

# LAND BANKING INFORMATION REPORT

DATE: 3/21/2008

LEASE NO.(S)	6340	COUNTY:	Yellowstone			
SALE NUMBER/S AND LEGAL	Sale No. 38 Sale No.	Legal: SE $\frac{1}{4}$ SE $\frac{1}{4}$ Legal	Sec. 24 Sec.	Twn. 3N Twn.	Rng. 26E Rng.	Ac.: 40 Ac.
AREA OFFICE (Check One)	<input type="checkbox"/> Northwestern Land Office <input type="checkbox"/> Northeastern Land Office	<input type="checkbox"/> Southwestern Land Office <input checked="" type="checkbox"/> Southern Land Office	<input type="checkbox"/> Central Land Office <input type="checkbox"/> Eastern Land Office			
Current Classification:	<input type="checkbox"/> Ag <input checked="" type="checkbox"/> Grazing <input type="checkbox"/> Timber <input type="checkbox"/> Other:					
Nominated by:	<input type="checkbox"/> Department <input checked="" type="checkbox"/> Lessee					
Isolated	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Reason and describe: Property has access via Mailbox Road, which is a county road.					
Parcel surrounded by other public land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Parcel surrounded by other conservation easements?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:					
Results of MEPA determine significant for threatened or endangered species?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:					
Does the parcel/s provide public access to other public or state lands?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:					
Does the parcel/s provide access to adjacent private lands?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:					
Parcel/s income and productivity.	Produces less than average rate of income: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No High market value: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No low return of asset: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No High administrative costs compared to other similar parcels: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Potential to increase productive capacity of the land: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Parcel/s impact on the diversity of the overall asset portfolio within its land classification.	<input checked="" type="checkbox"/> Reduces classified grazing lands by a minor amount.					
Extent of infrastructure.	<input checked="" type="checkbox"/> Roads <input type="checkbox"/> Water Availability of Utilities: <input checked="" type="checkbox"/> Power <input type="checkbox"/> Telephone <input type="checkbox"/> Water <input type="checkbox"/> Sewer					
Potential for appreciation or depreciation in the value of the parcel.	<input checked="" type="checkbox"/> Appreciation <input type="checkbox"/> Depreciation Comments: Potential for minor appreciation because of county road access and some large lot rural residential development in the area.					
Potential for development or value-added activities that complement local and statewide economic development.	Limited development potential due to Crooked Creek, an intermittent stream, bisecting property.					

Recommendation to sell or retain parcel.  **SELL**  **RETAIN** Reasons for Recommendation: This parcel adjoins Mailbox Road, which is a county road so it is accessible. However, it is only 40 acres in size and is rated for 9 AUMs. In 2008, it will generate \$55.62, which is the minimum AUM lease rate. Even with county road access it has not generated competitive bidding due to the marginal grazing nature of the tract. Also, there is some large lot residential development in the area, which would not be permitted by DNRC under the REMB Real Estate Management Plan, but the sale of the tract may generate some interest due to the fact that it has legal access and is located approximately 10 miles north of Billings.

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

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

/S/ Jeff Bollman

21 March 2008

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Signature of Individual Completing the Form

Date

REVIEW BY DEPARTMENT ADMINSTRATOR:

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Name/Title

Date

**Final Decision:**  **SELL**  **RETAIN**

**Reason for Final Decision:**