

# Land Disposal Evaluation

**Land Parcel ID:** 494 **Parcel Name:** Griffin Gulch **County:** Baker  
**TRS:** 9s39e section 27 **Tax Lot:** 3900 **Acres:** 41.07 **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:** 75% private; 25% USFS.

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1. **Physical Description:** No public access; located about 8 miles SW of Baker City; Ponderosa pine and brush; appear to be gentle topography; five adjacent landowners (4 private and one public/USFS); nearby county road is gravel but the county road leading closest to the parcel is a steep, narrow dirt track. Zone: Timber/Grazing.

2. **Fish & Wildlife Features:**

3. **Recreational Features:** No known trails or public use; low public recreational potential

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: unknown

Source:

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** – 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 -**
- Market conditions dictate that disposal is prudent in order to realize appreciation in value  
**Explanation –** Land in this area of Baker County has been moving well; values have escalated in recent years.
- A high level of market demand exists for the type of property being considered  
**Explanation –** This area is considered desirable for its wildlife habitat and recreational uses. The parcel is fairly close to Baker City yet seems remote.
- 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: JLillyGG  
5/24/07

Date: 05/11/07

Reviewer: CTaylor

Date: