

Land Disposal Evaluation

Land Parcel ID: 381 **Parcel Name:** Fence Creek **County:** Wallowa
TRS: 2n47e section 12 **Tax Lot:** 1100 **Acres:** 78.45 **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: 75% Private, 25% USFS

1. **Physical Description:** This is a parcel of isolated unleased rangeland surrounded on three sides by a single private ranch ownership. Ranch owner is interested in land exchange. It is steep open land with no road access. Zone: Timber/Grazing.

2. **Fish & Wildlife Features:**

3. **Recreational Features:** 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: 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 – No access to the parcel except through private ownership

Parcel has low appreciation potential

Explanation -

Parcel has no or limited access to utilities

Explanation – Too remote.

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 – Private ranch inholding
- 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 price.
- 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 has been approved for disposal in the AMP

10. Recommendation: sell or exchange

Evaluator: JillyFnck

Date: 5/17/07

Reviewer: CTaylor Date: 5/24/07