

# Beautiful 768 AC - Montana

## South of Missoula, Ravalli County



*Approximately 30 minutes south of Missoula on all weather gravel road*



*Beautiful sloping to rolling mountainous big sky country with many pines, views, and game*



*Scenic Eight Mile Creek runs parallel to Eight Mile Creek Road on the south side*  
**Priced at \$6,953 per acre for the entirety - \$5,340,000.**

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## **Beautiful 768 Acres in Montana South of Missoula, Ravalli County**

- LOCATION:** From Missoula go south on Interstate 93 South approximately 17 miles to Florence, then east 7 miles starting on hwy 203, then North / left onto Eight Mile Creek Road and the property is on the North & South sides.
- TERRAIN:** Mountainous rolling big sky native country with many beautiful scattered pine trees and fir trees. Pristine meadows where elk and deer reside. Outstanding scenery and beautiful building sites with approximately 700+ feet of elevation change, and the Bitterroot mountains to the west. BLM land to the south and north.
- WATER:** Eight Mile Creek runs parallel to Eight Mile Creek Road on the south side and three small streams flow out of the north side of the property down into the creek. Several permitted springs on the property, and one water well.
- WATER RIGHTS & MINERALS:** All water rights owned SAVE & EXCEPT 50% of the royalties owned on the 160.13 acre tract including gold and rock (rare Earth minerals).
- TAXES:** Less than \$1,000.00 per year.
- COMMENTS:** Gorgeous property conveniently located to Missoula, and electricity along Eight Mile Creek Road.
- PRICE:** \$6,953 per acre or \$5,340,000.00.

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# Coalson Eight Mile Creek Property Reconnaissance Geologic Report

## Introduction

Reconnaissance-scale geologic mapping and mineral assessment were performed on the Coalson property bordering Eight Mile Creek during the summer and fall of 2015. 7 days were spent mapping and chip sampling select areas of interest on the property; mineralization and alteration were identified in the field and 8 samples were submitted for assay for gold (Au), silver (Ag), copper (Cu) and rare earth elements (REE).

## Location and Access

The Coalson-Eight Mile Creek property is located approximately 12 miles east of Florence, Montana in the E  $\frac{1}{4}$  of Section 1, T11N, R18W, and all of Section 6, T11N, R19W (Figure 1). The area is accessible from Florence using paved roads via the Eastside Hwy and 8 Mile Creek Rd to the confluence with Granite Creek, then approximately 4 miles on a gravel road along 8 Mile Creek. Gravel roads and jeep trails provide reasonable access to all of the Coalson property north of 8 Mile Creek.



Figure 1: Location of Coalson Property

## Field Methods

Geologic traverses were made by foot to map and sample the property. Locations were plotted on 1":200' base maps and were recorded as waypoints with handheld Garmin GPS instruments. Waypoints were transferred and plotted daily on a computer using ESRI ArcGIS software. Field notes referenced the GPS waypoints and were transcribed daily into digital format with attached photographs. Additionally, pre-numbered sample books with tear-off sample tags were used to note locations and geological information for the rock samples; sample tags were inserted with the sample and the sample numbers were noted on the outside of the sample bags. Specimens collected for additional observation were marked with GPS waypoint numbers as well. Rock types, orientation, mineralization and alteration were determined using standard field methods and were plotted on base maps and digitized using GIS software.

## Geology

Most of the property is underlain by metasedimentary Wallace Formation and Mount Shields Formation rocks of the Middle Proterozoic (900 to 1600 million years in age) upper Belt Super Group. The Wallace Formation rocks are light gray to black, orange-brown weathering calcareous argillites, siltites and thin bedded quartzites. Adjacent to 8 Mile Creek, the Wallace Formation is intensely brecciated (fragmented) with boulder- to gravel-sized clasts in fine-grained carbonate-quartz matrix. In places, the Wallace Formation has been altered to light- to dark-green hornfels near the contact with igneous rocks. Igneous rocks intrude the meta-sediments in several locations close to your property. The intrusive rocks range from a dark colored, medium grained, granitic (diorite) to light-colored fine-grained intrusive dikes (aplite). Additionally, a rare type of carbonate-rich intrusive rock, called carbonatite, covers much of your property. Rare earth elements are commonly associated with carbonatites, which is the focus of our investigation. Two major faults cut across your property and form the boundaries of the intensely brecciated Wallace Formation; (1) the east-west to northeast trending 8 Mile Fault, and (2) a parallel fault located approximately  $\frac{1}{2}$  mile north of the 8 Mile Fault (north bounding fault) (Figure 2). These 2 faults are cross cut and displaced by several more northerly oriented faults.



