BORDSEN PROPERTY

Mark and Wiwiek Bordsen would like to place a conservation easement on their 300-acre property located just north of Monarch in Cascade County. The property straddles US Highway 89 and is comprised of cropland, rangeland, forest land, and (mostly dry) coulees. The property provides habitat for a variety of species in the area, including mule deer, pronghorn, and numerous bird species. The property is currently leased to a neighboring agricultural producer, as the Bordens reside in Washington.

Human Development:

Existing:

- The Department of Defense owns a 2-acre parcel for a missile silo on the portion of the property lying west of the highway.
- In addition to the highway, Brigman Coulee Road travels along the southeastern border of the property.
- Structural remains of the old homestead (inhabited until the early 20th century) are visible from the highway on the eastern portion of the property.
- Some agricultural infrastructure in place (stock tanks).

Permitted:

- Two new residential dwelling units and associated outbuildings. Each residential dwelling unit will be located within a 2.5-acre building envelope.
- Property would transfer in two parcels only. (They would like the ability to leave the ranch to their two children with the opportunity for each of them to build on and own a portion of the property.)
- Roads to access new residential dwelling units.
- Standard timber, minerals, utilities, etc., with the desire to allow for a small solar installation in a location not visible from the highway for stock tanks, etc.

Relationship to MLR Goals:

The easement would protect an historic homestead that has been in the Bordsen family for generations, as well as open space and wildlife habitat. The property is approximately one quarter-mile north of MLR's Anderson (David) easement property.

Relationship to IRS Code:

The property is clearly visible to the general public traveling on US Highway 89 and on Brigman Coulee Road, and protects open space important for agricultural purposes. The Bordsens do not intend to take a tax deduction.

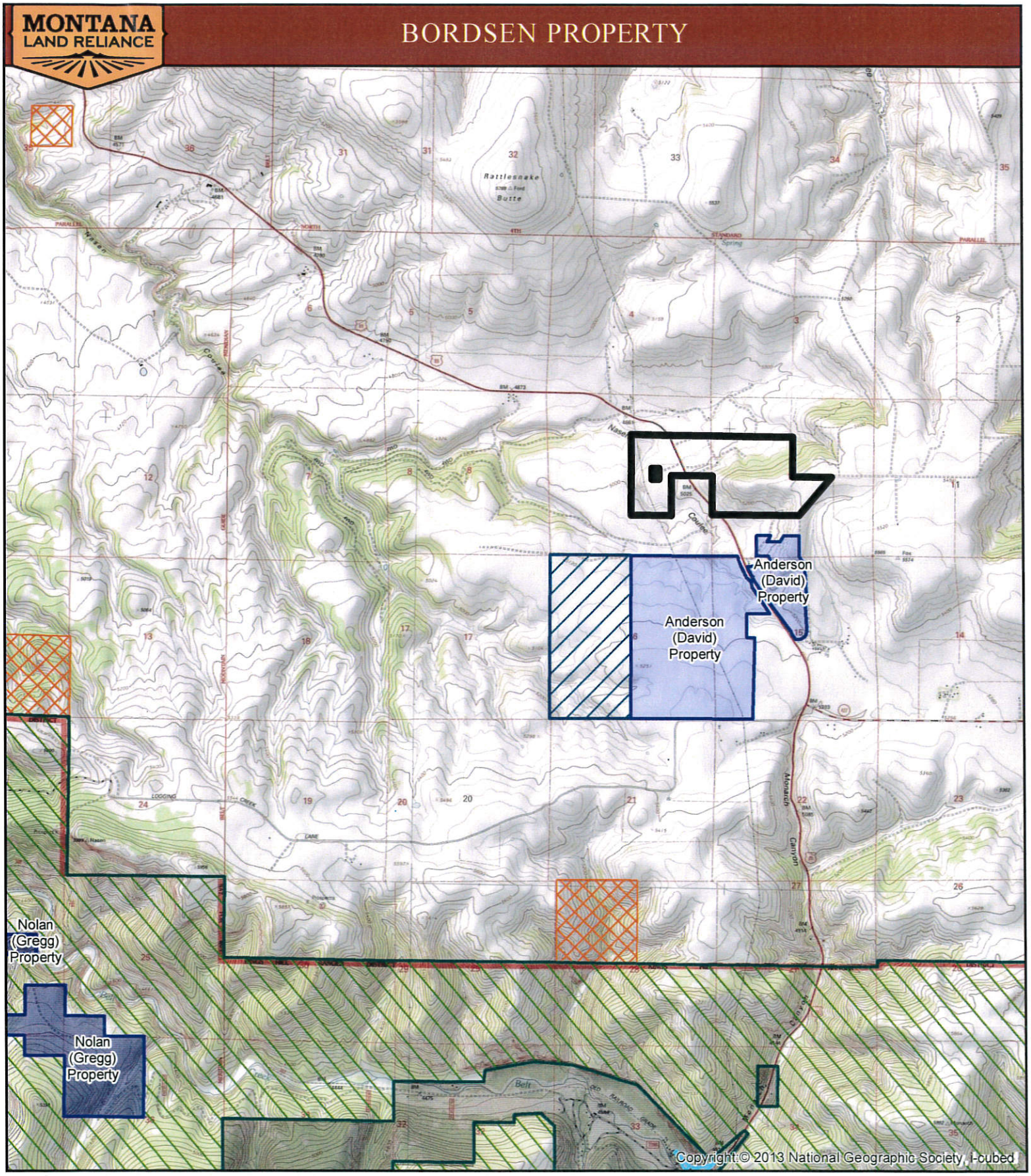
Relationship to MLR Resources:

The landowners have indicated a strong desire to pay for all project costs, but are of limited means and are unable to commit to paying in full up front without knowledge of the actual figure. Staff also discussed a donation to the Land Protection Fund; they may be able to make contributions over time.

Staff has the capacity to complete the conservation easement.

Staff contact for the project is Lois Delger-DeMars.

BORDSEN PROPERTY



Subject Property

Property Acreage: 300

State Trust

BLM

MLR Conservation Easement

USFS

0 0.5 1

Miles

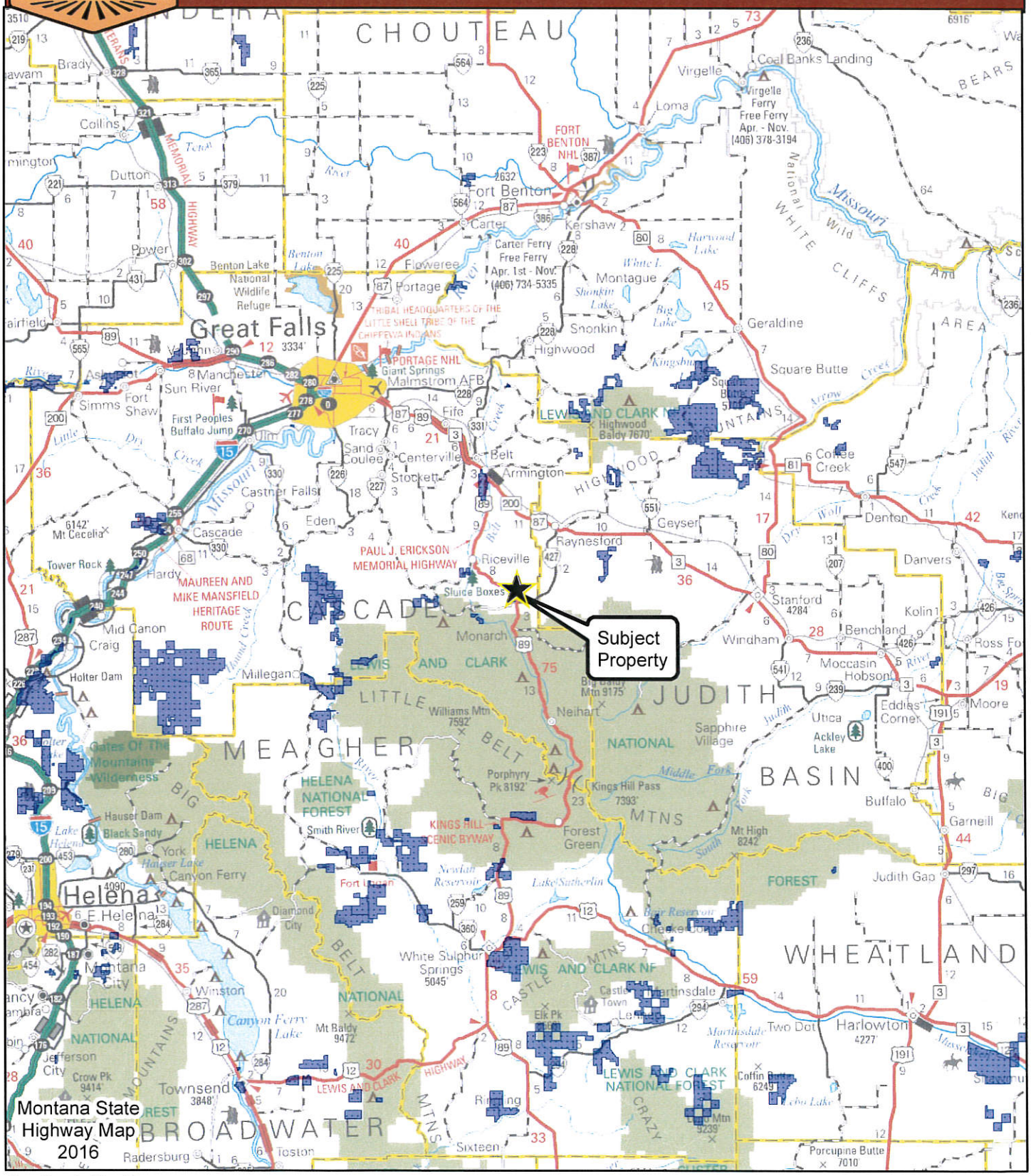
N

Map Created By: kim Created On: May 22, 2018

Projected Coordinate System: NAD 1983 State Plane Montana FIPS 2500

MONTANA LAND RELIANCE

BORDSEN PROPERTY



Map Created By: kim
Map Creation Date: October 09, 2018

★ Subject Property

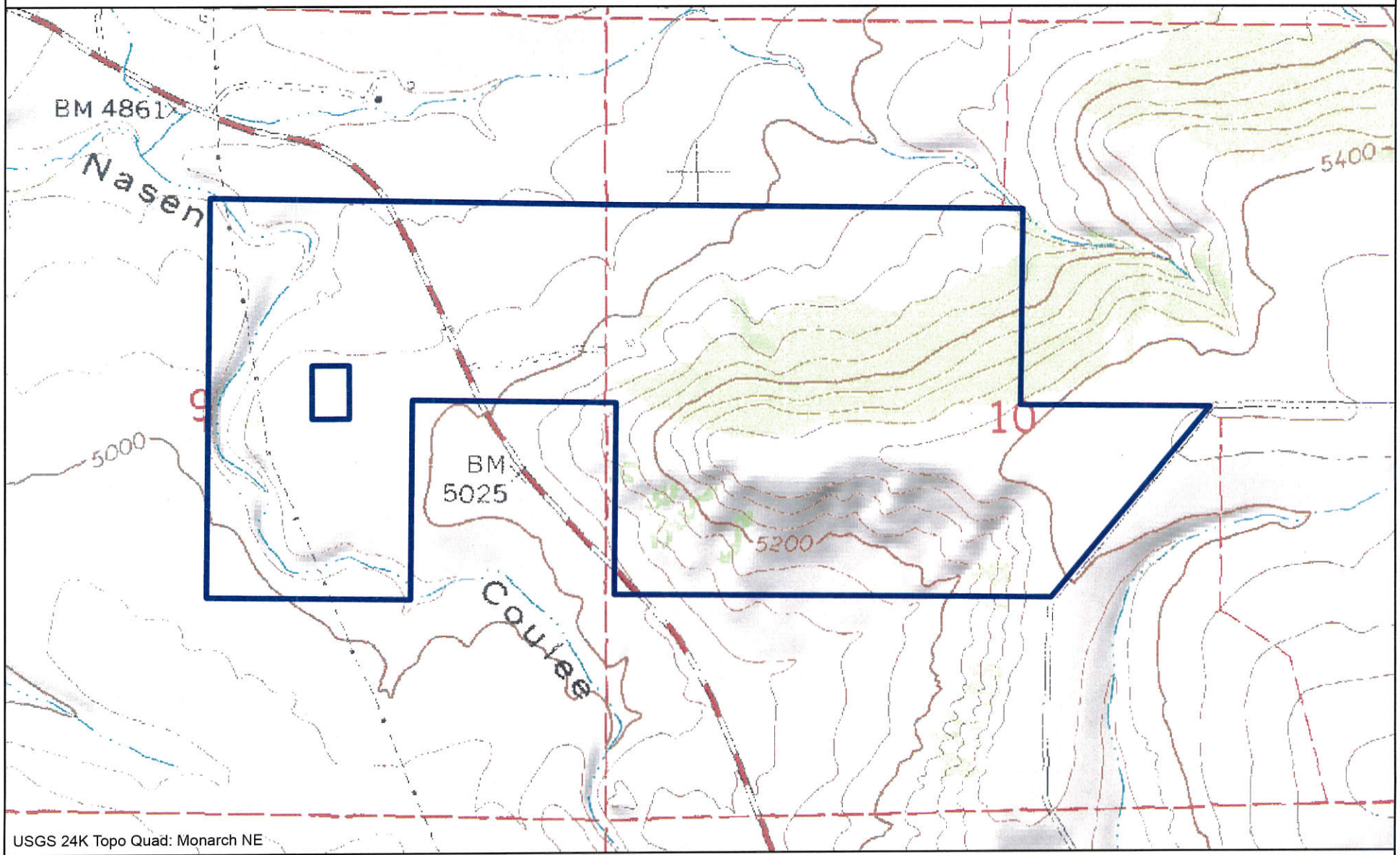
MLR Conservation Easements

0 40 80 Miles

1:1,500,000

N

Bordsen Property Conservation Easement



USGS 24K Topo Quad: Monarch NE

Easement Boundary

Easement Acreage: 294

0 0.25 0.5

Miles

MONTANA LAND RELIANCE

N

Map Creation Date: August 21, 2019