

## **GREWELL (MICHAEL) PROPERTY**

Mike Grewell would like to sell a conservation easement on 1,644 acres of his ranch located approximately 3 miles east of Rockvale in Carbon County. The proposed conservation easement is located within general sage-grouse habitat with a well-known lek nearby. The ranch consists of grasslands, sagebrush habitat, haylands, and riparian areas along Cottonwood Creek. The ranch borders lands managed by the Bureau of Land Management. The landowner currently uses the property for cattle ranching and limited hay production. The landowner intends to claim a tax deduction for any donated portion of the easement's value. Mike Grewell also participates in FWP's Block Management Program and Pheasants Forever public access programs. Mike Grewell owns the property outright.

### **Conservation Values**

The property is a working ranch that provides scenic open space for the public from Cottonwood Road and adjacent public lands. The ranch consists of habitat suitable for a variety of wildlife, including the threatened greater sage-grouse, sharp-tailed grouse, and other prairie species of concern. In addition, the easement would conserve the property's open space pursuant to a number of government conservation policies, including the Montana Open-Space Land and Voluntary Conservation Easement Act, and Carbon County Growth Policy.

### **Existing Structures and Improvements**

- There are no structures within the proposed conservation easement boundary.

### **Permitted Structures and Improvements**

- Allow for one additional residential dwelling units and unlimited non-residential outbuildings within two separate 3-acre building envelopes.

