



Oxbow Cattle Company – Miller Creek

Conservation Easement



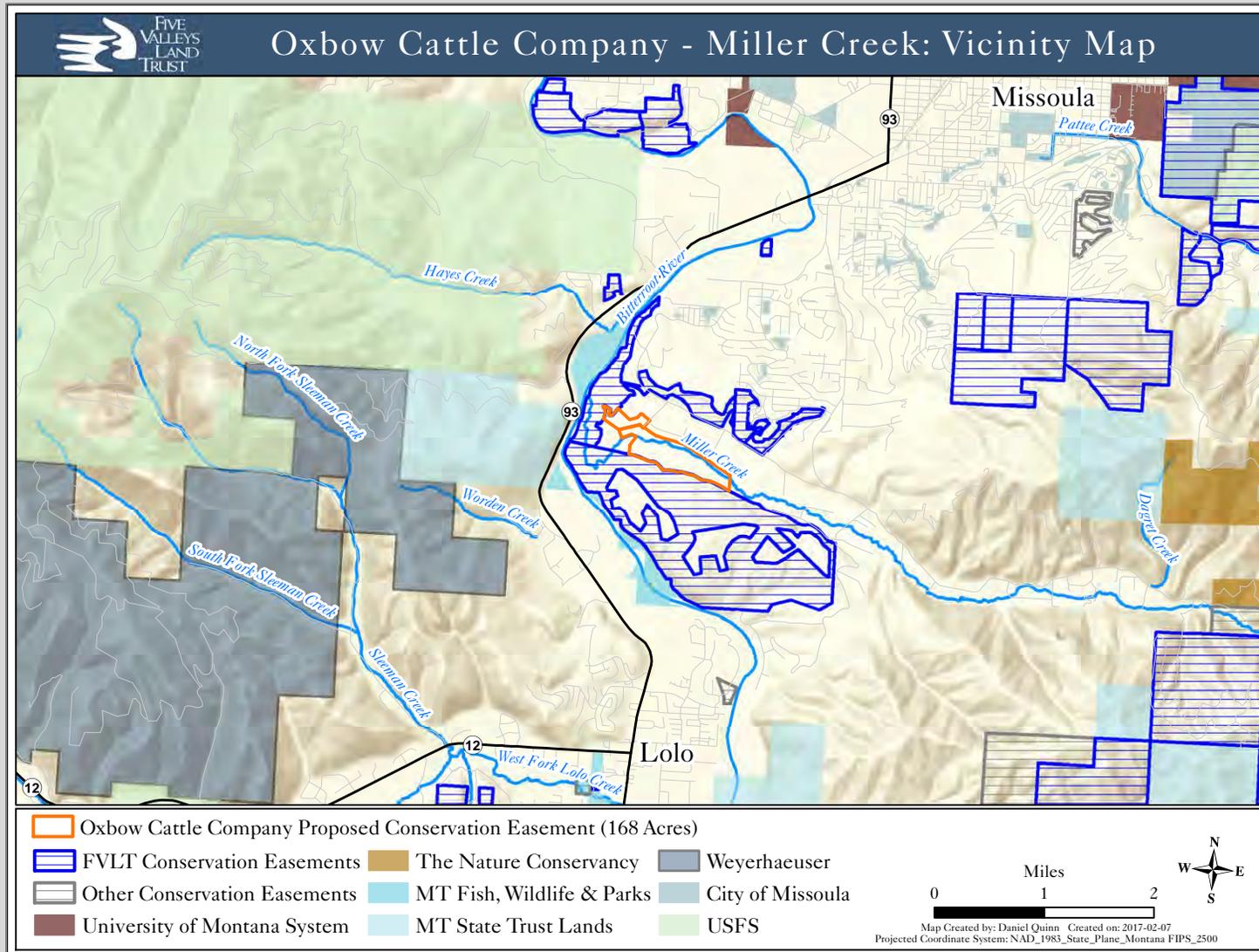


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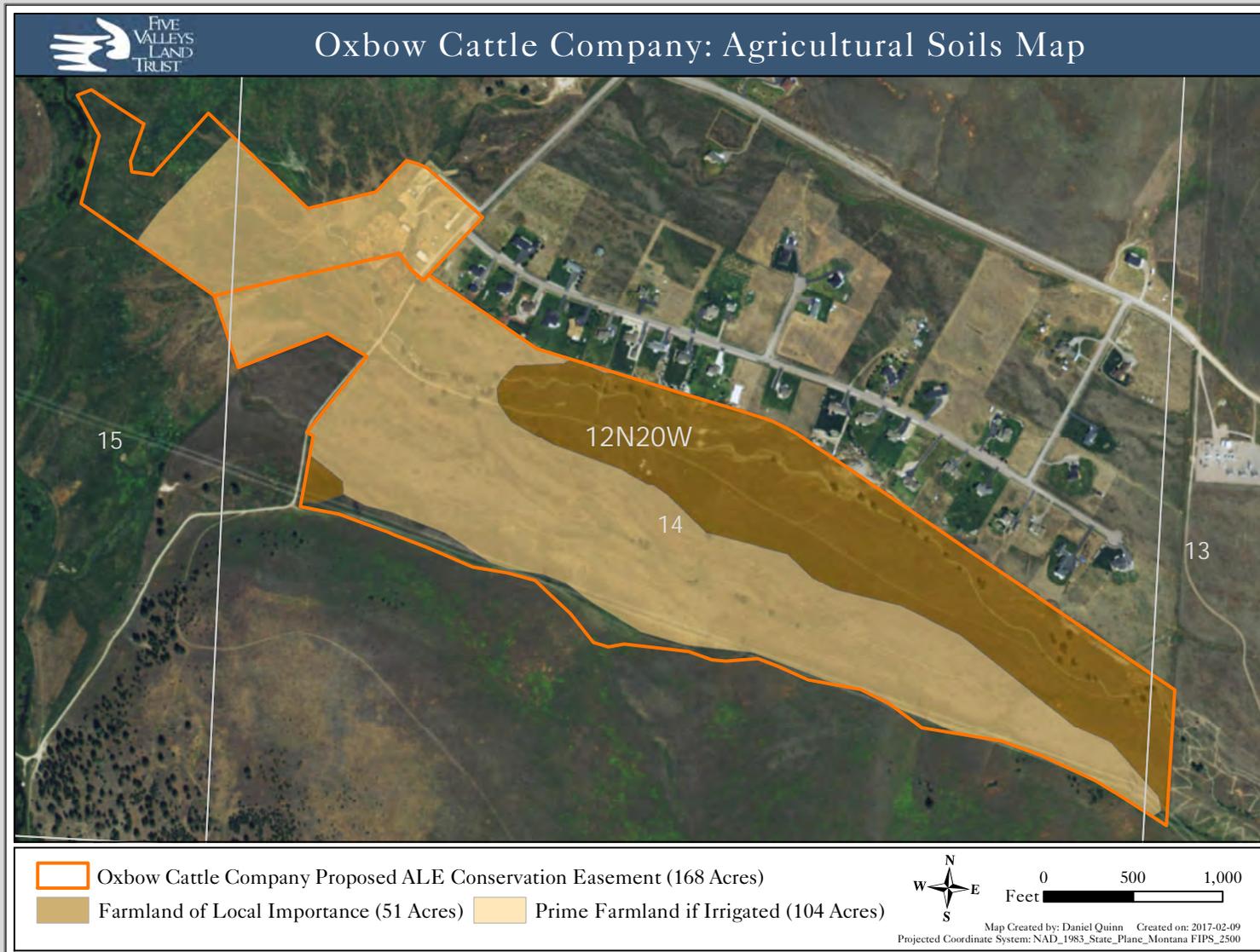
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Conservation Values

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- Important agricultural soils
 - Open space for continued agricultural production
 - Open space within Cornerstone
 - Fish and wildlife habitat



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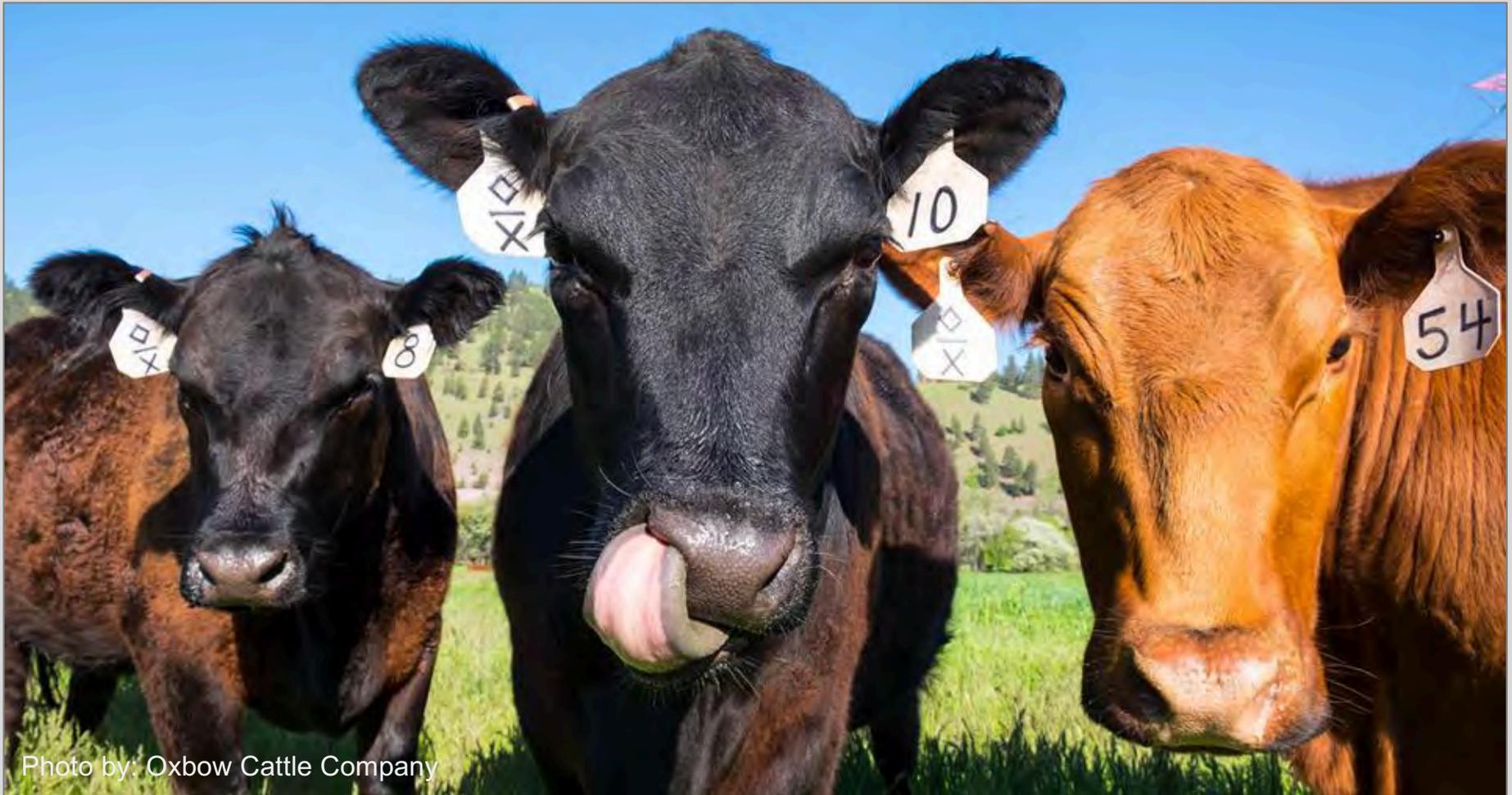
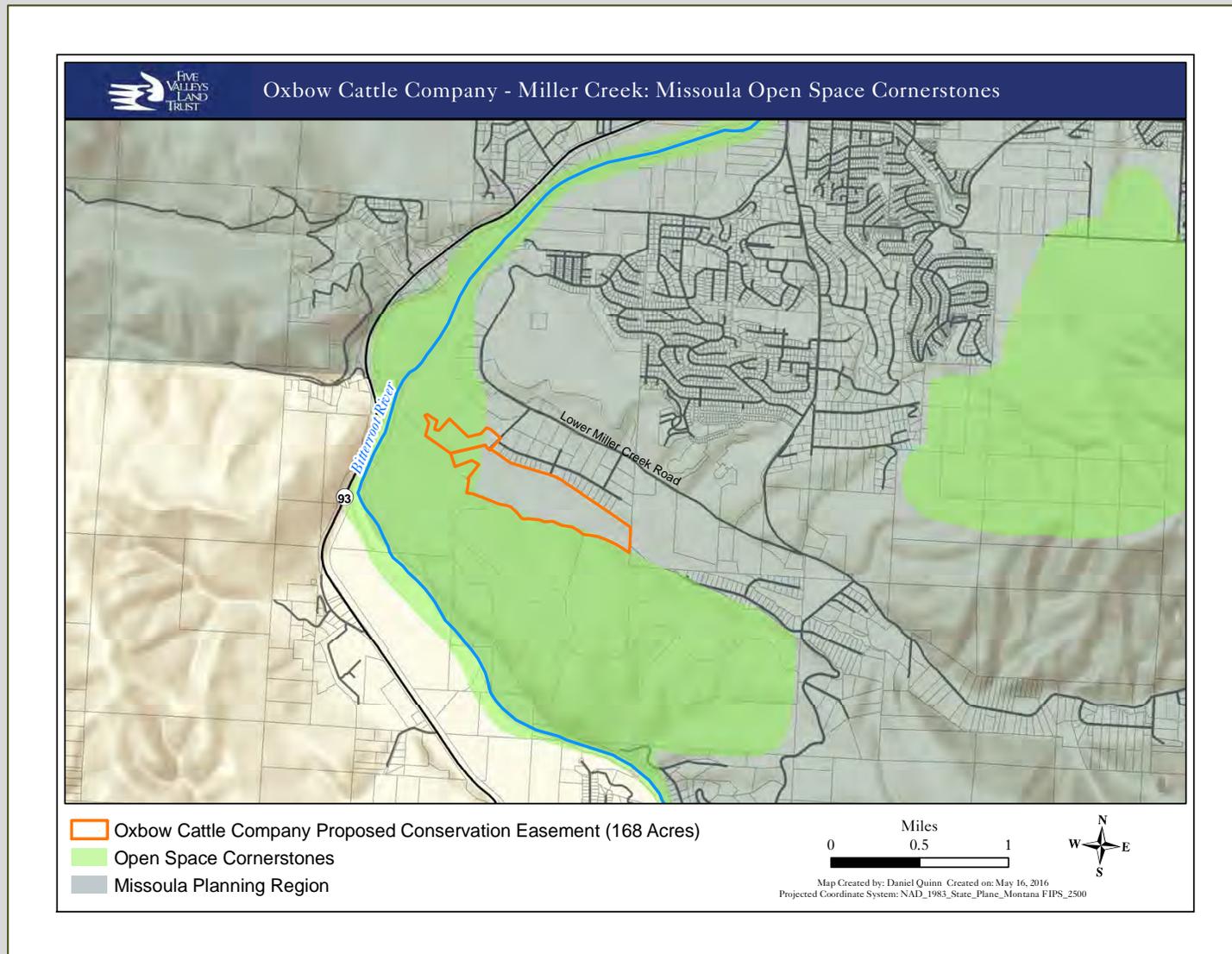


