

## Grant Project Description

### Brewer Ranch

#### Project 4759

The Montana Land Reliance (MLR) is seeking funding on behalf of the Brewer family to purchase a perpetual conservation easement on property they own near Melstone, Montana, Musselshell County. The ranch is 5,550 deeded acres of contiguous, intact, sage brush landscape entirely within Core Sage Grouse Habitat as identified by the Montana Sage Grouse Habitat Conservation Program. The property is located within the Central Service Area.

MLR request \$313,00.00 plus project costs of \$57,300 from the Stewardship Account Grant Funds for the Brewer Ranch Project. MLR is seeking funding for approximately 25% of the estimated conservation easement value. This conservation easement has received matching funds from the Natural Resource Conservation Service (NRCS) Agricultural Lands Easement Program (ALE), totaling 75% of the estimated appraised conservation easement value. NRCS has contributed \$937,000.00 in matching funds.

There are two BLM parcels within the ranch boundary. The USGS has mapped the Brewer parcel as important core habitat with growth opportunity lands.

The Brewer Project is located within close proximity to the proposed Roen project and High Ridge Ranch LLC and the closed 54 Ranch project.

There are two Core Area leks within two miles of the project and another four leks within four miles of the project boundary.

	Year First Counted	High Male Count	Most recent Count
Mud Creek Sat 1	2011	5	0
Mud Creek 1	2011	16	16
Salt Sage Coulee	2011	25	20
4-Mile 2	2012	21	10
N. Willow Creek 2	2012	16	4
Temp 2	2012	0	0

Without application of lek multipliers the project costs would not meet the proponents requested amount. The Program recommends application of lek multipliers for all 2022 proposed grant projects. This would be comparable to how calculations are done for development projects. With the application of multipliers for leks, 240,074.35 credits would be created for this project. Based on the requested amount this project base cost for a credit would be \$11.85. Over the life of the project the credits would be \$3.86. Credits available after application of the 40% baseline are 96,027.88. The project credits would allow up to \$406,310.82 in funding for this project. This would exceed the requested amount of \$370,300.00. This project can be funded at the requested amount for \$13/credit with the application of the 40% baseline while including the lek multiplier. MSGOT could fund this project at the requested amount and apply extra funds to other projects to help offset credit costs for another project.



## Project Metrics


Stewardship Grant Project Information	
Project Name	Brewer Ranch
Project ID	4759
Activity Type	Perpetual Conservation Easement
Physical Acres	5,549.76
Duration	100
County	Musselshell
Service Area	Central
Easement Costs	
Estimated Appraised Easement Value	\$1,250,000.00
Matching Funds (NRCS)	\$937,000.00
Stewardship Account Funding Requested for Easement	\$313,000.00
Easement Sponsor Project Costs* (MLR)	\$57,300.00
Total Project Amount Requested	<b>\$370,300.00</b>
HQT Metrics	
Raw HQT Score - Credits before baseline	150,046.47
New FxA?	No
New FxA Credits	None
Credits after 40% Baseline	60,018.59
<b>Total Grant Amount allowed using \$13/credit-using 3% NPV</b>	<b>\$253,944.26</b>
Average Cost of \$13 Credit with application of 3% NPV over 100 years	\$4.23
Application of Multipliers for Distance to Leaks	
Core Area or General Habitat Leaks within 4/2 miles	6
Credits Generated from Multipliers	90,027.88
HQT Results with Application of Multipliers	
New FxA Credits	0.00
Credits before baseline	240,074.35
Credits after 40% Baseline	96,029.74
<b>Total Grant Amount allowed using \$13/credit-using 3% NPV + Multipliers</b>	<b>\$406,310.82</b>
Metrics per Physical Acre per Year	
Fx Acres Gained (Raw HQT Score)	270.000
Total Credits (no multipliers)	0.108
Total Credits (with multipliers)	0.173
Metrics Based on Proposed Grant Requested Amount	
<b>Total Amount Requested</b>	<b>\$370,300.00</b>
Base Cost/credit per requested amount	\$18.95
Average Cost/Credit per requested amount with application of 3% NPV over 100 years	\$6.17
With Application of Lek Multipliers	
Base Cost/credit per requested amount	\$11.85
Average Cost/Credit per requested amount with application of 3% NPV over 100 years	\$3.86

\*Title work, Mineral Remoteness Report, Resource documentation report, Qualified appraisal, Recording fees, Easement, Monitoring



