



THE CHECKLIST



PREPARING TO SELL YOUR LAND

RECORDS TO GATHER:

- Updated title commitment and copies of exceptions and recent deeds
- Surveys, Plats, other mapping
- Determine Legal and Insurable access from public road (any easements through adjoining landowners or through public lands?)
- Water Rights: Tables, maps, stock certificates, assessments
- Well Permits: domestic/livestock/irrigation
- Mineral rights: has a mineral report been prepared? Is this a mineralized area?
- Conservation easements? Obtain copies and baseline inventories.
- Leases & Permits
 - Bureau of Land Management (BLM)
 - State of Montana (DNRC)
 - United States Forest Service (USFS) and other
 - What are termination dates and AUMs?
 - Any NEPA documentation including Environmental Assessments for specific allotments (National Environmental Policy Act)
 - CRP/Other
- Hunting and agricultural leases with 3rd parties
- Hunting units, wildlife habitat, fishery and any stream enhancements
- Does ranch participate in any government programs with National Resource Conservation Services (NRCS)
 - Determine cost sharing and continued obligations.
- Livestock/Ornamental Brands being conveyed?
- List of all personal property, livestock, and/or equipment

THE RANCH TEAM

www.wrvranchrealty.com | 307-680-7133; 307-680-0033

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RECORDS TO GATHER (CONT.):

<input type="checkbox"/>	List of Utilities: Providers, Cost, Duration, etc.
<input type="checkbox"/>	Property Tax Records
<input type="checkbox"/>	Insurance Records
<input type="checkbox"/>	Phase One or other tests administered on the Property
<input type="checkbox"/>	Recreational Records
<input type="checkbox"/>	Hunting Units/GMA's/Conservation Programs
<input type="checkbox"/>	Pertinent Wildlife/Wildlife Habitat
<input type="checkbox"/>	Fisheries
<input type="checkbox"/>	Financial and Production Records: Livestock/Farm Operations, Recreational Income

PROPERTY UPGRADES TO CONSIDER:

<input type="checkbox"/>	Homes, Barns, Shops, etc.	<input type="checkbox"/>	Ditches/Headgates/Pivots/Pumps	<input type="checkbox"/>	Other
<input type="checkbox"/>	Roads/Trails	<input type="checkbox"/>	Utilities	<input type="checkbox"/>	
<input type="checkbox"/>	Hayfields/Pastures	<input type="checkbox"/>	Wildlife/Fishery Habitat	<input type="checkbox"/>	
<input type="checkbox"/>	Fences/Gates	<input type="checkbox"/>	Wells/Septic Systems	<input type="checkbox"/>	

MARKETING INFO:

- Video/Photo
- Interactive/Static Map
- Brochure
- Price
- Overview
 - Executive Summary
 - Just the Facts (JTF)
 - Broker Notes/Comments
 - Unique Features & General Description

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MARKETING INFO (CONT.):

- Backstory
 - Evolution
 - Ethos
 - Interesting Facts and Stats
- Locale/Location
 - Nearest Towns
 - Nearest Airports
 - Nearest Landmarks
 - Nearest Schools
- Community
 - Major Services
 - Major Employers
 - Major Industries
- Climate
 - Altitude
 - Precipitation
 - Temperature
 - Other

<input type="checkbox"/>	Property Details	Amount
	Acreage Breakdown (Leased)	
<input type="checkbox"/>	Pivot Irrigated	
<input type="checkbox"/>	Flood Irrigated	
<input type="checkbox"/>	Other Irrigated (<u>Irr.</u> Pasture, Wheel Line, Hand Line, etc.)	
<input type="checkbox"/>	Dry Cropland	
<input type="checkbox"/>	<u>Hayland</u> /Hay Meadows	
<input type="checkbox"/>	Forest	
<input type="checkbox"/>	Native Range	
<input type="checkbox"/>	Improved Pasture	

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<input type="checkbox"/>	<input type="checkbox"/>	Forest	
<input type="checkbox"/>	<input type="checkbox"/>	Native Range	
<input type="checkbox"/>	<input type="checkbox"/>	Improved Pasture	
<input type="checkbox"/>	<input type="checkbox"/> Conservation Easement Encumbered		
<input type="checkbox"/>	<input type="checkbox"/> Private Leases		
<input type="checkbox"/>	<input type="checkbox"/> Acreage Breakdown (Leased)		
	TOTAL		
<input type="checkbox"/>	Improvements		Quantity
<input type="checkbox"/>	<input type="checkbox"/>	Homes/Dwellings	
<input type="checkbox"/>	<input type="checkbox"/>	Barns	
<input type="checkbox"/>	<input type="checkbox"/>	Sheds	
<input type="checkbox"/>	<input type="checkbox"/>	Quonsets	
<input type="checkbox"/>	<input type="checkbox"/>	Corrals	
<input type="checkbox"/>	<input type="checkbox"/>	Outbuildings	
<input type="checkbox"/>	<input type="checkbox"/>	Other	
<input type="checkbox"/>	Known Wildlife		
<input type="checkbox"/>	<input type="checkbox"/>	Elk	<input type="checkbox"/> Mountain Goats
<input type="checkbox"/>	<input type="checkbox"/>	Deer	<input type="checkbox"/> Upland Bird
<input type="checkbox"/>	<input type="checkbox"/>	Moose	<input type="checkbox"/> Waterfowl
	<input type="checkbox"/>	Big Horn Sheep	<input type="checkbox"/> Other

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