

Paraic David Neibergs, A.R.A., M.A. – Statement of Qualifications

Business Experience:

2/00 – Present Independent Appraiser, Norman C. Wheeler & Assoc., Missoula, MT
4/92 – 2/00 Senior Appraiser, Farm Credit Services. Spokane, WA & Missoula, MT
4/91 - 4/92 Assistant Production Manager, Briarwood Farms. Rochester, WA
9/89 - 3/91 Research Assistant, Washington State University. Pullman, WA
5/89 - 9/89 Private Contractor, Farm Credit Services. Missoula, MT
5/87 - 5/89 Credit Officer/Appraiser, Farm Credit Services. Missoula, MT

Appraisal Experience:

Responsible for completing real estate appraisals and consultations on agricultural, recreational, transitional and rural properties throughout Montana, northern Idaho, and eastern Washington. Appraisal completed in conjunction with USPAP and UASFLA (*yellow book*). Specializing in appraising rural/suburban property and conservation easements. Properties appraised consists of ranches, irrigated and dry land farms, conservation easements, islands, WRP easements, special use valuations, recreational tracts, timberland, rural subdivisions, lake frontage, fish hatcheries, rural homes, Superfund sites, and other special purpose properties. Other assignments include consulting analyses, property partitions, partition referee, and fractionalized interest valuations as well as appraisals for purposes of land exchanges. I have been a guest speaker for conservation easement seminars in western Montana, including the LTA Northwest Land Trust Conference, the Washington State ASFMRA Chapter Meeting, and the Montana Association of Land Trust Seminar in November 2011.

Real Estate Sales Experience:

Prior to becoming a licensed agent, purchased and sold property outside of a real estate company. As a licensed agent specializing in rural property, have been active in purchases, sales, and management. Own and manage ~4,855 deeded acres of rural and recreational land and timber consisting of multiple parcels in three counties within western Montana.

Consulting Projects:

Individual consulting to evaluate feasibility and structure of projects. Coordinated the completion of a statewide land valuation study for the State of Montana DNRC, which facilitated the evaluation of 5.1 million acres owned by the DNRC. The results of the study were reported and provided using GIS layer to be integrated in to a base map.

Appraisal Education:

Successfully completed the following appraisal courses and seminars offered through the American Society of Farm Managers and Rural Appraisers, Appraisal Institute, Northwest Farm Credit Services, and other appraisal education sources. This is exclusive of real estate licensing and associated continuing education.

A-10	Fundamentals of Rural Appraisal	Irrigation/Engineering Workshop
A-12	Standards and Ethics, 2/03, 2/05, 10/06, 10/09	Environmental Risk in Lending
A-15	Report Writing	Timber Valuation Seminar, 2/05
A-20	Principles of Rural Appraisal	Permanent Planting Seminar
A-22	UAAR Computer Training	Conservation Easement Seminar, 11/98
A-25	Eminent Domain	Water Rights/Irrigation Workshop, 3/99
A-29	Highest and Best Use	Rural Land in Transition, 3/06
A-30	Advanced Rural Appraisal	Conservation Easement Seminar, 2/01
AI310	Income Capitalization	Federal Land Acquisitions, 6/02
AI	Introduction to GIS Applications 10/02	Residential Construction, 3/03
	Conservation Easement Seminar 4/2006	MT Access Laws & Conservation Easements, 3/06
AI 797	Valuation of Conservation Easements 7/2008	USPAP – Multiple sessions
	Sales Comparison Approach 2/2011	

Education:

-Master of Arts (M.A.) in Agriculture Economics. Washington State University. May 1991
-Bachelors of Science. in Ag. Economics (Cum Laude). Washington State University. May 1987

Professional Achievements and Affiliations:

-Accredited Rural Appraiser (A.R.A.) designation with the ASFMRA, Past President of Montana Chapter.
-Certified General Real Appraiser in the State of Montana. Previous certification in Washington & Idaho.
-Past Director of Inland Northwest Land Trust – Spokane, WA
-Montana Real Estate Licensee

Clients and Users of Services

Private Landowners and Professionals

- Numerous individuals, investors, partnerships, and corporations
- Attorneys, accountants, and other professionals
- Land Trusts on the behalf of landowners seeking conservation easements
- WGM Group

Financial Institutions

- 25 Farm Credit Service offices in three Northwestern States (ID, WA, and MT)
- Farmer Mac
- First Interstate Bank System
- NORWEST Bank
- JP Morgan Chase
- Rocky Mountain Bank
- Scott Family Services
- First National Bank of Central Texas
- Bank of America
- Met Life Bank & Metropolitan Life Insurance Company
- First Security Bank
- Ravalli County Bank
- Nora Bank
- Alpine Bank
- CGB
- Mellon Trust
- Heritage Bank
- Rabo AgriFinance
- U.S. Bank
- Mountain West
- Stockman Bank
- TrailWest Bank

Tribal Entities

- Kalispel Tribe of Indians
- Coeur d' Alene Tribe of Indians
- Kootenai Tribe of Indians
- Confederated Salish and Kootenai Tribe

Public Entities

- United States Department of Agriculture – NRCS and the FSA
- United States Forest Service
- Natural Resources and Conservation Service
- State of Montana Fish, Wildlife, and Parks
- United States Fish and Wildlife Service
- Appraisal Services Directorate, National Business Center
- Bureau of Land Management
- Idaho Department of Fish and Game
- City of Missoula
- State of Montana – DNRC, NRD/DOJ, Department of Justice
- Bureau of Indian Affairs
- Bonneville Power Administration
- Idaho Department of Lands
- University of Colorado Foundation
- Missoula County
- Ravalli County
- City of Whitefish

Others

- The Nature Conservancy of Montana
- The Nature Conservancy of Idaho
- Fourth Judicial District Court
- Vital Ground Foundation
- Five Valleys Land Trust
- Bitter Root Land Trust
- The Blackfoot Challenge
- Montana Land Reliance
- Trout Unlimited
- Ducks Unlimited
- Avista Utility Corporation
- Lawyer Nursery
- City of Salmon, Idaho
- Teller Wildlife Refuge
- Crown Pacific Timber Company
- Plum Creek (through MTFWP, USFS, and TPL)
- Various Real Estate Agencies and Consultants
- The Trust for Public Lands
- Potlatch Corporation
- The Bitter Root Stock Farm
- The Clark Fork Coalition
- The Conservation Fund
- Forest Capital/Patriot Investments
- American Land Conservancy
- Southern Pines Plantation
- Rocky Mountain Elk Foundation
- Avista