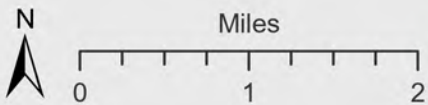
# Surrounding Land Ownership

## Habitat Benefits

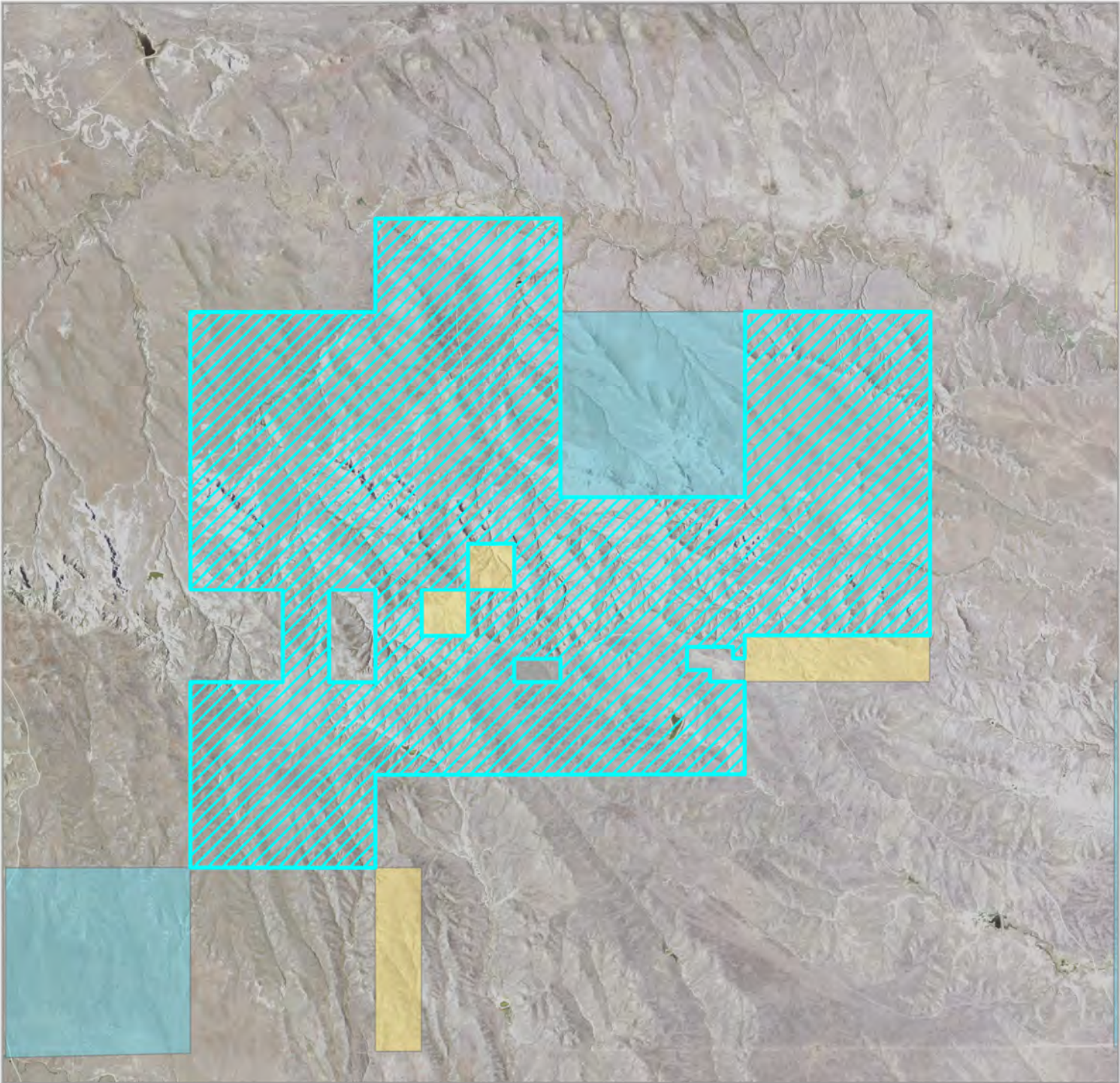
 Preservation Easement

## Ownership

-  US Bureau of Land Management
-  Montana State Trust Lands
-  Local Government




Map Created: 20 September 2022  
Imagery: 2021 NAIP







# Sage Grouse Lek Proximity


## Project Information

 Stewardship Application


 Sage Grouse Leks


## Habitat Designation


 EO-Core Area


 EO-General Habitat

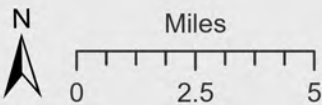
## Distance From Project

 2 Miles (2 Leks)

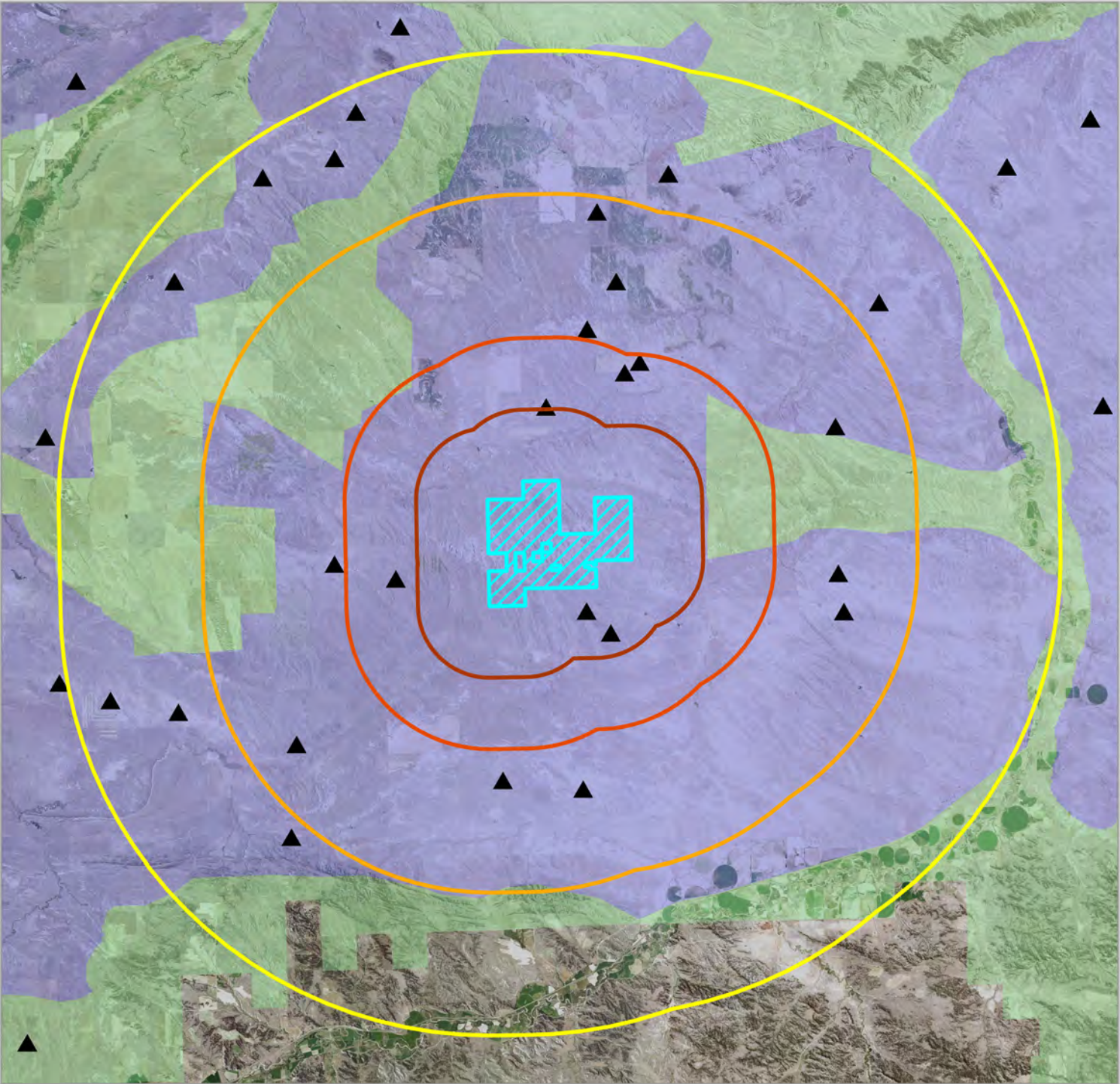
 4 Miles (6 Leks)

 8 Miles (16 Leks)

 12 Miles (25 Leks)



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# Brewer Ranch Perpetual Conservation Easement


