

ITEM 147-2803-R0510

Authorization to Grant an Easement to Sass Land, LLC and John G. Niebur and to Accept a Grant of Land from Sass Land, LLC for the Lewistown Campus; Montana State University-Northern

THAT

The Board of Regents authorizes MSU-Northern to execute all necessary legal documents required to grant an easement to Sass Land, LLC and John G. Niebur and to accept a grant of land from Sass Land, LLC for the Lewistown campus

EXPLANATION

MSU-Northern acquired the former BLM Field Station located at 80 Airport Road, Lewistown, Montana under the Federal Real Property Assistance Program. [See, ITEM 128-2804-R0905, September 21-23, 2005]. The Quit Claim Deed granting the property to MSU-Northern contained certain restrictions on the use of the property and limited the university's ability to transfer interests in the property without the Department of Education's approval.

With the approval of the Board of Regents and the Department of Education, MSU-Northern abrogated a 6,578 square foot portion of the land granted to it by the Department of Education. The land is located on the Lewistown campus. See ITEM 143-2802-R0509. The university sought the abrogation to allow Sass Land, LLC to use the land in question to develop a paved joint entrance to the Sass Land, LLC property and the Lewistown Campus. Sass Land, LLC provided MSU-N the \$1,318.68 abrogation payment made to the Department of Education.

MSU-Northern will now grant an easement to Sass Land, LLC and John Neibur, adjacent landowners to the triangle of land that was abrogated. Sass Land, LLC will give MSU-Northern a deed to the adjacent 46.156 acres owned by it for use by the Lewistown campus.

Sass Land, LLC will construct an improved paved access to both the MSU-Northern property and the Sass Land property on the easement property. MSU-Northern will use the land granted by Sass Land, LLC for badly needed parking for the Lewistown campus.

Each parcel was appraised resulting in an appraised value for the university property of \$1465.00 and an appraised value for the Sass Land property of \$1210.00. Since Sass Land, LLC provided the funding for the abrogation and the university will receive a deed to the adjacent property, the university has received fair market value for the grant of the easement from Sass Land, LLC.

ATTACHMENTS

Exchange and Easement Agreement
Deed and Easement