



July 15, 2020

Debi Meling, City Engineer  
 City of Billings, a Montana municipal corporation  
 PO Box 1178  
 Billings, MT 59103-1178

**RE: Shiloh 100kV Re-Build**

Dear Debi,

As part of our ongoing responsibility and commitment to provide reliable electrical power to our customers, we are embarking on a project along our 100kV transmission line near the Shiloh Substation. As part of this project, we propose to purchase a 30' wide Easement from the City of Billings.

In constructing a market analysis to arrive at fair market value for the easement, the following property sales were considered. The subject is 66 acres in size, vacant land, not zoned, without utilities or city services, currently without structures or improvements.

Date of Sale	Size/AC	Price/AC	Location	Current Use	Zoning	Utilities/Services
4/30/2020	16	\$40,000	4620 King Ave West	Irrigated Crop Land	A-1	None/In proximity
11/27/2017	133	\$9,989	816 South 80 <sup>th</sup> Street West	Irrigated Crop Land	No	None
4/13/2017	70	\$18,500	48 <sup>th</sup> St W and Hesper Rd	Irrigated Crop Land	No	None
3/30/2017	8.2	\$27,500	5321 Grand Ave	Grazing Land	No	None/In proximity
2/3/2016	74	\$19,750	2406 South 56th Street West	Irrigated Crop Land	No	None

While all the sales comparables above exhibit some similarity to the subject, most weight has been given to the most recent comparable sale of a 16 AC parcel located between 44<sup>th</sup> and 48<sup>th</sup> and King Ave. The property is vacant and unimproved, with excellent access directly off King Ave., zoned A-1; currently used for agricultural purposes, and suitable for building/improvements. This property is smaller, has excellent access directly off King Avenue West, and utilities are in close proximity, making it superior to the subject property. The Sale price was \$ 640,000 or \$ 40,000/AC. We are proposing to purchase 24,000 Square Feet, or 0.55 AC in easement, a strip 30' wide and 800' long, located along the northern property line of the subject property.



Based on the fact the subject property is without utilities, not zoned, without access directly off King Avenue, is unimproved, and currently used as a water retention facility, we propose a discounted value of \$3,000 for 24,000 Sq. Ft. or 0.55 AC in easement, based on the comparable sale listed above. Included in this proposed Easement purchase is a maintenance agreement applying to the easement area.

The Easement and Exhibit documents are included for your review.

Thank you for your time and consideration in this matter. Please don't hesitate to contact me in the event you have questions.

Sincerely,

**Calista M. Montgomery, MBA**

Real Estate Representative

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