## Surrounding Disturbances


### Project Information


 Stewardship Application


 12 Mile Buffer


### Disturbance Type


 Contig. Cult. Lands


 Cropland


 Livestock Area


 Storage Site


 Gravel Pit


 Major Pipeline


 Reclamation


 Ag. Water


 Stock Pond


 Transmission


 Oil/Gas


 Communication


 Indust./Commercial


 Transportation

 Building/Structure

 Subdivision

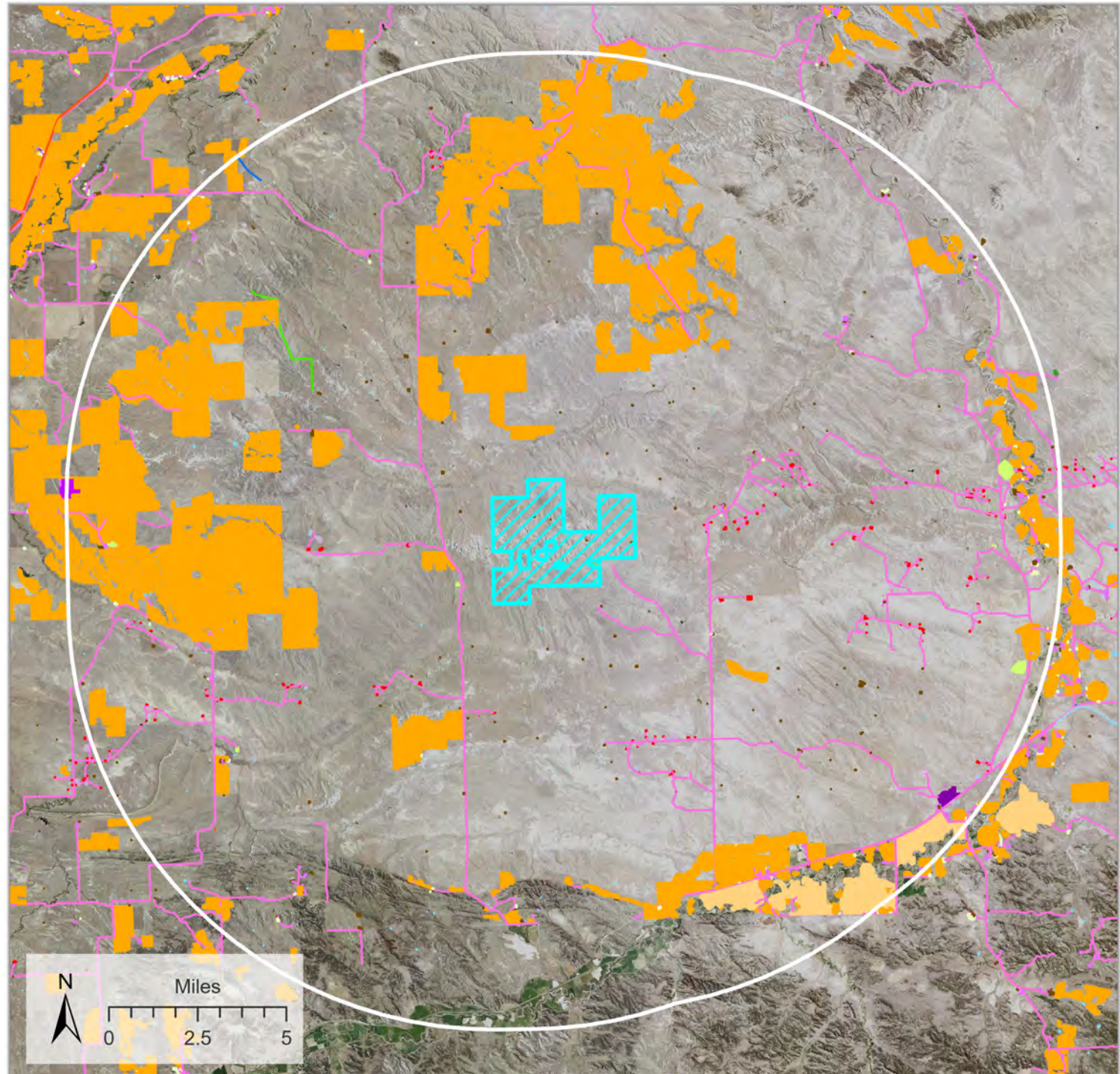
 Urban

 Military

 Unknown/Other




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
# Stewardship Application's Proximity to Other Applications

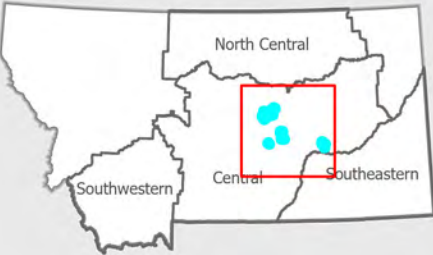
## Project Information

 Stewardship Application

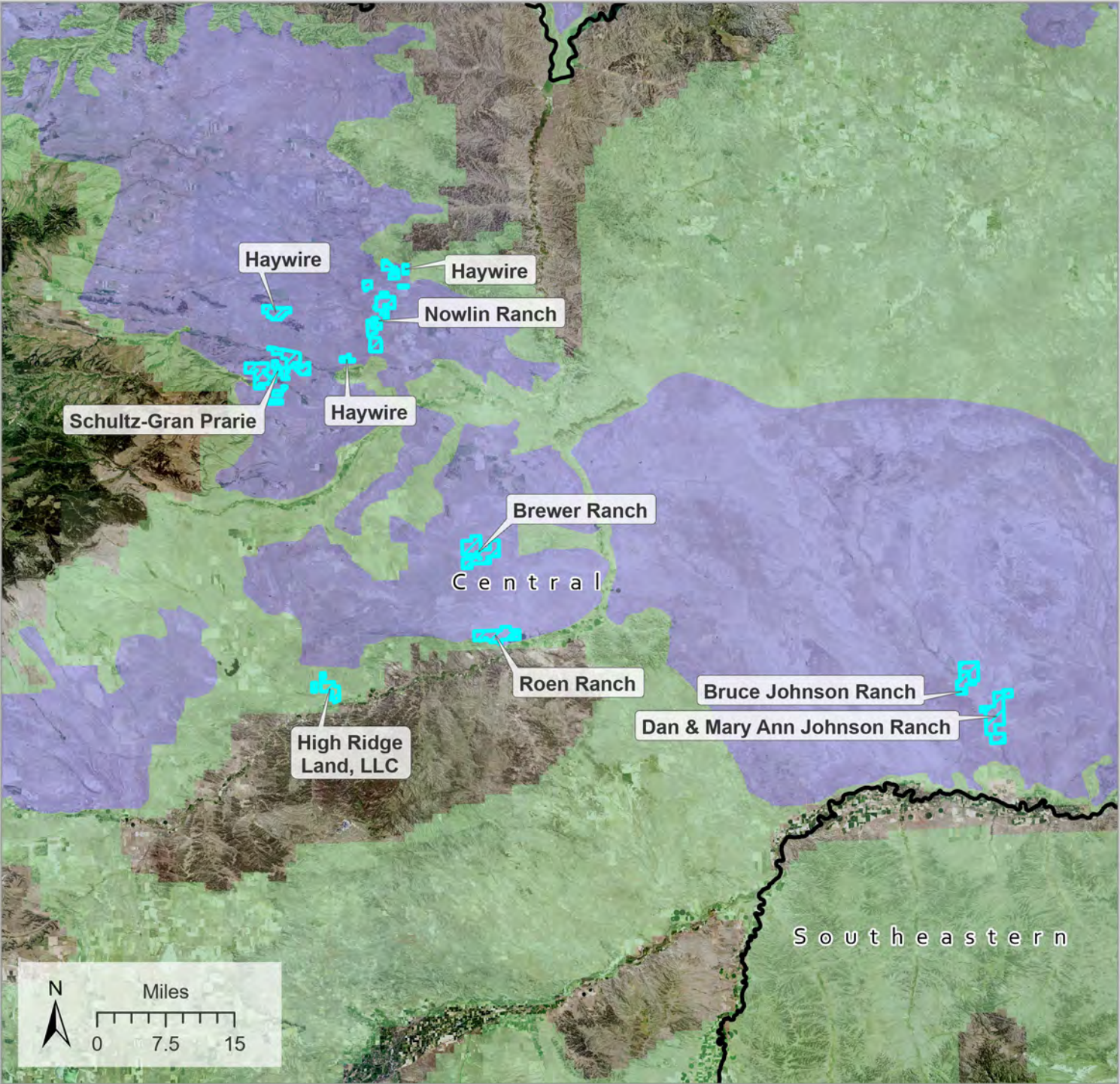
## Habitat Designation

 EO-Core Area

 EO-General Habitat




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
# Stewardship Application's Proximity to Closed Stewardship Grants


## Project Information

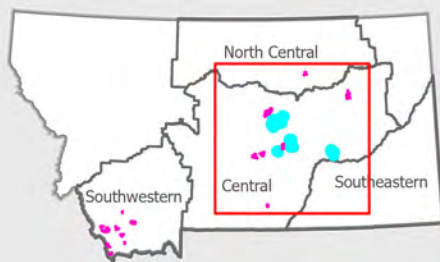
 Stewardship Application

 Closed Stewardship Grant

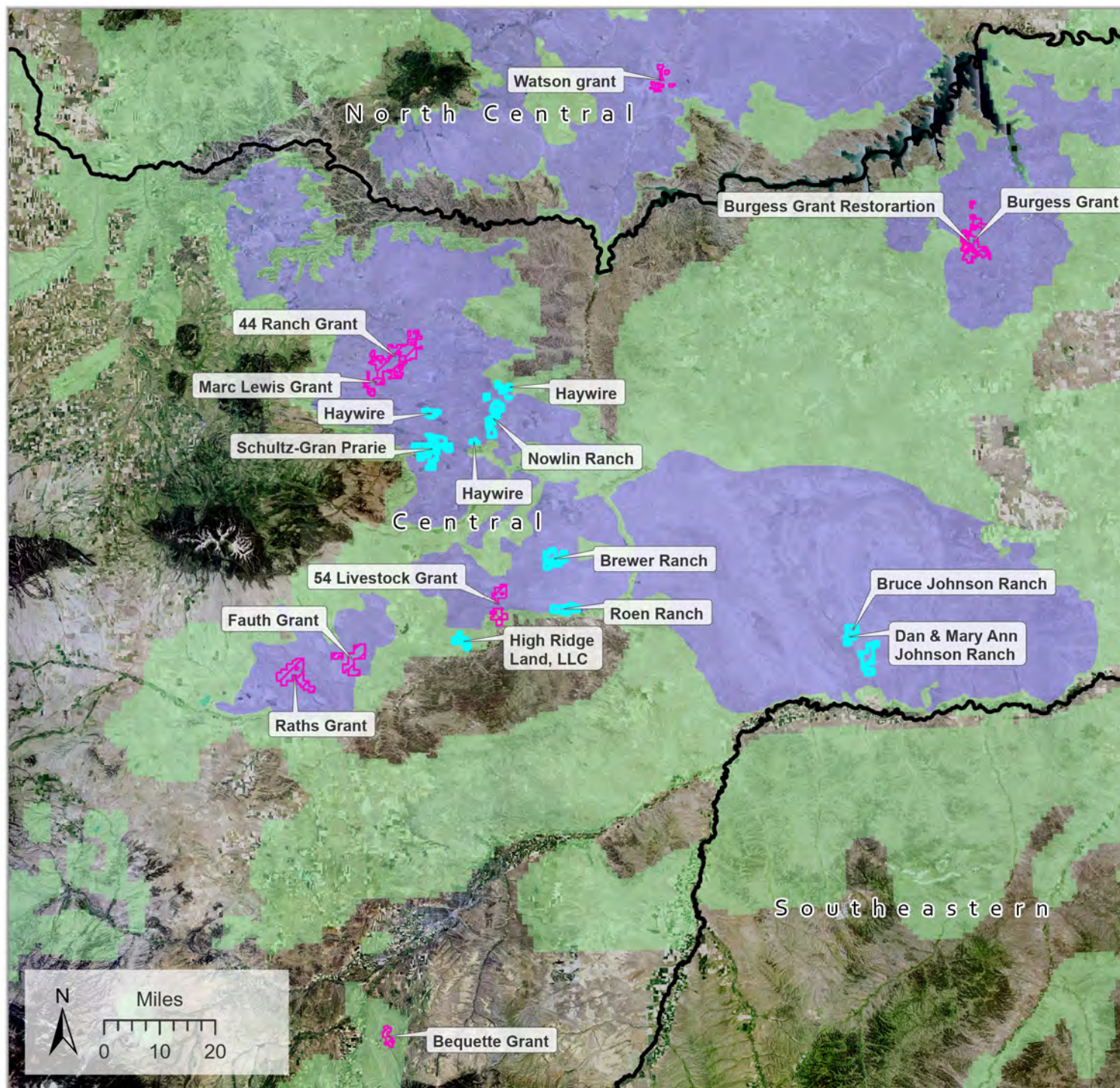
## Habitat Designation

 EO-Core Area

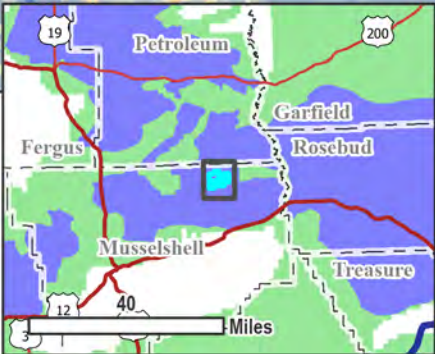
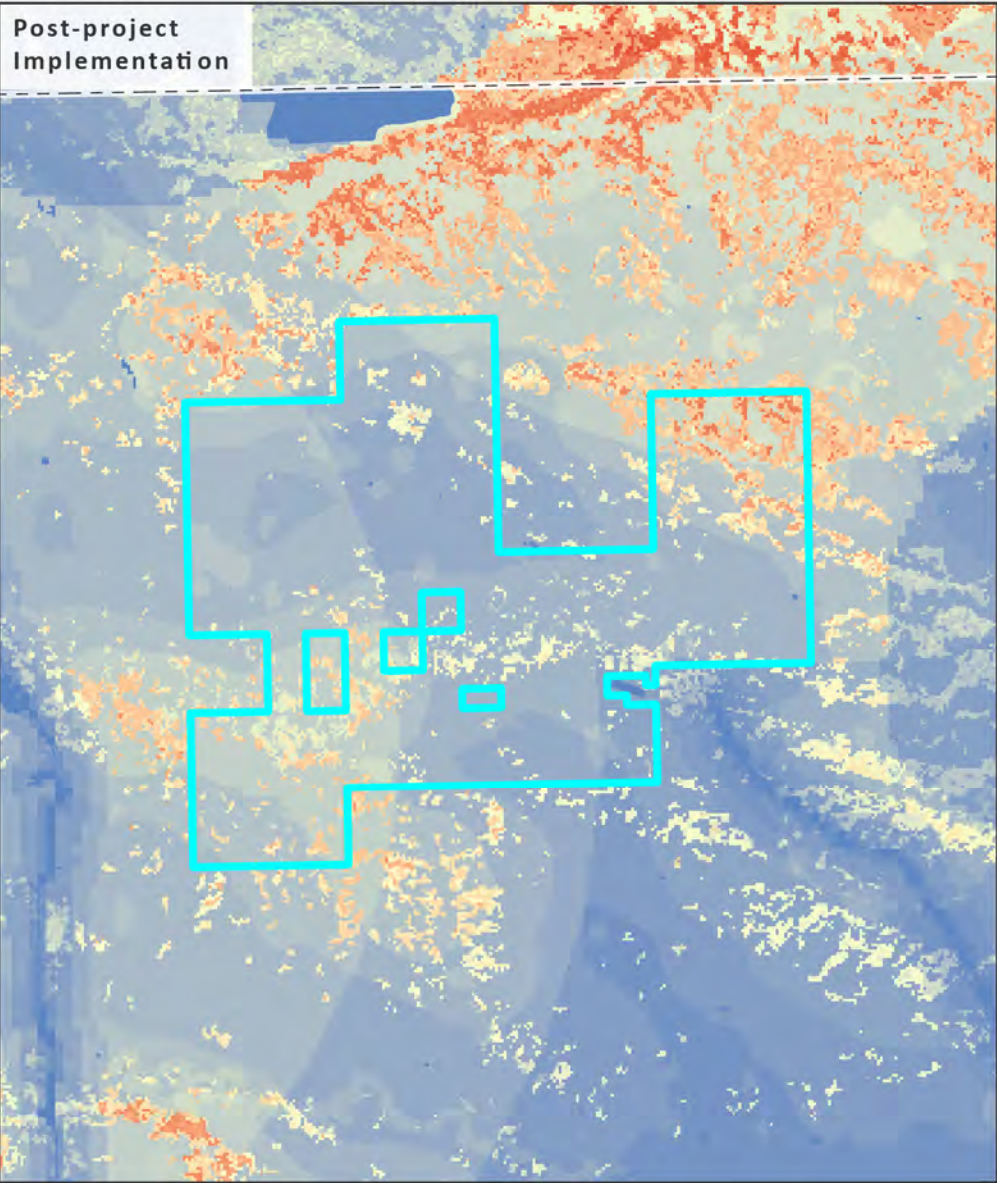
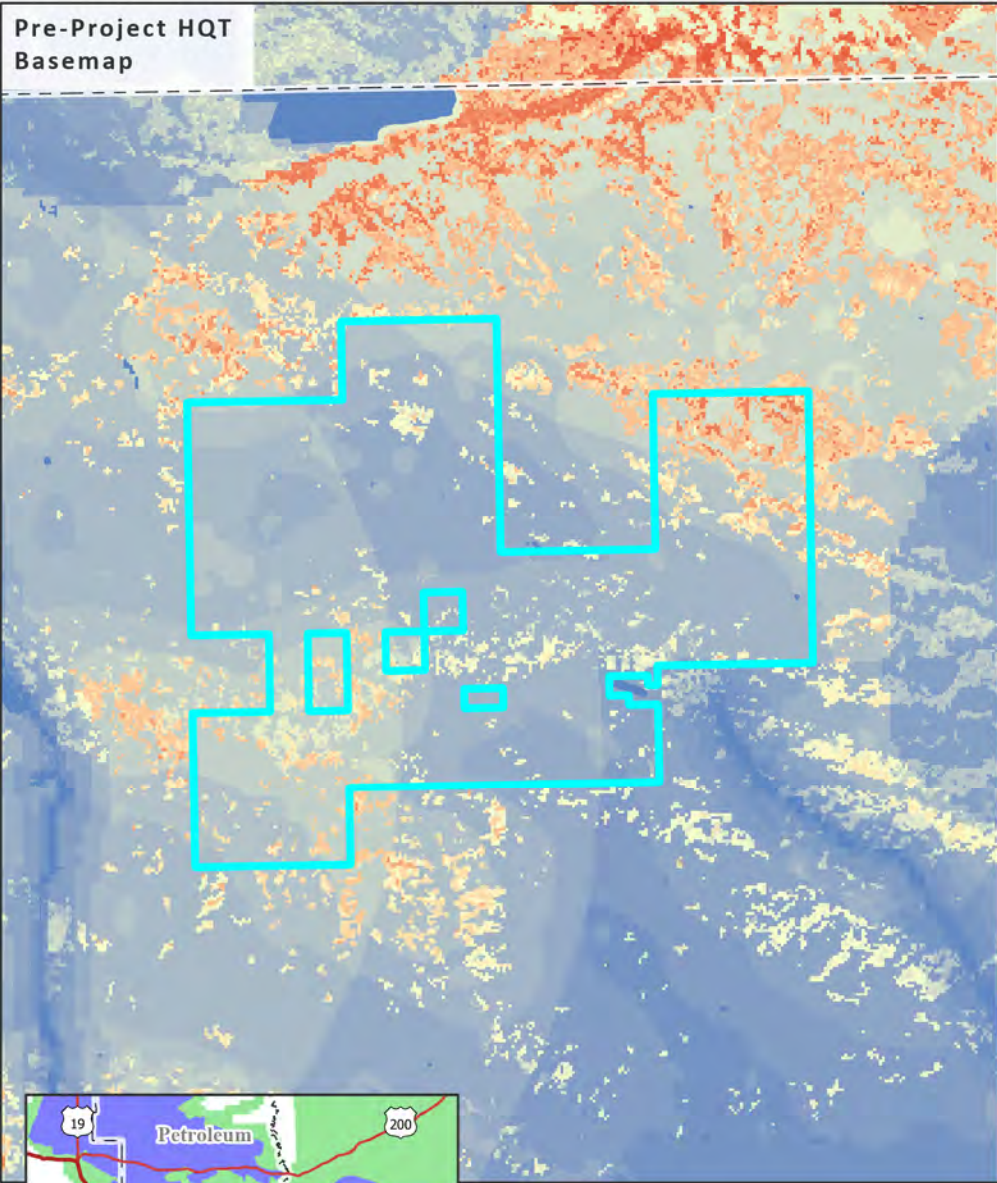
 EO-General Habitat



Map Created: 20 September 2022  
Imagery: 2021 NAIP







HQT Project Metadata

HQT Date: 04 May 2022  
Years for Implementation: 0 Years  
Years for Maintenance: 100 Years

