

Market Analysis - North Dakota CO2 Pipeline Research

The appraiser, Jeff Olson, has conducted research for locating comparable sales that are encumbered by a CO2 pipeline. Dakota Gasification Company, and its Canadian subsidiary, Souris Valley Pipeline Ltd. (SVPL), operate a 205-mile carbon dioxide (CO2) pipeline to transport CO2 to Saskatchewan, Canada. I was able to uncover a recent sale of agricultural property that has the Dakota Gas CO2 pipeline crossing through the land, for a linear distance of roughly one-half mile. This single sale is compared with two similar agricultural sales. Both unencumbered sales are located less than one mile from a portion of the encumbered sale. The paired sales analysis is summarized as follows:

Divide County – Dakota Gas CO2 Pipeline

Agricultural Sales

Encumbrance	Sale #	Sale Date	Sale Price	Sale Acres	Price/Acre
Pipeline	NA	January 2023	\$605,000	478.78	\$1,264
None	10936	August 2021	\$204,062	160.00	\$1,275
None	10935	August 2021	\$335,938	263.40	\$1,275
Difference:					-1%

Based on the comparison, the CO2 pipeline encumbered property sold for approximately one (1) percent less than the unencumbered sales. Based on this paired sale analysis, the indicated selling price of agricultural properties is not significantly impacted by the presence of a CO2 pipeline.

