

Land Disposal Evaluation

Land Parcel ID: 350 **Parcel Name:** Courtney Creek **County:** Wallowa
TRS: 5n43e section 36 **Tax Lot:** 7901 **Acres:** 236.3 **Land Classification:** Rangelands
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%Forest Service/ BLM and 75% Private

1. **Physical Description:** Steep canyon walls and creek bottom; grass and scattered conifers in draws; rocky; very remote; good riparian areas; no physical access; no roads. **Zone:** Timber/Grazing.

2. **Fish & Wildlife Features:** Courtney Ck is said by ODFW to be high quality steelhead habitat; probably good big game habitat due to remoteness; the fish and wildlife values may make this parcel interesting for retention in public or conservation ownership.

3. **Recreational Features:** no roads, trails; little to 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 grazing.

6. **Revenue/Land Value**

Annual Revenue: 0

Current Land Value: unknown

Source:

7. **Expenses**

Annual Expenses: 0

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 – Physical attributes of the parcel limit its leasability.

Parcel has low appreciation potential

Explanation – Parcel's highest and best use is as recreation or conservation parcel.

Parcel has no or limited access to utilities

Explanation – Too remote for utilities.

- 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 – This parcel may have value to Tribes, USFS, BLM or conservation organization
- Market conditions dictate that disposal is prudent in order to realize appreciation in value
Explanation – Recreational land in Wallowa County has been selling at a premium so landowners will be able to obtain big game hunting access/permits.
- 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 – Isolated unleased rangeland are approved for disposal by the AMP

10. Recommendation: Sell or exchange after consulting with public agencies/conservation interests to determine their level of interest in acquiring

Evaluator: JIillyCrtCk

Date: 5/24/07

Reviewer: CTaylor Date: 5/25/07