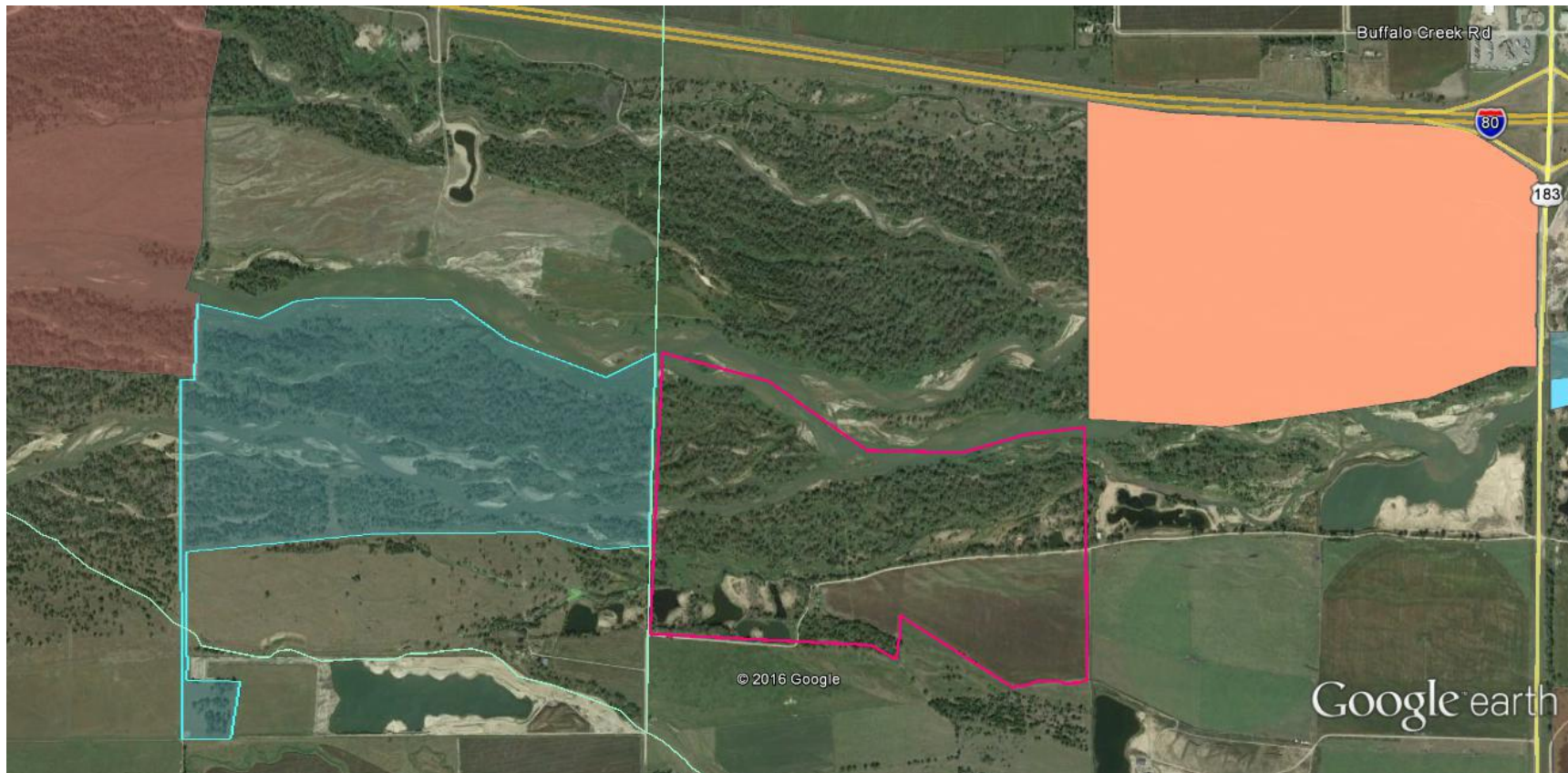


GC Presentation

W1607



Lavendar – NPPD COTTONWOOD RANCH LAND Blue – Stall PRRIF LAND
Orange – NGPC LAND Pink outline – W1607 LINDSTROM LAND

Appraised value

\$1,422,500.00 for 384.42 acres

Negotiated with attorney for the estate. The listed price is \$1,720,000.00 for the 384.42 acres or \$4,474.27 per acre.

Offered appraised value subject to GC approval and acceptable test on land; the attorney rejected our offer and asked for better offer.

Suggest we offer \$1,522,875.00 or \$3,961.49 per acre.

We have worked with north neighbor to not compete with us on this purchase. He has offered a \$5,000.00 annual payment to hunt river land on north side of our purchase. He agrees to work with our restrictions during nesting seasons and migration seasons. Mainly he wants to prevent

competition across the river and use this area if his hunting is poor or birds are using the south side of the river. He agrees to not over hunt area and will help keep the area not used by other hunters or trespassers.

