



45.93544,-111.513429

— NEIGHBOR SCREEN

THREE FORKS, MT

AI Powered Deep Diligence





ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

Coordinates 45.93544,-111.513429

PIN Not provided

Request Date 2025-12-20

IMPORTANT

CONFIDENTIAL — LICENSED USE ONLY. This Helpen Neighbor Screen (the "Report") is provided solely to MN8 under a limited, revocable, non-exclusive, non-transferable license for internal evaluation of local stakeholder and parcel ownership context. No copying, quoting, or distribution to any third party without Helpen's prior written consent.

Client may share only with its outside legal counsel, tax/accounting advisors, and financing sources who have a need to know, are bound by written confidentiality obligations no less protective than this legend, and for whom Client remains responsible.

INTENDED USE & ETHICAL STANDARDS. This Report is intended solely to help developers identify potential local risks, understand community context, and facilitate respectful engagement with neighboring property owners. The information herein must NOT be used to target, harass, discriminate against, coerce, or otherwise harm any individual identified in this Report. Client agrees to engage with all community members ethically, transparently, and in good faith. Any misuse of personal information contained herein is strictly prohibited and may result in immediate license revocation.

DATA LIMITATIONS & LIABILITY. This Report may include publicly available third-party data, property records, and AI-synthesized profiles; it is provided as of the analysis date, may be incomplete, contain inaccuracies, or become outdated. Helpen makes no representations regarding the accuracy, completeness, or currentness of any information and has no duty to update. The Report is not legal, tax, accounting, engineering, or investment advice, and is not an offer or solicitation. Provided "AS IS", without warranties of any kind, express or implied.

LIMITATION OF LIABILITY. To the maximum extent permitted by law, Helpen disclaims all liability arising from Client's use of this Report, including any claims by third parties. Helpen's aggregate liability, if any, is limited to the fees paid for this Report. No indirect, special, incidental, consequential, exemplary, or punitive damages are recoverable under any circumstances. All IP remains with Helpen.

If disclosure is legally required, Client will (to the extent lawful) notify Helpen, disclose only what is required, and mark it confidential. By opening or using the Report, Client accepts these terms, which apply even without a separate NDA.

This report synthesizes publicly available information through AI-powered analysis. All findings are citation-backed where possible and sourced from property records, public databases, and open sources. Independent verification is recommended for all business decisions.

© 2025 Helpen, Inc. Licensed to: MN8. Doc ID: [hash].

NEIGHBOR SCREENS

Adj. = Adjacent Parcel
C = Confidence in Sources

Residents

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
43110708301010000		Northwestern Corporation	Individual	See ORG table.	unknown	High	Engage via NorthWestern's government affairs office; emphasize grid reliability benefits.	M
43110707101010000, 43110717201010000, 43110717202010000, 06110617301010000, 06110618401010000, 43110717203010000		McL Land & Livestock Enterprises	Individual	See ORG table.	unknown	Medium	farmland_preservation, wildlife_habitat. Approach via local ag networks; stress preservation of grazing land and minimal livestock disruption.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
06110617101010000, 06110608401010000		State Of Montana Fbo State Fish & Game Commission	Trust	See ORG table.	unknown	High	wildlife_habitat. Coordinate with Montana FWP and inform the Commission early; address habitat protection measures upfront.	M
06110609302010000, 06110616202010000, 06110616202030000		State Of Montana	Individual	See ORG table.	unknown	High	tax_revenue_benefit. Work with the Montana DNRC (Trust Lands) on leasing/permitting; highlight revenue to schools and proper land stewardship.	M
06110609302050000		Department Of Fish Wildlife & Parks	Individual	See ORG table.	unknown	High	wildlife_habitat. Engage the regional FWP office; ensure that any wildlife and public access concerns are thoroughly addressed.	M

Entities

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
43110708201010000, 43110718101010000, 43110708401010000, 06110618401050000, 43110705101010000, 43110706301010000, 43110412101010000, 43110413101010000	✓	Flattop Ranch LLC	LLC	Flattop Ranch LLC is the listed owner of an irrigation water right (claim 41G 195486-00) in the Jefferson River basin, as documented in a Montana Water Court proceeding (1). The LLC holds multiple ranch land parcels straddling Broadwater and Gallatin counties (Wheatland area), indicating a significant cattle and hay operation (no other active business activities are noted in public records). No media or regulatory filings suggest involvement beyond agriculture and water rights management.	Medium	agriculture	Engage owners early to address water usage concerns; emphasize project will not impair their irrigation supply or livestock grazing. Offer cooperation on water management to build trust.	M
43110717204010000, 43110703201020000, 06110617202020100, 43110708101010000, 06110618101010100, 43110709201010000		Huem Headwaters Ranch LLC	LLC	Huem Headwaters Ranch LLC is associated with the family that operated the Headwaters Livestock Auction in Three Forks, which was run by Jerry and Mary Olson until its sale in 2022 (2). The LLC holds several ranch parcels around the Missouri headwaters area and represents a longstanding local ranching enterprise. Its principals have deep ties in the local agricultural community through decades of livestock business ownership (3). No record of non-agricultural ventures or corporate parents exists; it appears to be a family ranch holding company.	Medium	agriculture	Approach the Olson family informally via ranch community networks; highlight that the project won't impede livestock movement or local ag markets. Emphasize any benefits (e.g. road improvements or tax revenue) that support ranchers.	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
06110617302010000, 06110620201010000, 06110617301050000, 06110620201080000		CSH Properties LLP	llp	CSH Properties LLP is a Montana limited liability partnership holding multiple undeveloped parcels in the Wheatland/Three Forks area. It has no identifiable operating business or public profile; it is not among the prominent agricultural employers or local companies mentioned in recent Montana records (4). The partnership's ownership and management are not publicly documented, suggesting a privately held land investment. No news or court filings are associated with CSH, implying its activities are limited to passive property ownership.	Low	land_investment	Identify the managing partners through county records and engage with a clear value proposition (e.g. purchase or lease terms); appeal to their financial interest by highlighting potential appreciation or revenue from the project. Expect a transactional discussion due to lack of community ties.	M
06110616201010000, 06110609301010000		Dimock Farms Inc	corporation	Dimock Farms Inc is a family-run farm corporation in Broadwater/Gallatin County with long-term local presence (the Dimock family name appears in historical accounts of the Trident area (5)(6)). The corporation holds cropland and grazing land, suggesting grain and livestock production. It does not feature in any major business or political filings, indicating a focus on traditional farming activities. No evidence of outside investors or diversified ventures is noted; it is a legacy farm enterprise rooted in the local community.	Low	agriculture	Approach personally with respect for their generational ties to the land; reassure that project plans include safeguards for farmland (dust, runoff, etc.). Consider offering agronomic benefits (e.g. improved drainage or weed control on project edges) to mitigate their concerns.	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
06110619102010000		Triangle Gold LLC	llc	Triangle Gold LLC is listed as the owner of a parcel in Broadwater County, Montana, according to the state's cadastral property records (7). No business registrations or active operations are evident for this LLC beyond the land ownership record (8). The company's principals and beneficial owners are not publicly disclosed, and it has no known presence in local news or community organizations (9). Its activity appears limited to holding land, with no indication of development projects or public positions on land use (10).	Low	land_investment	Engage through the LLC's registered agent or mailing contact, emphasizing financial benefits (e.g., favorable purchase or lease terms) to align with their investment interests; address any concerns about property value or land use impacts	M