

# Land Disposal Evaluation

**Land Parcel ID:** TRS:33S 1E Sec. 4 Tax Lot: 500 Acres: 240 Acres  
**Parcel Name:** Elk Creek  
**County:** Jackson  
**Land Classification:** Forest Land  
**Class:** Trust

---

**Lease:**  Yes  No Type of Lease: N/A Lessee Name: N/A Lease #:

**Easements:**  Yes  No Type of Easement: None Known Holder Name: Easement #:

**Minerals:** Surface and Subsurface

**Water Rights:**  No  Yes, if yes give description (water rights #, etc)

**Adjacent Property Owners:** Has federal ownership on three sides; private on one side.

---

1. Physical Description: Zoned FR (Forest) Parcel is in a steep remote mountainous area approximately 10 miles northeast of Shady Cove and east of Elk Creek and Elk Creek Road; no road access.

2. Fish & Wildlife Features: No known wetlands or essential salmon habitat

3. Recreational Features: Little recreational appeal due to isolated location.

4. Cultural Features: None known.

5. Environmental or Hazardous Materials Information: No phase 1 ESA has been conducted for this parcel since it has been unleased and undeveloped. Historical uses likely limited to timber harvest.

6. Revenue/Land Value

Annual Revenue: 0

Current Land Value: \$463,230 Source: Jackson County Assessor's Office

7. Expenses

Annual Expenses: Annual forest mgmt costs by acre plus annual fire protection assessment

List: Payment to Fire Protection District-\$ 639.94

8. General Disposal Criteria:

- Parcel has low income-generating potential and limited land uses - is not leased or leasable, has poor physical attributes, or has external constraints to manage for best use

**Explanation** – This parcel burned in the Timbered Rock Fire in 2002, will not be harvestable for a number of years, is steep and has poor access.

- Parcel has low appreciation potential  
**Explanation-**

- Parcel has no or limited access to utilities  
**Explanation -**

- Parcel management costs are high in comparison to actual or potential returns and/or appreciation potential  
**Explanation** – Parcel has no access and will require extensive road-building for access.
- Significant environmental risks are present  
**Explanation** -
- Changes in zoning or other circumstances preclude development of the parcel for its highest and best use  
**Explanation** -
- Parcel is an in-holding within a major landowner's ownership, or small isolated tract  
**Explanation** –Parcel is an isolated tract.
- Market conditions dictate that disposal is prudent in order to realize appreciation in value  
**Explanation** –
- A high level of market demand exists for the type of property being considered  
**Explanation** -
- The highest and best use of the parcel has changed to a use not compatible with the uses preferred by the Department or is inconsistent with the AMP  
**Explanation** -
- Parcel has high holding costs, particularly those associated with liability or other risk  
**Explanation** -

9. Classification Disposal Strategy

**Explanation** – This parcel is an isolated parcel that will not see a harvest for another 30 years.

10. Recommendation: Based on the available information, this parcel should be sold or offered for exchange.

Evaluator: C Taylor Date: 11/10/10

Reviewer: S Nelson

Date: 11/12/10