

**819,017_± ACRES DEEDED
MINERAL RIGHTS**

**LOCATED IN
WESTERN MONTANA**

**INCLUDES ASSOCIATED
INTELLECTUAL
PROPERTY**

**OFFERING FOR SALE 2 SEPARATE PROPERTIES
IN ONE PACKAGE**

**#1 – 819,017_± ACRES OF DEEDED MINERAL
RIGHTS LOCATED IN WESTERN MONTANA**

**#2 - A VAST VOLUME OF MINING RECORDS
ASSOCIATED WITH THESE PROPERTIES
(INTELLECTUAL PROPERTY)**

**PROPERTY #1
819,017 ACRES OF DEEDED MINERAL RIGHTS**

Many years ago the mineral estate was separated from the surface estate on these 819,017 acres. At a later date, the coal, oil and hydrocarbons were severed from the precious metals and all other minerals. What we are offering for sale in this package is the precious metals such as gold, silver, barite and other minerals.

WHAT ARE MINERAL RIGHTS?

There are two physical estates in land, surface and mineral. The owner of fee title in land can sever the surface and mineral estates by, for example, selling the surface and reserving the minerals (all minerals, or specific minerals, such as coal, oil and gas, gold, etc.). After severance, the severed mineral estate is real property, a separate and distinct estate, subject to statutes of descent and distribution, liens and encumbrances, such as mortgages, and alienation and transfer. Under common law, the mineral estate is the dominant estate and the surface is the servient estate. A grant or reservation of minerals in place, generally, and specifically in Montana, carries with it the right to enter upon and use so much of the surface as is “reasonably necessary” to enforce and enjoy the mineral estate granted or reserved, including the right of ingress and egress.

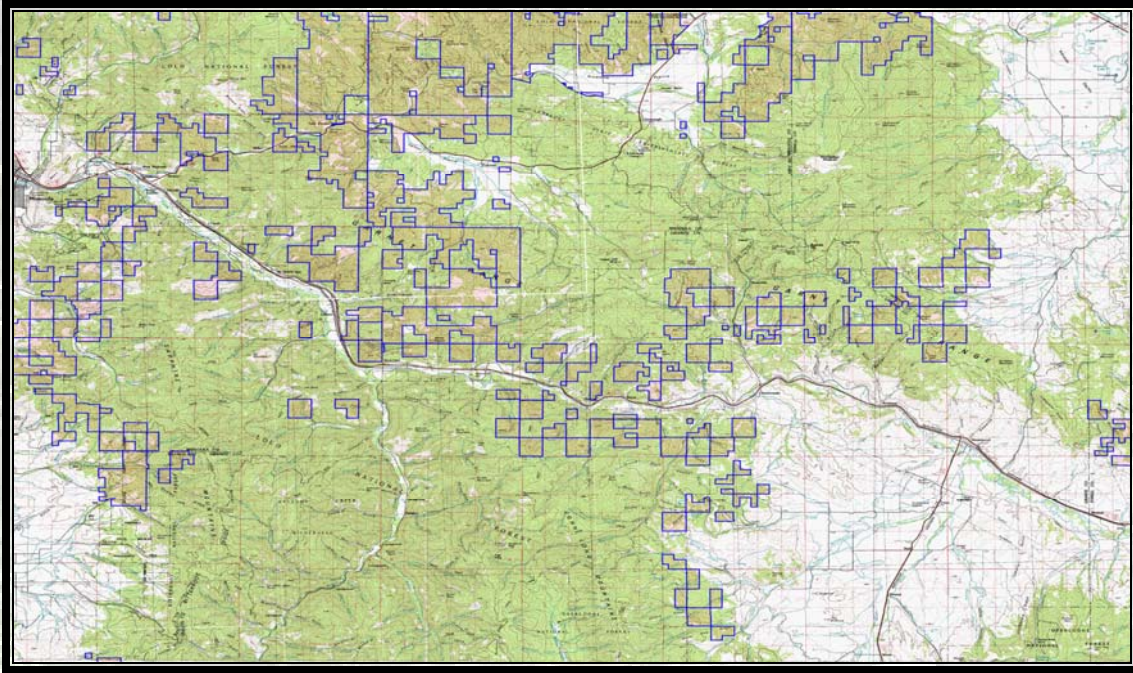
The owner of mineral rights has the right to gain access to for exploring and extracting minerals from property that they own the mineral rights to, even though they do not own the surface rights.

Gold is just one of the many minerals in Montana that lie below the surface. Silver, copper, barite, uranium, are just a few more. When someone owns the mineral rights to property, they have the right to extract any one, or more of these many minerals.

What makes the 819,017 acres of minerals unique and valuable?

The people who originally reserved this package of minerals could foresee an issue with mining where someone else owned the surface rights, so they put clauses in the deeds that gives the owner of these mineral rights the right to purchase the surface rights from the current land owner at current market value.

In other words, you have the right to purchase the surface rights for the purpose of exploring, mining or removing metals or minerals on up to a total of 5,000± acres. These mineral acres are located mostly under Nature Conservancy Land, Plum Creek land, and Forest Service lands.



(This map just west of Kalispell and the Flathead Lake shows where a portion of the mineral package is located)

These rights also have a real estate value in that when surface rights are re-combined with the subsurface estate, the owner may then deed conservation easements without restrictions.

This package could be a lineage for estate planning. The probability of these minerals to be worth more and more in the future generations becomes greater and greater. Much of this property has never been explored for minerals. Also, many of the areas that produced gold were never explored for many of the minor minerals such as beryllium, chromium, uranium, and other minerals. Most of the early miners were interested in only gold and silver, not in the minor minerals. The potential of discovery of developmental minerals (such as gold, silver, copper, barite, and others) on these hundreds of thousands of acres is real.

This real property can be purchased under the IRS 1031 tax deferred exchange.

PROPERTY #2
Intellectual Property

The sellers have a very large library of information on this mineral package. This package is a one of a kind. This includes over 100 years of original, one of a kind documents including; maps, drill logs, assay reports, and other documents related to mineral exploration. There is potentially a substantial charitable donation opportunity with the intellectual property for someone who can use a tax deduction. Estimations in today's dollars, to do the work involved in duplicating this information and the work it represents is estimated to be over \$50 million. Each buyer will need to have their own professional council verify the value of the intellectual property and verify how it works for them in their own unique tax situation. Even with the large volume of information on these minerals, many of the acres have never been explored for minerals.

The owner of this mineral package owns what the United States was built on:

NATURAL RESOURCES

**This mineral package is being sold as one package.
Offered at \$5,323,610.00**

For more information on this property contact:

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Note: Offering is from sources deemed reliable but is not guaranteed by the agent or owners and is subject to errors, omissions, prior sale, change or withdrawal, without notice, and approval of purchase by owners. Prospective buyers are advised to research the facts according to their satisfaction.