

Land Disposal Evaluation

Land Parcel ID: 176 **Parcel Name:** Bull Canyon **County:** Union
TRS: 1s38e section 21 **Tax Lot:** 300 **Acres:** 78.2997 **Land Classification:** Forest
Land Class: Trust

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: 25% USFS;75% private

1. **Physical Description:** No public access; located 8-10 miles N of La Grande in Mt Emily area. Mixed conifer and brush. Steep topography. Four adjacent landowners (three private; one public-USFS). Zone: A-4 Timber/Grazing.

2. **Fish & Wildlife Features:**

3. **Recreational Features:** Lack of vehicle access limits public recreational use of the parcel; no known trails; very low public recreation use potential; visual middle ground view from Grande Ronde Valley

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 grazing and timber harvest.

6. **Revenue/Land Value**

Annual Revenue: 0

Current Land Value: \$175K

Source: AMP

7. **Expenses**

Annual Expenses: 0;except for Forest Protection assessments

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 - This is an isolated parcel of forest land acquired in 1899. ODF managed for DSL until mid 1990's when the land was de-certified.

Parcel has low appreciation potential
Explanation - No access to this parcel limits its value potential for homesite or other non-resource use.

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 - Parcel is surrounded by USFS and adjacent to private land
- Market conditions dictate that disposal is prudent in order to realize appreciation in value
Explanation - Timber land is in demand in this area
- A high level of market demand exists for the type of property being considered
Explanation - Adjacent property owners are likely to be interested in purchasing this parcel
- 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 identified for disposal evaluation in the AMP.

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

Evaluator: JIillyBlIcyn
5/25/07

Date: 5/11/07

Reviewer: CTaylor

Date: