

# Land Disposal Evaluation

**Land Parcel ID:** 350 **Parcel Name:** Bear Creek **County:** Wallowa  
**TRS:** 1s42e section 16 **Tax Lot:** 1101 **Acres:** 156.43 **Land Classification:** Forest **Land Class:** Trust

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**Lease:**  Yes  No **Type of Lease:** \_\_\_\_\_ **Lessee Name:** \_\_\_\_\_ **Lease #:** \_\_\_\_\_

**Easements:**  Yes  No **Type of Easement:** \_\_\_\_\_ **Easement Holder Name:** \_\_\_\_\_  
**Easement #:** \_\_\_\_\_

**Minerals:** Surface and Subsurface

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

**Adjacent Property Owners:** 100% USFS

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1. **Physical Description:** This is a scattered forest parcel decertified by ODF to DSL for management in mid 1990's; no timber harvesting has been done. Steep slope; no creek frontage; small stream at north end; heavily forested with large mixed conifer; probably rocky; physical access via USFS logging trail on west side; no public road access. Zone: Timber/Grazing.

2. **Fish & Wildlife Features:**

3. **Recreational Features:** Very poor access through USFS; no developed roads or trails; no public recreation opportunities

4. **Cultural Features:**

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 harvesting.

6. **Revenue/Land Value**

Annual Revenue: 0

Current Land Value: \$390K Source: AMP

7. **Expenses**

Annual Expenses: 0, except for annual Forest Protection assessment

List:

8. **General Disposal Criteria:**

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

**Explanation** – Very steep slope limits its use even for timber

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 -**
- 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 – USFS inholding**
- 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 listed in AMP for disposal evaluation.

10. Recommendation: sell or exchange; explore exchange with USFS.

Evaluator: jillyBrCk  
5/25/07

Date: 5/17/07

Reviewer: CTaylor

Date: