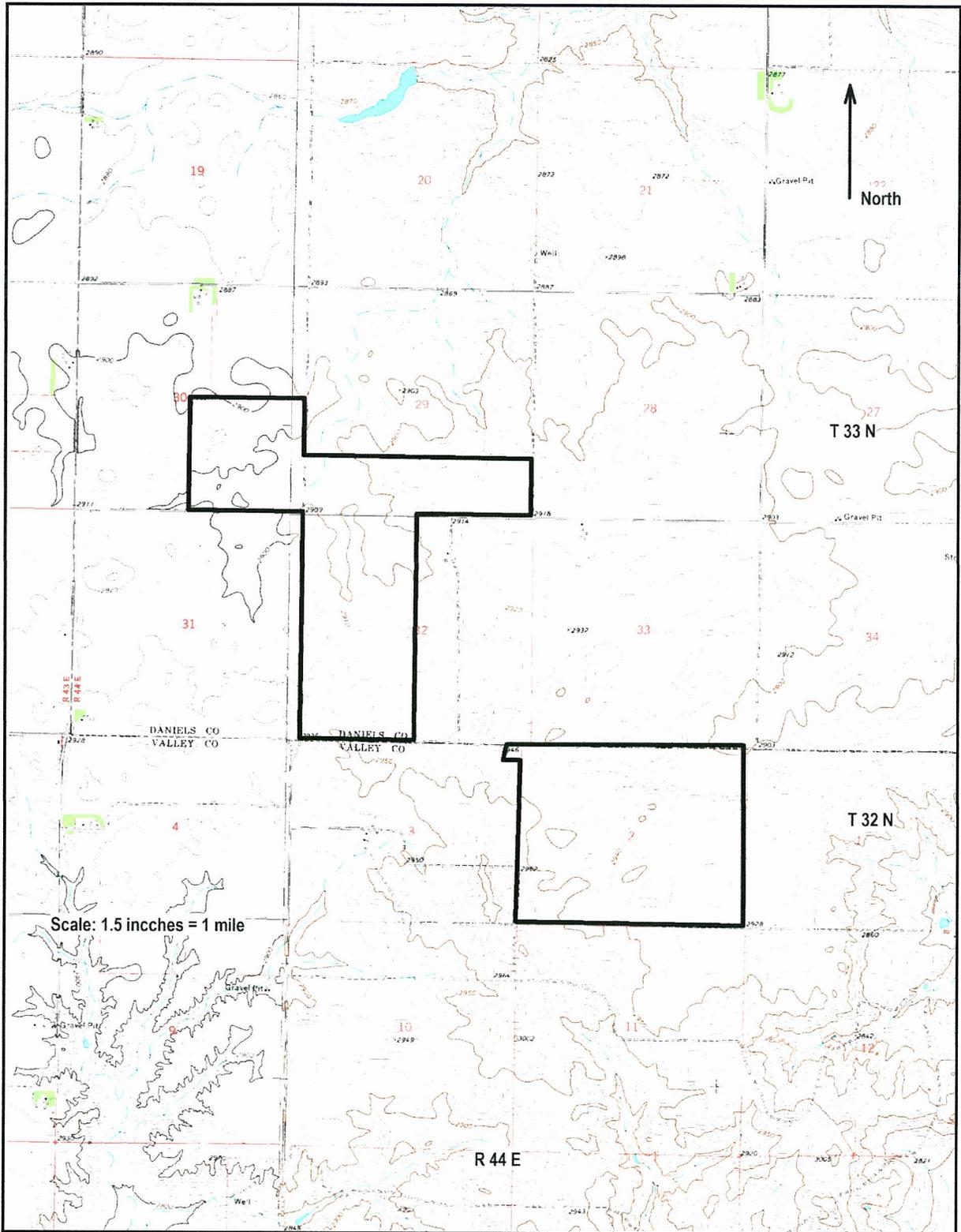
Current/Intended Use: Agriculture production

Improvements: Dilapidated and contribute no value

Other Factors:

Dry crop – 1,155 acres @ \$411/acre = \$474,705

Sale D-6



Sale D-7



Seller: Terry & Linda Michel
County: Daniels
Document No. 225546
Sale Price: \$215,200
Confirmed: Buyer, 5-19-12
Description: T 36 N-R 45 E; Sec. 6, Lots 1, 2, S½NE¼; Sec. 5, SW¼SW¼SE¼
Size: 173 acres

Buyer: Jay A. Crandall
Document: Warranty Deed
Date of Sale: November 1, 2011
Terms/Conditions: Cash

SALES ANALYSIS

Location: Approximately 25 miles northwest of Scobey, Montana
Access: U. S. Highway 2, French Lane and Chapman County roads
Water: Intermittent streams

Topography: Gently rolling with some steeper areas

Vegetation: Dry crop grains and native grasses

Soils: Turner-Beaverton, Wabek-Tinsley Complex (IVe)

Utilities/Services: Electricity and Telephone

Zoning/Covenants: None

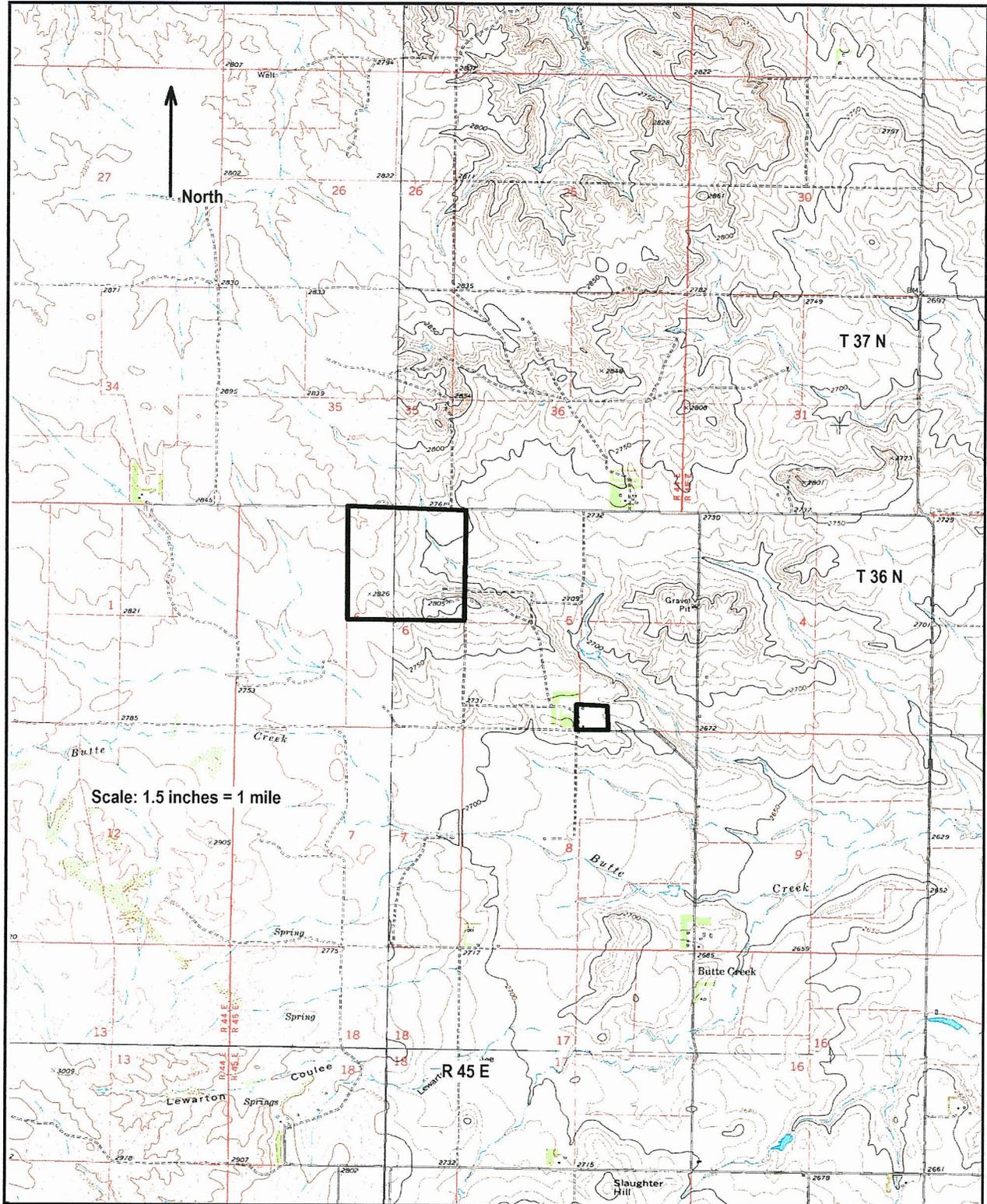
Current/Intended Use: Agriculture production

Improvements: Dwelling, 1960, 2,664 sq. ft, 2 floors, 2 bedrooms, 1 bath; Shed, 1976, 1,800 sq. ft.; Pole frame building, 1997, 3,200 sq. ft.; Grain bin, 1960, 2,200 bushels; Grain bin, 1955, 1,000 bushels; Grain bin, 1976, 2,900 bushels; Barn 1960, 1,152 sq. ft.; Barn, 1960, 2,560 sq. ft.; Garage, 1965, 576 sq. ft.; Pole frame, 1976, 1,440 sq. ft.

Other Factors:

Dry crop – 163 acres @ \$400/acre	=	\$ 65,200
Improvements and 10 acres	=	<u>150,200</u>
		\$215,200

Sale D-7



Sale D-8



Seller: Brian K. & Michelle Wahl

County: Daniels

Document No. 225450

Sale Price: \$99,000

Confirmed: Seller, 5-11-12

Description: T 36 N-R 49 E; Sec. 17, SE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$

Buyer: Ronald & Norma Jean Tade

Document: Warranty Deed

Date of Sale: July 12, 2011

Terms/Conditions: Cash

Size: 320 acres

SALES ANALYSIS

Location: Approximately 8 miles northeast of Scobey, Montana

Access: Montana State Secondary Highway 13, & Wahl St. County road, field trails

Water: Intermittent streams

Topography: Gently rolling with steeper areas

Vegetation: Dry crop grains, native grasses

Soils: Williams-Zahill Loams (IIIe)

Utilities/Services: None

Zoning/Covenants: None

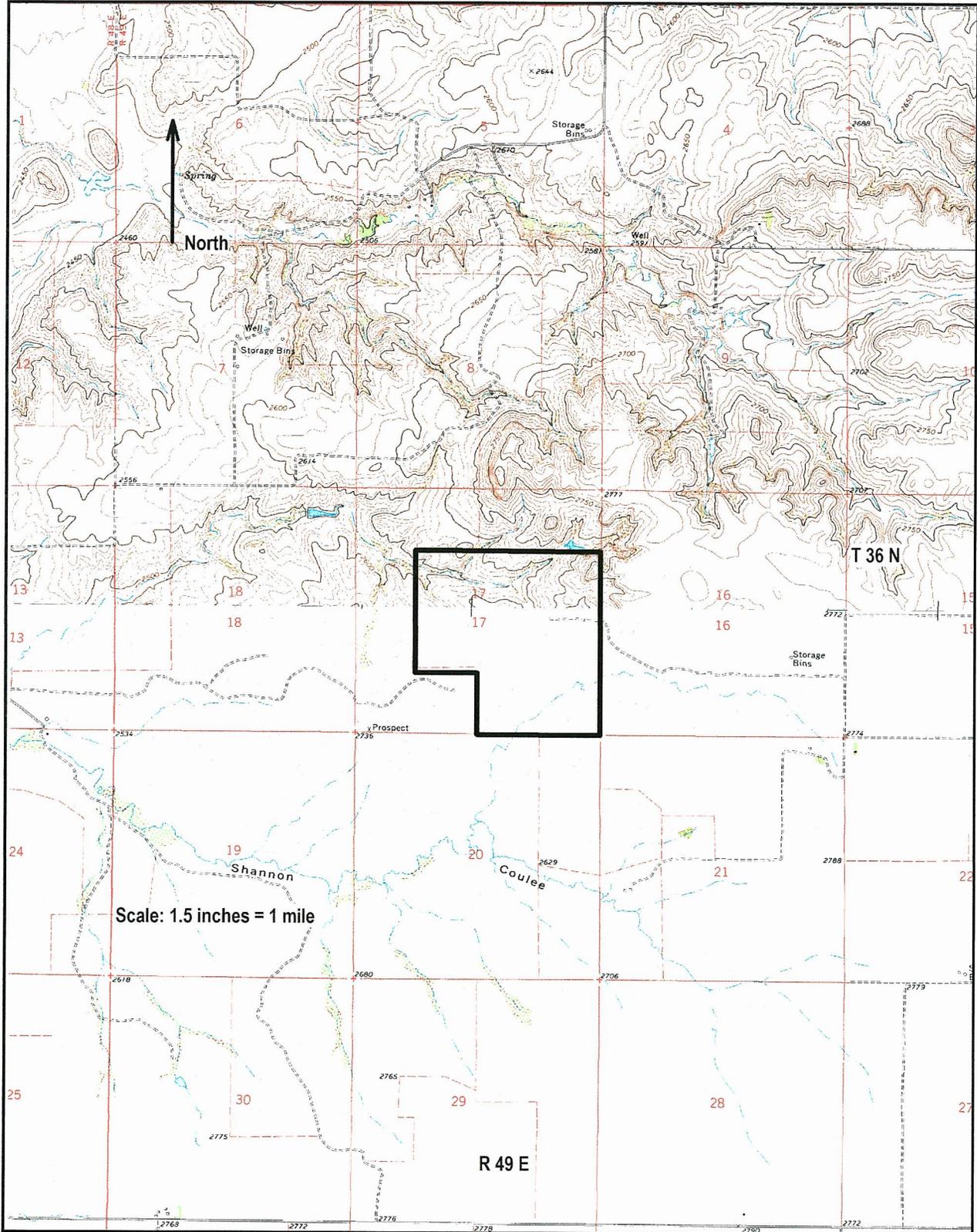
Current/Intended Use: Agriculture production

Improvements: None

Other Factors: Seller stated this was a somewhat stressed sale because he needed to raise some cash.

Dry crop – 190 acres @ \$400/acre	=	\$76,000
Pasture – 130 acres @ \$180/acre	=	<u>23,400</u>
		\$99,400

Sale D-8



Sale D-9



Seller: Craig Mollerstuen Trust
County: Daniels
Document No. 225295
Sale Price: \$151,000
Confirmed: Buyer, 5-11-12
Description: T 35 N-R 50 E; Sec. 20, W $\frac{1}{2}$

Buyer: Gilbert M. & Wanda Kay Hammer
Document: Warranty Deed
Date of Sale: July 7, 2011
Terms/Conditions: Cash

Size: 320 acres

SALES ANALYSIS

Location: Approximately 3 miles southwest of Flaxville, Montana

Access: Montana State Secondary Highway 251, 1042 county road

Water: Intermittent streams

Topography: Gently rolling

Vegetation: Dry crop grains, native grasses

Soils: Turner Sandy Loam (IVe), Turner-Beaverton Complex (IVe)

Utilities/Services: Along county road

Zoning/Covenants: None

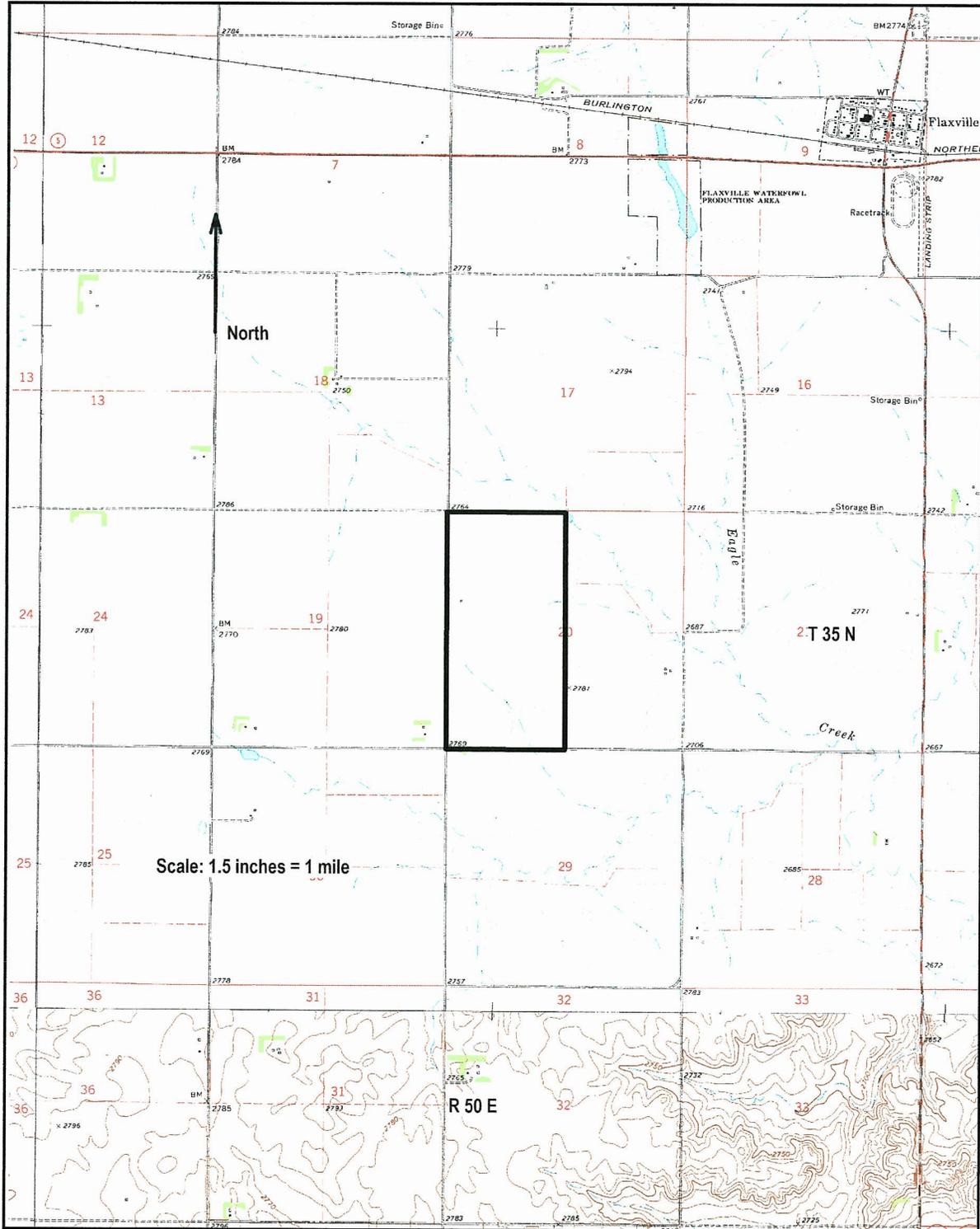
Current/Intended Use: Agriculture production

Improvements: None

Other Factors: Land had not been cultivated for several years. Contained weeds

Dry crop – 290 acres @ \$495/acre	=	\$143,550
Pasture – 30 acres @ \$250/acre	=	<u>7,500</u>
		\$151,500

Sale D-9



Sale D-10



Seller: Thomas A. & Kay J. Loftsgaard

County: Daniels

Document No. 224268

Sale Price: \$625,000

Confirmed: Seller, 5-9-12

Description: T 37 N-R 44 E; Sec. 23, S $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$; Sec. 24, S $\frac{1}{2}$, Sec. 25, SW $\frac{1}{4}$; Sec. 26, W $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$, SE $\frac{1}{4}$; Sec. 35, N $\frac{1}{2}$; Sec. 36, N $\frac{1}{2}$ NW $\frac{1}{4}$

Buyer: John R. Richardson

Document: Warranty Deed

Date of Sale: January 27, 2011

Terms/Conditions: Cash

Size: 1,520 acres

SALES ANALYSIS

Location: Approximately 25 miles northwest of Scobey, Montana

Access: U. S. Highway 2, French Lane and Chapman County roads

Water: Intermittent streams

Topography: Gently rolling with steeper areas

Vegetation: Native grasses, dry crop grains

Soils: Turner-Beaverton Complex (IVe), Talley Sandy Loam (IVe)

Utilities/Services: None

Zoning/Covenants: None

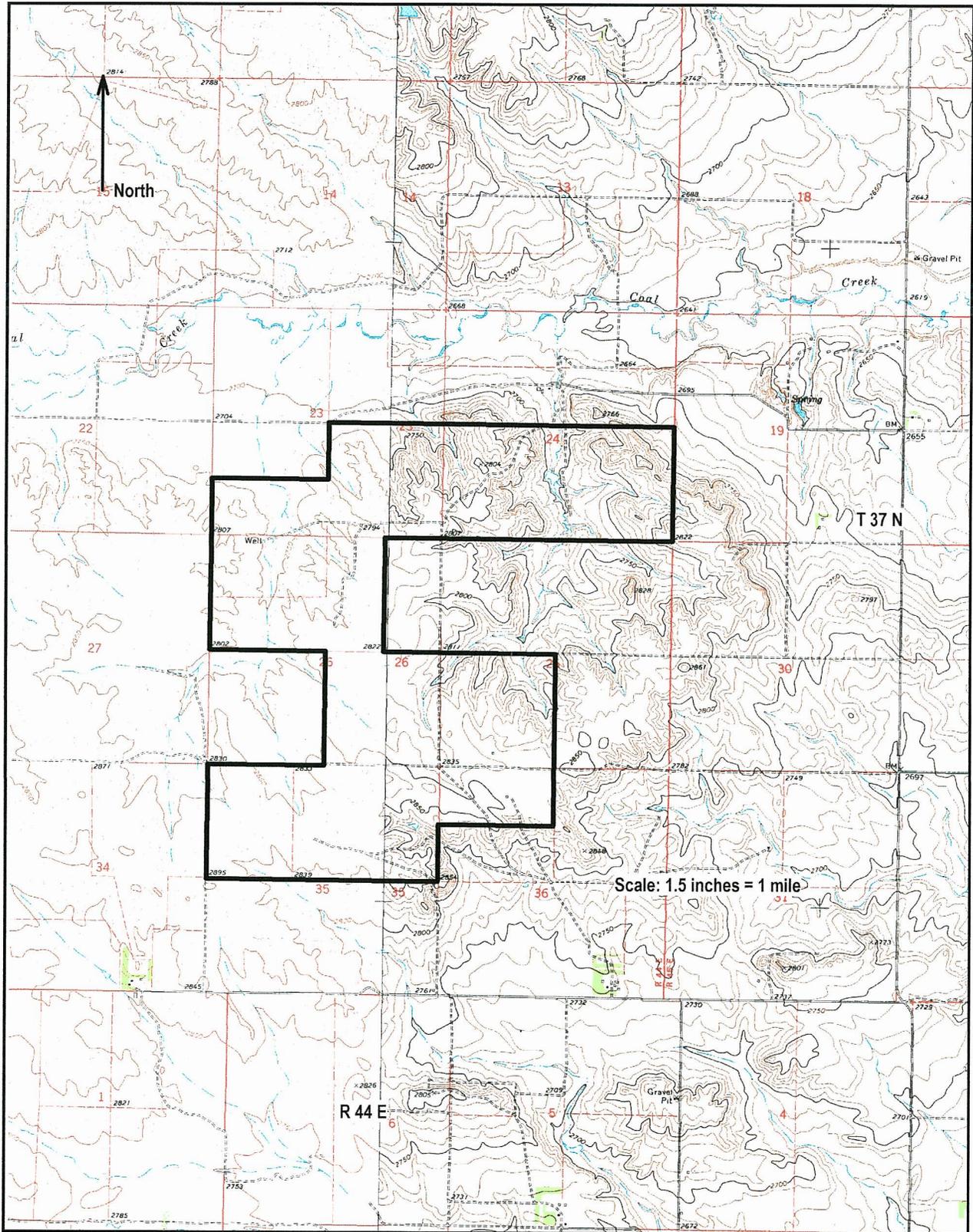
Current/Intended Use: Agriculture production

Improvements: None

Other Factors:

Dry crop – 462 @ \$600/acre	=	\$277,200
Pasture – 1,058 @ \$330/acre	=	<u>349,140</u>
		\$626,240

Sale D-10



Sale D-11



Seller: Thomas A. & Kay J. Loftsgaard

County: Daniels

Document No. 224266

Sale Price: \$110,500

Confirmed: Appraiser

Description: T 37 N-R 44 E; Sec. 13, NW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$

Buyer: Laura J. Kasseh-King

Document: Warranty Deed

Date of Sale: January 27, 2011

Terms/Conditions: Cash

Size: 240 acres

SALES ANALYSIS

Location: Approximately 25 miles northwest of Scobey, Montana

Access: U. S. Highway 2, French Lane and Chapman County roads

Water: Intermittent streams

Topography: Gently rolling

Vegetation: Dry crop grains

Soils: Turner Sandy Loam (IVe)

Utilities/Services: None

Zoning/Covenants: None

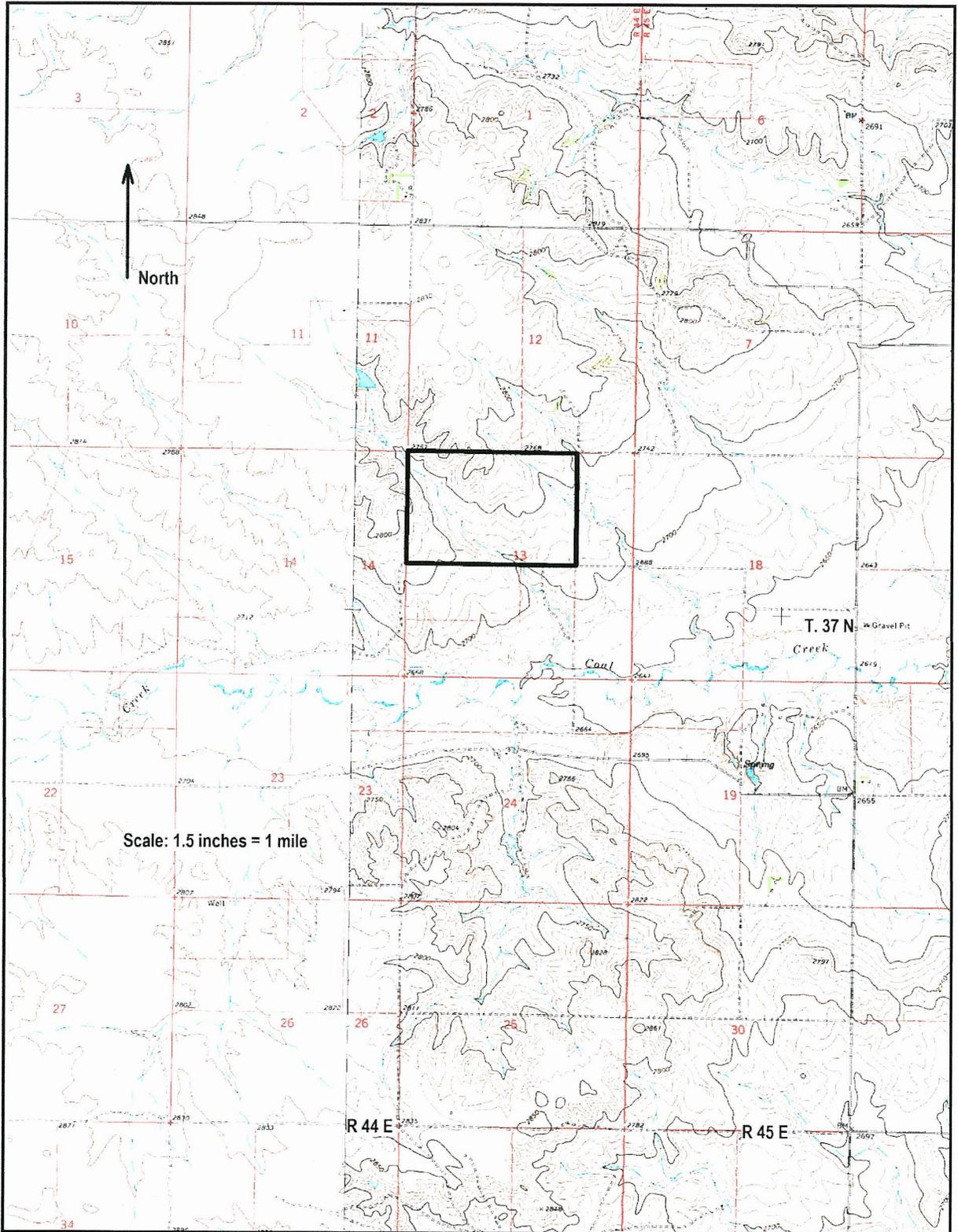
Current/Intended Use: Agriculture production

Improvements: None

Other Factors:

Dry crop – 240 acres @ \$460/acre = \$110,400

Sale D-11



Sale D-12



Seller: Thomas A. & Kay J. Loftsgaard

County: Daniels

Document No. 224267

Sale Price: \$145,000

Confirmed: Buyer, 5-9-12

Description: T 37 N-R 45 E; Sec. 31, NW¼, N½NE¼

Buyer: Todd & Dori Carney

Document: Warranty Deed

Date of Sale: January 27, 2011

Terms/Conditions: Cash

Size: 240 acres

SALES ANALYSIS

Location: Approximately 25 miles northwest of Scobey, Montana

Access: U. S. Highway 2, French Lane and Chapman County roads

Water: Intermittent streams

Topography: Gently rolling with some steeper areas

Vegetation: Dry crop grains

Soils: Turner Sandy loam (IVe)

Utilities/Services: None

Zoning/Covenants: None

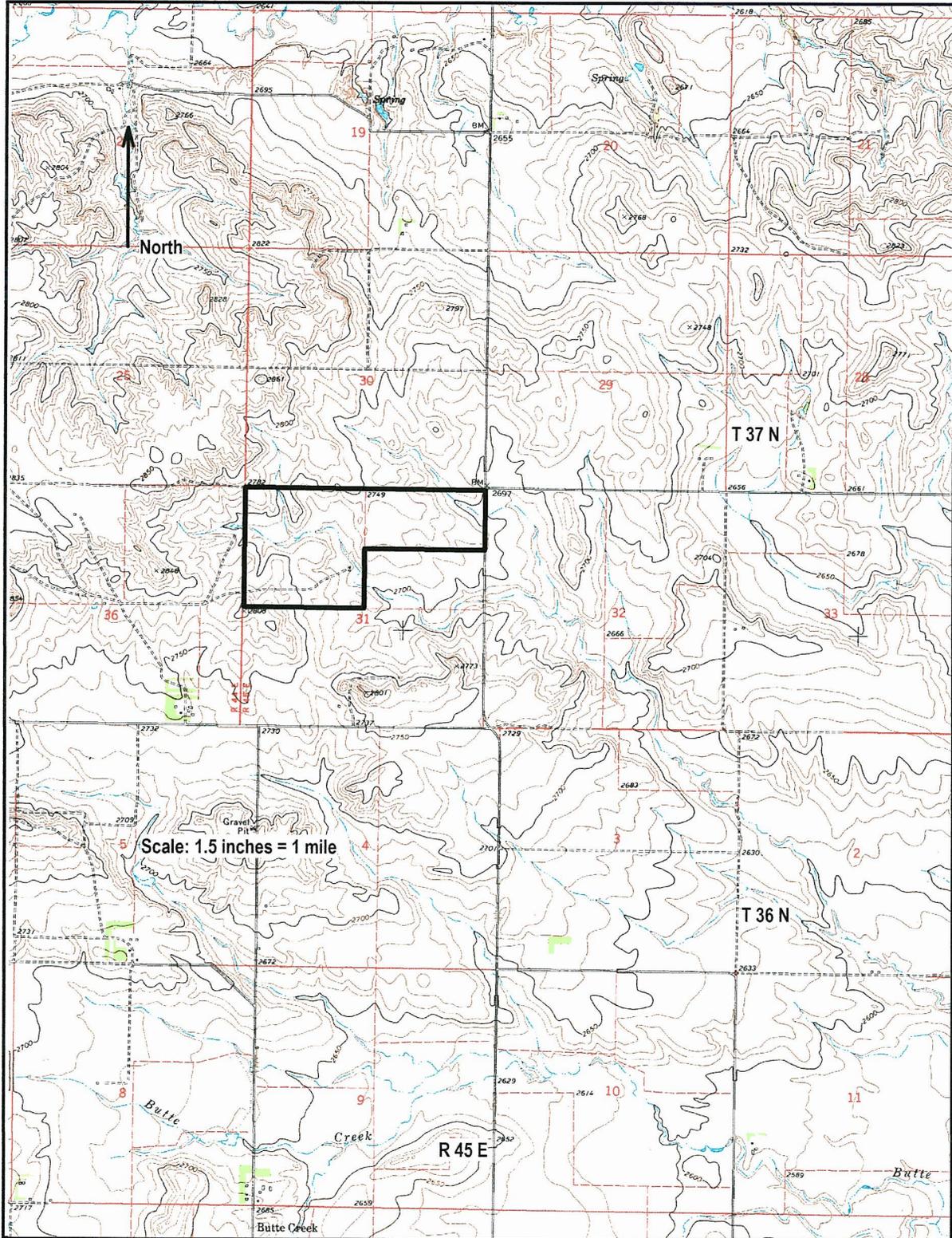
Current/Intended Use: Agriculture production

Improvements: None

Other Factors:

Dry crop – 240 acres @ \$470/acre	=	\$112,800
Montana State lease – 28 AUM's @ \$125/AUM	=	3,500
Other Leases – 222 acres @ \$130/acre	=	<u>28,860</u>
		\$145,160

Sale D-12



Sale D-13



Seller: Marvin & Linda K. Severson
County: Daniels
Document No. 223875
Sale Price: \$120,000
Confirmed: Auctioneer 5-18-12

Buyer: Duwayne & Carrie Wilson
Document: Warranty Deed
Date of Sale: October 15, 2010
Terms/Conditions: Cash

Description: T 34 N-R 50 E; Sec. 1, S $\frac{1}{2}$ N $\frac{1}{2}$, N $\frac{1}{2}$ S $\frac{1}{2}$

Size: 320 acres

SALES ANALYSIS

Location: Approximately 5 miles southeast of Flaxville, Montana

Access: Carlson and 10408 county roads

Water: Eagle Creek and other intermittent streams

Topography: Gently rolling

Vegetation: Dry crop grains

Soils: Grail Silty Clay Loam (IIIe), Williams Zahill Loam (IIIe)

Utilities/Services: None

Zoning/Covenants: None

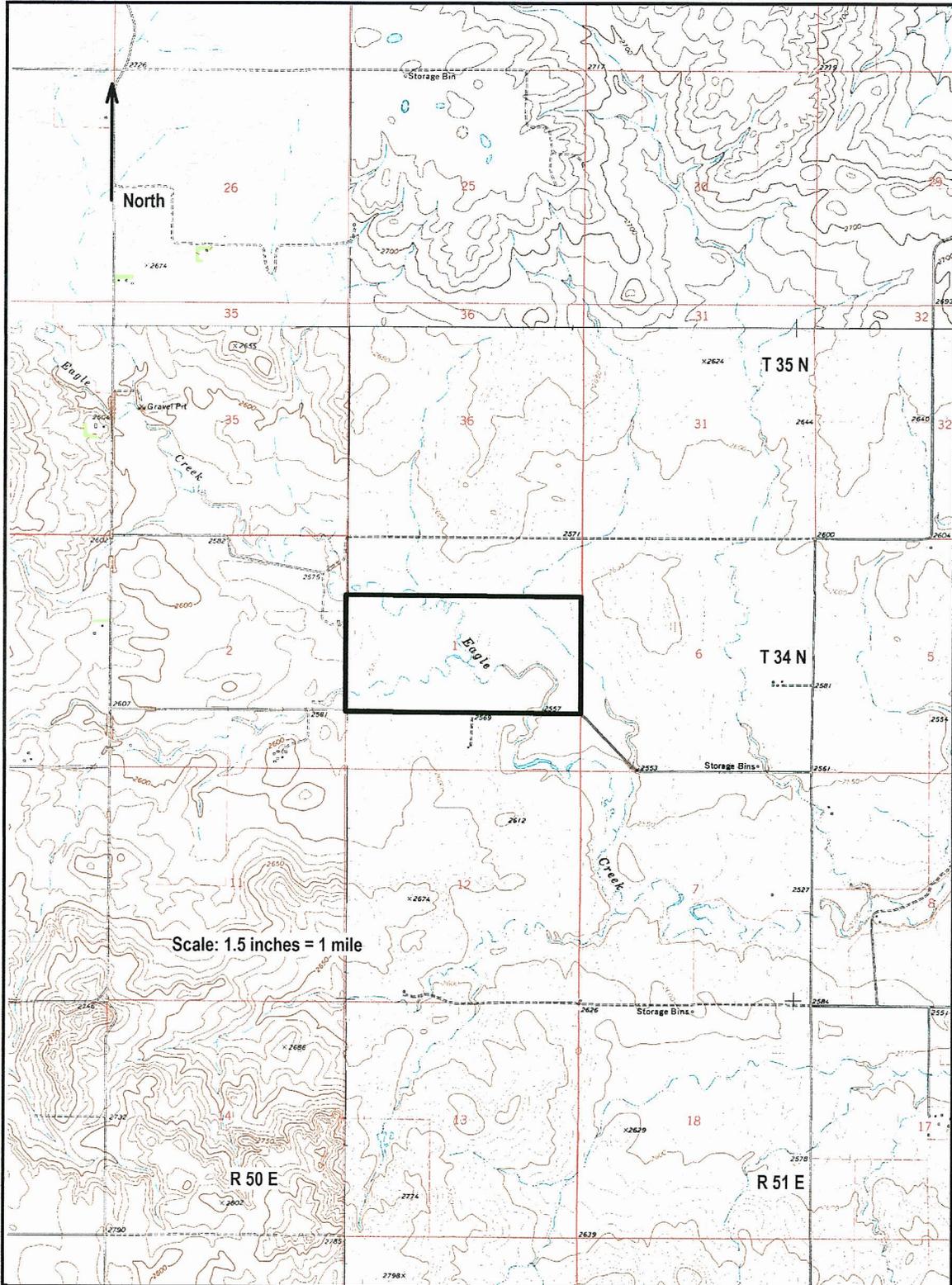
Current/Intended Use: Agriculture production

Improvements: None

Other Factors:

Wild hay - 284 acres @ \$375/acre	=	\$106,500
Pasture – 36 acres @ \$375/acre	=	<u>13,500</u>
		\$120,000

Sale D-13



Sale D-14

No picture

Seller: Wade Tryan

County: Daniels

Document No. 223356

Sale Price: \$98,000

Confirmed: Seller, 5-23-12

Description: T 36 N-R 50 E; Sec. 33, W½

Buyer: Todd Southland

Document: Warranty Deed

Date of Sale: April 20, 2010

Terms/Conditions: Cash

Size: 320 acres

SALES ANALYSIS

Location: Approximately 2 miles north of Flaxville, Montana

Access: Montana State Secondary 511, County roads

Water: Intermittent streams

Topography: Gently rolling

Vegetation: Dry crop grains

Soils: Turner Sandy loam (IVe)

Utilities/Services: None

Zoning/Covenants: None

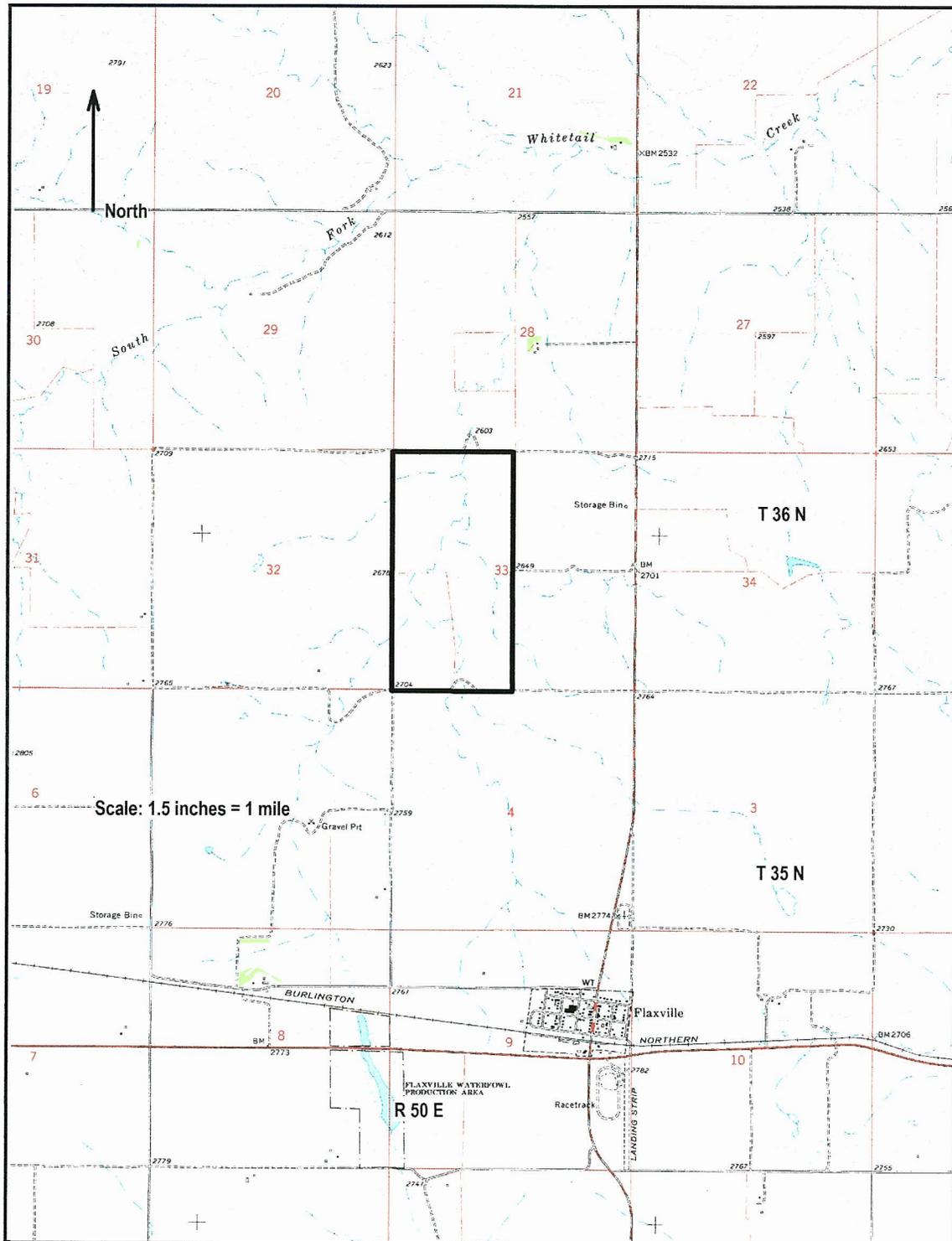
Current/Intended Use: Agriculture production

Improvements: None

Other Factors:

Dry crop – 176 acres @ \$400/acre	=	\$70,400
Pasture – 144 acres @ \$195/acre	=	<u>28,080</u>
		\$98,480

Sale D-14



Sale D-15



Seller: Shodair's Children Hospital, et al

County: Daniels, Roosevelt

Document No. 223282

Sale Price: \$192,102

Confirmed: Appraiser

Description: T 33 N-R 49 E; Sec. 20, SE $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$; Sec. 29, SW $\frac{1}{4}$, NW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$; Sec. 33, SE $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$; **Roosevelt County;** T 32 N-R 49 E; Sec. 2, Lots 1, 2, SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$

Buyer: Kaaren N. & Pamela Gaustad

Document: Warranty Deed

Date of Sale: March 23, 2010

Terms/Conditions: Cash

Size: 1,122 acres

SALES ANALYSIS

Location: Approximately 15 miles south of Scobey, Montana

Access: Montana State Secondary Highway 13, Susag County road

Water: Stock wells with distribution systems

Topography: Generally sloping with steeper areas

Vegetation: Native grasses

Soils: Zahill-Tinsley complex (IVe)

Utilities/Services: None

Zoning/Covenants: None

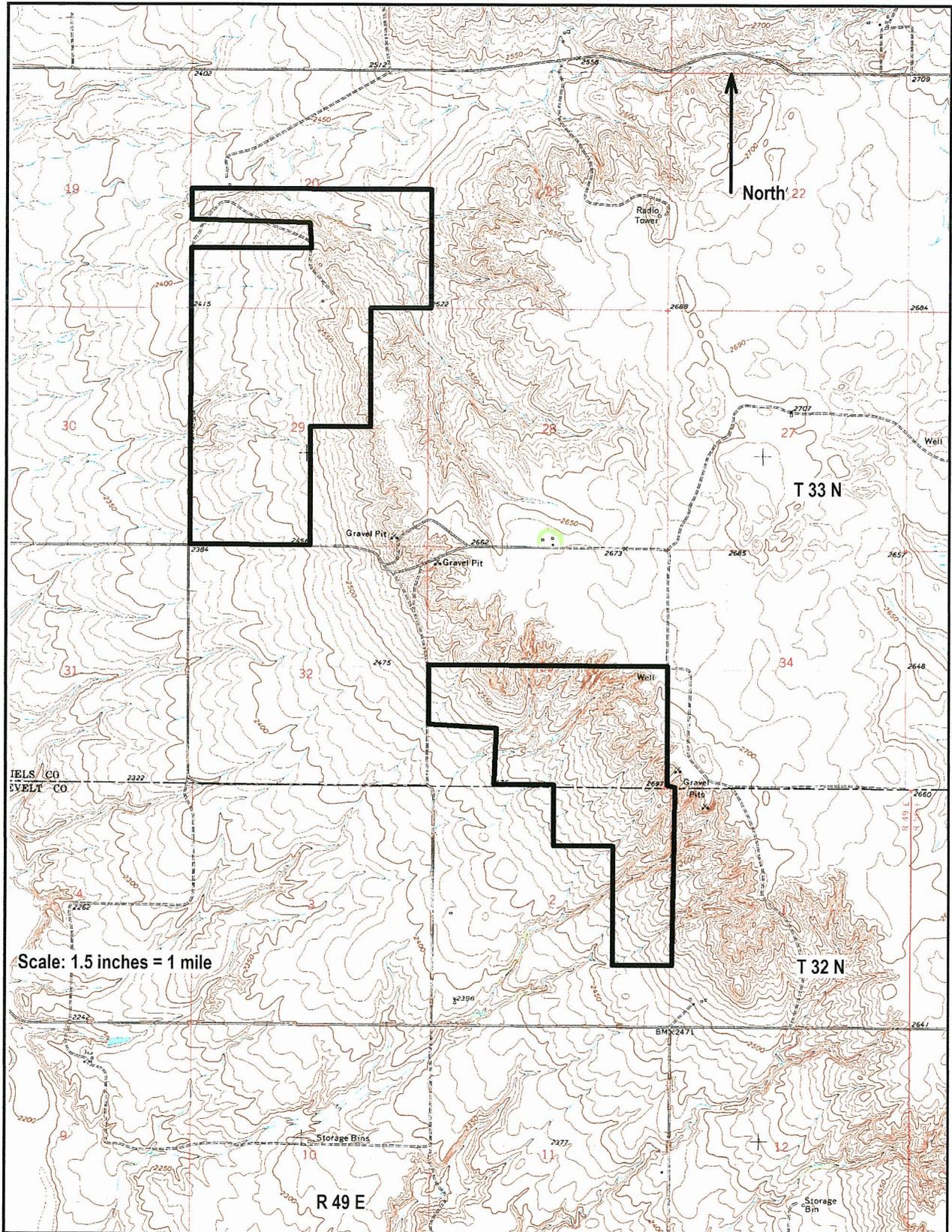
Current/Intended Use: Agriculture production

Improvements: None

Other Factors: Sale from sealed bid auction of parcels donated to numerous charities.

Dry Crop – 451 acres @ \$240/acre	=	\$108,240
Pasture – 671 acres @ \$125/acre	=	83,875
		\$192,115

Sale D-15



Sale D-16



Seller: Shodair's Children Hospital, et al

County: Daniels & Roosevelt

Document No. 223275, 384522

Sale Price: \$420,875

Confirmed: Buyer 5/29/12

Description: T 33 N-R 48 E; Sec. 35, All; T 33 N-R 49 E; Sec. 31, N½; Roosevelt County; T 32 N-R 49 E; Sec. 4, NE¼

Buyer: Ronald & Norma Tade

Document: Warranty Deed

Date of Sale: March 23, 2010

Terms/Conditions: Cash

Size: 1,120 acres

SALES ANALYSIS

Location: Approximately 15 miles south of Scobey, Montana

Access: Montana State Secondary Highway 13, Susag County road

Water: Intermittent streams, well

Topography: Gently rolling

Vegetation: Native grasses, dry crop grains

Soils: William Zahill Loams (IIIe)

Utilities/Services: Electricity and Telephone along county road

Zoning/Covenants: None

Current/Intended Use: Agriculture production

Improvements: None, 2 grain bins constructed after purchase.

Other Factors: Sale from sealed bid auction of parcels donated to numerous charities.

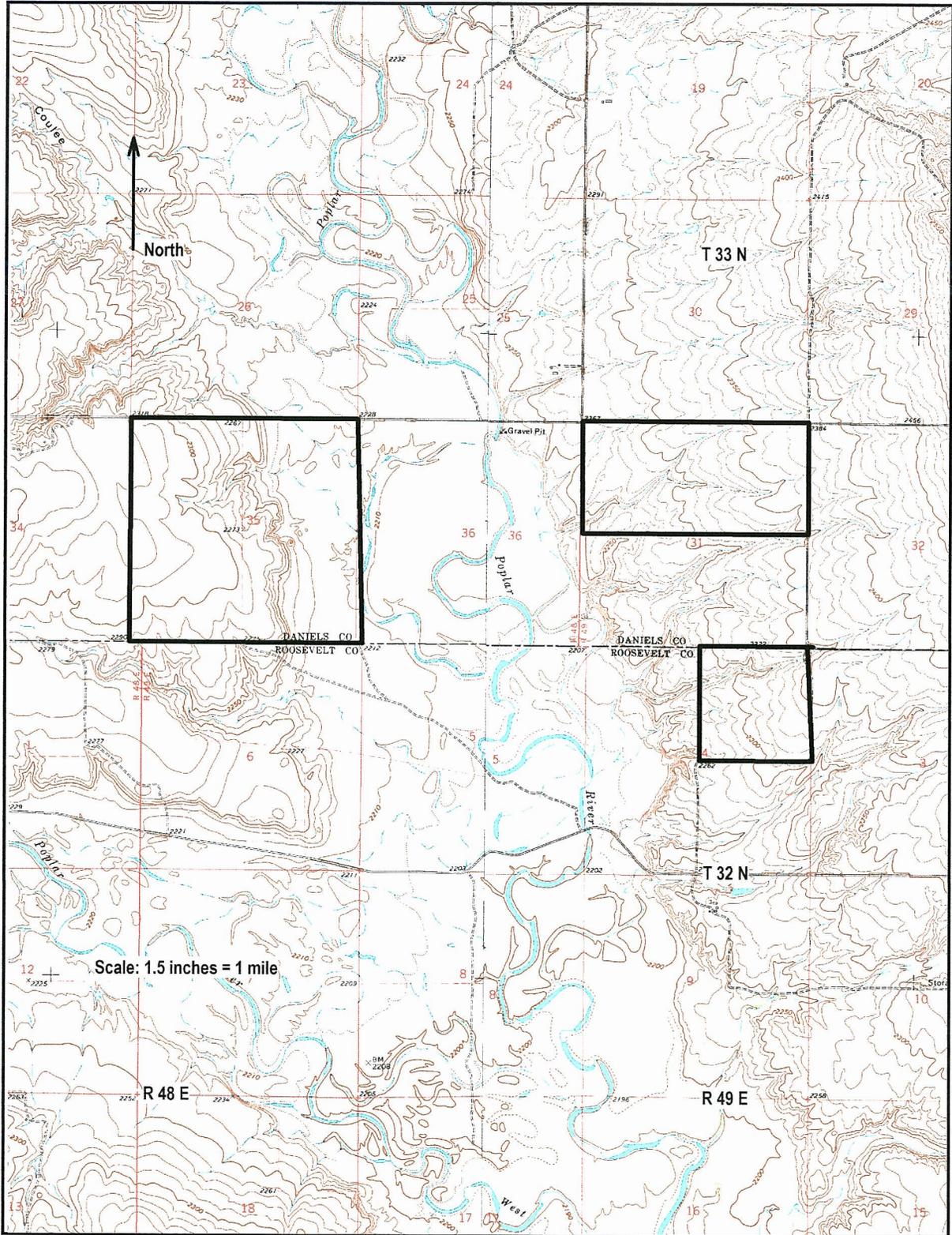
Dry Crop-755 acres @ \$415/acre = \$313,325

CRP-170 acres @ \$415/acre = 70,550

Pasture – 195 acres pasture @ \$190/acre = 37,050

\$420,925

Sale D-16



Sale D-17



Seller: Shodair's Children Hospital, et al
County: Daniels, Roosevelt
Document No. 223260, 384453
Sale Price: \$332,695
Confirmed: Appraiser

Buyer: Steven C. & Susan M. Schagunn
Document: Warranty Deed
Date of Sale: March 23, 2010
Terms/Conditions: Cash

Description: T 33 N-R 49 E; Sec. 34, S $\frac{1}{2}$, E $\frac{1}{2}$ NE $\frac{1}{4}$; Sec. 35, S $\frac{1}{2}$ SW $\frac{1}{4}$; **Roosevelt County;**
T 32 N-R 49 E; Sec. 1, Lots 1, 2, S $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$

Size: 680 acres

SALES ANALYSIS

Location: Approximately 15 miles south of Scobey, Montana

Access: Montana State Secondary Highway 13, Susag County road

Water: Well and intermittent streams

Topography: Gently rolling, with steeper areas

Vegetation: Native grasses, dry crop grains

Soils: Williams Zahill Loams (IIIe)

Utilities/Services: None

Zoning/Covenants: None

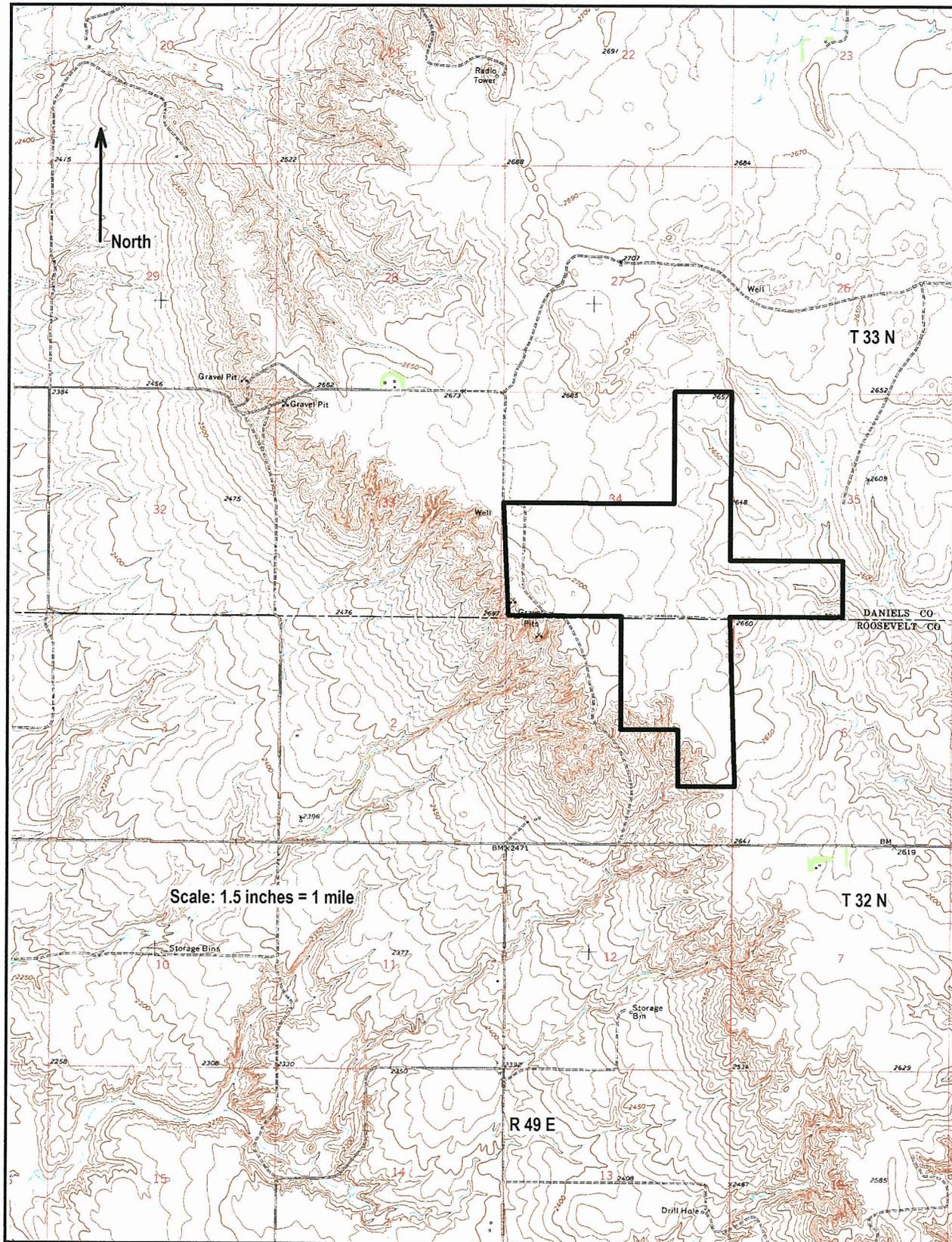
Current/Intended Use: Agriculture production

Improvements: None

Other Factors: Sale from sealed bid auction of parcels donated to numerous charities.

Dry Crop-605 acres @ \$520/acre	=	\$314,600
Pasture – 75 acres pasture @ \$240/acre	=	18,000
		<u>\$332,600</u>

Sale D-17



Sale D-18



Seller: Randy J. & Carol L. Hanrahan

County: Daniels

Document No. 223217

Sale Price: \$421,500

Confirmed: Buyer, 5-11-12

Description: T 37 N-R 49 E; Sec. 21, S $\frac{1}{2}$ SW $\frac{1}{4}$; Sec. 28, W $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$; Sec. 29, SW $\frac{1}{4}$; Sec. 31, N $\frac{1}{2}$ NE $\frac{1}{4}$; Sec. 32, part of NW $\frac{1}{4}$, (28 acres), Sec. 33, part of W $\frac{1}{2}$, (235 acres), SW $\frac{1}{4}$, (19 acres)

Buyer: Austin D. Erickson

Document: Warranty Deed

Date of Sale: March 19, 2010

Terms/Conditions: Cash

Size: 843 acres

SALES ANALYSIS

Location: Approximately 15 miles northeast of Scobey, Montana

Access: Montana State Secondary Highway 13, Chicken Ranch, Marlene, 10407 county roads

Water: Ponds, intermittent streams

Topography: Gently rolling with some steeper areas

Vegetation: Dry crop grains, native grasses

Soils: Williams-Zahill Loams (IIIe)

Utilities/Services: Electricity and telephone along county roads

Zoning/Covenants: None

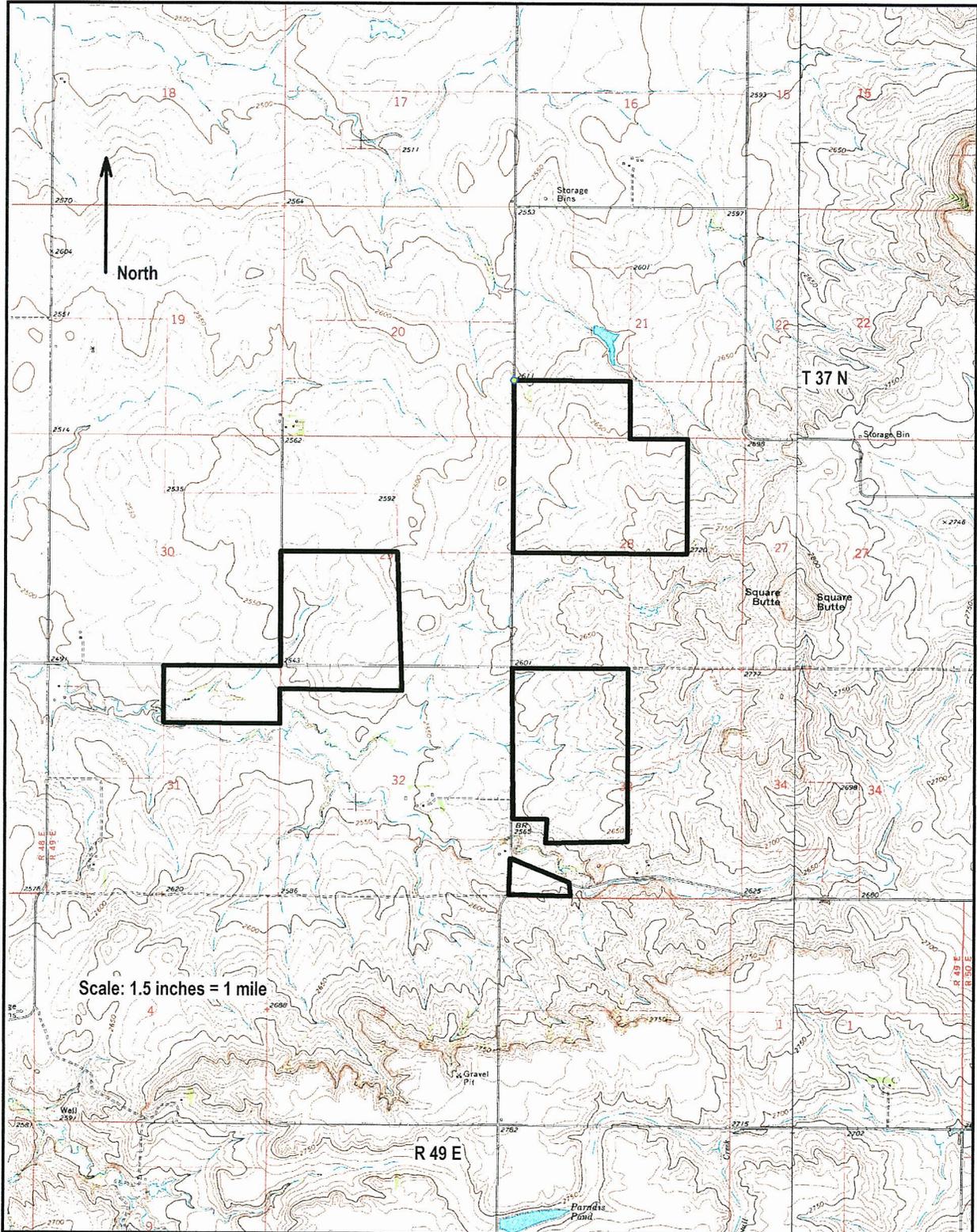
Current/Intended Use: Agriculture production

Improvements: None

Other Factors:

Dry crop – 777 acres @ \$520/acre	=	\$404,040
Improved pasture – 66 acres @ \$265/acre	=	<u>17,490</u>
		\$421,530

Sale D-18



Sale V-1



Seller: Stan-Fuhr, Inc., Montana Corp.

County: Valley

Document No: 146705

Sale Price: \$530,000

Confirmed: Appraiser

Description: T 34 N-R 43 E; Sec 24, SW¼; Sec. 25, W½; Sec. 26, All

Size: 1,120 acres

Buyer: Galen & Karla Zerbe

Document: Warranty Deed

Date of Sale: March 28, 2012

Terms/Conditions: Cash

SALES ANALYSIS

Location: Approximately 20 miles southeast of Glentana, Montana

Access: Valley County roads

Water: Well, intermittent streams

Topography: Gently rolling

Vegetation: Native and CRP grasses

Soils: Talley-Dooley Sandy Loams (III & IV), Farnuf Loam (III)

Utilities/Services: Electricity, telephone

Zoning/Covenants: None

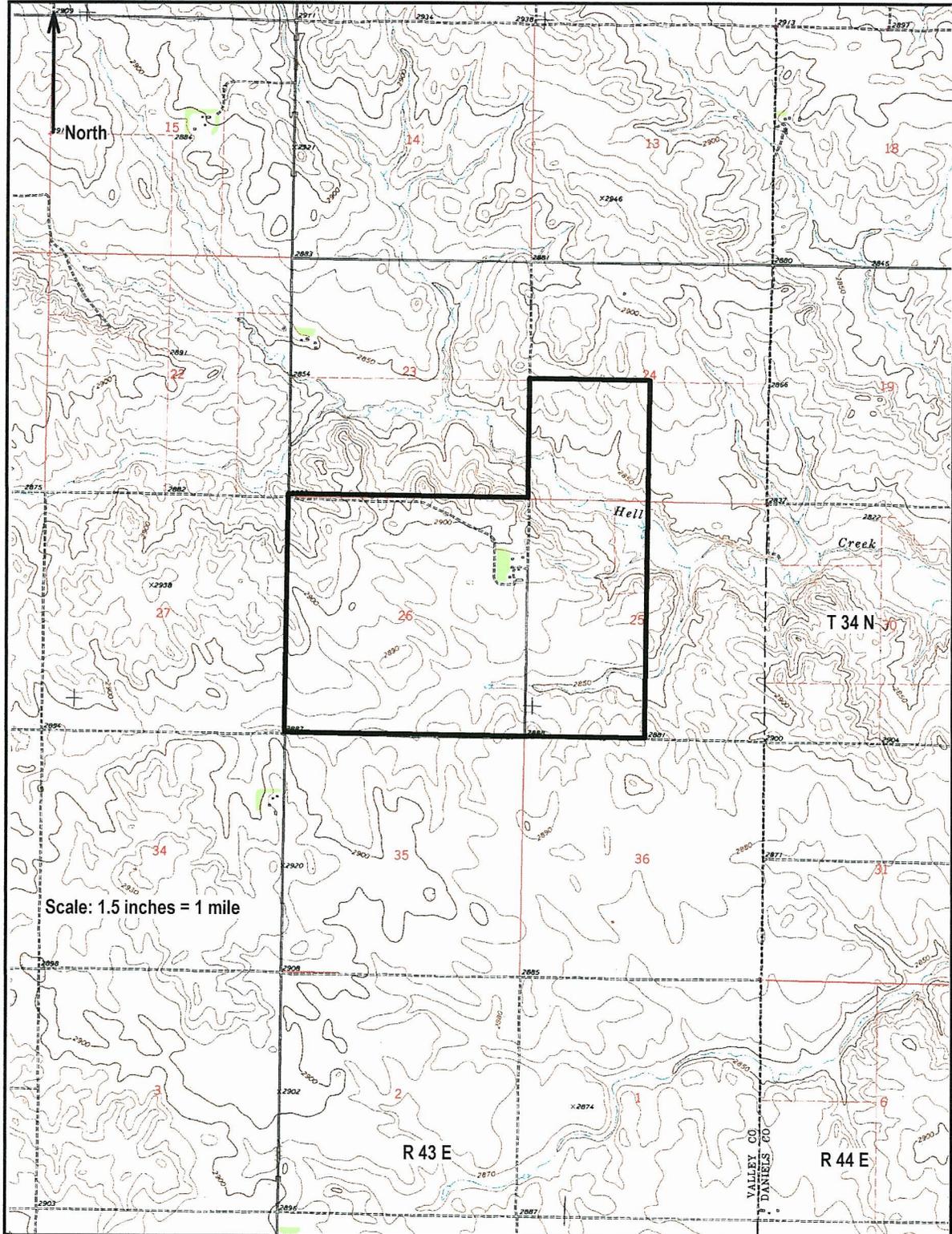
Current/Intended Use: Agriculture production

Improvements: Dwelling, (poor condition), 1976, 1,568 sq. ft., 2 bedrooms, 1 bath; 2 grain bins, 1980, 1982, 16,600 bushels; 3 hopper bins, 1976, 3,000 bushels; Quonset, 1962, 4,000 sq. ft.

Other Factors:

CRP – 952 acres @ \$495/acre	=	\$471,240
Pasture – 168 acres @ \$245/acre	=	41,160
Improvements	=	<u>17,600</u>
		\$530,000

Sale V-1



Sale V-2



Seller: John M. Wildenauer, Personal Representative

County: Valley

Document No.: 143156

Sale Price: \$170,000

Confirmed: Appraiser

Description: T 36 N-R 42 E; Sec. 1, Lots 1, 2, S $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$; T 37 N-R 42 E Sec 26, NW $\frac{1}{4}$ SW $\frac{1}{4}$; Sec. 35, SW $\frac{1}{4}$ SW $\frac{1}{4}$

Buyer: P. L. Thievin & Sons

Document: Special Warranty Deed

Date of Sale: October 14, 2010

Terms/Conditions: Cash

Size: 362 acres

SALES ANALYSIS

Location: Approximately 12 miles northeast of Opheim, Montana

Access: Montana State Highway 24 and Valley County roads

Water: West Fork Poplar River

Topography: Gently rolling

Vegetation: Native grasses and Dry Crop grains

Soils: Farnuf Loam (III), Farnuf-Tinsley-Reeder Assoc. (IV)

Utilities/Services: Electricity

Zoning/Covenants: None

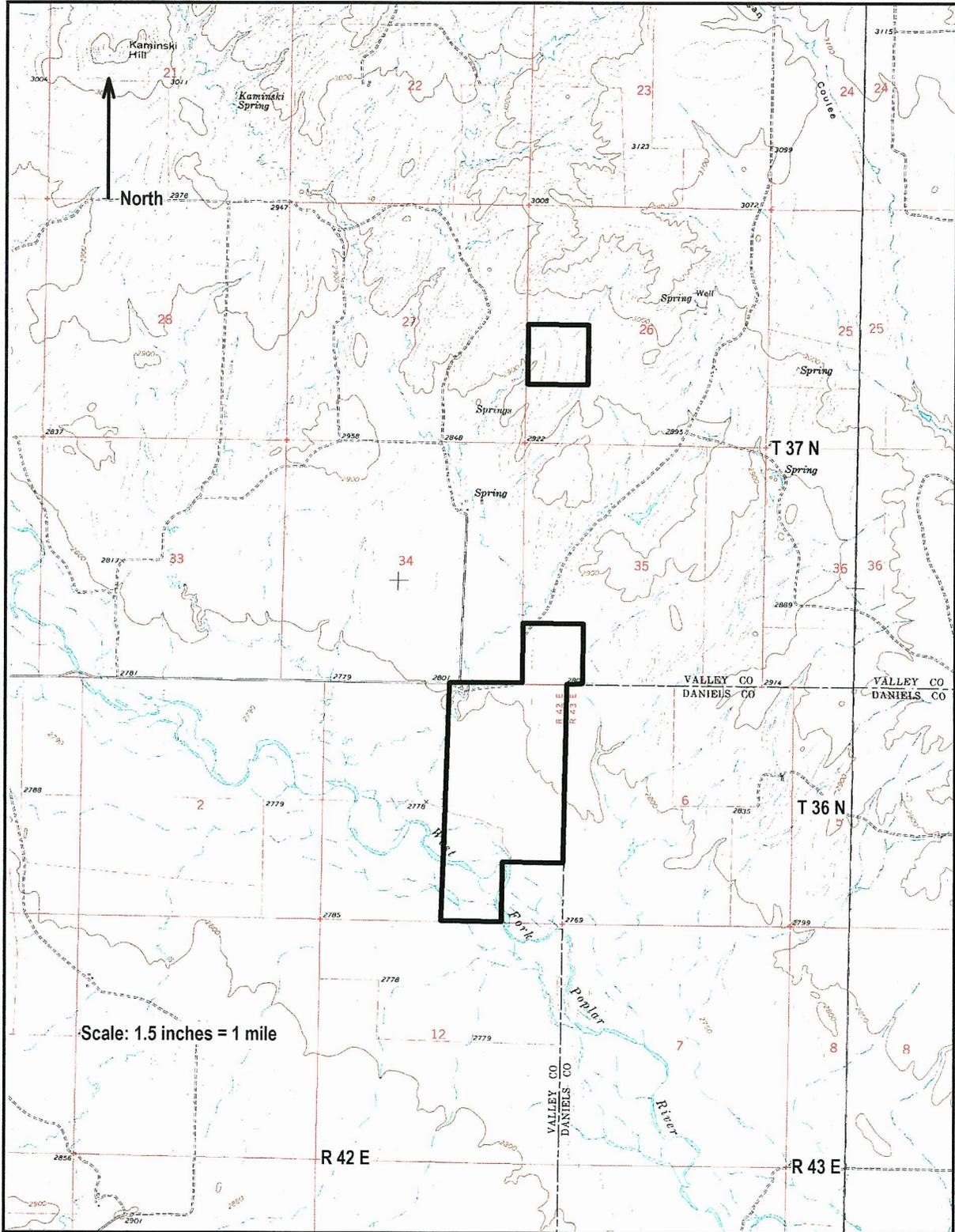
Current/Intended Use: Agriculture production

Improvements: None

Other Factors:

Dry Crop – 272 ac. @ \$540/ac.	=	\$146,880
Pasture – 90 ac. @ \$260/ac.	=	23,400
		<u>\$170,280</u>

Sale V-2



Sale V-3



Seller: Andrew & Carole M. Stolen, Jr.
County: Valley
Document No.: 142188
Sale Price: \$234,107
Confirmed: Appraiser

Buyer: Pankratz Grains, et al
Document: Warranty Deed
Date of Sale: July 2, 2010
Terms/Conditions: Cash

Description: T 36 N-R 42 E; Sec 31, Lots 1, 2, 3, E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$;
T 36 N-R 41 E; Sec. 36, E $\frac{1}{2}$ NE $\frac{1}{4}$

Size: 499 acres

SALES ANALYSIS

Location: Approximately 7 miles southeast of Opheim, Montana

Access: Valley County roads

Water: Intermittent streams

Topography: Generally flat

Vegetation: Native grasses and dry crop grains

Soils: Farnuf Loam (III), Farnuf-Tinsley-Reeder Assoc. (IV)

Utilities/Services: None

Zoning/Covenants: None

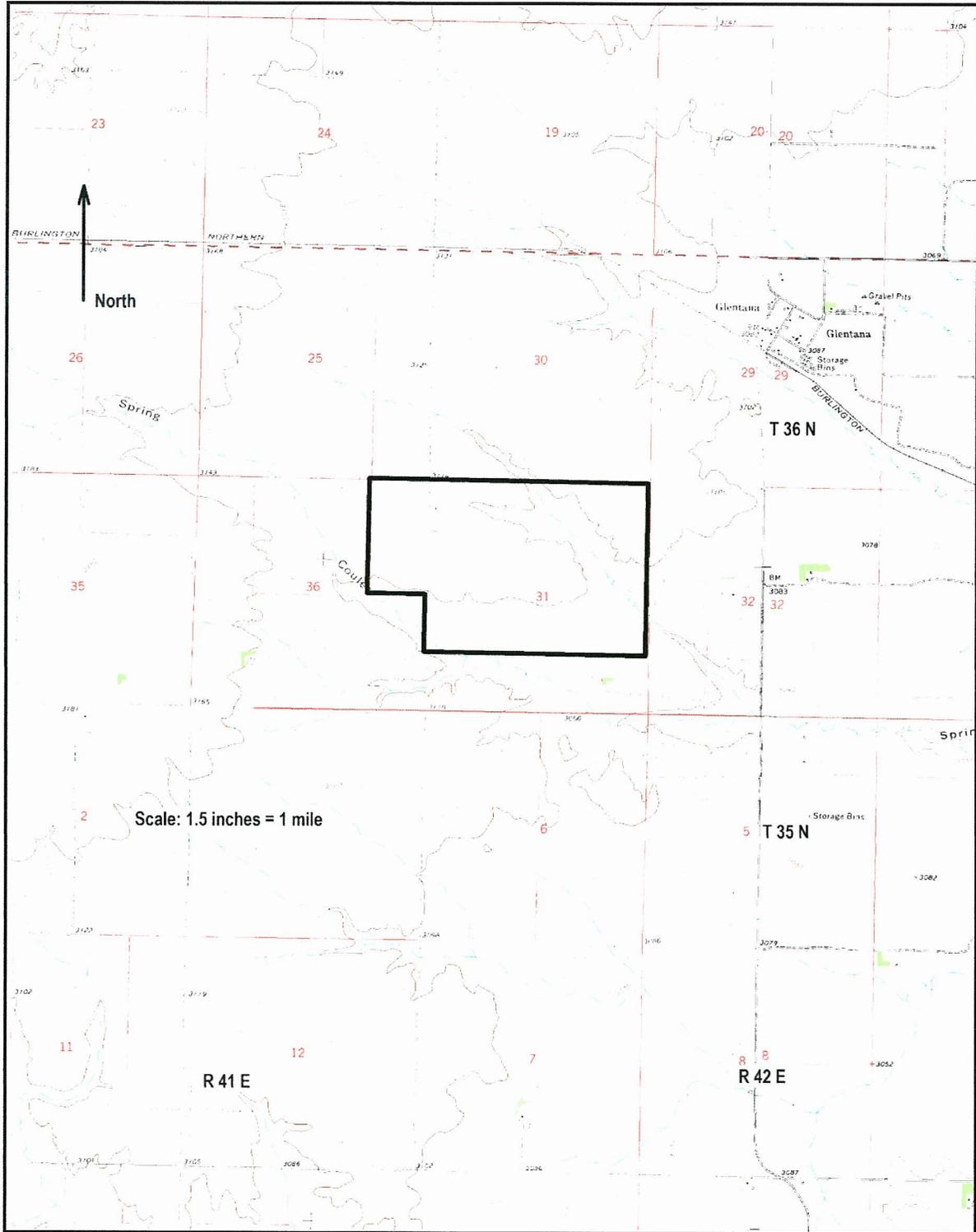
Current/Intended Use: Agriculture production

Improvements: None

Other Factors:

Dry crop – 456 acres @ \$490/ac.	=	\$223,440
Pasture – 43 acres @ \$245/ac.	=	<u>10,535</u>
		\$233,975

Sale V-3



Sale V-4



Seller: Victor J. & Rita Donovan

County: Valley

Document No.: 141504

Sale Price: \$182,000

Confirmed: Appraiser

Description: T 34 N-R 40 E; Sec 27, S $\frac{1}{2}$, less highway right of way

Buyer: Larry D. & Susan J. Sather

Document: Warranty Deed

Date of Sale: March 3, 2010

Terms/Conditions: Cash

Size: 318 acres

SALES ANALYSIS

Location: Approximately 15 miles southwest of Opheim, Montana

Access: Montana State Highway 24

Water: Intermittent streams

Topography: Generally flat

Vegetation: CRP grasses

Soils: Phillips Loam (III)

Utilities/Services: None

Zoning/Covenants: None

Current/Intended Use: Agriculture production

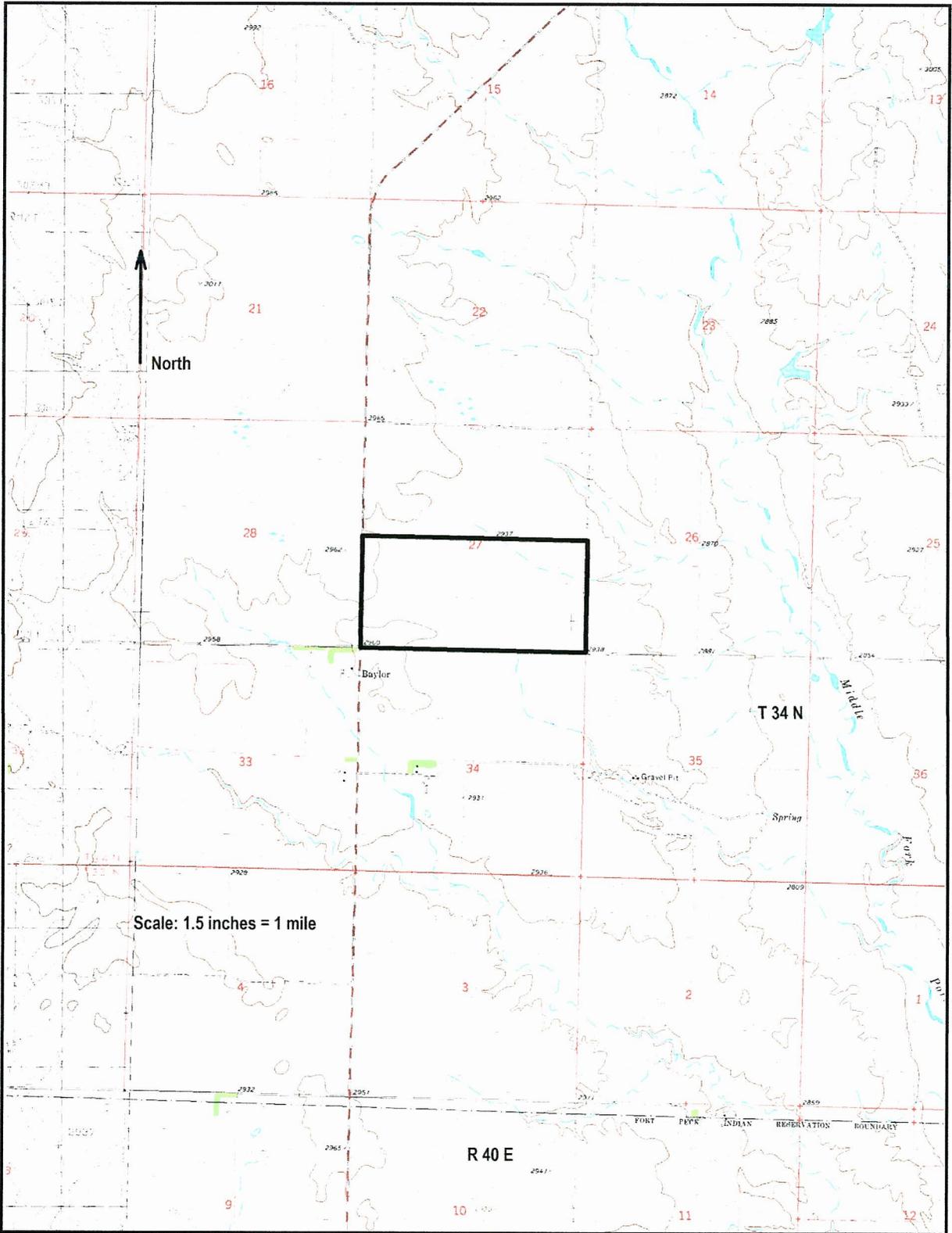
Improvements: None

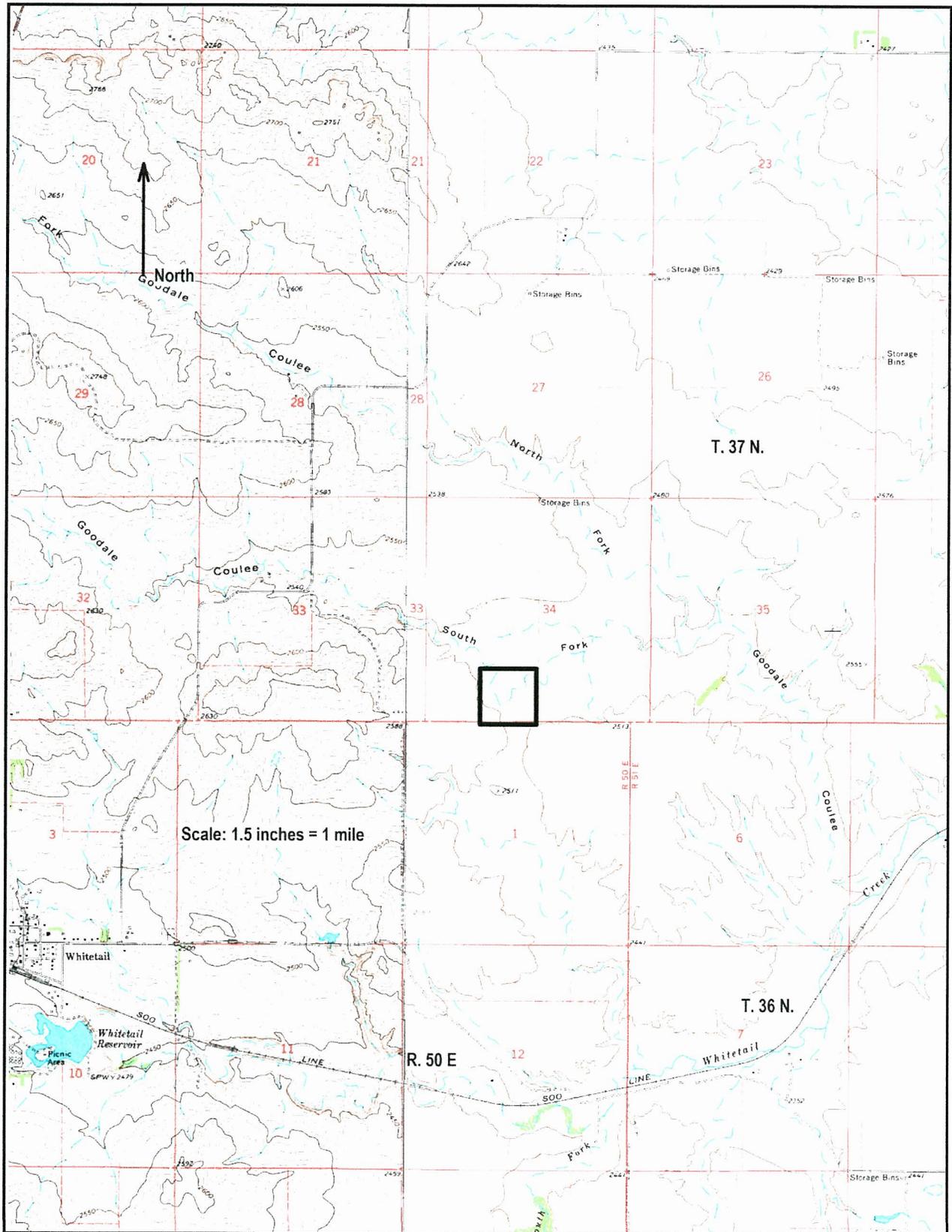
Other Factors:

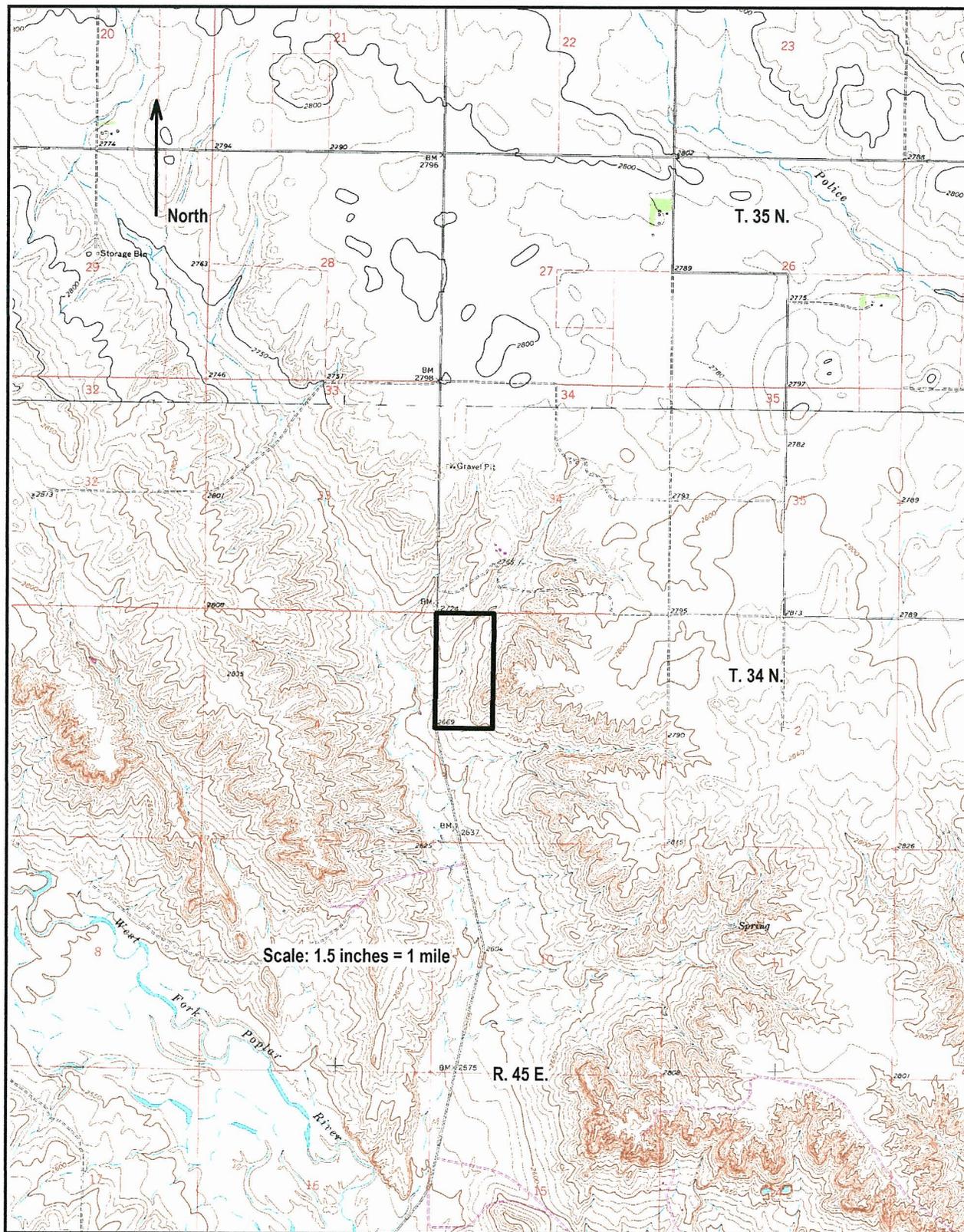
CRP 318 ac. @ \$572/ac. =

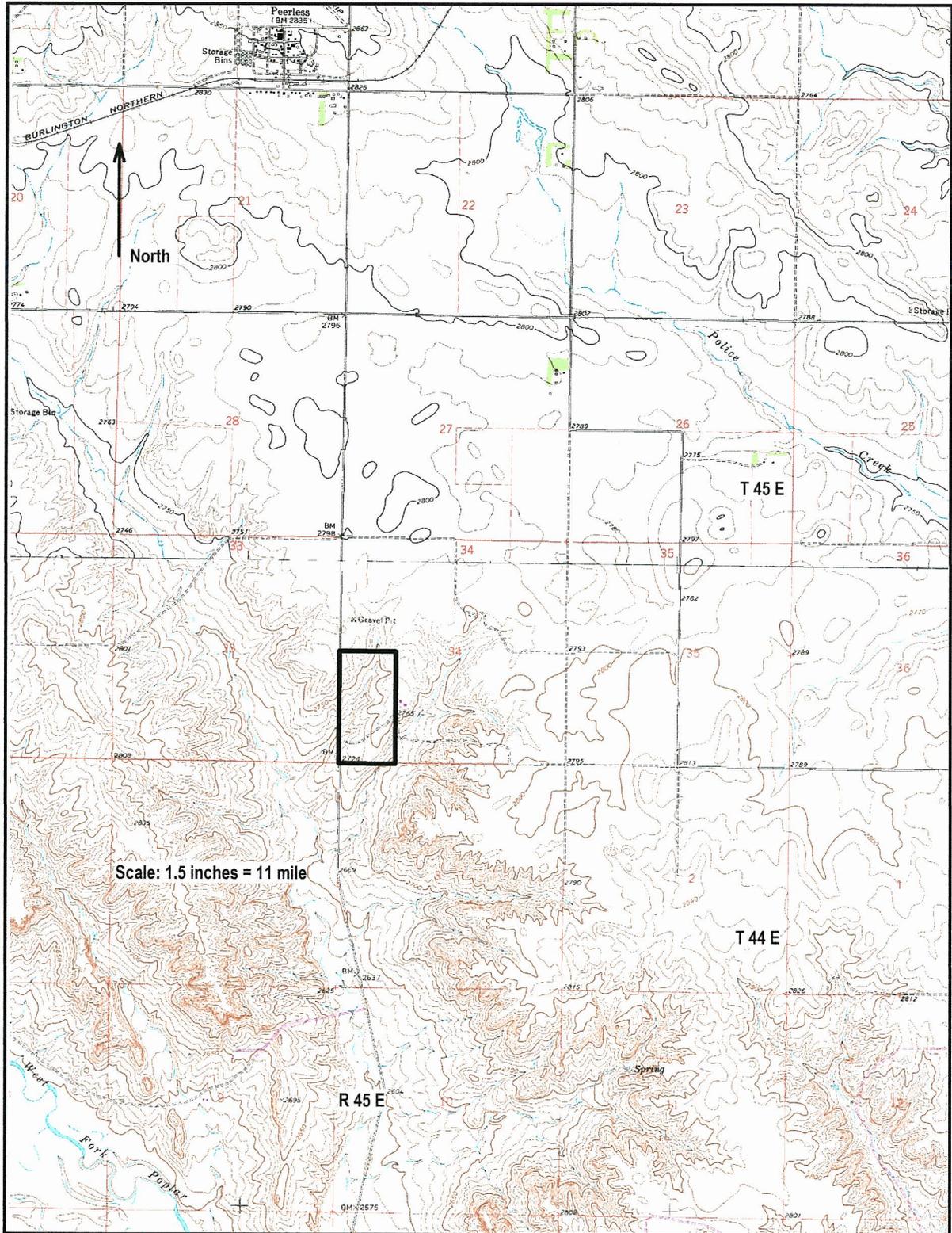
\$181,896

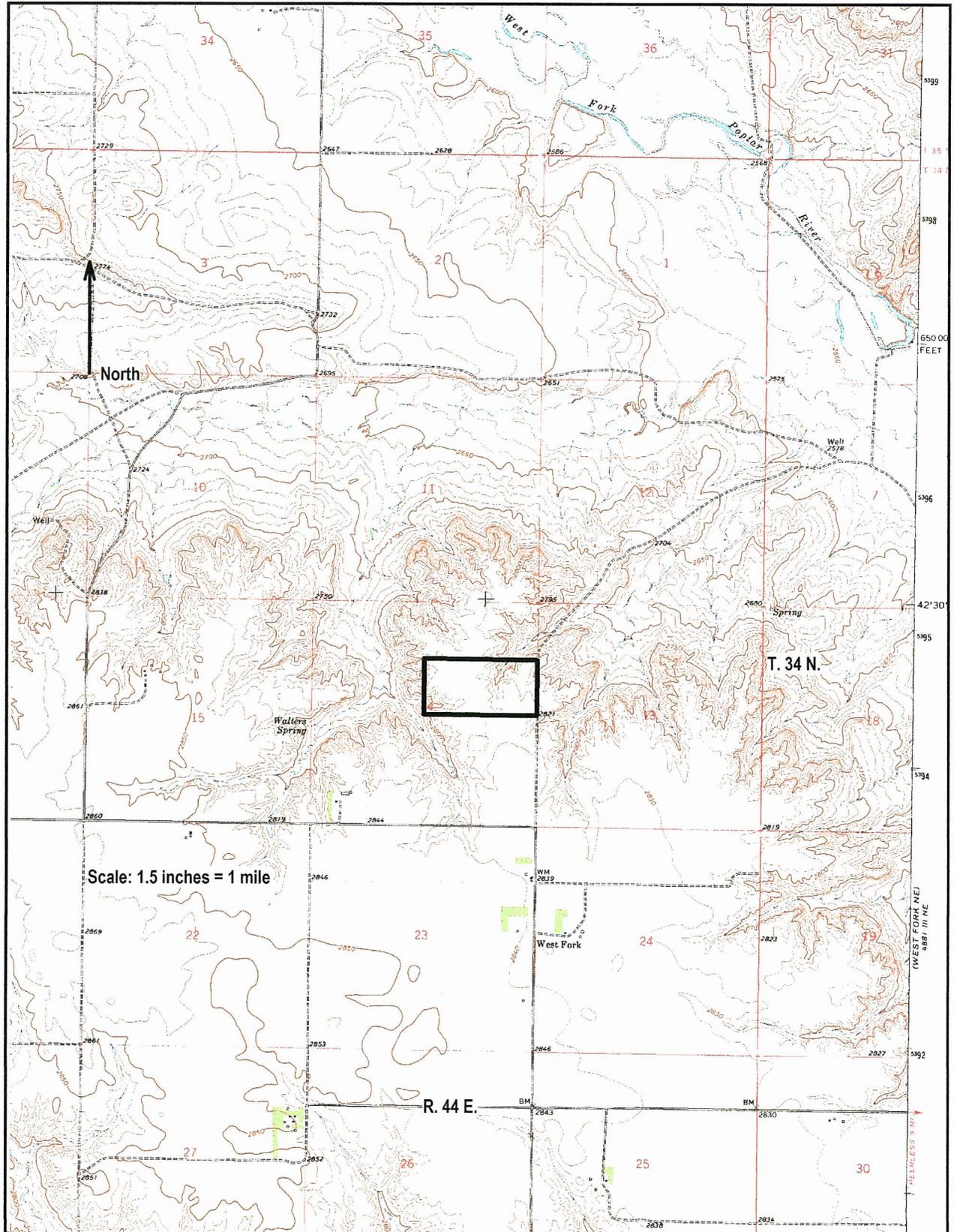
Sale V-4

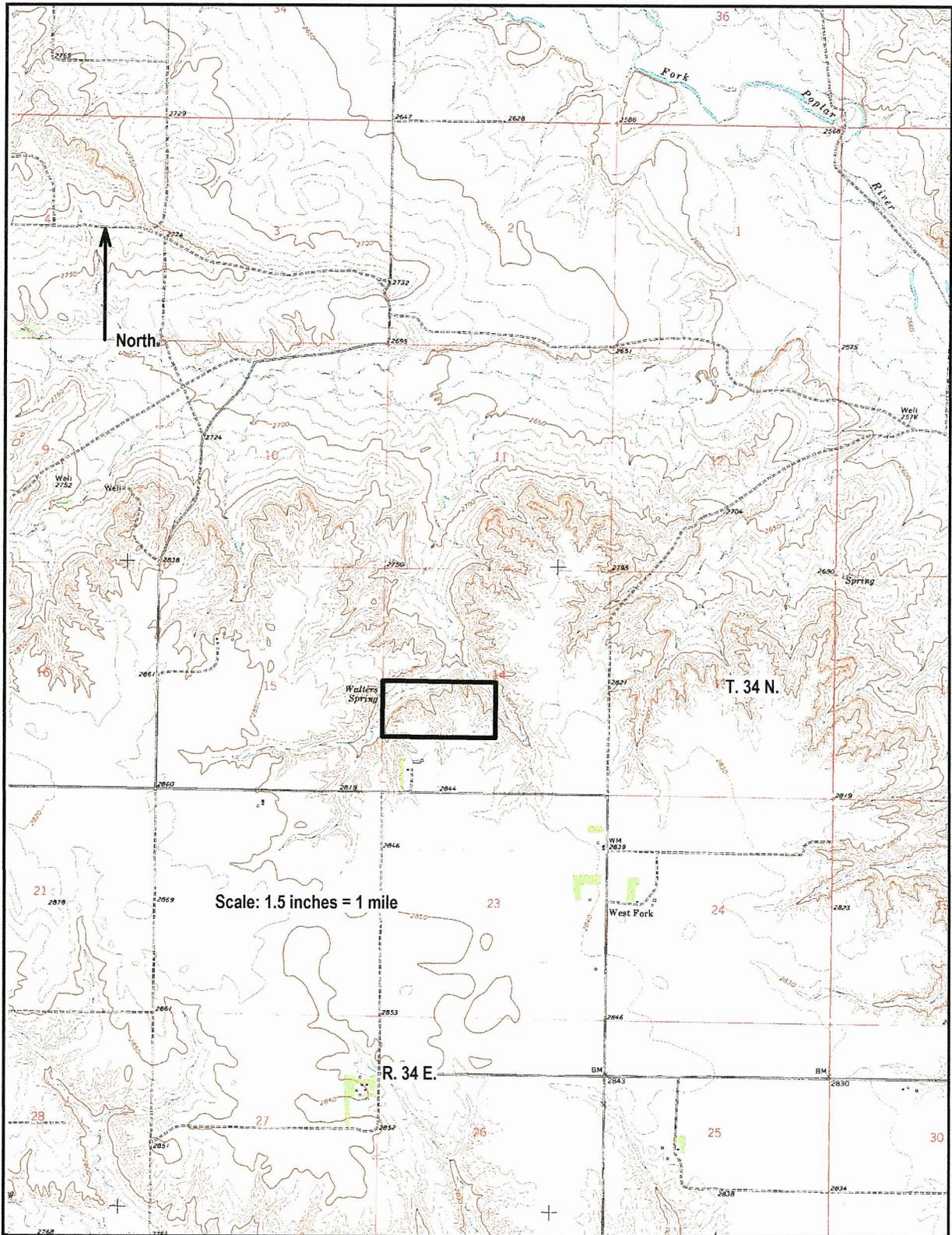


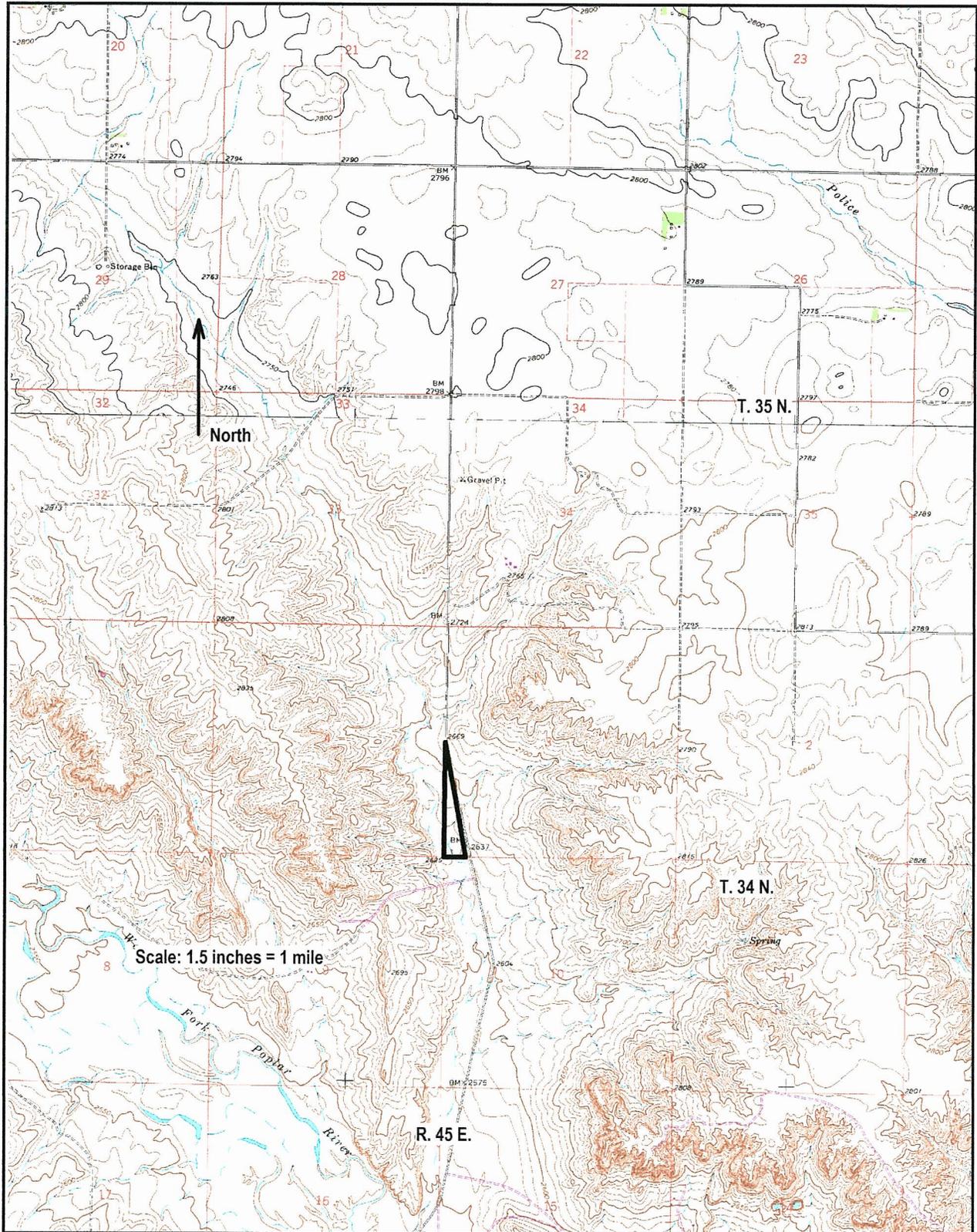




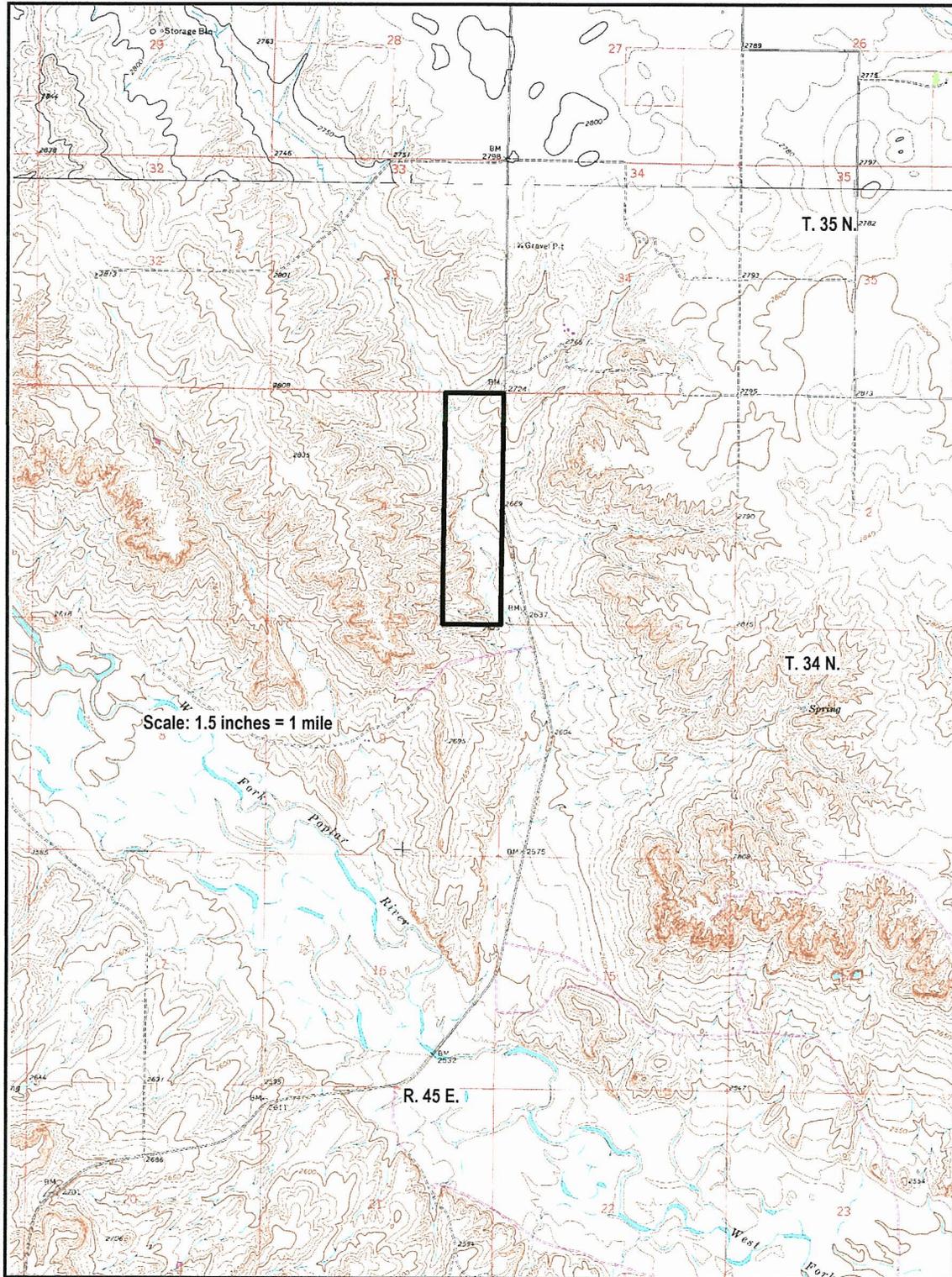


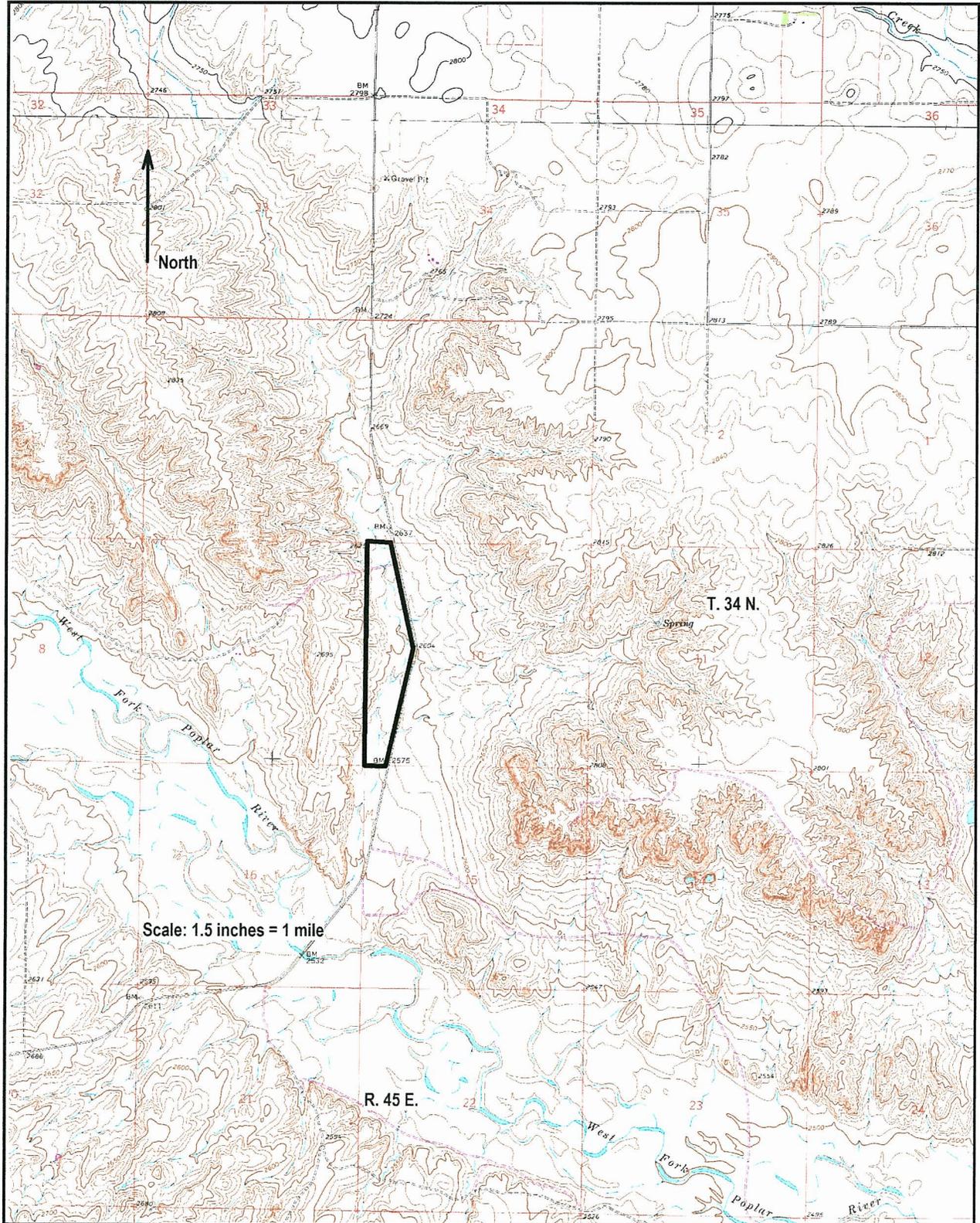


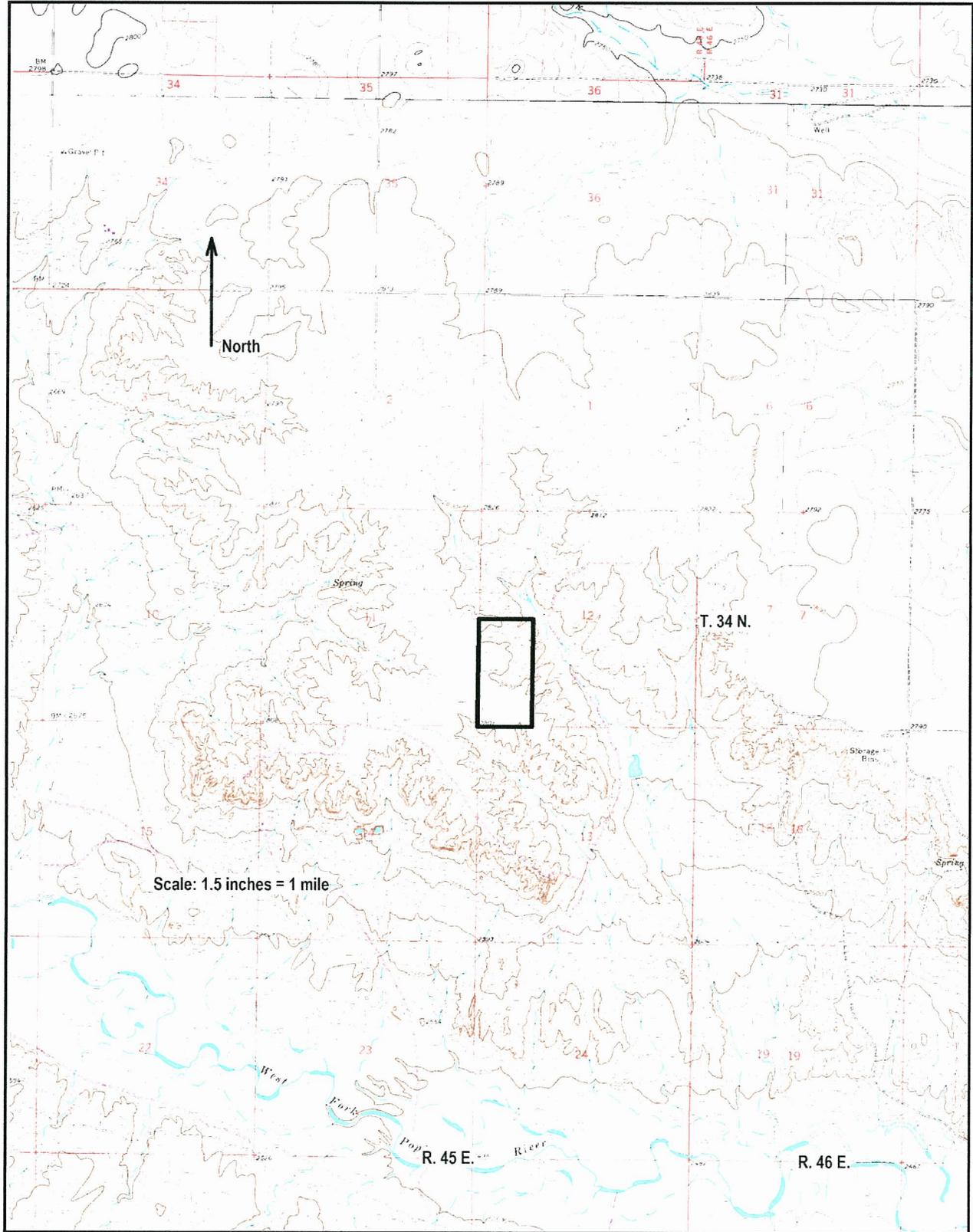


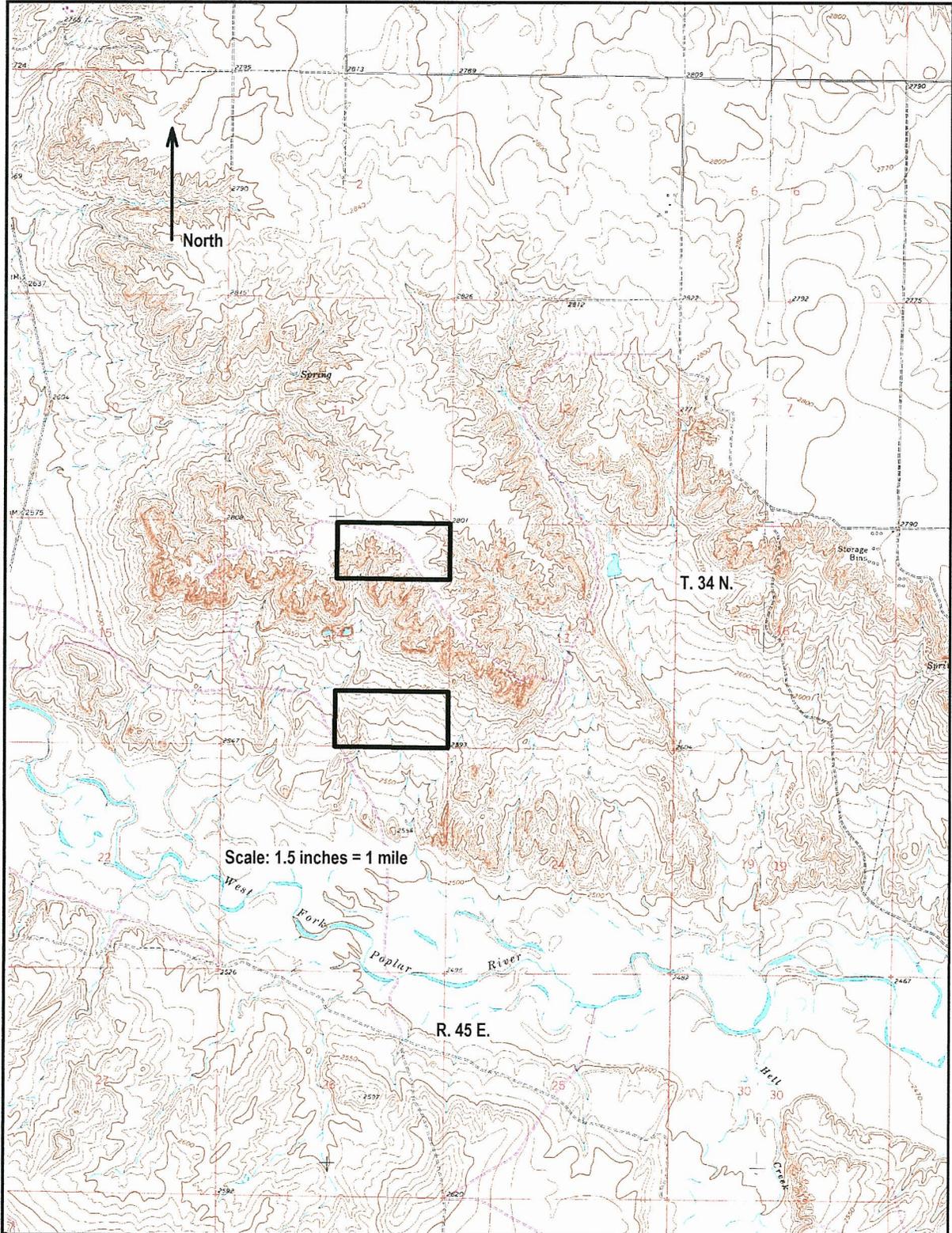


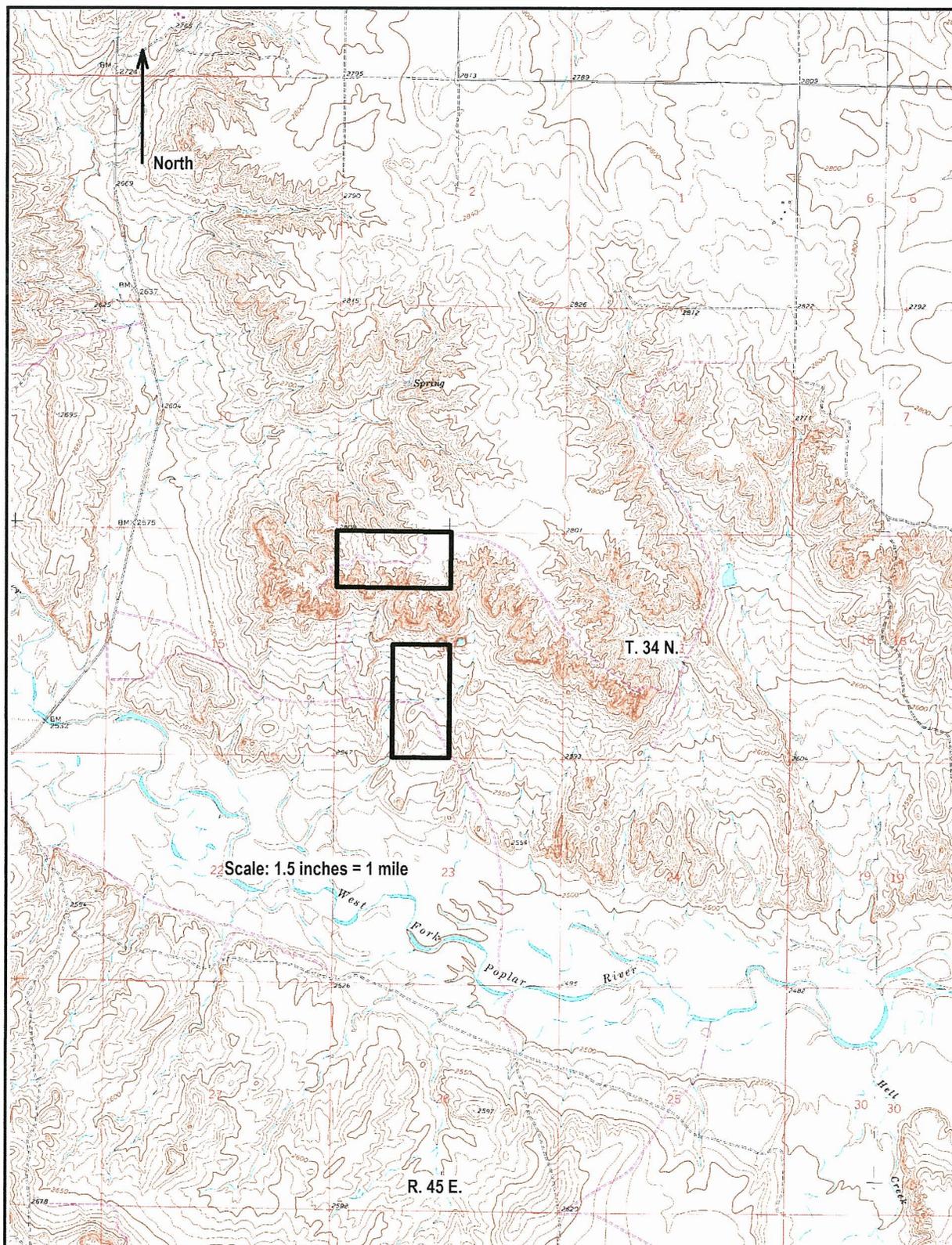
N. 636

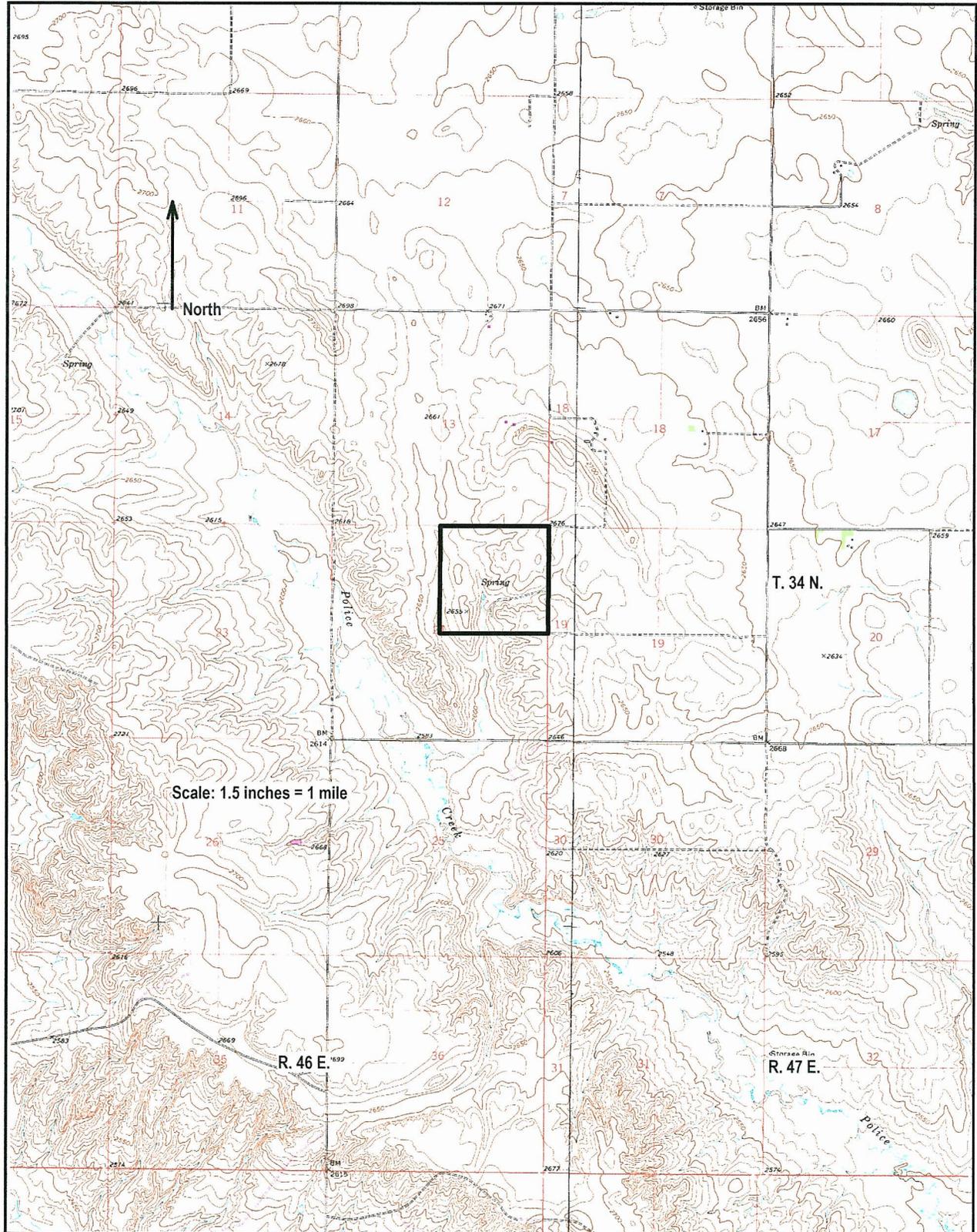


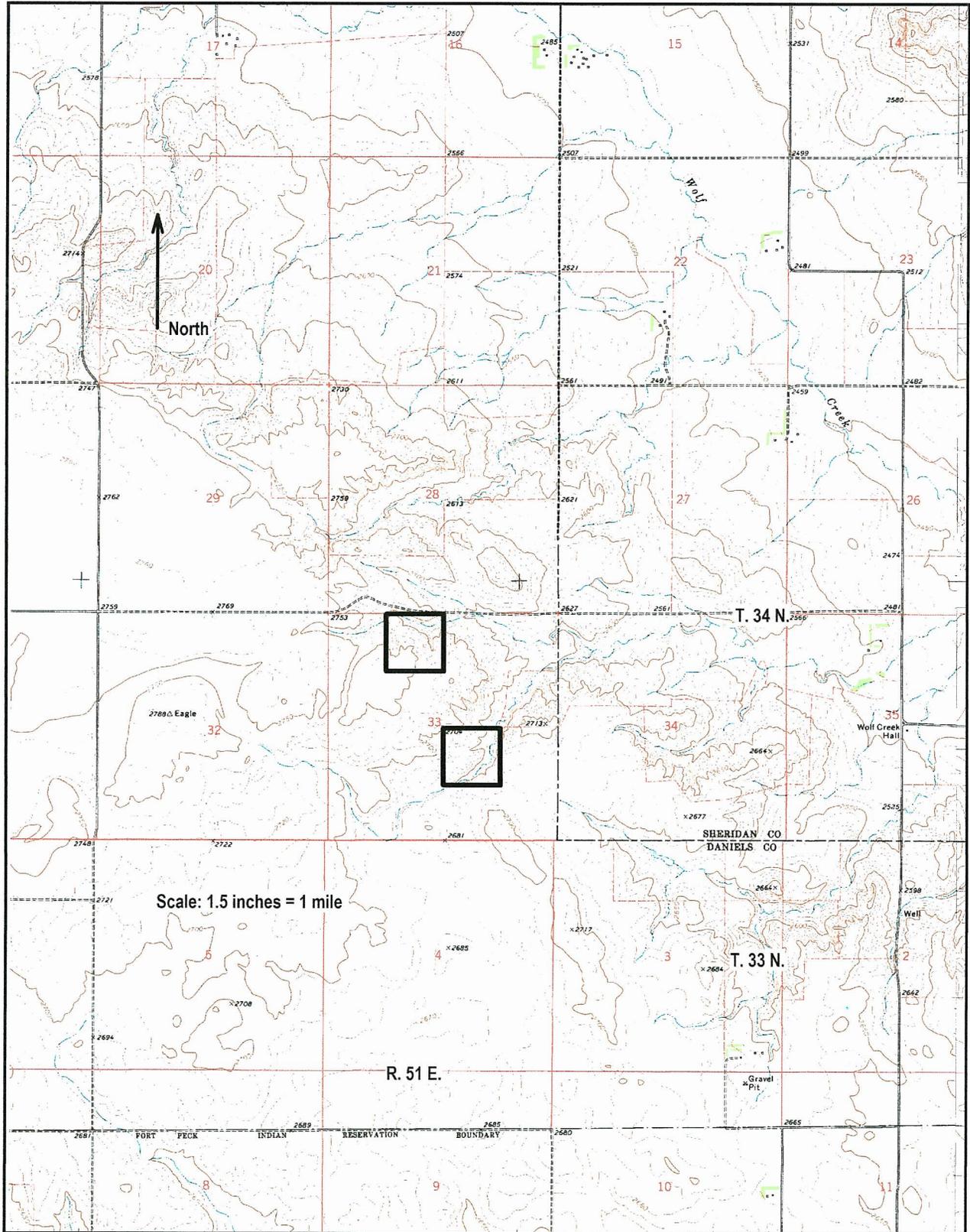


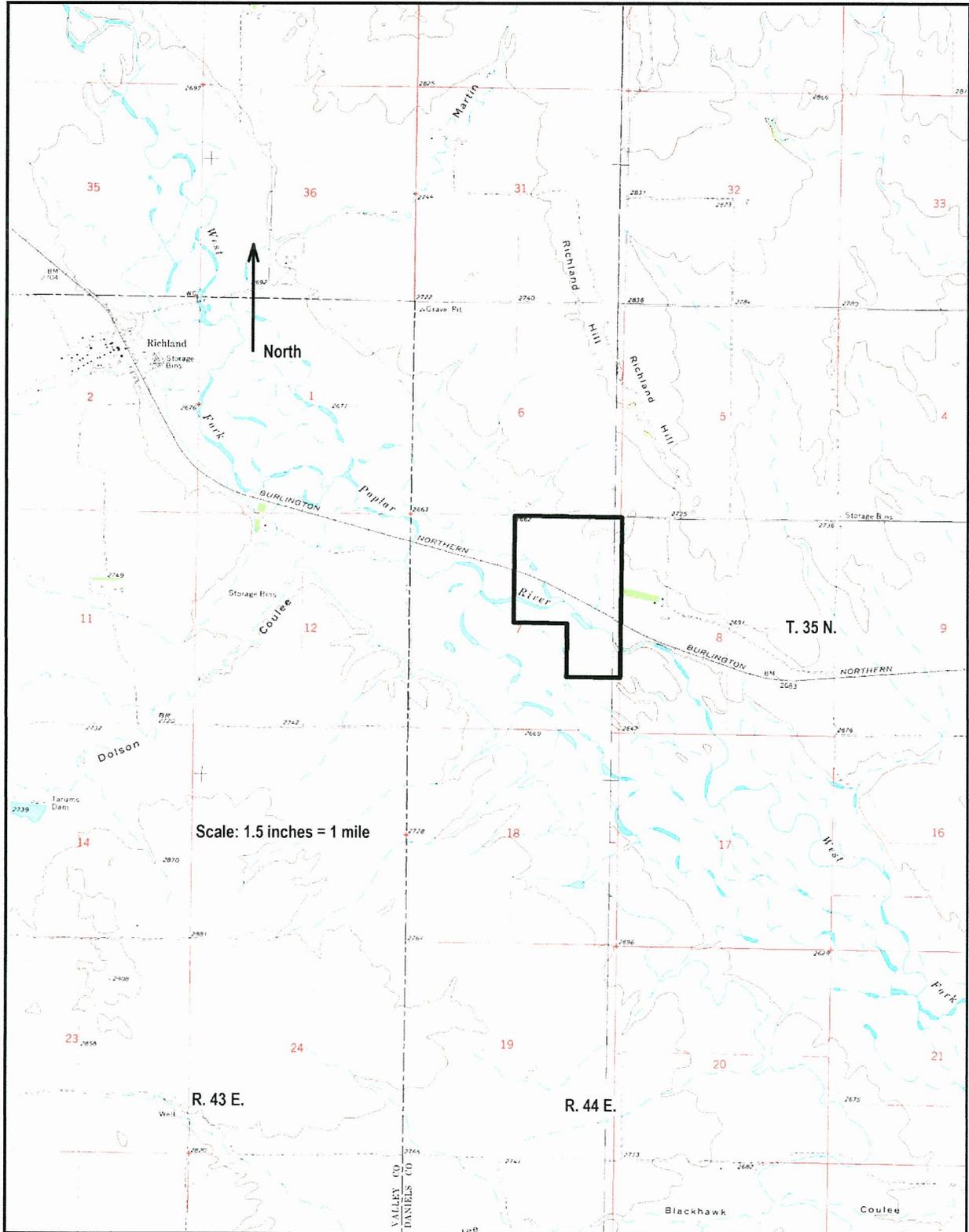


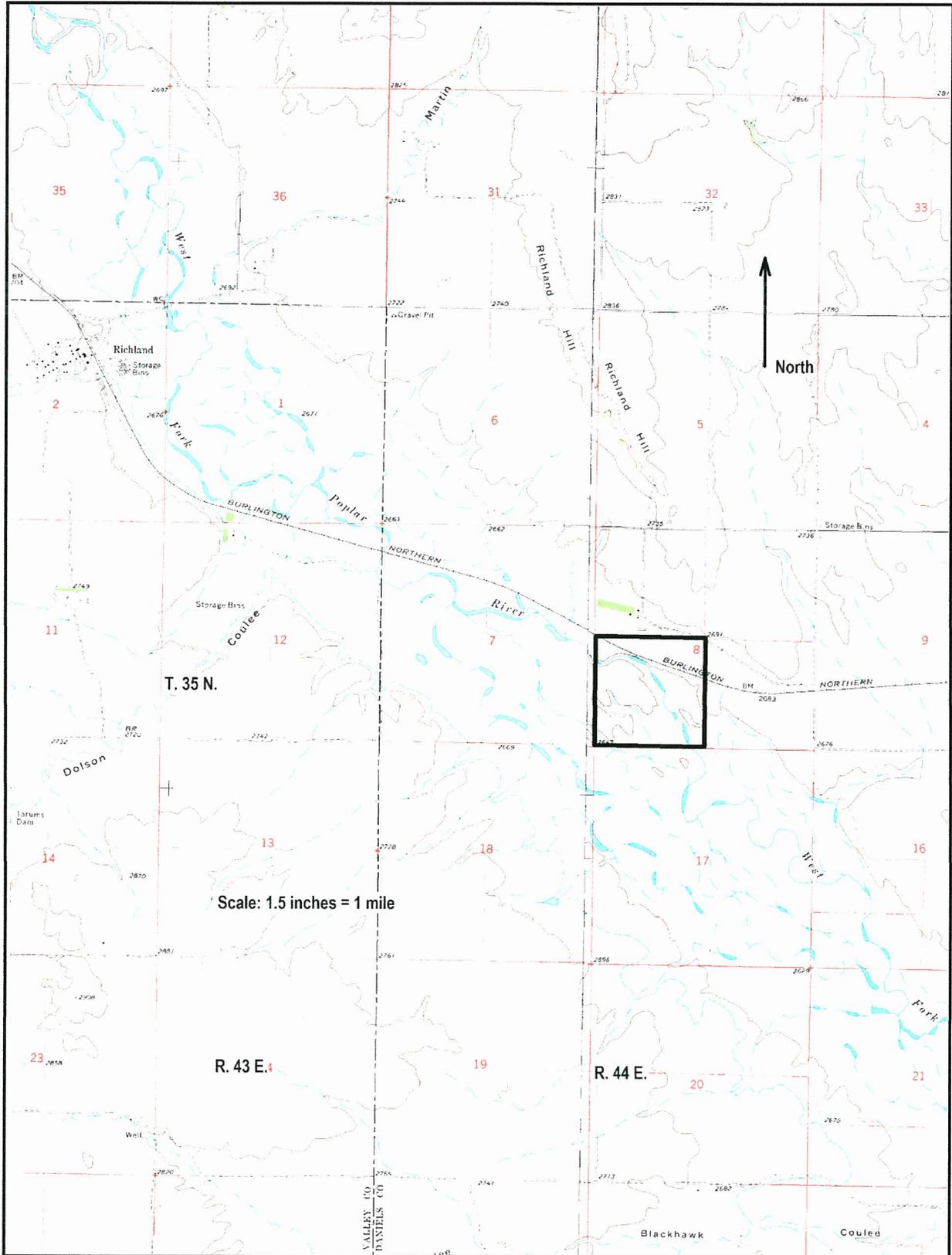


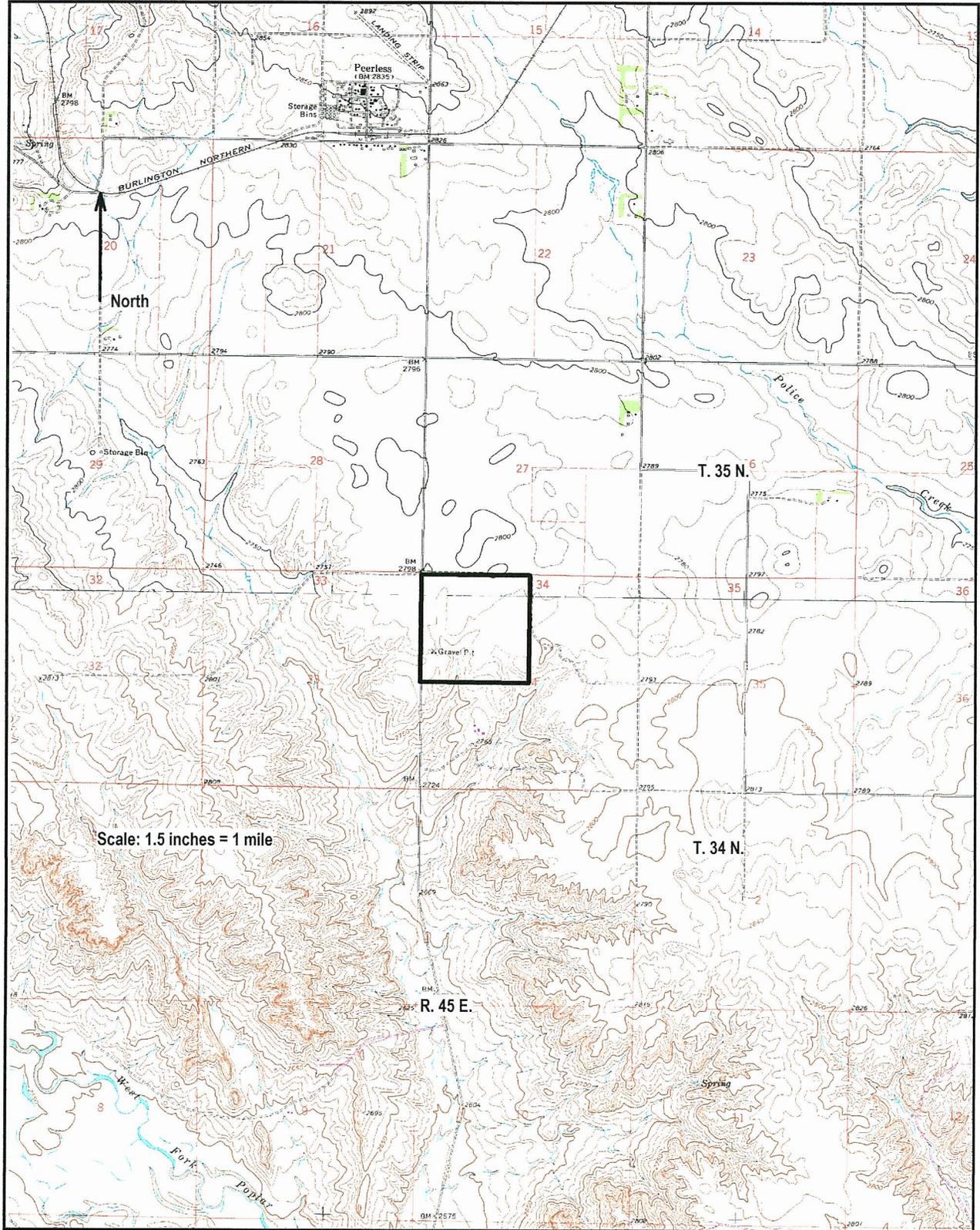


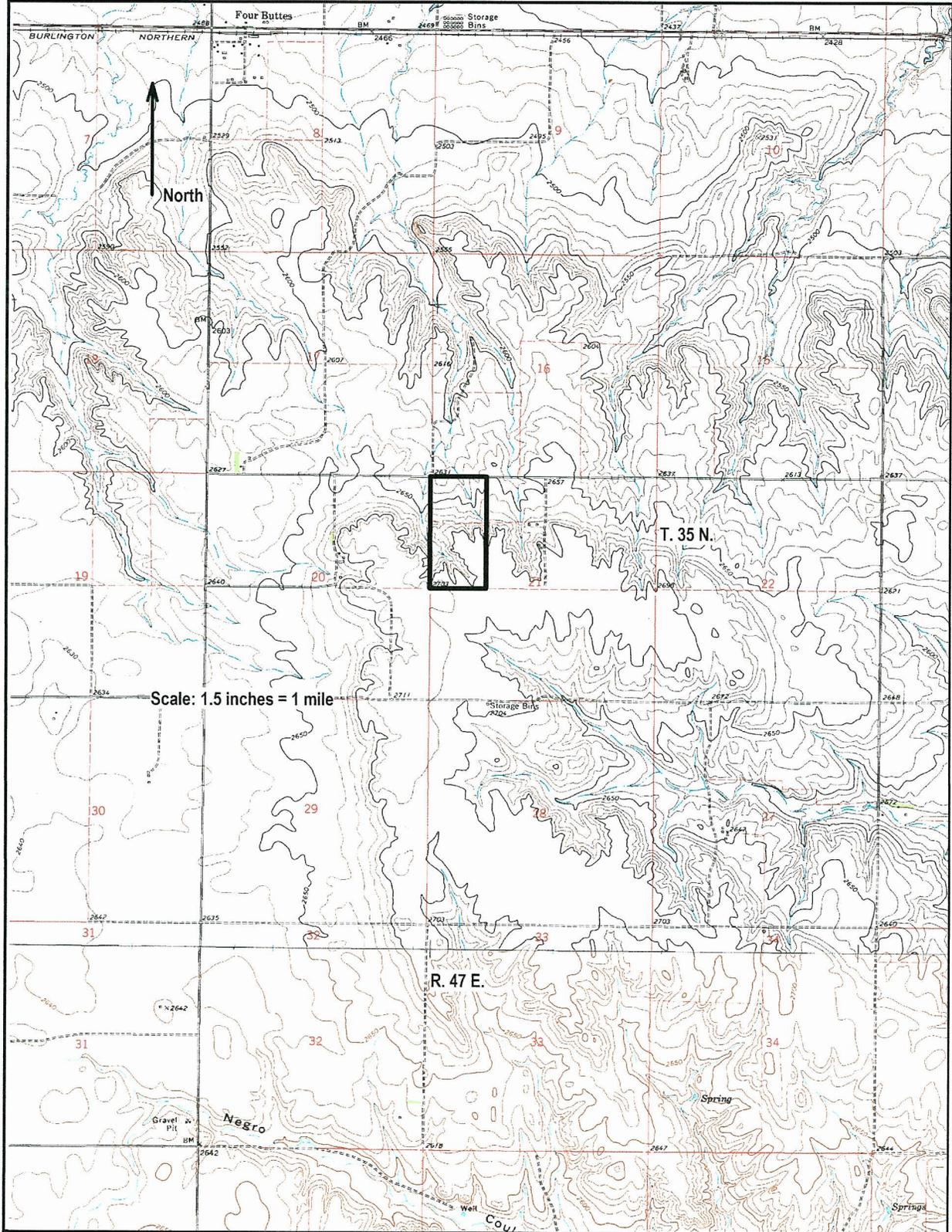


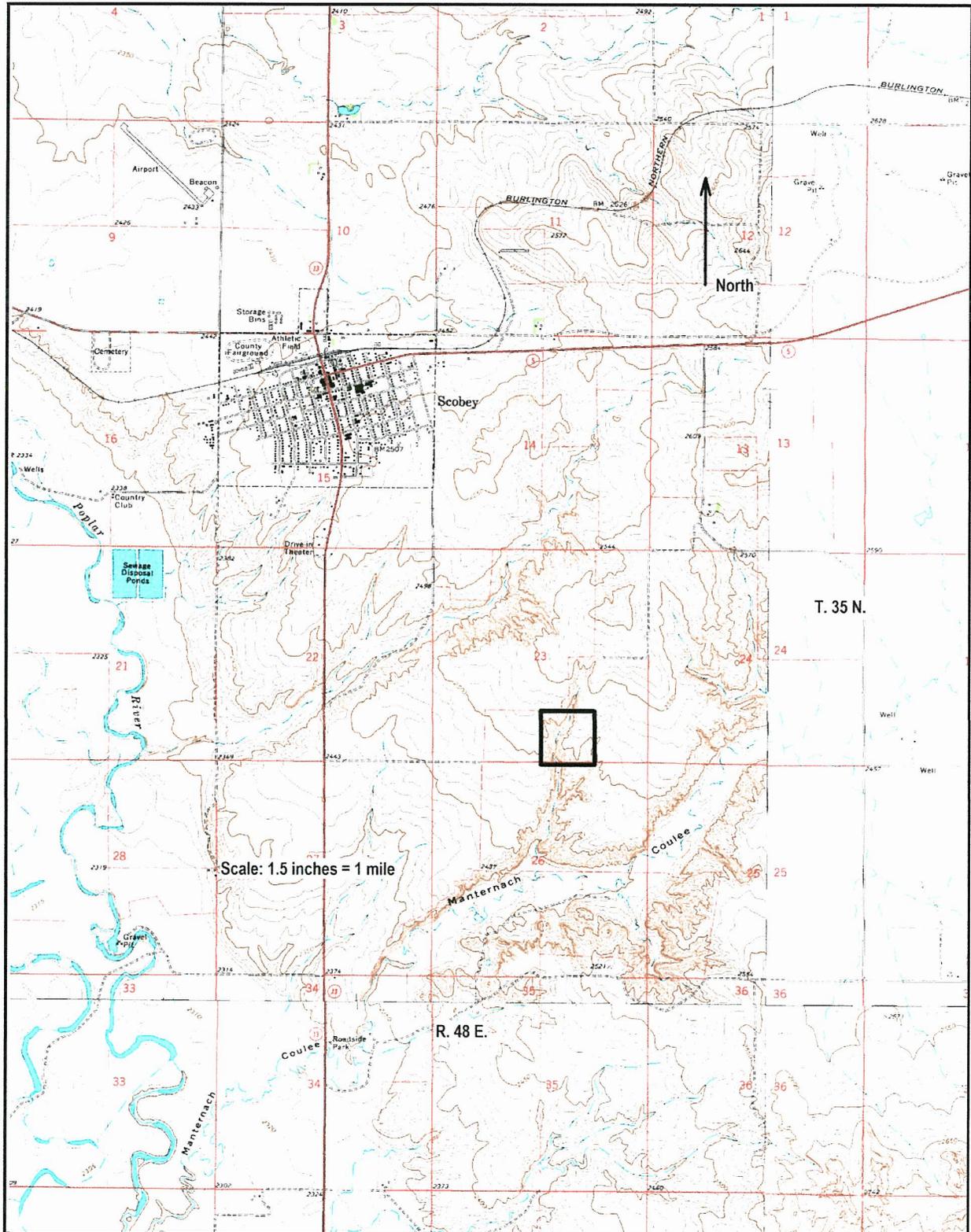


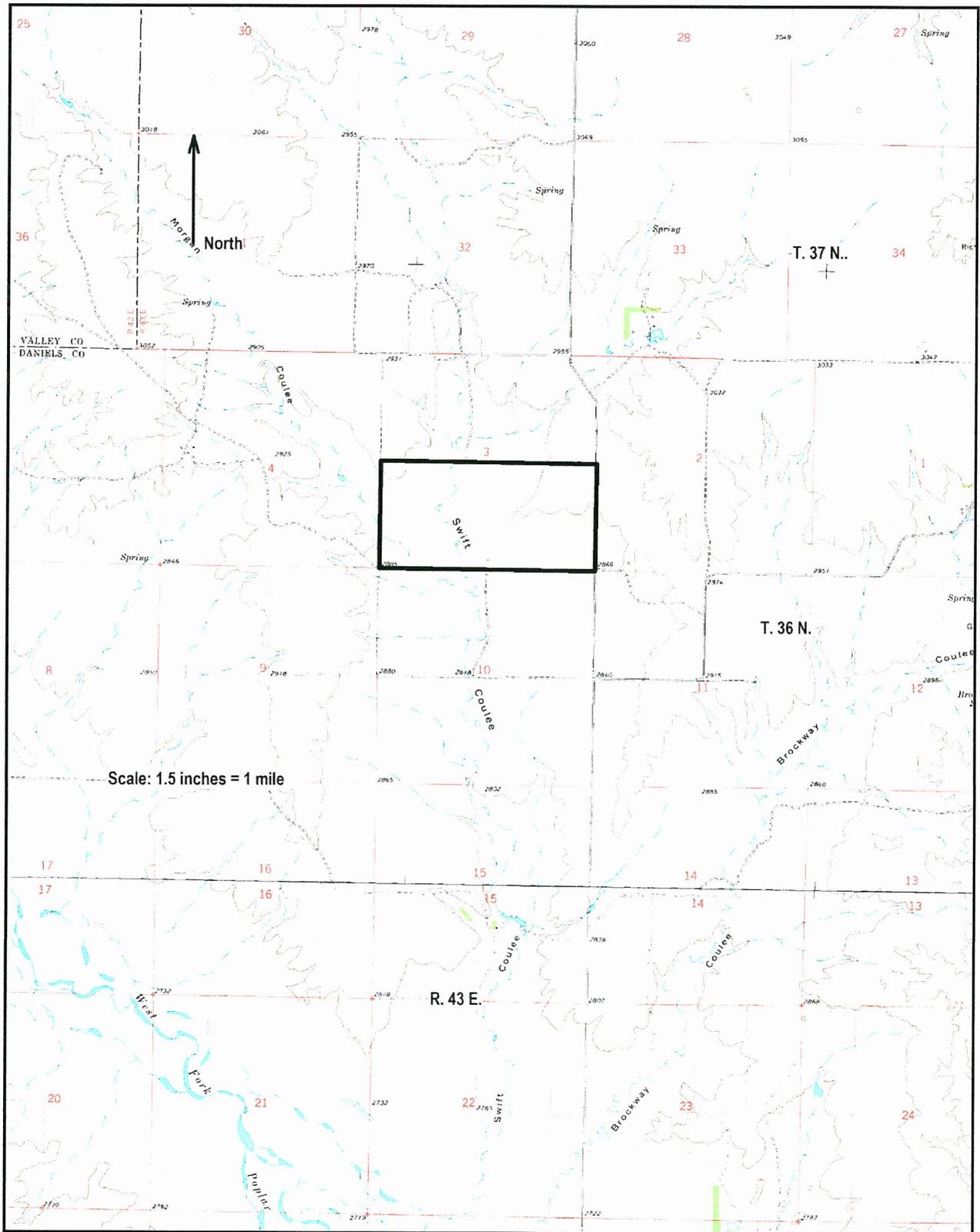


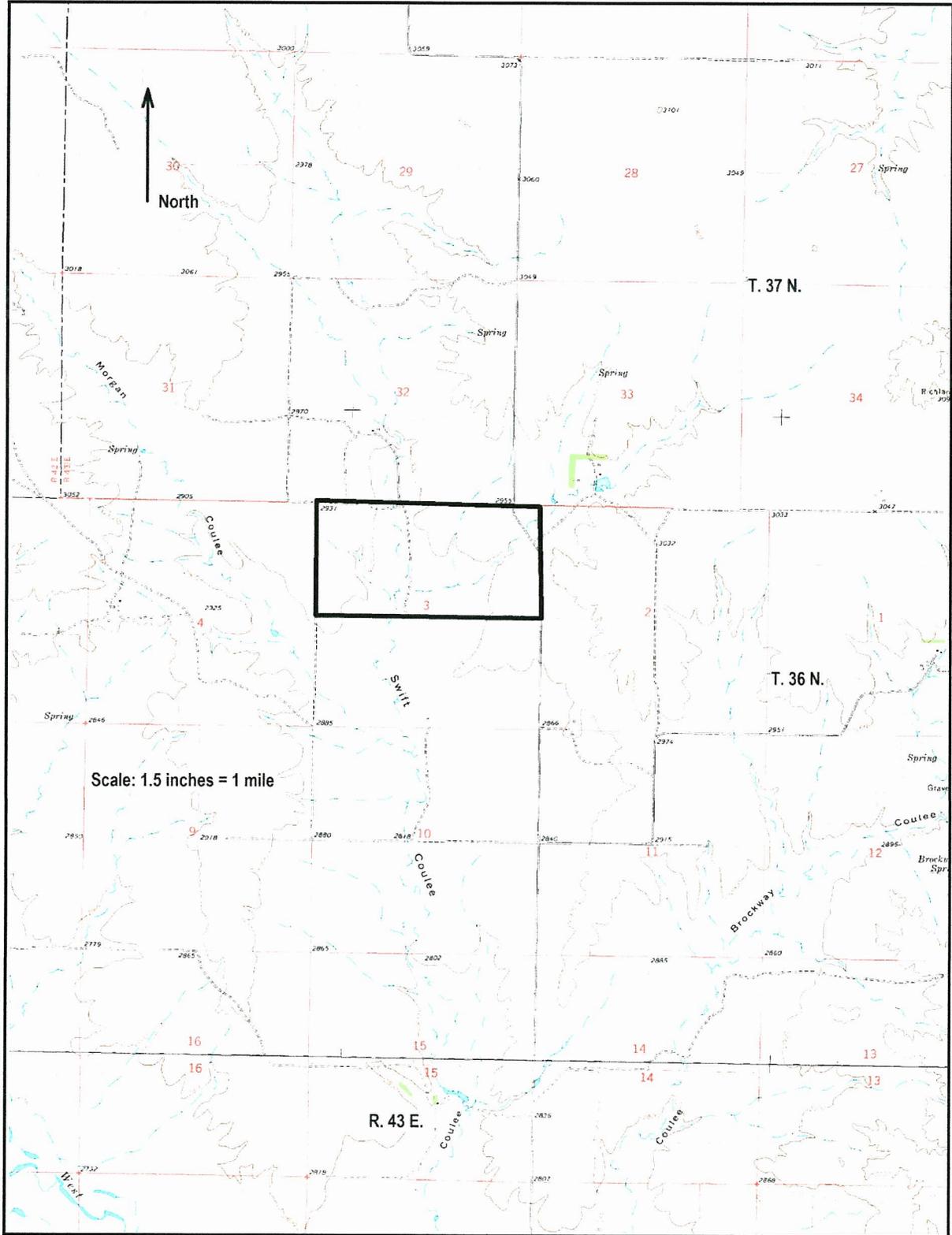


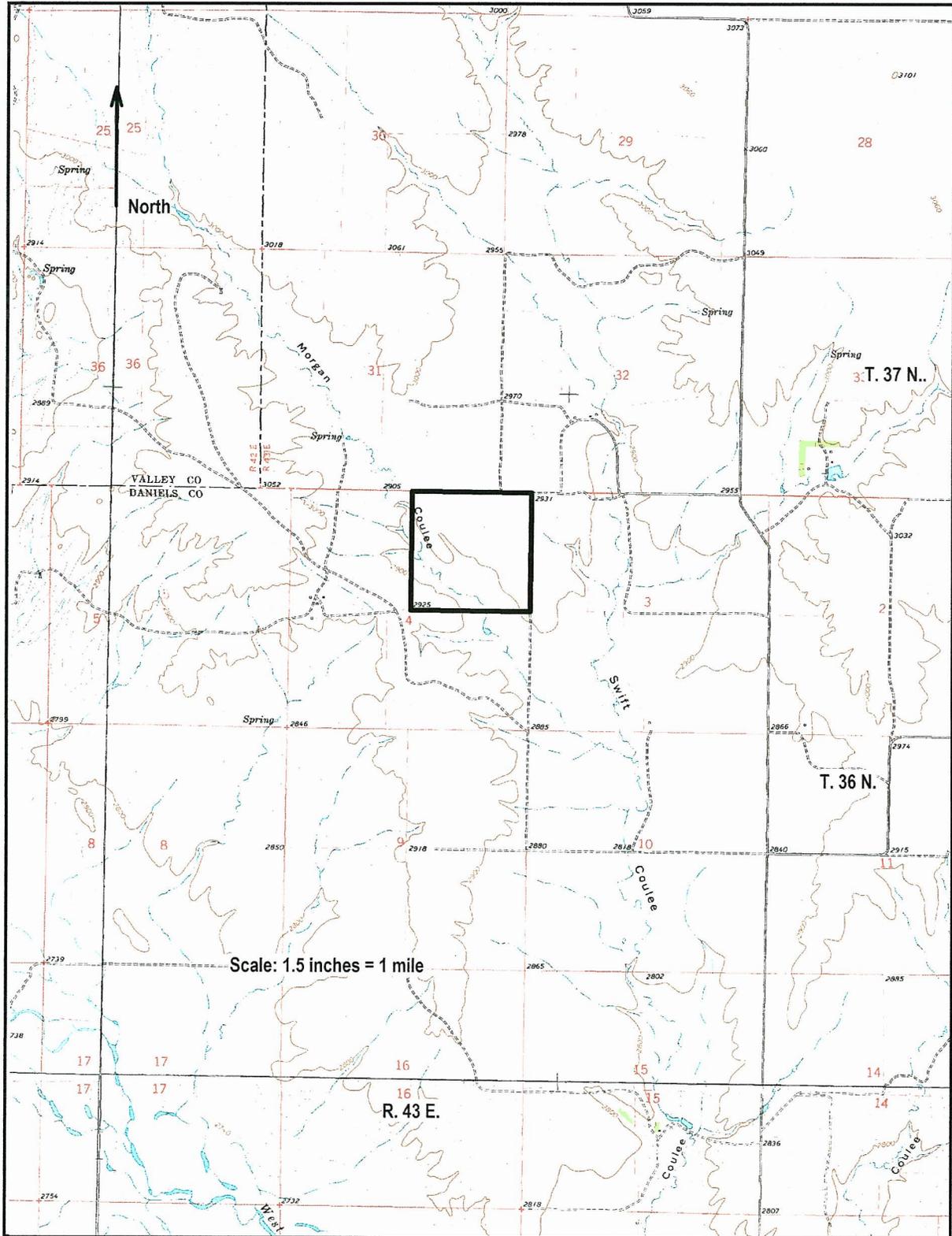


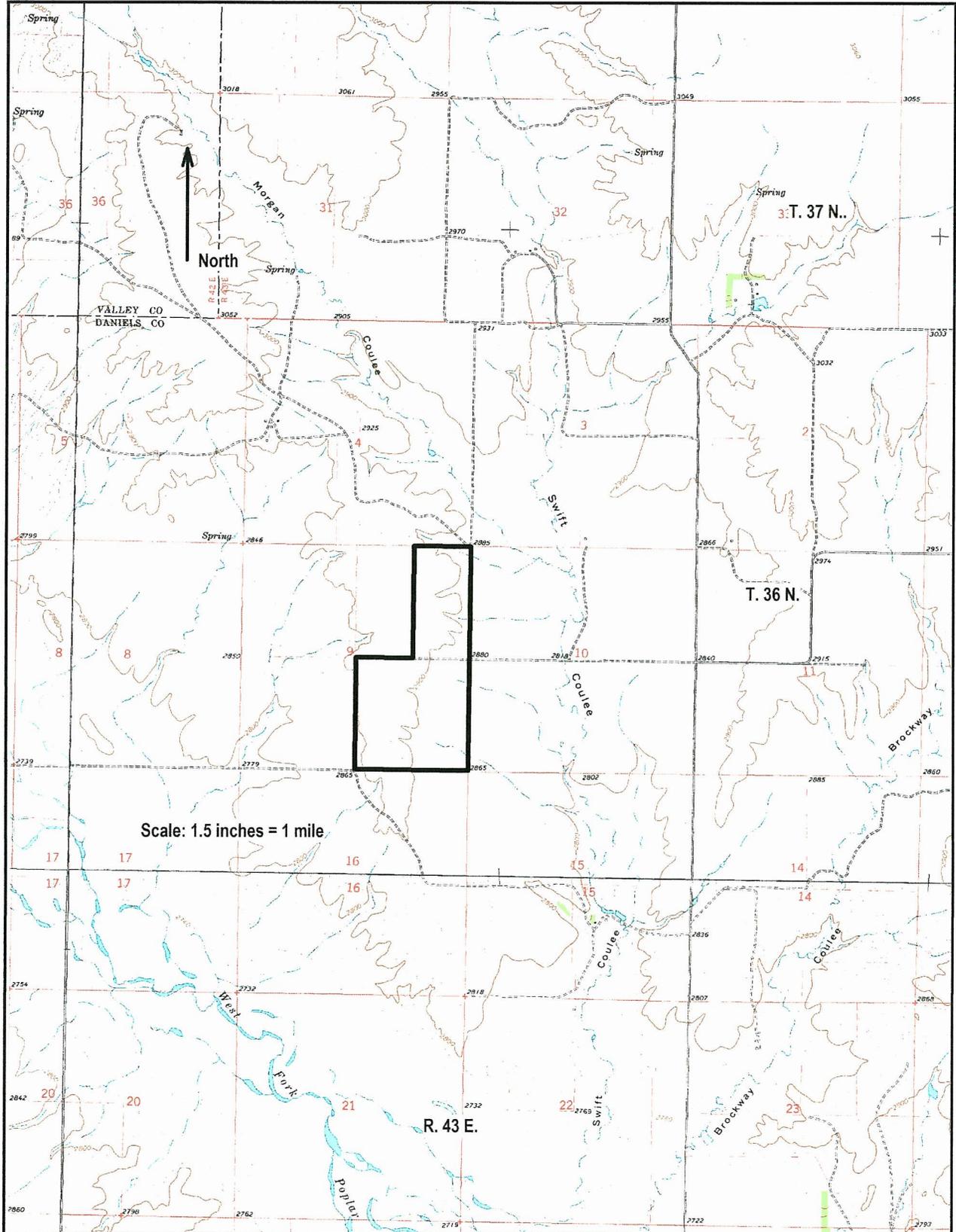


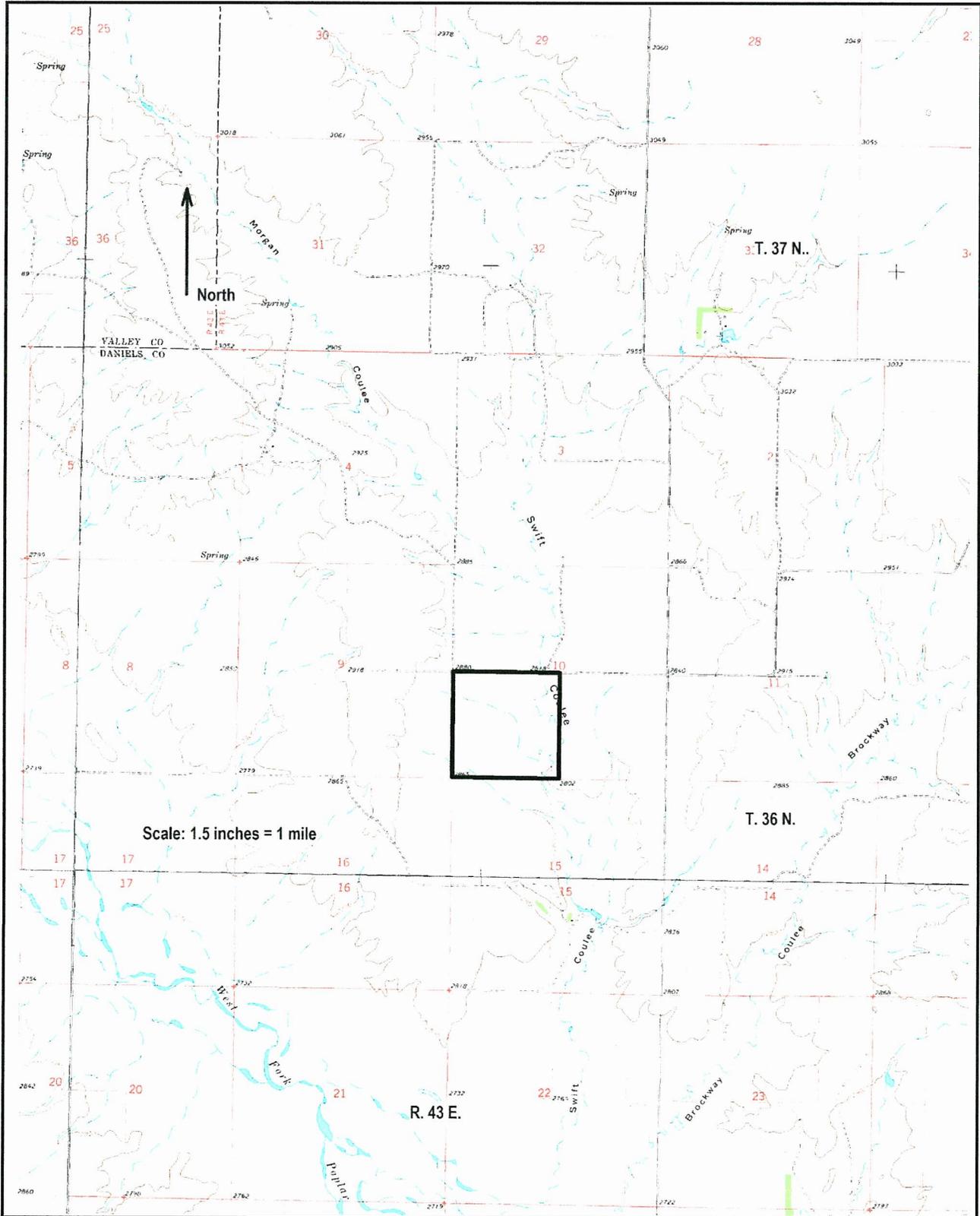


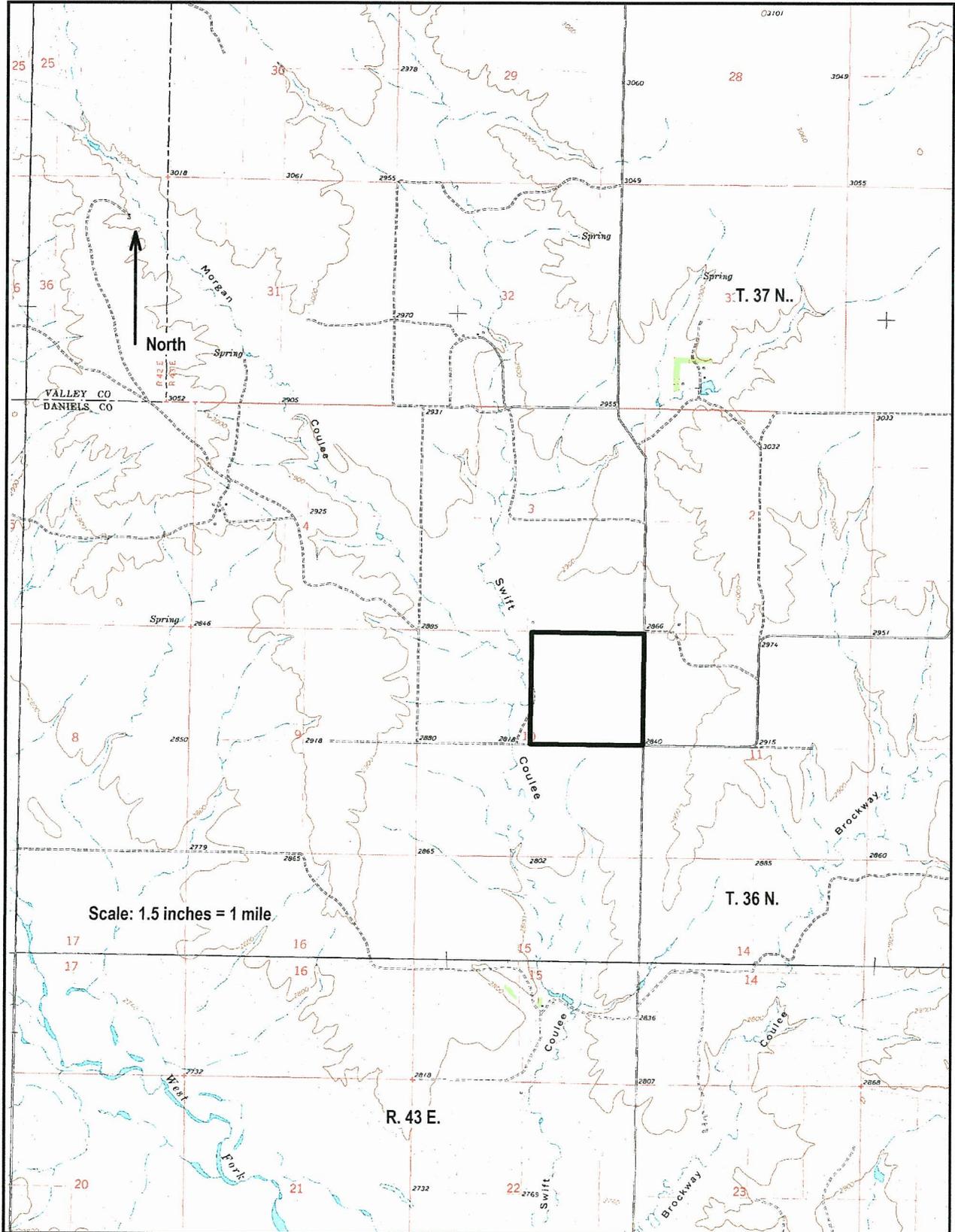


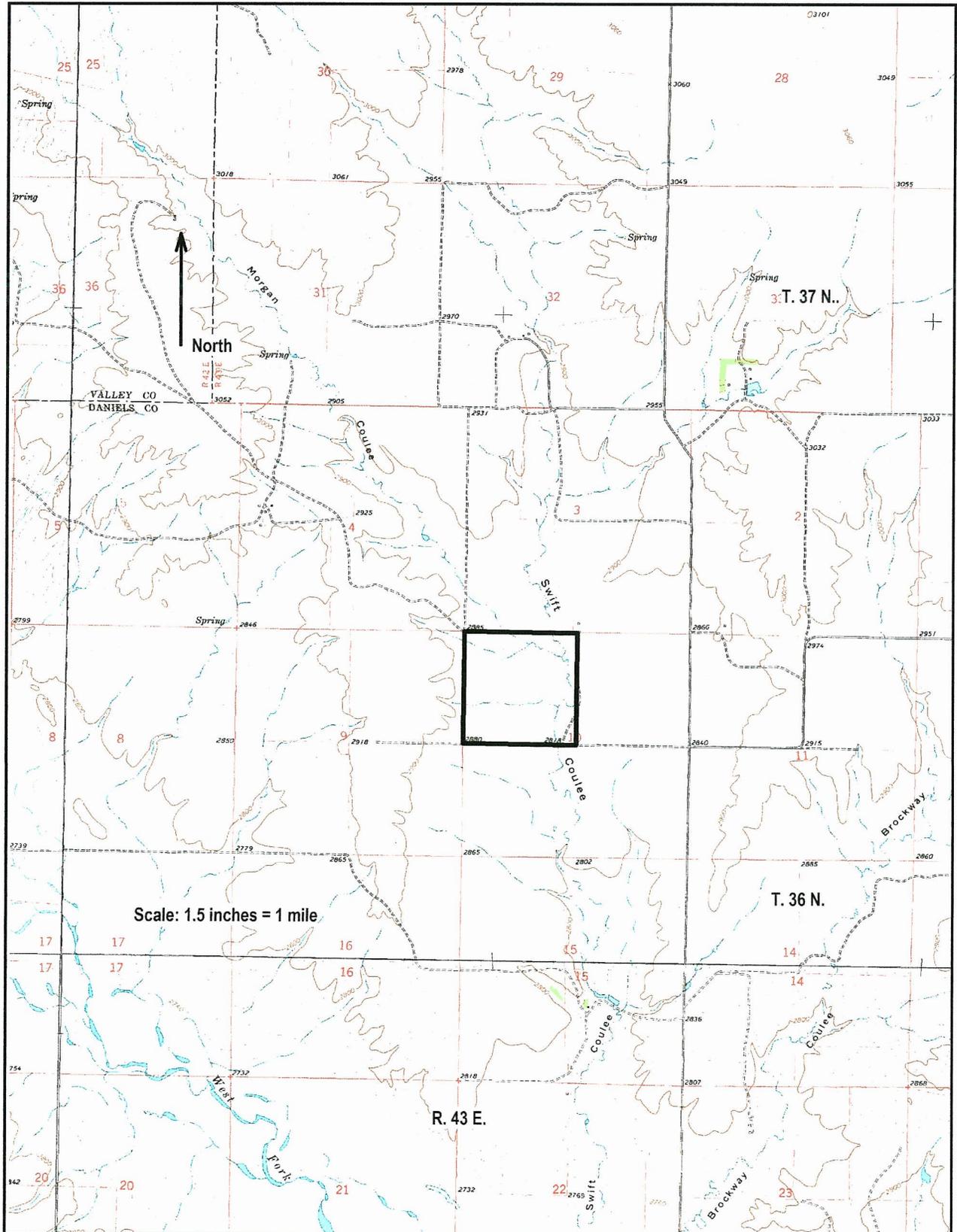


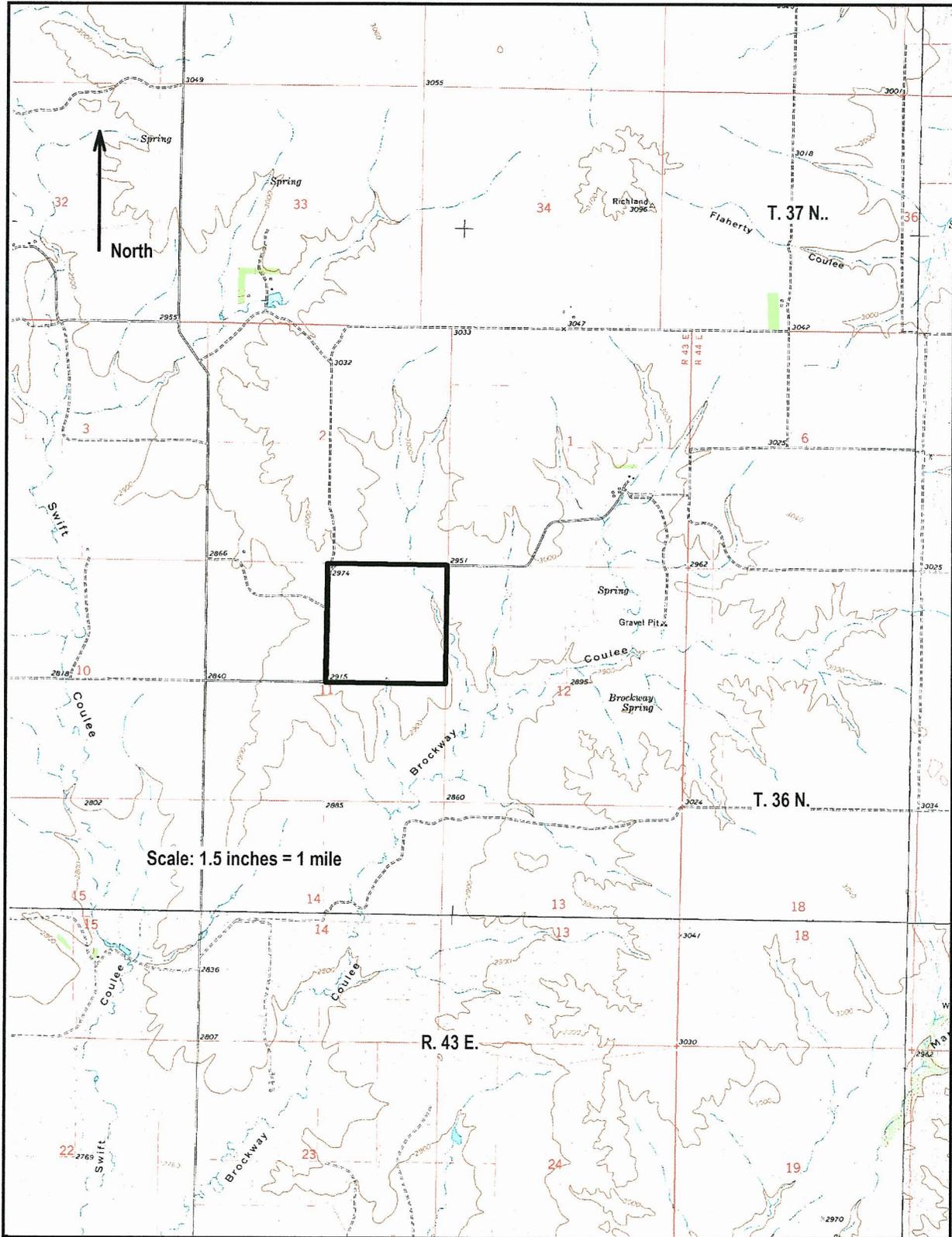


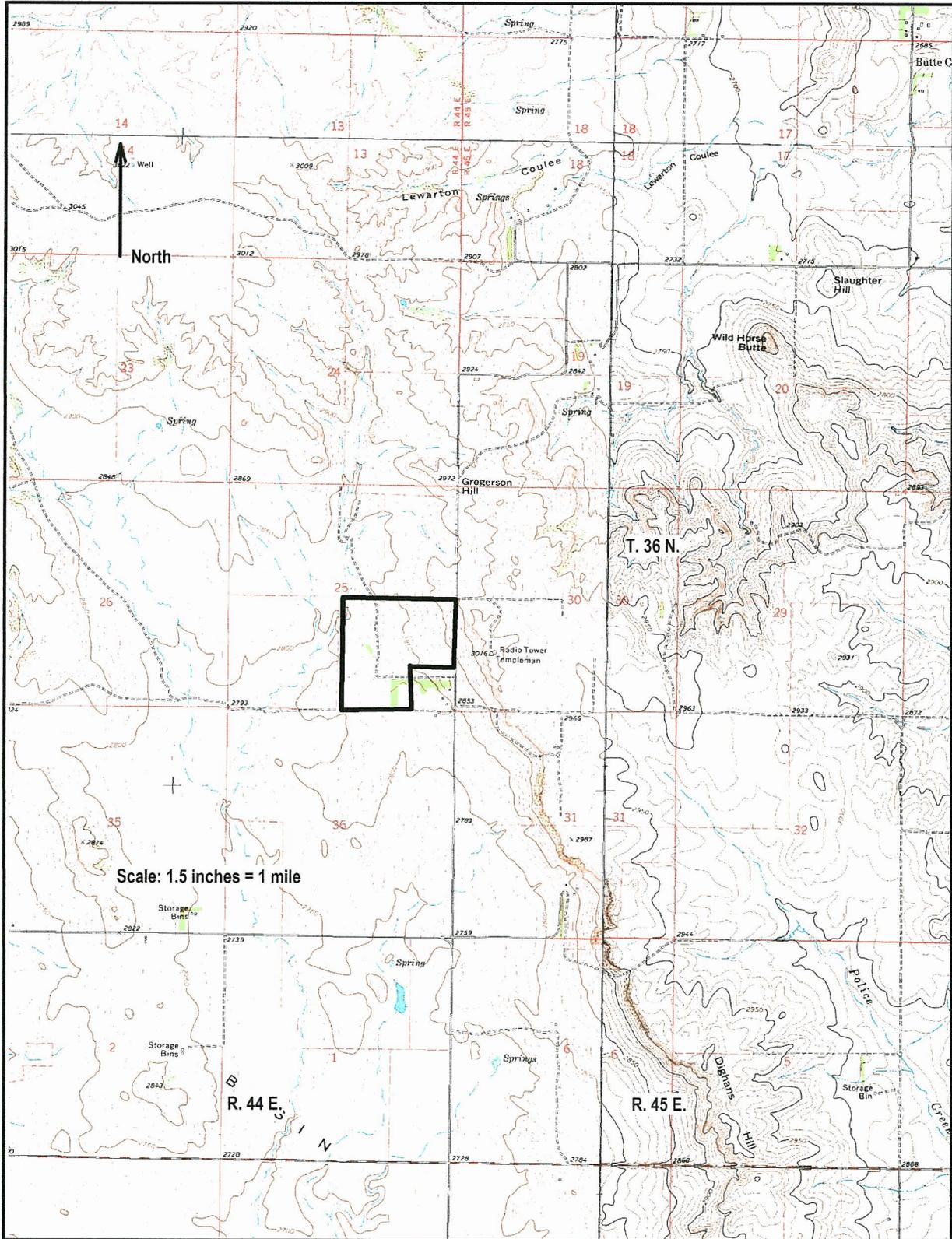


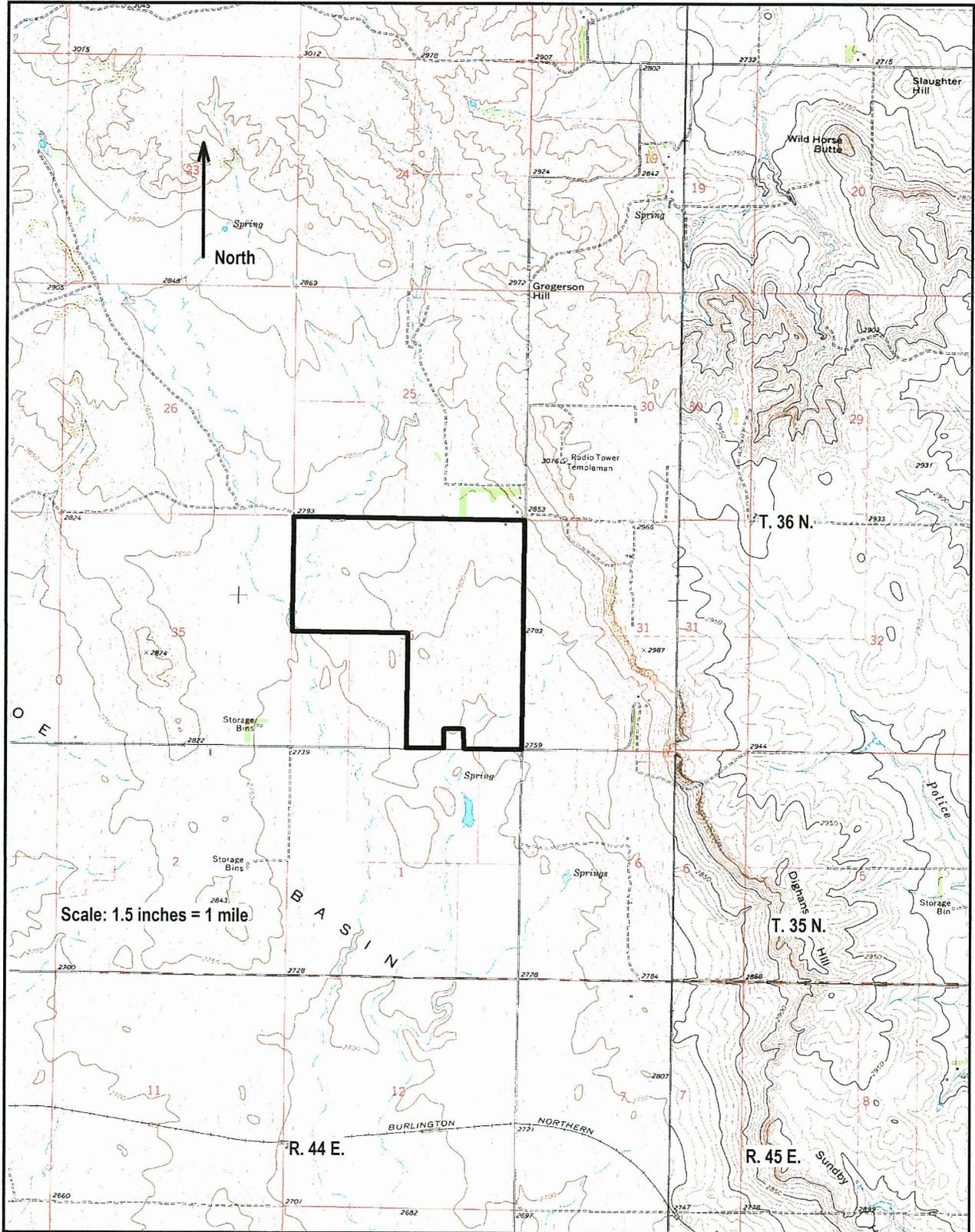


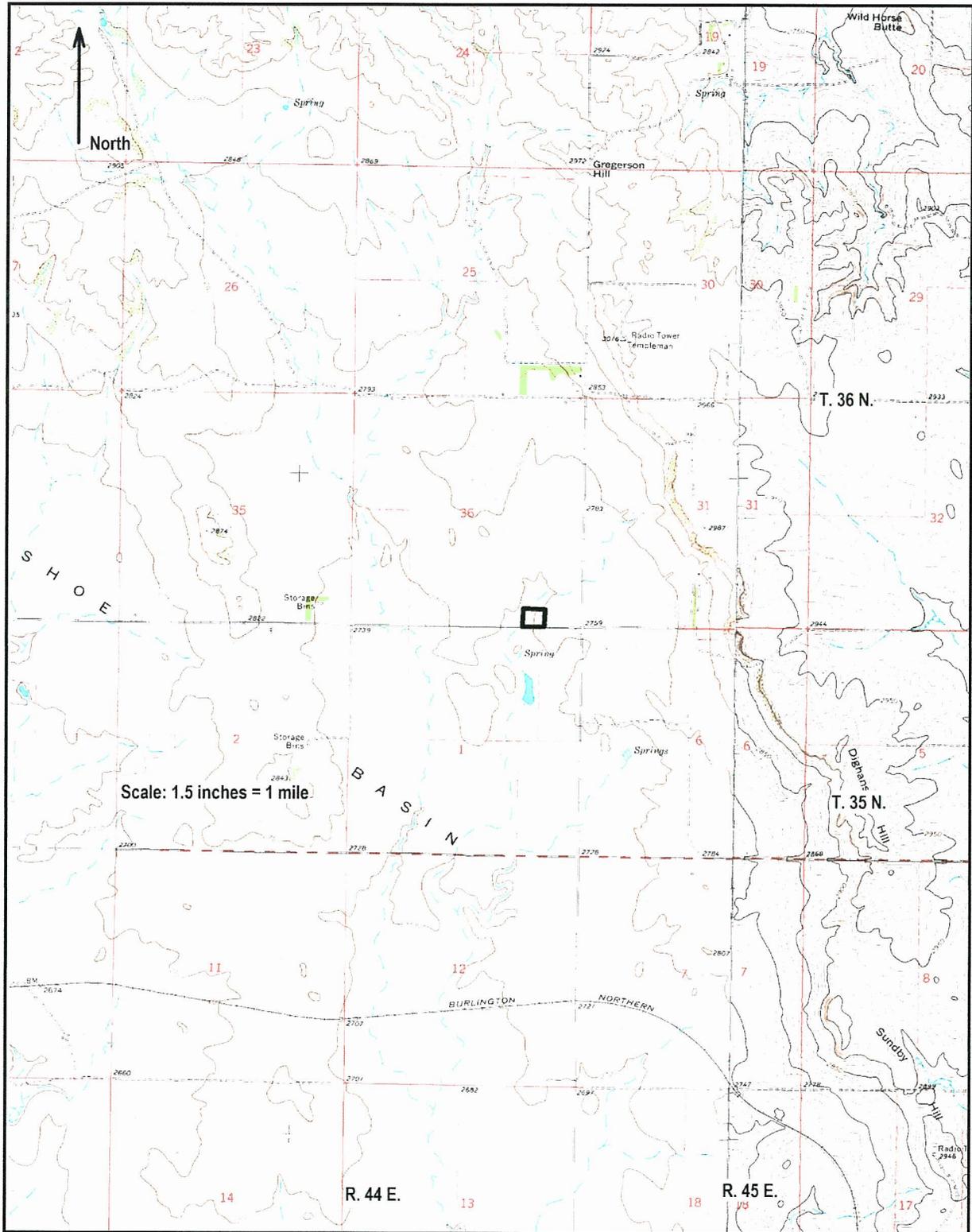


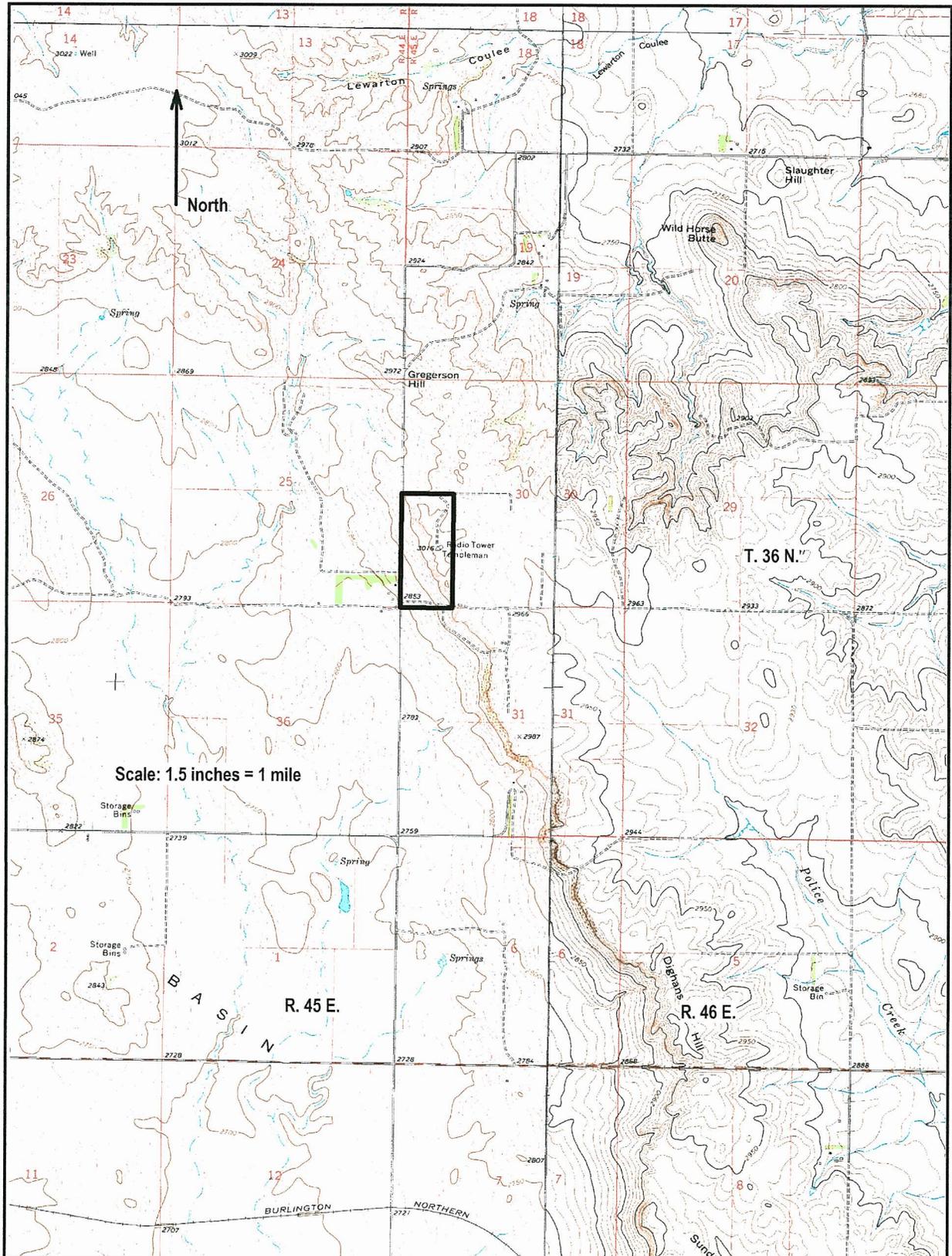


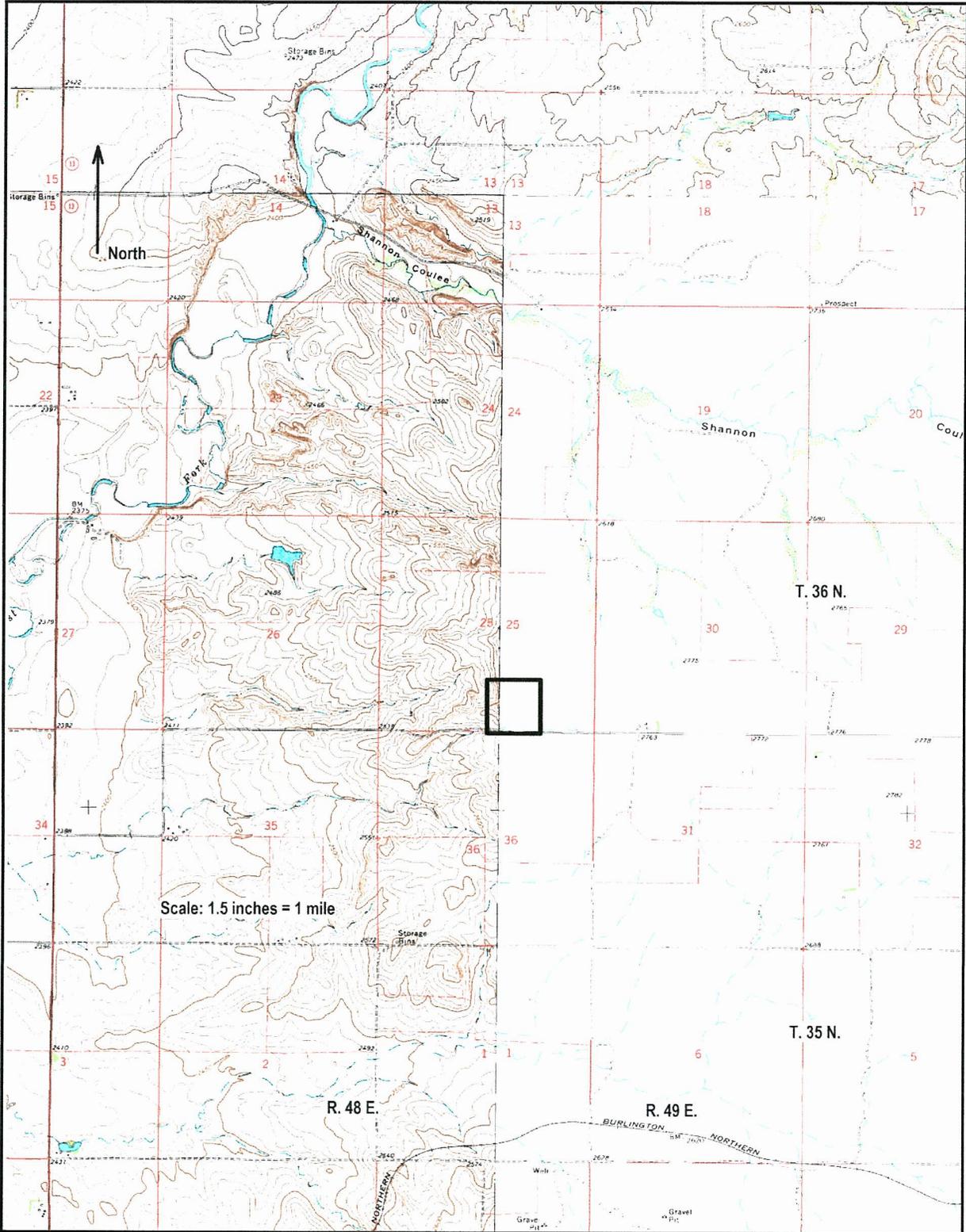


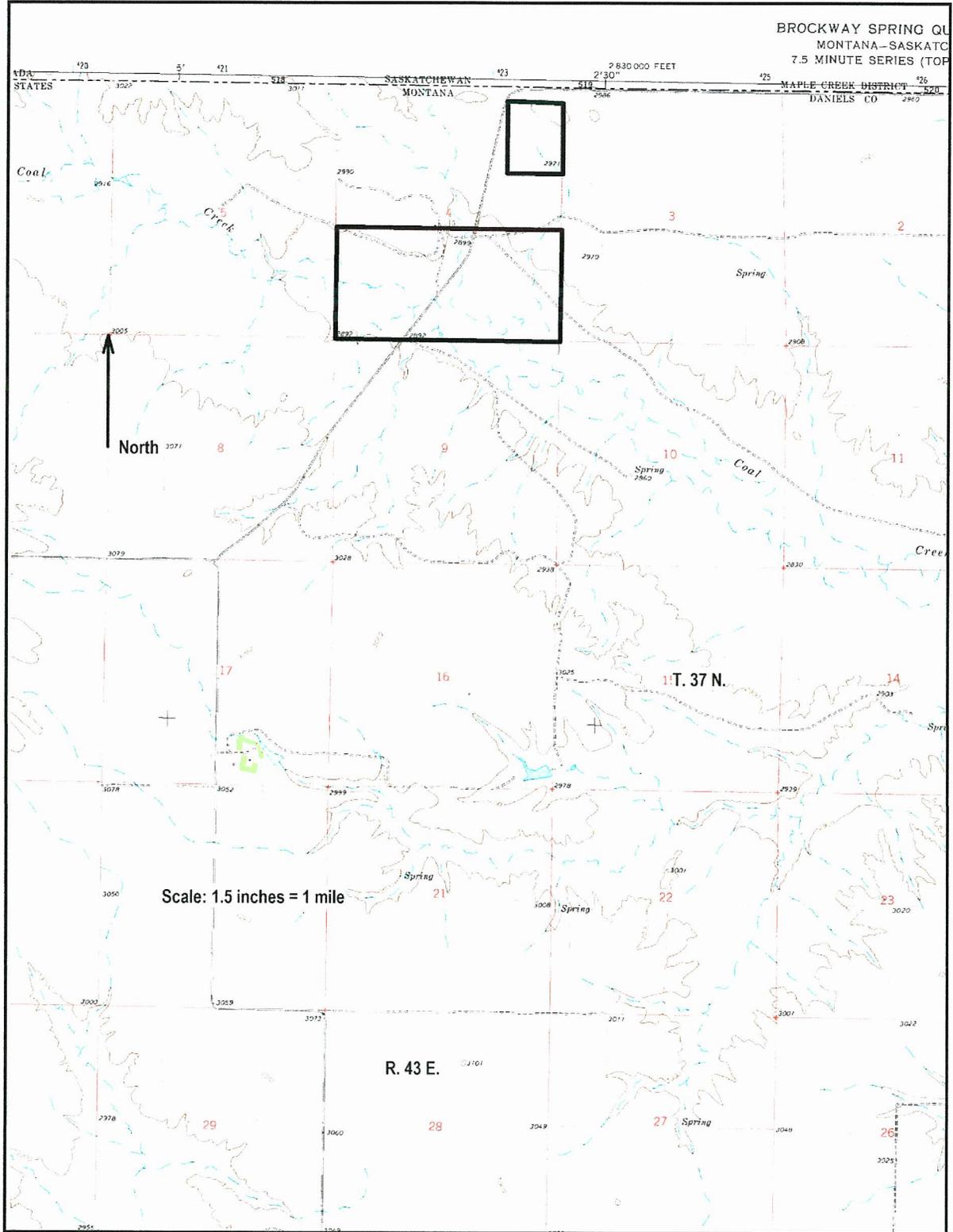


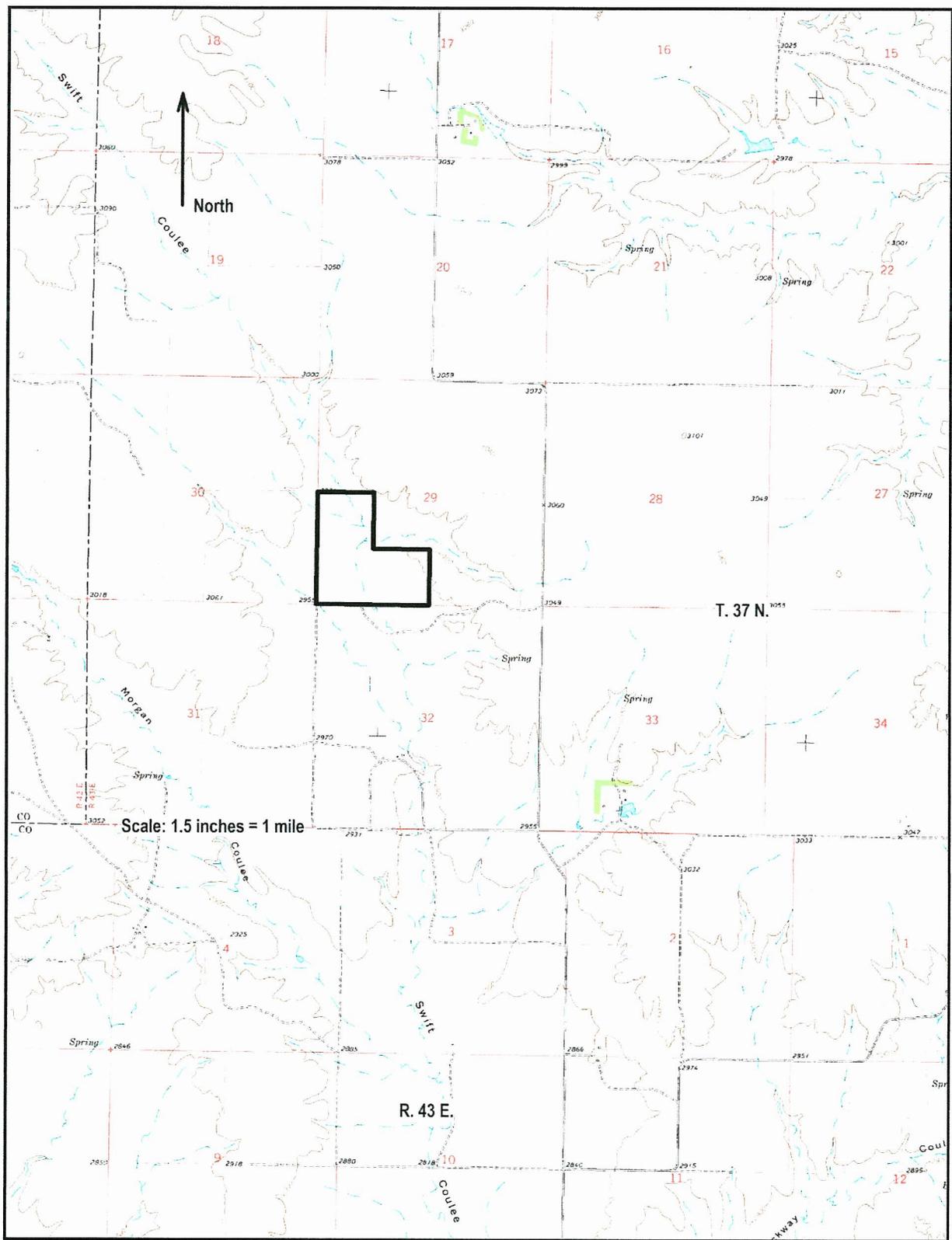


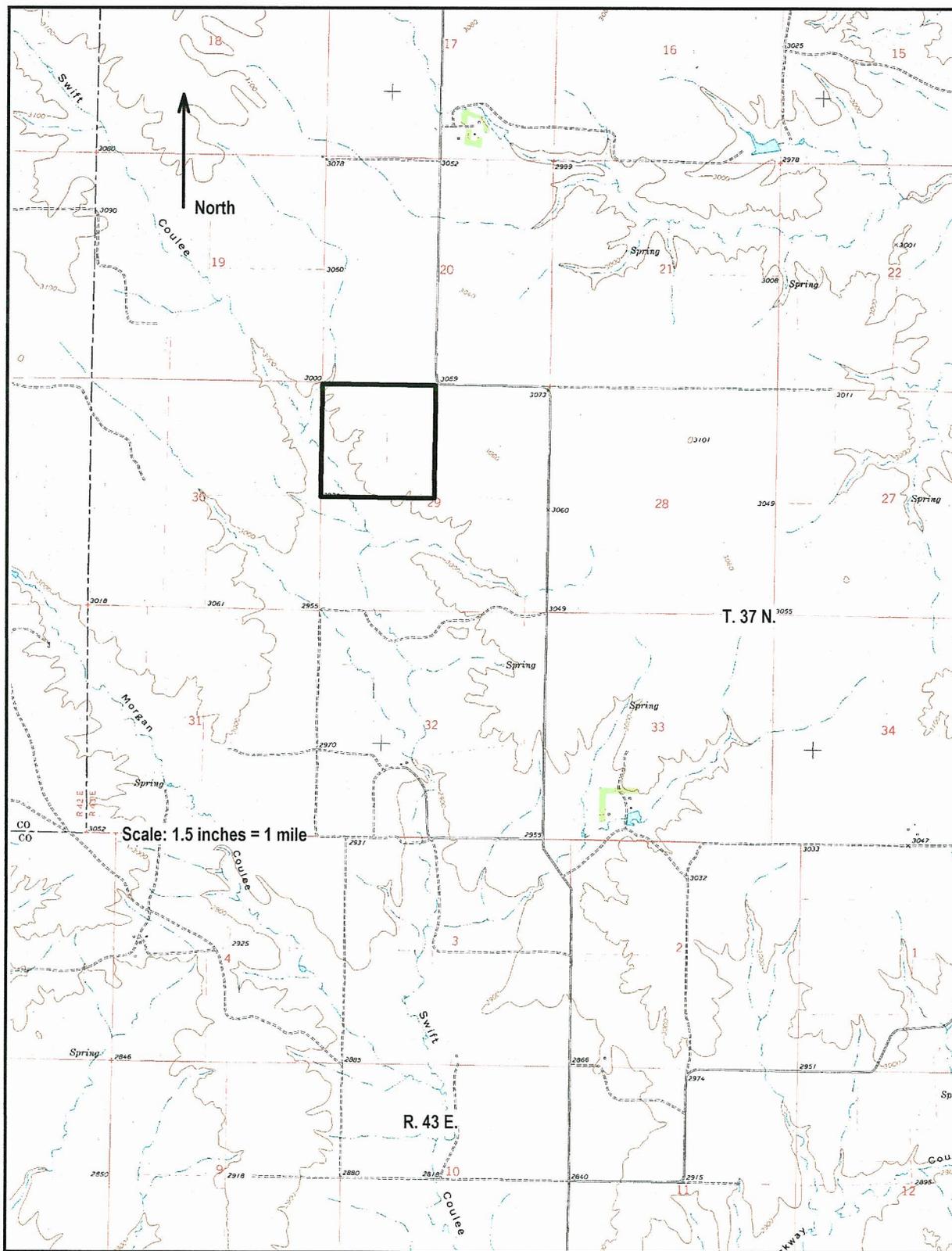


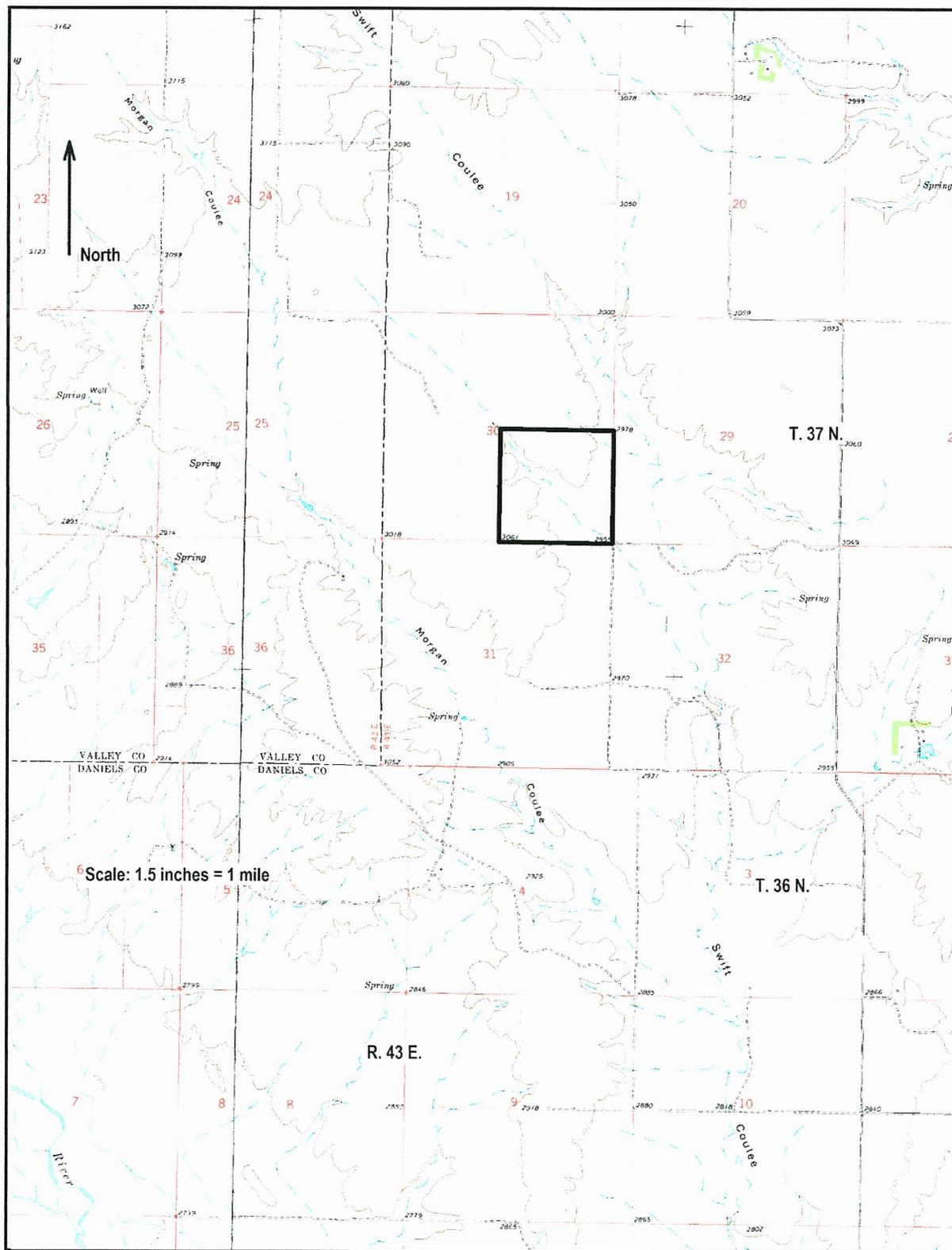


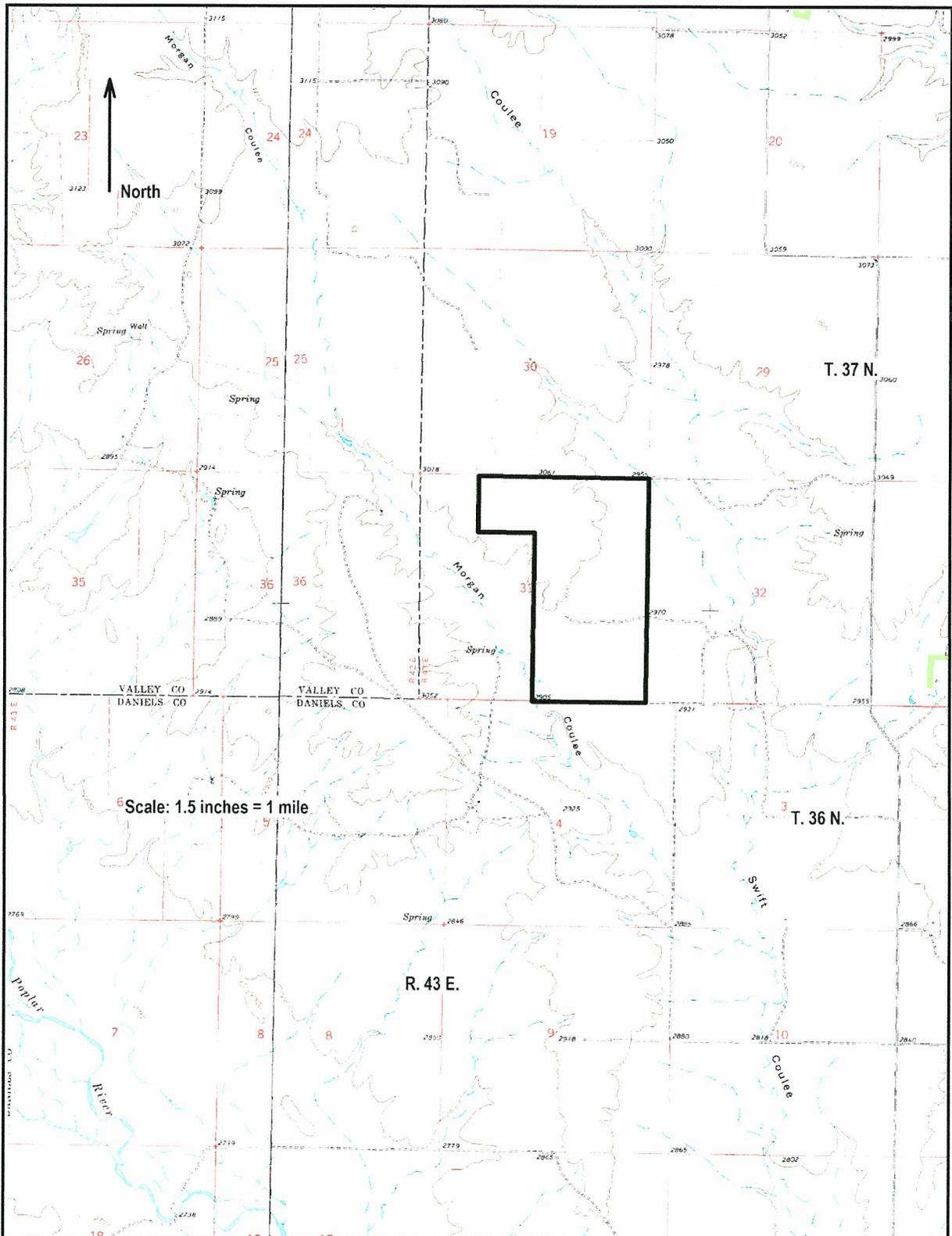


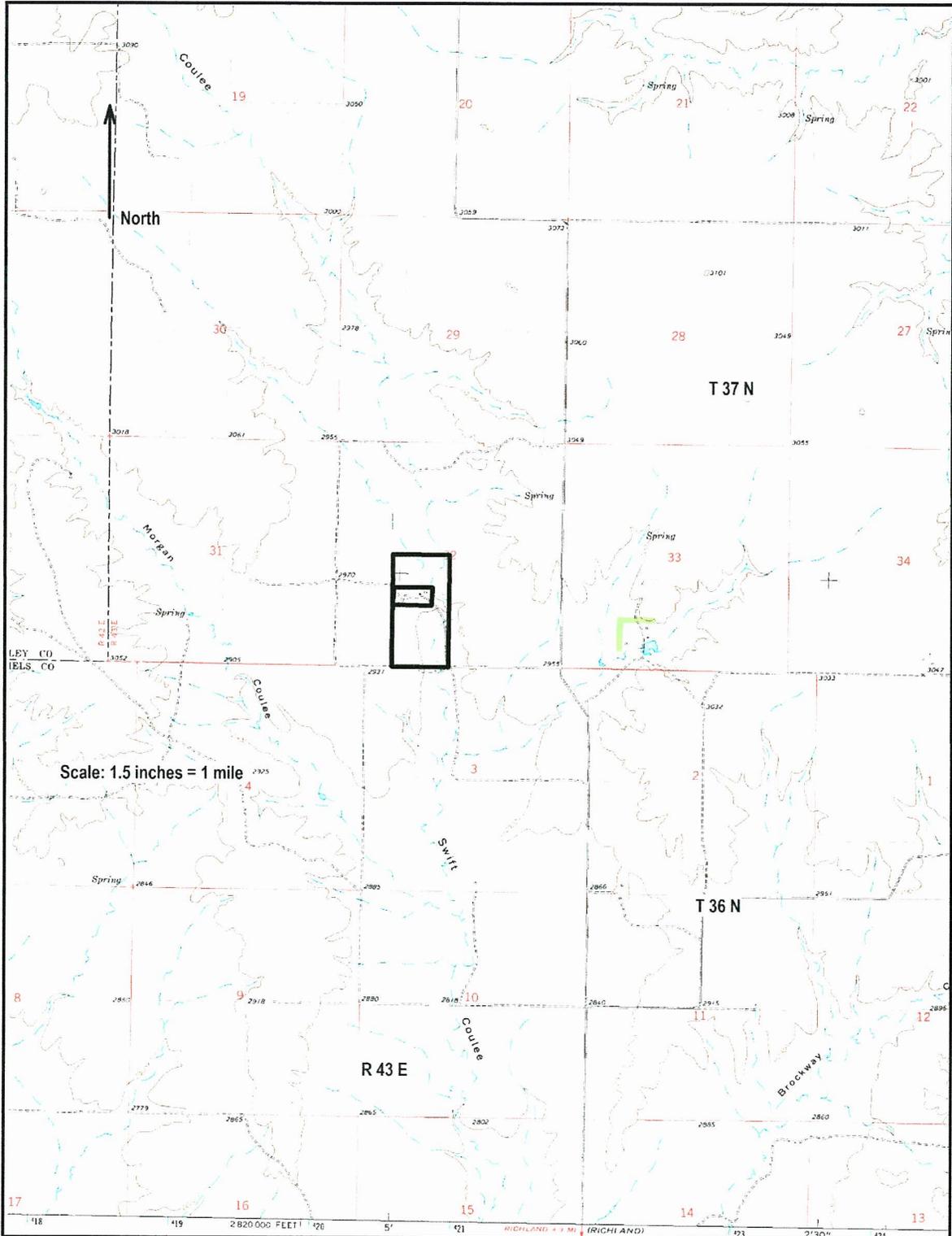


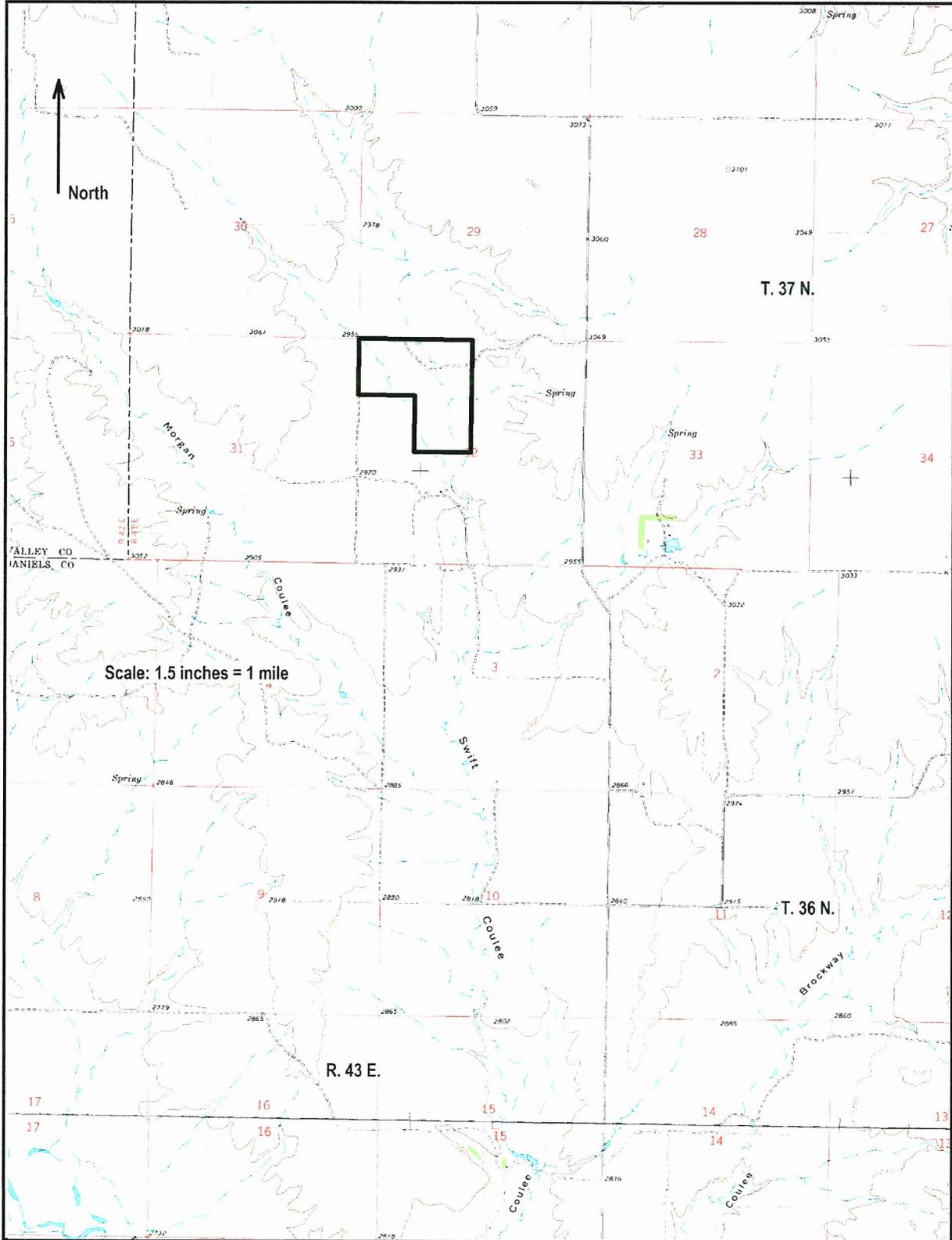


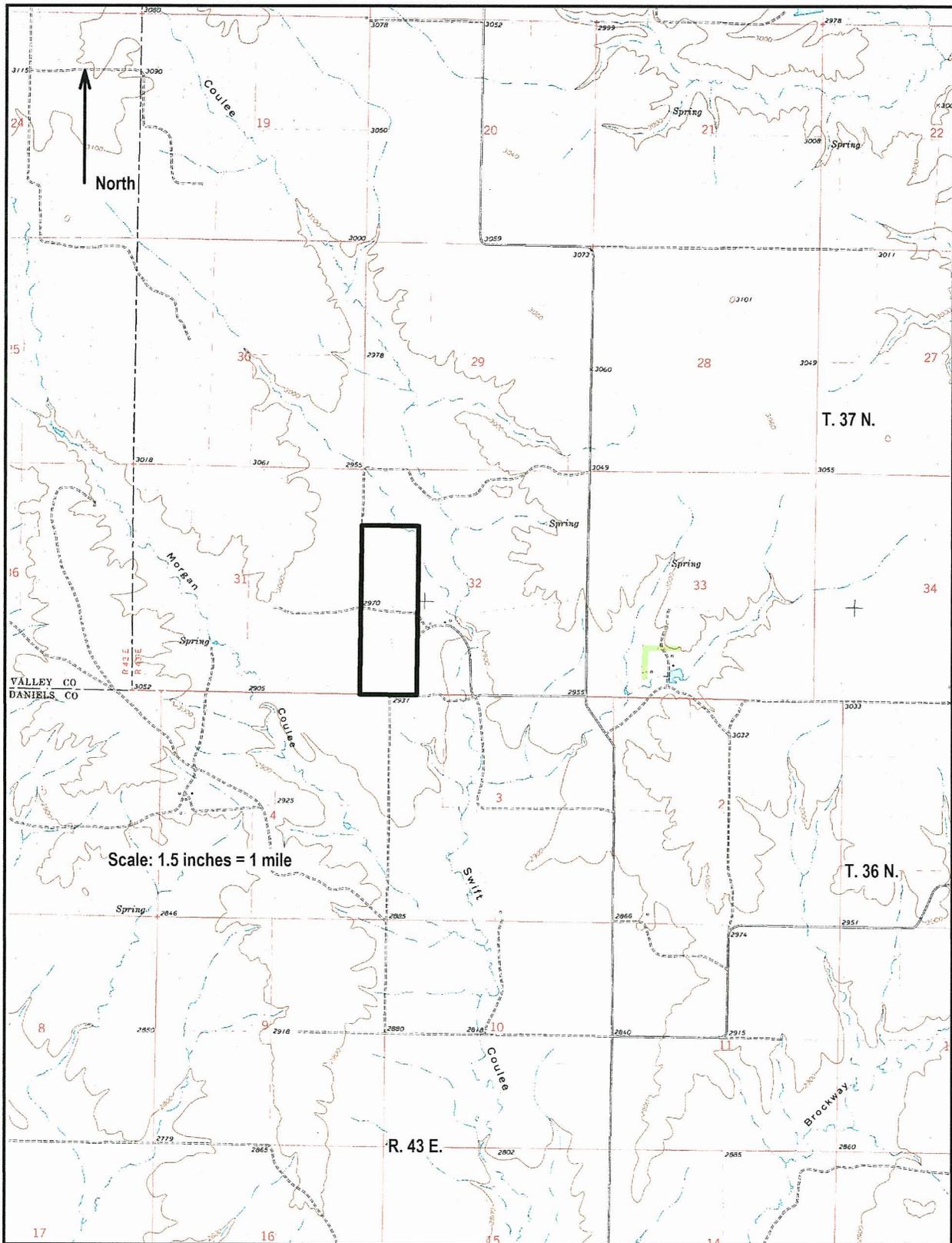


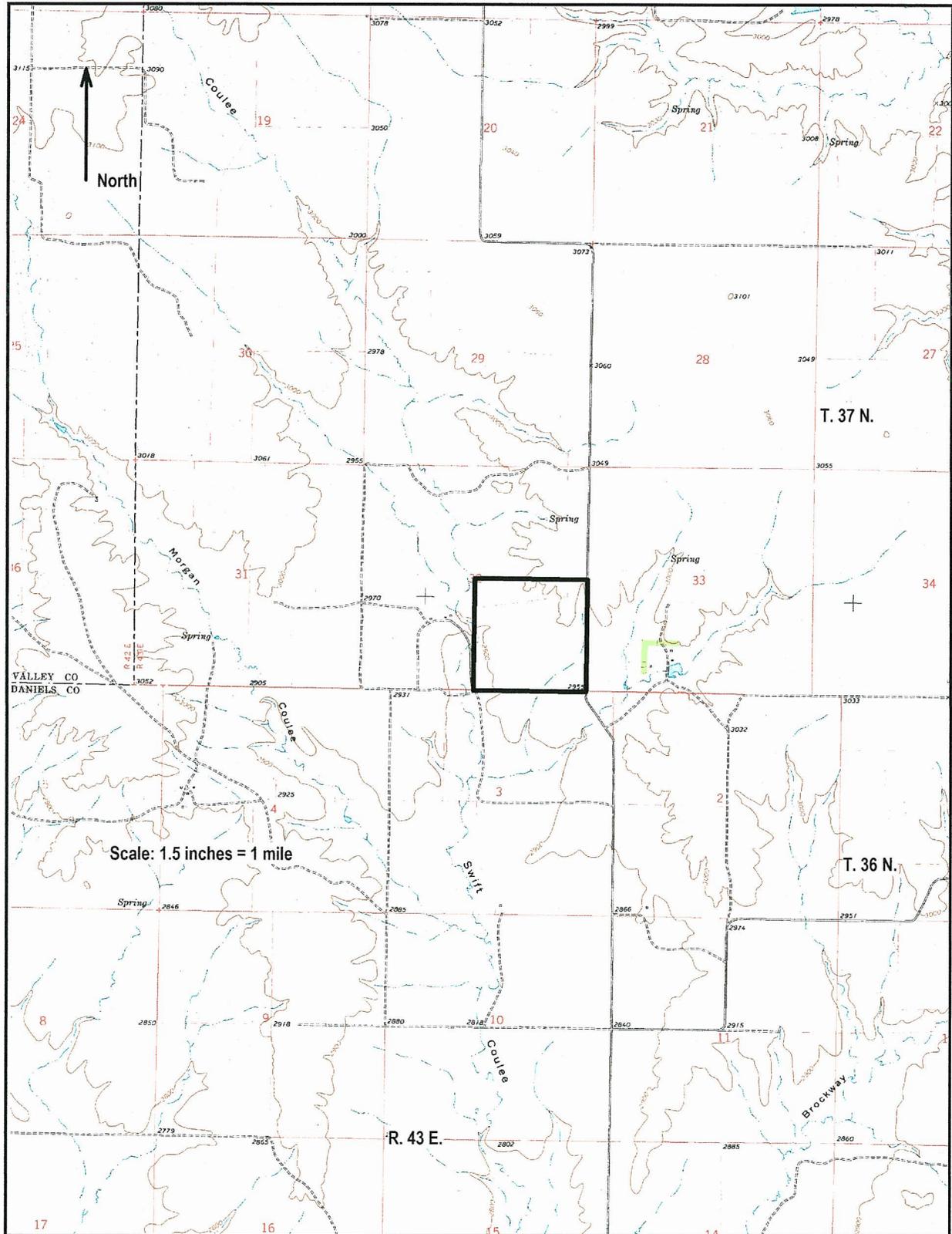


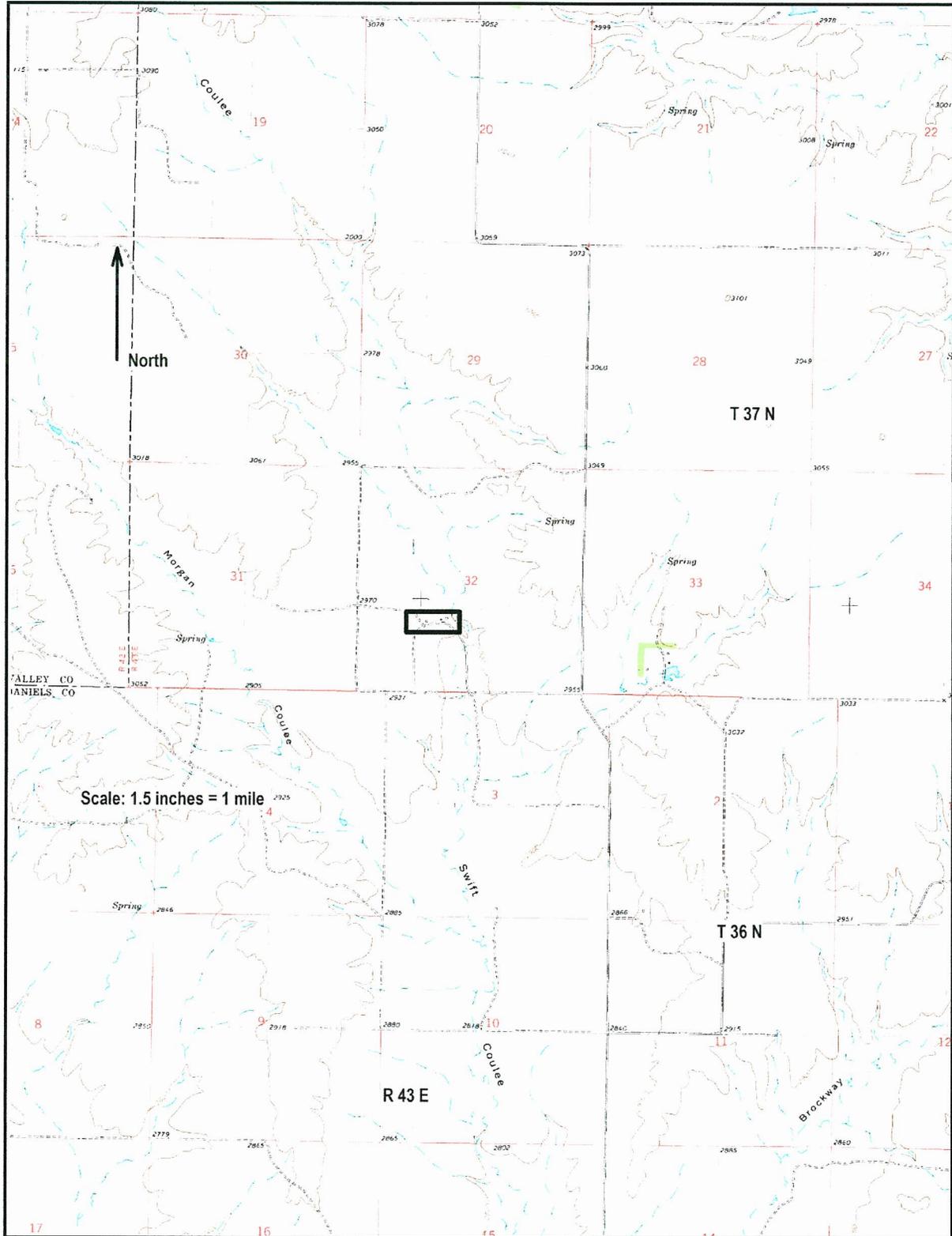


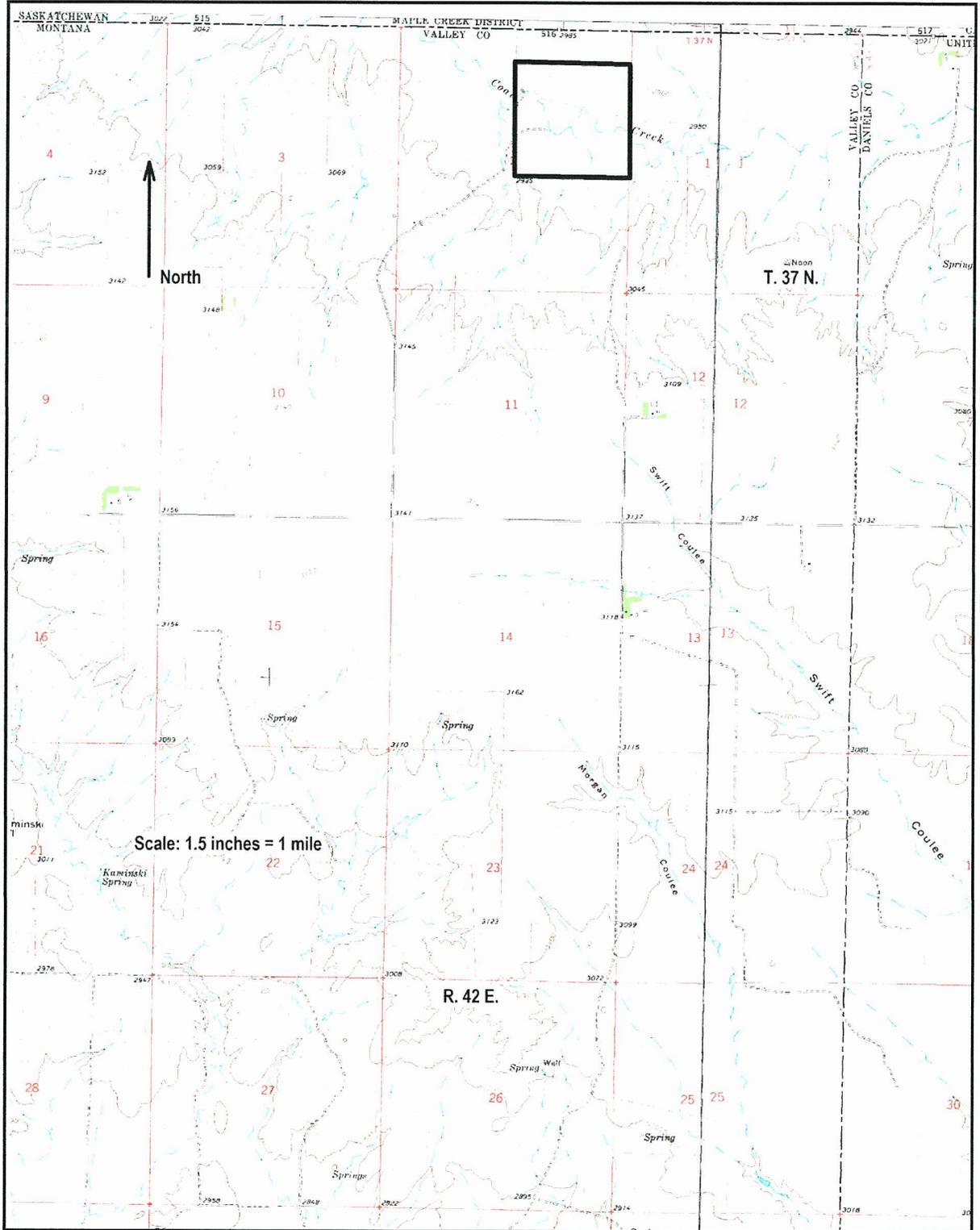


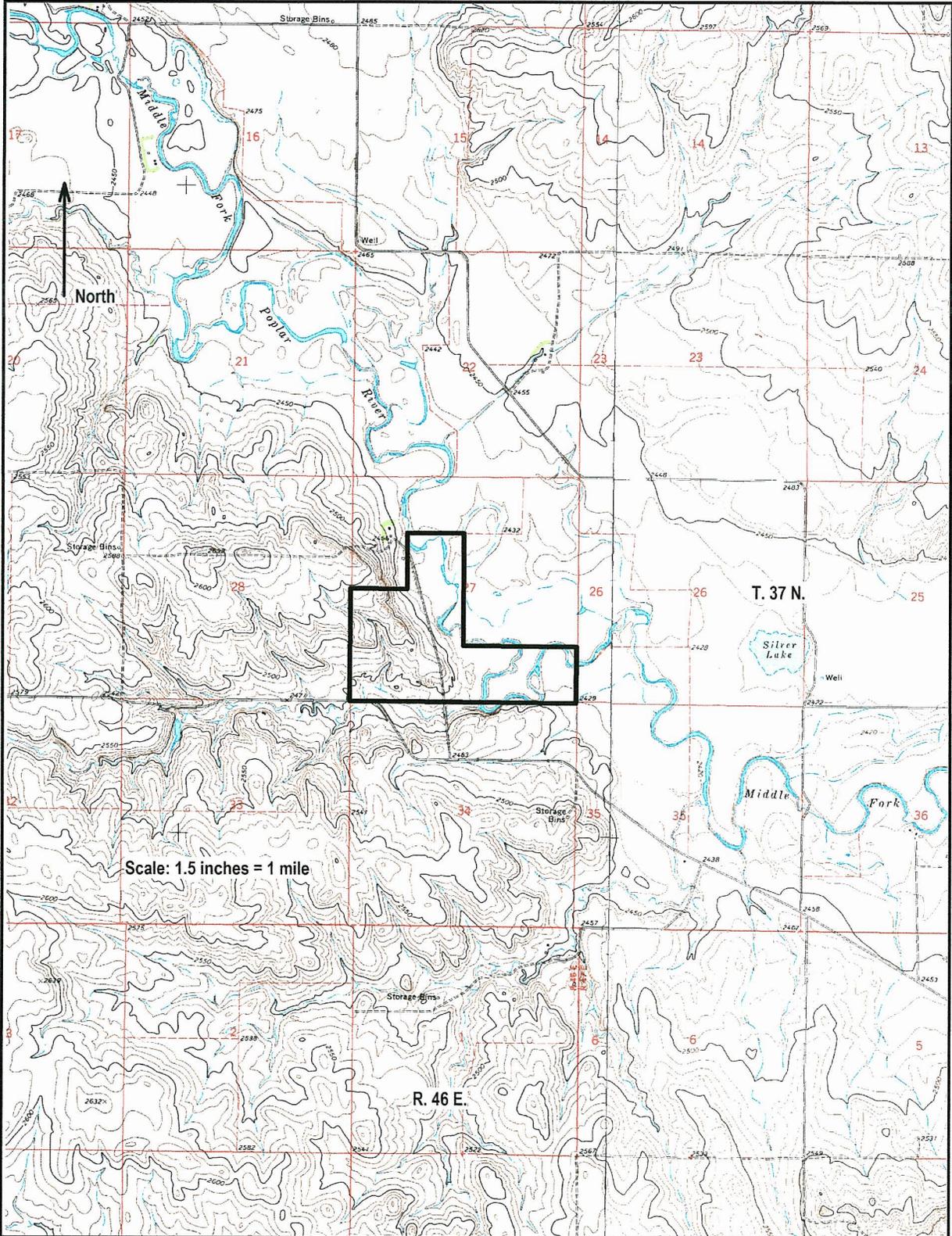


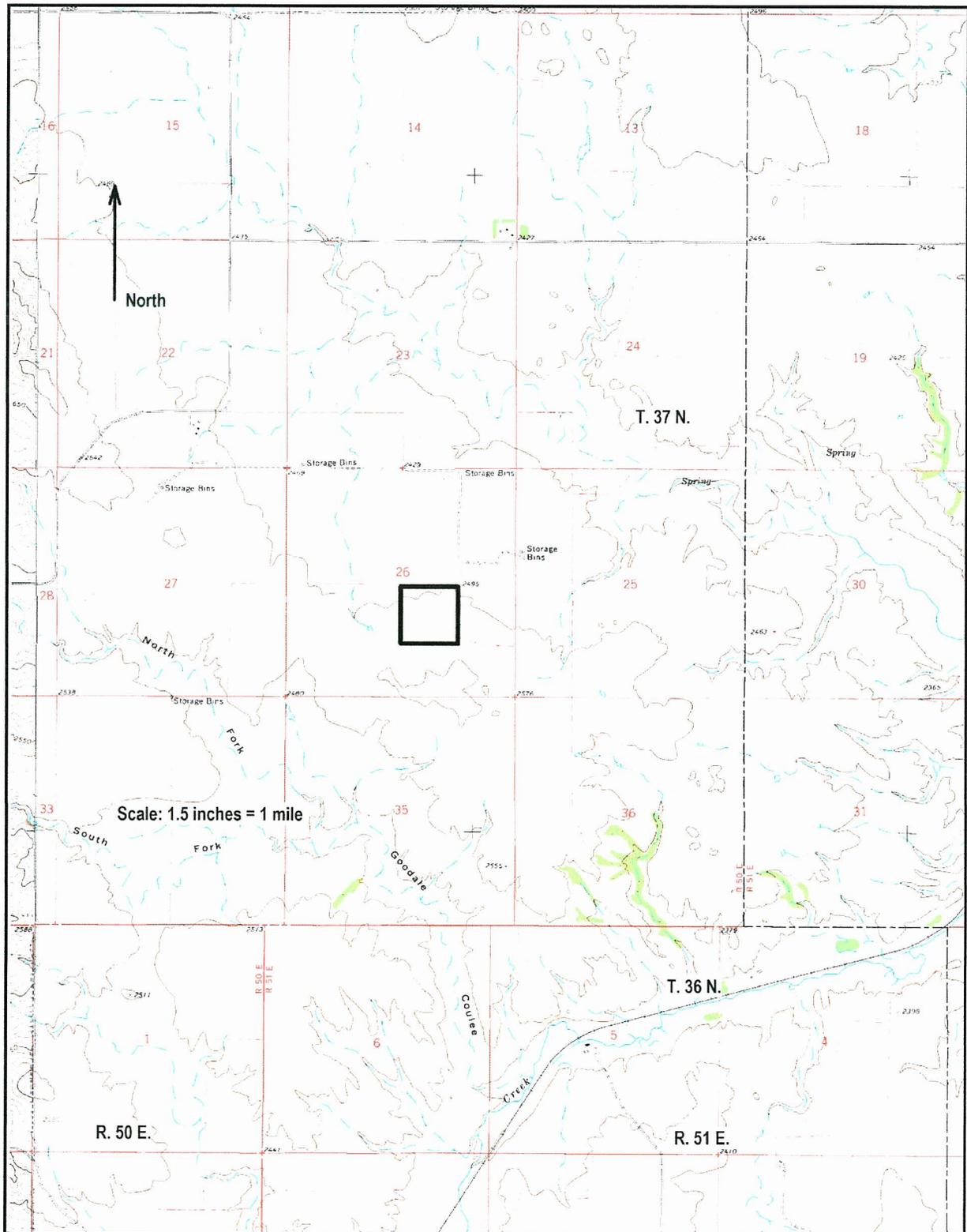


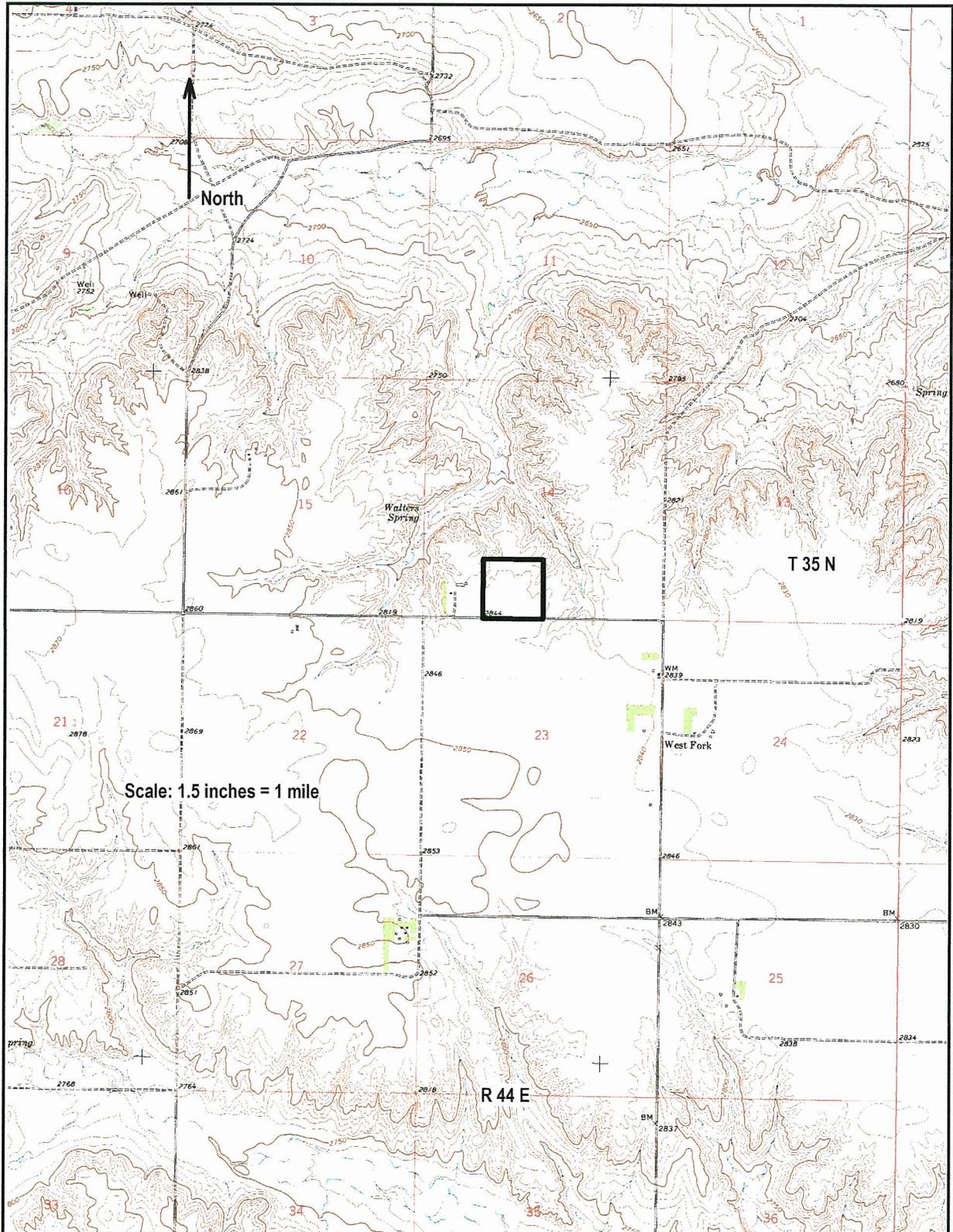


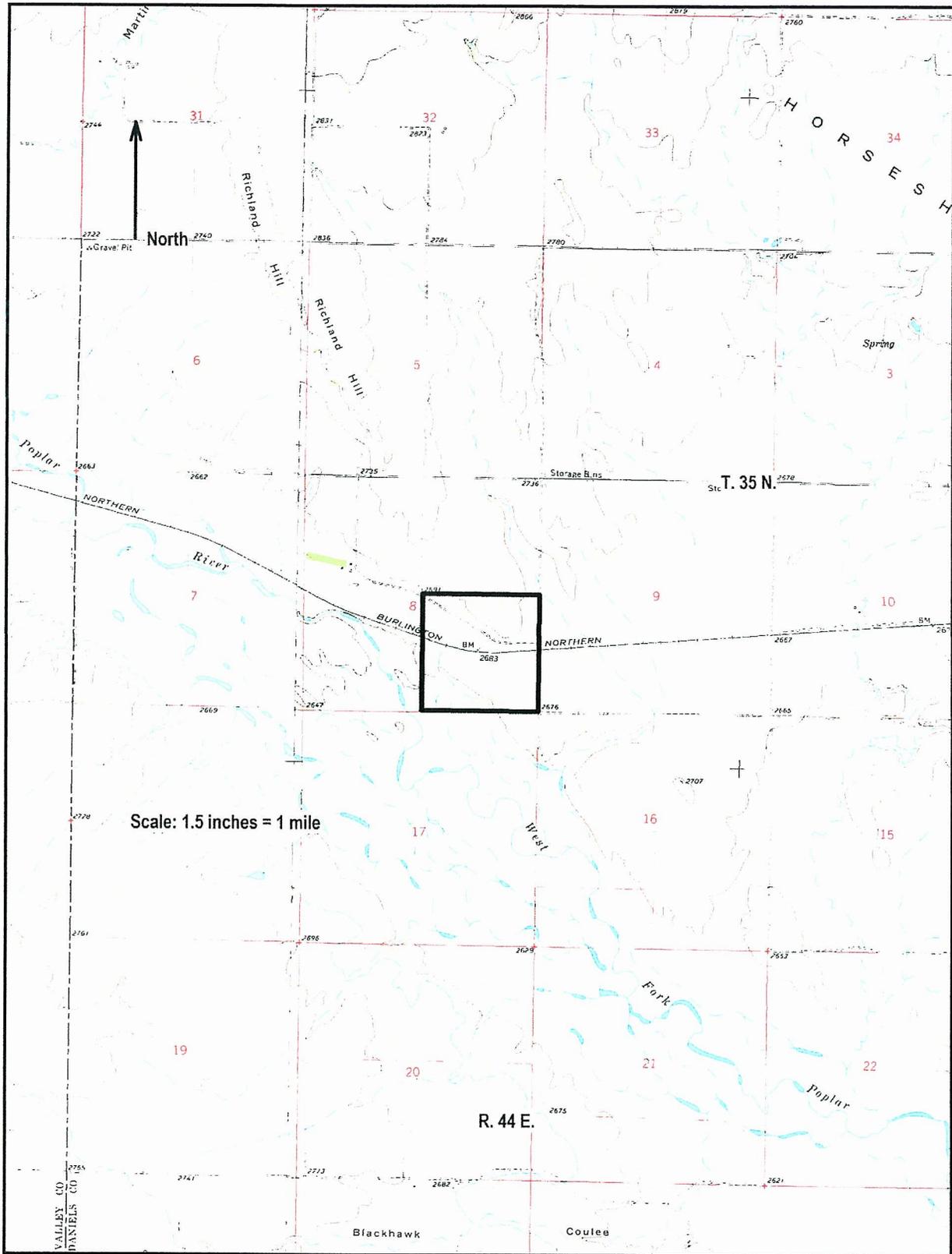














Sale 347 looking northwest from the southeast corner of the property, 5-15-12. DCH



Sale 365 looking south from the north end of the property, 5-16-12. DCH



Sale 366 looking north from the southwest corner of the property, 5-16-12. DCH



Sale 633 looking west from the east boundary of the property, 5-16-12. DCH



Sale 634 looking west from near the east property boundary, 5-16-12. DCH



Sale 635 looking south from the north boundary fo the property, 5-16-12. DCH



Sale 636 looking north from the south boundary of the property, 5-16-12. DCH



Sale 637 looking south from the north boundary of the property, 5-16-12. DCH



Sale 638 looking northwest from the southeast corner of the property, 5-16-12. DCH



Sale 639, S1/2SE1/4
Sec. 14, looking east from
the west boundary, 5-16-12.
DCH



Sale 639, N1/2NE1/4
Sec.14, looking west from
near the east boundary,
5-16-12. DCH



Sale 640 looking northeast
from near the west boundary,
5-16-12. DCH



Sale 641 looking northwest from near the southeast corner of the property, 5-14-12. DCH



Sale 642, NE1/4SE1/4, looking southeast from the northwest corner of the property, 5-15-12. DCH



Sale 642, NE1/4NW1/4, looking southwest from near the center of the property, 5-15-12. DCH



Sale 643 looking south from mid part of the property, 5-16-12. DCH



Sale 644 looking southwest from the north boundary of the property, 5-16-12. DCH



Sale 645 looking south from the northwest corner of the property, 5-16-12. DCH



Sale 646 looking east along the north boundary from the northwest corner, 5-16-12. DCH



Sale 647 looking southwest from the northeast corner of the property, 5-15-12. DCH



Sale 648 looking east from the northwest corner of the property, 5-17-12. DCH



Sale 649 looking east from the southwest corner of the property, 5-17-12. DCH



Sale 650 looking west from the northeast corner of the property, 5-17-12. DCH



Sale 651 looking south from the northeast corner of the property, 5-17-12. DCH



Sale 652 looking west from the northeast corner of the property, 5-17-12. DCH



Sale 653 looking south from the northeast corner of the property, 5-17-12. DCH



Sale 654 looking east from the southwest corner of the property, 5-17-12. DCH



Sale 655 looking north from the southwest corner of the property, 5-17-12. DCH



Sale 656 looking southeast from the northwest corner of the property, 5-17-12. DCH



Sale 657 looking south from the northeast corner of the property, 5-16-12. DCH



Sale 658 looking southeast from the northwest corner of the property, 5-16-12. DCH



Sale 659 looking north from the southwest corner of the property, 5-16-12. DCH



Sale 660 looking northwest from the southeast corner of the property, 5-16-12. DCH



Sale 661 looking north from the south boundary of the property, 5-16-12. DCH



Sale 663 looking east from the southwest corner of the property, 5-15-12. DCH



Sale 664 looking southeast from near the northwest corner of the property, 5-17-12. DCH



Sale 664 looking west from the northeast corner of the S1/2 Sec.4 from the northeast corner, 5-17-12. DCH



Sale 664 looking northeast along the County road from the south boundary of the S1/2 Sec. 4, 5-17-12. DCH



Sale 664 looking east along the north boundary of the S1/2 Sec. 4; boundary goes through the middle of the house and north end of the pole barn, 5-17-12. DCH



Sale 665 looking north
between the dry cropland
and pasture from the south
boundary, 5-17-12. DCH



Sale 666 looking west from
the northeast corner of the
property, 5-17-12. DCH



Sale 667 looking south from
the northeast corner of the
property, 5-17-12, DCH



Sale 668 looking southeast from the mid point in the property, 5-17-12. DCH



Sale 669 looking north from the south boundary, 5-17-12. DCH



Sale 670 looking east from the northwest corner of the property, 5-17-12. DCH



Sale 673 looking north from the southeast corner of the property, 5-17-12. DCH



Sale 674 looking northwest from the southeast corner of the property, 5-17-12. DCH



Sale 675 looking north through the middle of the property from on site north of the south boundary, 5-15-12. DCH



Sale 676 looking northeast from near the west boundary of the property, 5-15-12. DCH



Sale 677 looking west from the southeast corner of the property, 5-16-12. DCH



Sale 678 looking south from the north boundary of the property, 5-16-12. DCH

Attachment A

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

CLIENT, INTENDED USERS, PURPOSE AND INTENDED USE:

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

DEFINITIONS:

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

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

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

PROPERTY RIGHTS APPRAISED:

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

EFFECTIVE DATE OF VALUATION AND DATE OF INSPECTION:

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

SUBJECT PROPERTY DESCRIPTION & CHARACTERISTICS:

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

ASSIGNMENT CONDITIONS:

The appraiser must be a Montana certified general appraiser, and be competent to appraise the subject property. The appraisal is to conform to the latest edition of USPAP, and the opinion of value must be credible. The appraiser is to physically inspect the subject 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 in a Summary Report format, that is, it will describe adequately, the information analyzed, appraisal methods and techniques employed, and reasoning that support the analyses, opinions and conclusions. All hypothetical conditions and extraordinary assumptions must be noted.

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

Legally accessible state lands are appraised as accessible only.

The appraisal on the state's lands must include state-owned improvements in the valuation, but exclude lessee-owned or licensee-owned improvements in the valuation. All appraisals are to describe the market value trends, and provide a rate of change, for the markets of each subject property. Comparables sales used should preferably have sales dates within one year of the appraisal and should not be over three years old. The comparable sales must be in reasonable proximity to the subject, preferably within the same county or a neighboring county.

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 Properties (Located in Daniels County):

Sale #	# of Acres	Legal
347	40	SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 34, T37N-R50E
365	80.24	Lot 4, SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 3, T34N-R45E
366	80	W $\frac{1}{2}$ SW $\frac{1}{4}$, Section 34, T35N-R45E
633	80	S $\frac{1}{2}$ NE $\frac{1}{4}$, Section 14, T34N-R44E
634	80	N $\frac{1}{2}$ SW $\frac{1}{4}$, Section 14, T34N-R44E
635	16.81	Pt lying W of county rd r/w in W $\frac{1}{2}$ SW $\frac{1}{4}$, Section 3, T34N-R45E
636	160.19	Lot 1, SE $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$ Section 4, T34N-R45E
637	98.98	Pt lying W of county rd in W $\frac{1}{2}$, Section 10, T34N-R45E
638	80	W $\frac{1}{2}$ SW $\frac{1}{4}$, Section 12, T34N-R45E
639	160	N $\frac{1}{2}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$, Section 14, T34N-R45E
640	160	N $\frac{1}{2}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, Section 14, T34N-R45E
641	160	NE $\frac{1}{4}$, Section 24, T34N-R46E
642	80	NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 33, T34N-R51E
643	200	NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 7, T35N-R44E
644	160	SW $\frac{1}{4}$, Section 8, T35N-R44E
645	160	NW $\frac{1}{4}$, Section 34, T35N-R45E
646	80	W $\frac{1}{2}$ NW $\frac{1}{4}$, Section 21, T35N-R47E
647	40	SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 23, T35N-R48E
648	320	S $\frac{1}{2}$, Section 3, T36N-R43E
649	320.16	Lots 1-4, S $\frac{1}{2}$ N $\frac{1}{2}$, Section 3, T36N-R43E
650	160	SE $\frac{1}{4}$, Section 4, T36N-R43E
651	160	NE $\frac{1}{4}$, Section 4, T36N-R43E
652	240	SE $\frac{1}{4}$, E $\frac{1}{2}$ NE $\frac{1}{4}$, Section 9, T36N-R43E

653	160	SW¼, Section 10, T36N-R43E
654	160	NE¼, Section 10, T36N-R43E
655	160	NW¼, Section 10, T36N-R43E
656	160	NE¼, Section 11, T36N-R43E
657	160	SW¼, Section 25, T36N-R44E
658	132.50	N½SE¼, N½SW¼SE¼, SW¼SW¼SE¼, W½SE¼SW¼SE¼, ½E½SE¼SW¼SE¼, N½N½SE¼SE¼, N½S½N½SE¼SE¼, Section 25, T36N- R44E
659	476.30	N½, SE¼, less 5 acres in S½SW¼SE¼SE¼, Section 36, T36N-R44E
660	5	S½SW¼SE¼SE¼, Section 36, T36N-R44E
661	72.18	Lots 3 & 4, Section 30, T36N-R45E
663	40	SW¼SE¼, Section 25, T36N-R48E
664	360	Lot 8, S½, Section 4, T37N-R43E
665	120	W½SW¼, SE¼SW¼, Section 29, T37N-R43E
666	160	NW¼, Section 29, T37N-R43E
667	160	SE¼, Section 30, T37N-R43E
668	360	NE¼NW¼, E½, Section 31, T37N-R43E
669	67.44	E½SW¼, less 12.56 acres in S½NE¼SW¼, Section 32, T37N-R43E
670	120	N½NW¼, SE¼NW¼, Section 32, T37N-R43E
671	120	W½SW¼, SW¼NW¼, Section 32, T37N-R43E
672	157.94	SE¼, Section 32, T37N-R43E
673	12.56	Pt S½NE¼SW¼, Section 32, T37N-R43E
674	160	Lots 7-10, Section 2, T37N-R 42 ⁴⁴ E
675	280	SE¼NW¼, S½SE¼, SW¼, Section 27, T37N-R46E
676	40	NW¼SE¼, Section 26, T37N-R50E
677	40	SE¼SW¼, Section 14, T34N-R44E
678	160	SE¼, Section 8, T35N-R44E

Total Acres 6,960.3

DENNIS C. HOEGER

Employment

- First National Bank of Denver: Employed June 1973 to July 1975 in Denver, Colorado appraising residential, commercial, industrial, rural, special purpose and development properties.