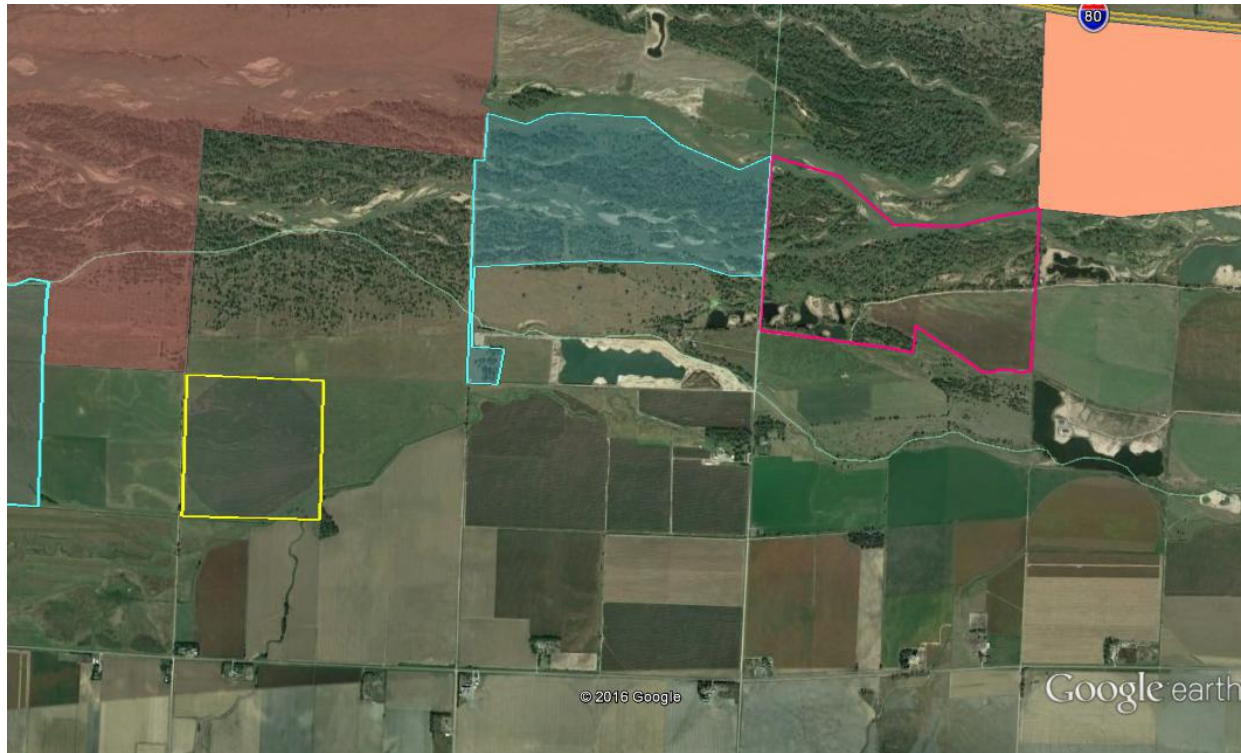
This property can be used for building several water holding ponds to retine water to the river. Water can come from the Peterson ditch just south of this property. Preliminary test borings show about 30 feet of available gravel to a clay layer to seal water within a slurry wall.

Suggest approval of offer to sell with limit of 15% above appraisal value. \$1,635,875.00 or \$4,255.44 per acre

Motion suggestion

_____ moved to approve purchase of tract W1607 up to 115% of appraised value.

W1601



Lavendar – NPPD COTTONWOOD RANCH LAND

Orange – NGPC LAND

Yellow outline – W1601 R MARSHALL LAND

Blue – Stall PRRIF LAND

Pink outline – W1607 LINDSTROM LAND

Appraised value

\$990,000.00 for 160.66 acres or \$6,162.08 per acre

Negotiated with Robin Marshall

Offered appraised value subject to GC approval. He will accept appraised value if we do the following:

We enter into a purchase agreement allowing him to use a 1031 exchange that will close in April of 2017.

We do not pay for the land until we close.

If we build an open lake on this site he wants us to agree to use the slurry wall process to contain water we place on the land.

He wants to keep the pivot. We reduce the sale price by an amount being determined by an irrigation company.

The appraisal value for the center pivot was included in the total value of the property but not identified separately.

This property can be used for building water holding ponds to retine water to the river.
An off channel Tern and Plover area could be constructed on a portion of this site.
This area can also be used as a recharge location.
Water can come from the Peterson ditch running through the southeast corner of this property.

Suggest approval of offer to sell with permission to negotiate the pivot value to within 15% of irrigation company valuation. This will reduce the purchase price by selling off the pivot.

Motion suggestion

_____ moved to approve purchase of tract W1601 at appraised value and allowing for the sale of the present center pivot on the property.