Photo by: Oxbow Cattle Company



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“A healthy agriculture sector is essential to the well-being of our community due to benefits such as food security, open space, wildlife habitat, economic activity, health promotion, and quality of life (Missoula County Growth Policy, 2016).”





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Conservation Easement Terms

- No home sites
- No subdivision
- NRCS Agricultural Land Easement min. deed terms
- Riparian buffer zone





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Estimated Conservation Easement Transaction Costs	Amount \$
Stewardship Contribution	\$10,000
Appraisal (USPAP)	\$12,000
Title Insurance and Review	\$1,100
Mineral Research	\$400
Baseline Assessment & Contaminant Assessment	\$2,000
Recording & Closing Fees	\$800
Estimated Total Transaction Costs	\$26,300

Complete Estimated Project Budget	Amount \$
Conservation Easement Value (168 acres)	\$330,000
Transaction Costs	\$26,300
Five Valleys Staff Time and Other Project Costs	\$17,170
Total Estimated Project Costs	\$373,470

Anticipated Funding Sources	Amount \$
NRCS Agricultural Land Easement Program	\$165,000
City of Missoula Open Space Bond Program (requesting)	\$175,000
Five Valleys Land Trust (general support)	\$17,170
Landowner Contribution (in-cash)	\$16,300
Total Anticipated Funds	\$373,470



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