- The appraisals were for estate and inheritance tax purposes, estate planning and investment analysis.
- Western Farm Management Company: Employed July 1975 to September 1977 In Denver, Colorado office appraising and managing rural property.
- Hoeger Appraisal Company: Self employed September 1977 to April 1983 in Bozeman, Montana appraising all types of property.
- Doane Western Company: From April 1983 to September 1985 as office manager for the Montana area office. This firm is a service company dedicated to rural properties. The main concentration is on appraising, mortgage loans, brokerage, management and consulting services.
- Hoeger-Jackson and Associates: Self employed September 1985 in Bozeman, Montana appraising all types of properties, providing management and consulting services, throughout the State of Montana.
- U. S. Dept. of Justice Appointed bankruptcy trustee November, 1988 in District of Montana for Chapter 12 cases in the Billings District.

TYPES OF ASSIGNMENTS

- Appraisals: Mountain and Great Plains ranches, irrigated and dryland farms, recreational land, commercial industrial, residential and special purpose properties. Scenic and conservation easements, easements for rights-of-way.
- Management: Direct management of irrigated and dryland farms and development of land for irrigation.
- Consultation: Property purchases and sales. Negotiate leases between landowner and operators. Management plans for farming operations. Depreciation schedules for income properties.
- Trustee: Acts as trustee in Chapter 12 bankruptcies in the District of Montana.
- Qualified as expert witness in Federal and State Court.

INSTRUCTOR

Community College of
Denver, Red Rocks Campus:

Residential Property
Income Property

American Society of
Farm Managers & Rural
Appraisers:

A-10 Fundamentals of Appraising
A-12 Standards and Ethics
A-20 Principles of Rural Appraising
A-30 Advanced Rural Appraisal

PROFESSIONAL AFFILIATIONS

Member:

ARA (Accredited Rural Appraiser)
American Society of Farm Managers and Rural Appraisers.

Montana Chapter - American Society of Farm Managers and Rural
Appraisers.

MAI Member of the Appraisal Institute

Montana Real Estate Appraisal Board

State of Montana:

Certified General Appraiser - Certificate No. 75
Member - Montana Real Estate Appraiser Board

SPECIAL SCHOOLS

Successfully completed the following courses sponsored by:

American Society of Farm Managers and Rural Appraisers
Ranch Appraisal
Ranch Management
Farm Appraisal

American Institute of Real Estate Appraisers
Basic Principles, Methods, Techniques
Capitalization Theory and Techniques
Urban Properties
Litigation Valuation

Numerous seminars sponsored by the Appraisal Institute and the American Society of Farm Managers and Rural Appraisers.