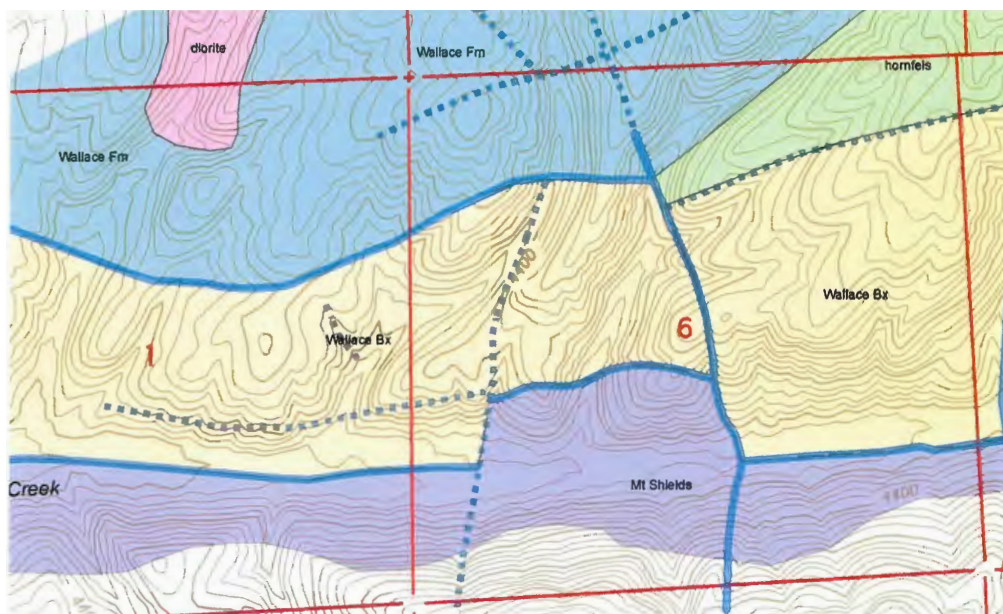


Figure 2: General geology. Blue lines are faults. Wallace Bx is the brecciated Wallace Formation

### Mineralization

The field reconnaissance was oriented towards evaluating the core carbonatite area with the most intense mineralization and alteration, especially where associated with rare earth minerals. Additionally, quartz and quartz-carbonate veins containing pyrite, chalcopyrite and visible gold were noted in outcrop but not extensively sampled. The intensity of mineralization and alteration, in both the Wallace Formation and the Wallace breccia, appears to increase closer to the north bounding fault. We hypothesize that this fault structure acted as a conduit, localizing the most intense carbonatite alteration along the fault, especially near major cross cutting faults. The core of the carbonatite appears to be located in the center to west-center of Section 6 (Figure 3).

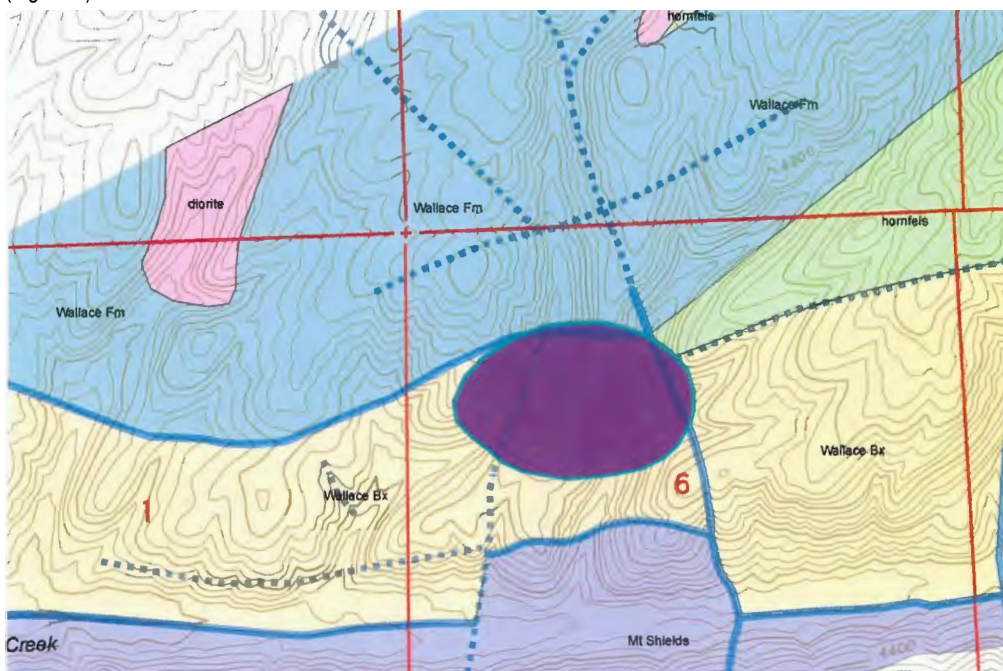


Figure 3: Approximate location of the carbonatite core (purple)

Parisite is the dominant rare earth mineral identified; other minerals noted include bastnaesite, pyrochlore, monazite, columbite(?), fluorite, and barite in calcite-ankerite-quartz gangue (Figure 4). Parisite is found both as disseminations and as a vein mineral in quartz and calcite veins. Parisite mineralization has been noted over 2 ½ mile strike length and over 2000 feet in width near the carbonatite core.



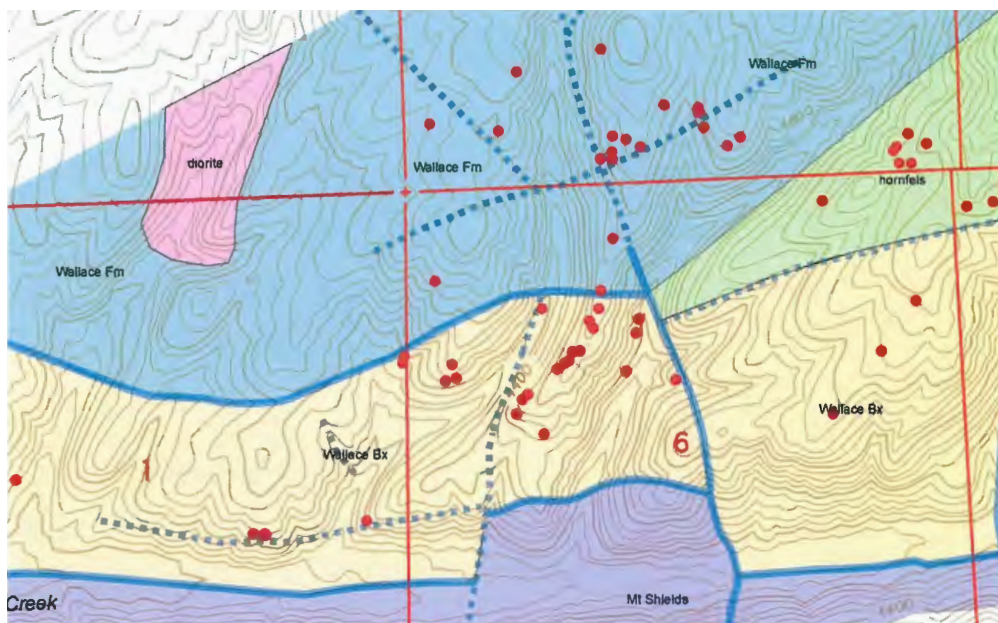


Figure 4: Parasite mineralization in outcrop (red dots).



Pariste (dk brown) in quartz vein

Pyrochlore crystals on quartz vein

### Sample Locations and Assays

Most of the rock samples were taken from outcrop as representative chip or channel samples- that is, chips were broken off the outcrop with a rock hammer over a designated length. Lengths varied from 10 inches to 20 feet, depending on the outcrop. We tried to collect representative samples by collecting equal amounts of chips along the length of the sample interval. In the case of channel samples, the outcrop was channeled to a thin depth using a hammer and chisel. Figure 5 shows a map of sample locations on the property that were submitted for assay:

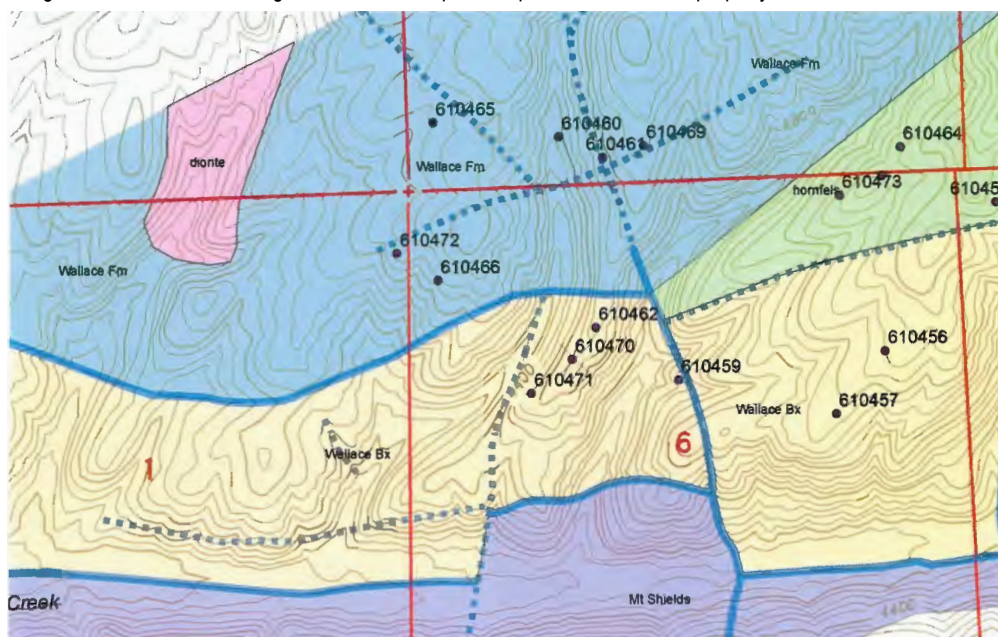


Figure 5: Sample locations



Samples were analyzed for Au, Ag, Cu and REE at American Analytical Services in Osburn, Idaho using ICP (Inductively Coupled Plasma) Mass Spectrometry. Rare earth element analyses are shown in Table 1. While the assays did not quite meet our expectations, the REE concentrations are definitely anomalous (especially those highlighted in red and yellow). Unfortunately, the American Analytical REE suite did not include several crucial elements, such as Yttrium, Niobium and Tantalum. Several of the sample pulps will be resubmitted to ALS Labs in Reno, Nevada to run check assays and check for the missing elements.

Additionally, Sample 610472 is anomalous for gold (Au), Samples 610464, 469, 472 and 473 are anomalous for silver (Ag), and Samples 610461, 464, 469, 470, 472 and 473 are anomalous for copper (Cu).

TABLE 1 Sample assays for rare earth elements

| Sample Number | Ce     | Dy     | Er     | Eu     | Gd     | Ho     | La     | Lu     | Nd     | Pr     | Sm     | Tb     | Tm     | Yb     |
|---------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
|               | <1 ppm | <1 ppm | <1 ppm | <1 ppm | <1 ppm | <1 ppm | <1 ppm | <1 ppm | <1 ppm | <1 ppm | <1 ppm | <1 ppm | <1 ppm | <1 ppm |
| 610456        | 91.6   | 2.26   | 1.29   | <1.00  | 5.34   | <1.00  | 44.2   | <1.00  | 43.5   | 8.09   | 5.84   | <1.00  | <1.00  | 1.21   |
| 610457        | 45.9   | 5.02   | 2.83   | <1.00  | 5.64   | <1.00  | 44.4   | <1.00  | 48.9   | 5.71   | 4.85   | <1.00  | <1.00  | 2.48   |
| 610458        | 71.5   | 3.20   | 1.73   | 1.32   | 5.28   | <1.00  | 133    | <1.00  | 35.7   | 6.80   | 5.29   | <1.00  | <1.00  | 1.61   |
| 610459        | 6.43   | 3.37   | 2.34   | <1.00  | 2.45   | <1.00  | 2.69   | <1.00  | 5.78   | 1.07   | 1.87   | <1.00  | <1.00  | 2.67   |
| 610462        | 174    | 5.46   | 2.77   | 2.24   | 10.6   | <1.00  | 81.4   | <1.00  | 76.1   | 15.3   | 10.6   | 1.36   | <1.00  | 2.36   |
| 610464        | 15.3   | 5.35   | 3.27   | <1.00  | 3.87   | 1.14   | 9.48   | <1.00  | 10.5   | 2.15   | 2.50   | <1.00  | <1.00  | 3.33   |
| 610469        | 173    | 5.03   | 2.63   | 1.80   | 10.4   | <1.00  | 77.9   | <1.00  | 77.1   | 15.2   | 10.9   | 1.30   | <1.00  | 2.16   |
| 610470        | 14.5   | 2.38   | 1.35   | <1.00  | 2.17   | <1.00  | 6.36   | <1.00  | 8.21   | 1.80   | 1.88   | <1.00  | <1.00  | 1.27   |
| 610471        | 79.3   | 5.19   | 2.39   | 2.76   | 12.2   | <1.00  | 75.9   | <1.00  | 101    | 18.5   | 14.3   | 1.52   | <1.00  | 1.82   |
| 610473        | 16.7   | 5.45   | 2.85   | 1.07   | 5.08   | 1.05   | 9.29   | <1.00  | 15.2   | 2.96   | 4.3    | <1.00  | <1.00  | 2.94   |

**610456:** Outcrop on Ridge, Coalson Property. Wallace Breccia. Crackle breccia with calcite and quartz stockwork veining, silicified, abundant parisite, pseudomorphs after pyrite. 4' channel sample

**610457:** Outcrop on ridge, Coalson Property, Wallace Breccia. Fractured, brecciated micrite with quartz-calcite-parisite veins. Possible fluorite. MnOx. 2' chip sample

**610458:** Outcrop on road on Plum Creek just above Coalson. Retrograde alteration in Wallace hornfels, iron oxides, bleached, MnOx, 3' chip sample across calcite-quartz-parisite sheeted vein zone

**610459:** Outcrop near road junctions, Coalson property. Intense carbonatite, carbonate flooding, silicification, quartz-calcite veining, parisite, FeOx. 40' chip sample

**610462:** Top of ridge, Coalson property. Core carbonatite zone, pervasive carbonate alteration, abundant parisite-bastnaesite?, brecciated, silicified, carbonate flooded, orange-brown FeOx, ankerite+calcite+barite+quartz+fluorite. Possible columbite crystals. 20' chip sample

**610464:** Outcrop, 4' quartz-calcite vein with massive parisite

**610469:** Outcrop. On road just north of Coalson property. Brecciated Wallace formation. 10' altered zone, bleached, quartz-calcite veining, parisite veinlets.

**610470:** Outcrop, Coalson property. Carbonatite core, estimate up to 5% parisite. 15' channel sample

**610471:** Outcrop, Coalson property. Near southern edge of carbonatite core. Calcite-parisite vein up to 2" in width. 6' chip sample along vein.

**610473:** Float or subcrop. Grab sample. Quartz vein with pyrochlore. Coalson property.

## Conclusions

Our reconnaissance mapping and sampling program clearly identified a rare-earth bearing carbonatite with a very large of area of alteration and mineralization. Assays indicate anomalous concentrations of rare earth elements, as well as gold, silver and copper. The core of the carbonatite, with the most intense mineralization, is located near the center of Section 6 along the north bounding fault between the Wallace breccia and the Wallace Formation. Given the size and geologic indicators, it is likely that higher grade zones exist on your property.

## Recommendations

We recommend more detailed mapping and sampling to try to identify higher grade mineralized zones and ore controls. This could easily be accomplished this summer and will entail 10 to 15 days of field work. Magnetic and radiometric geophysical ground surveys can help pinpoint anomalous zones and can be easily conducted along roads and lower relief areas with easy access; we own the necessary instruments, and the surveys, if conducted, will be at no cost to you.

We have the expertise (over 170 years combined minerals experience) and industry contacts to successfully move this project to the production stage once the higher grade zones are identified. At some point, we would like to discuss an agreement with you that would allow us to participate at some level in future revenue streams from mineral royalties and/or mineral leases that arise from this discovery. We welcome the opportunity to meet on the property sometime after the snow melts to give you a geologic tour of the area and discuss the mineral system in more detail.







