



MT Fish, Wildlife & Parks
1400 South 19th Avenue
Bozeman, MT 59718

Dear Interested Party,

Montana Fish, Wildlife and Parks (FWP) has prepared a Decision Notice to purchase in fee title an 829-acre parcel of private land adjacent to Mt. Haggin Wildlife Management Area. The parcel is located approximately 4 miles south of Anaconda along MT Highway 569 ("Mill Creek Highway"). It is owned by Gayle and Roger Burnett. The owners have agreed to sell the property for \$2,700,000, which was the appraised value about 9 months ago. Due to the age of the original property valuation, the appraisal is currently being updated. If the re-appraisal establishes a value below \$2,700,00 then FWP and the owners will renegotiate the purchase price to account for the lower appraised value. If the re-appraisal establishes a value above \$2,700,000, the owners have agreed to donate any value above this amount to FWP. FWP would pay the \$2,700,000 purchase price using Habitat Montana and possibly other partner funds, including a \$258,400 grant from the Montana Fish and Wildlife Conservation Trust. Upon purchase, the Willow Creek Addition property would be incorporated into the management of the existing Mt. Haggin WMA and be managed for its wildlife, fisheries and recreational values.

Thirty-six parties submitted comments on this proposal. Thirty-three were in full support, two provided conditional support and one party was opposed. Based on the Environmental Assessment and public comment, the decision has been made to approve the proposed action to purchase the Willow Creek Addition, an 829-acre parcel adjacent to Mt. Haggin WMA, pending Fish & Wildlife Commission and MT State Land Board approval.

FWP thanks all parties that provided comments to this proposed action.

Sincerely,

Marina Yoshioka
Region 3 Supervisor

Attachment