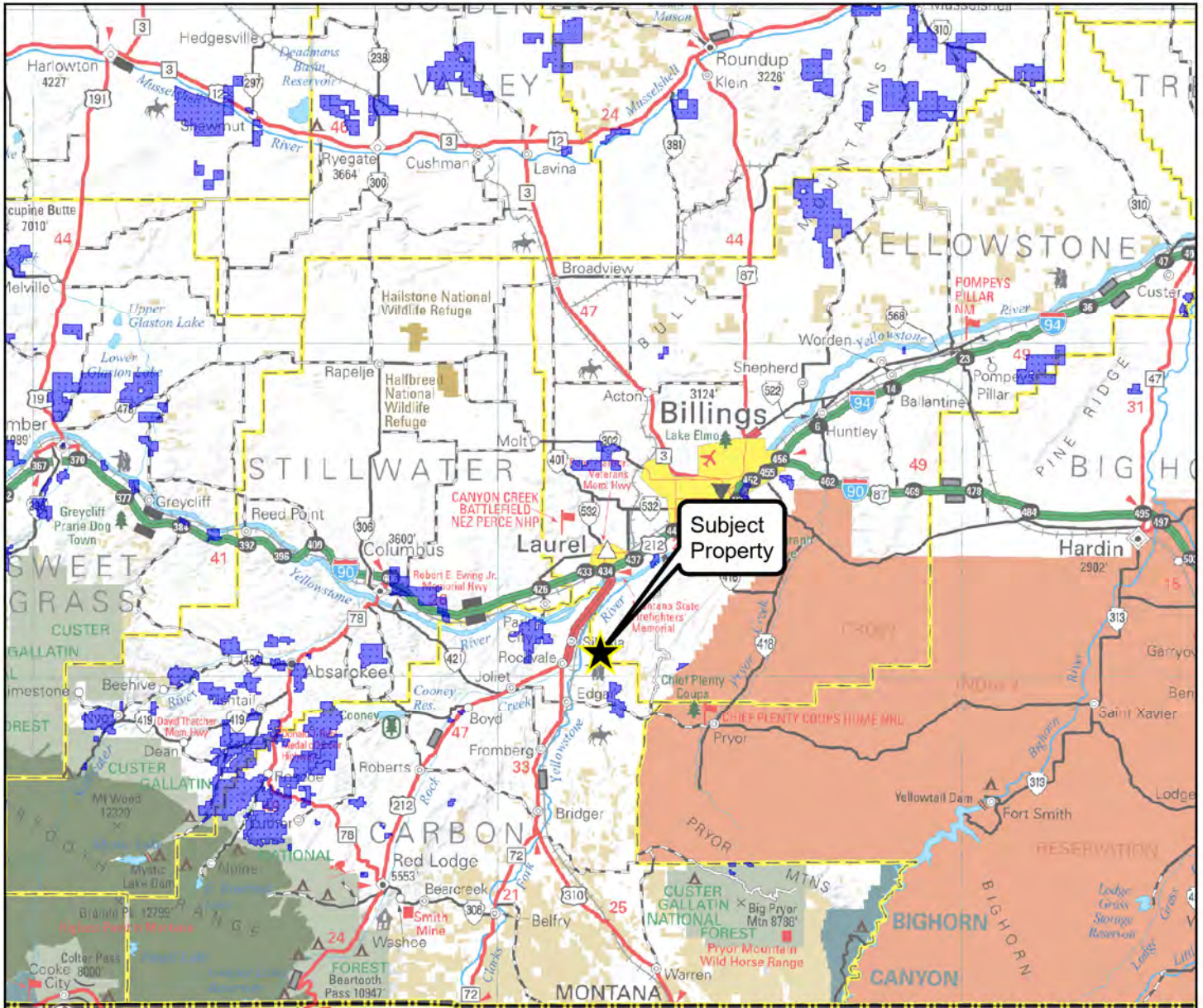
### **Other Easement Terms**

- Property would transfer as 1 parcel only.
- NRCS Minimum Deed Terms for Grasslands of Special Environmental Significance (GSS) Sage-Grouse easements would apply.

### **How the Easement Terms Will Protect the Conservation Values**

- Location of development: Existing and permitted residential dwelling units, and agricultural and non-residential outbuildings, will be confined to the building envelopes described above. The size and location of these building envelopes will be carefully selected by MLR and the landowner to protect the conservation values while respecting the functionality and suitability of the current development on the property. New roads may not be paved or constructed of any impervious material, must be sited and maintained so as to minimize adverse impact on the conservation values, and are subject to MLR's prior written approval to ensure protection of the conservation values. New utilities are also subject to MLR's prior written approval to ensure protection of the conservation values.
- Cumulative extent of development: The cumulative size of the building envelopes constitutes 0.36% of the total conserved property area, leaving the remaining 99.64% of the property as scenic open space.

- Other easement terms: Other rights reserved by the landowner in the easement will be sufficiently restricted by the easement terms to ensure the protection of conservation values. Height limitations will apply to all permitted residential dwelling units, along with a square footage limitation to limit size. The easement broadly prohibits uses and activities that have an adverse impact on the conservation values or that would permit destruction of other significant conservation interests, and specifically prohibits the construction of unauthorized structures, improvements, or alteration of the surface of the land or natural waterways.



Wyoming

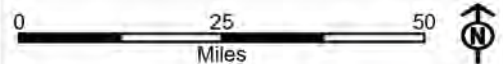
Montana State Highway Map 2021

## Grewell (Michael) Property

**Acres: 1,670**

Subject Property

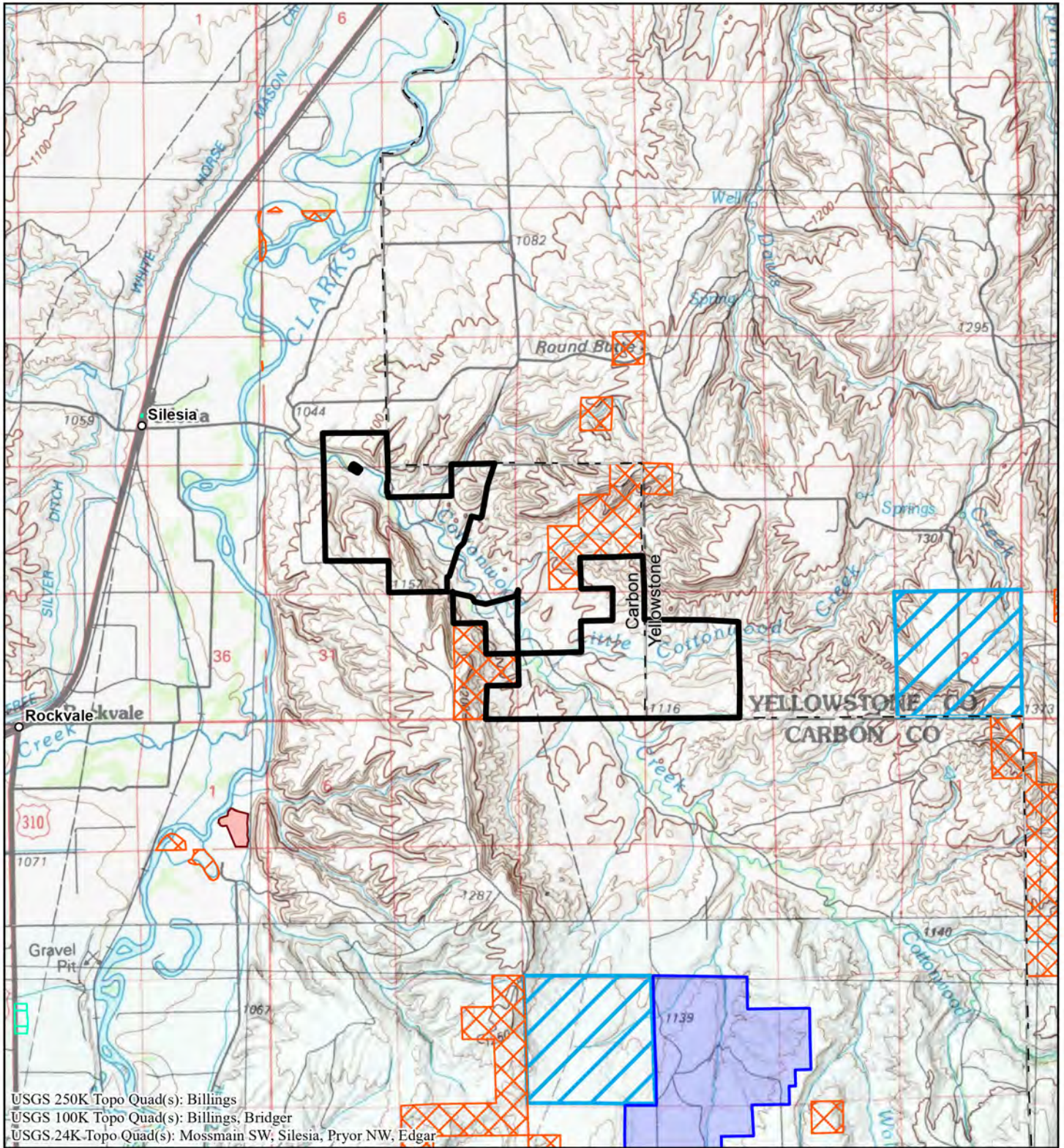
MLR Conservation Easements



Map Center Coordinates (WGS 84):  
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 Longitude: 108.778576°W





Created On: 08/10/2023





# Grewell (Michael) Property

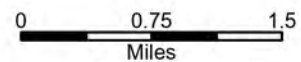
Acres: 1,670


 Subject Property

 MLR Conservation Easement

 Other Conservation Easements

 State Trust Lands



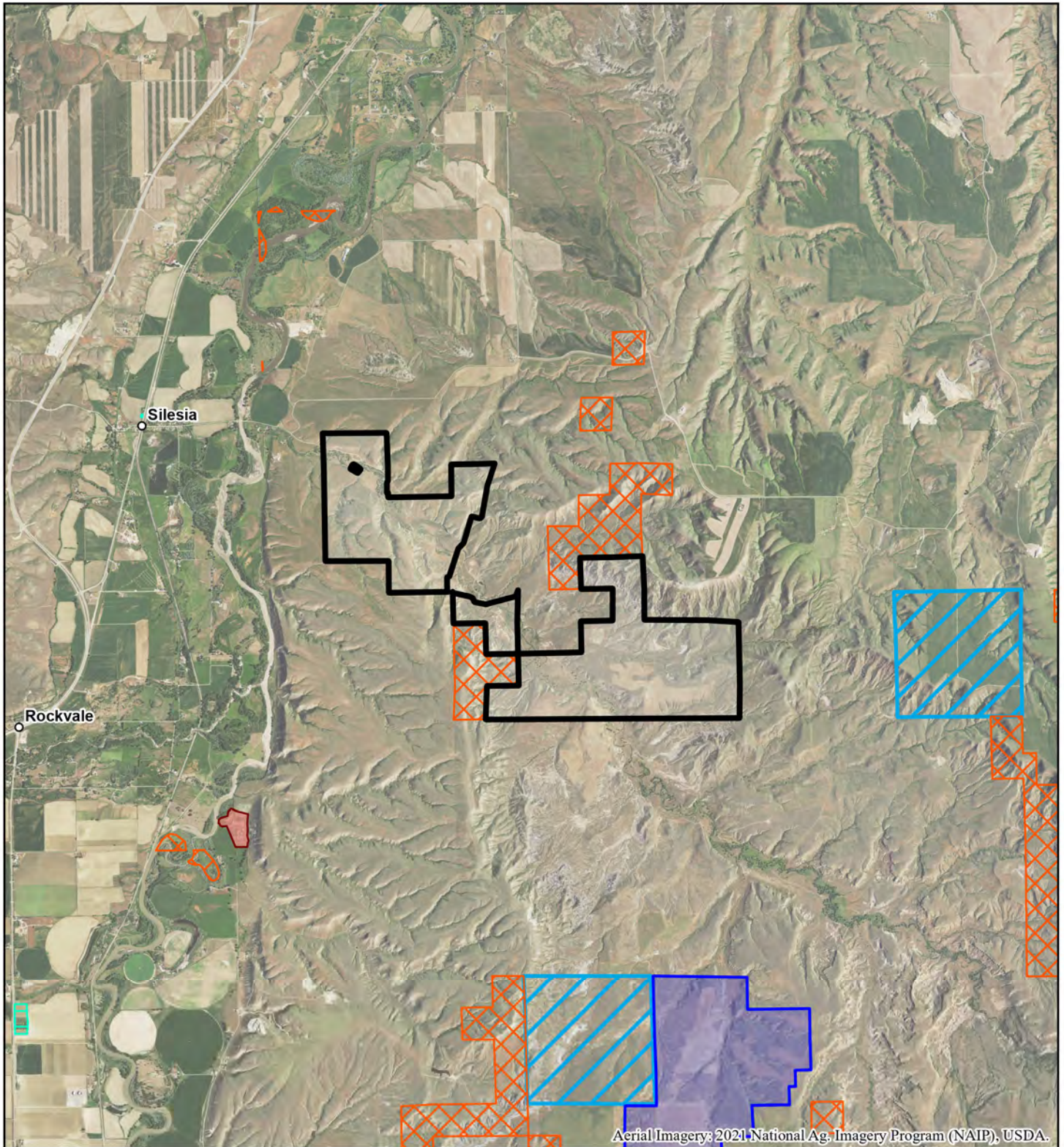
 Local Government

 BLM

Map Center Coordinates (WGS 84):  
 Latitude: 45.539131°N  
 Longitude: 108.778574°W





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# Grewell (Michael) Property


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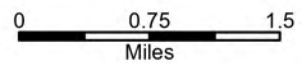
 MLR Conservation Easement

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