

# Land Disposal Evaluation

**Land Parcel ID:** 62    **Parcel Name:** Kamela 2    **County:** Umatilla  
**TRS:** 1s35e section 36    **Tax Lot:** 10300 **Acres:** 94.51    **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:** Road and Pipeline  
**Easement Holder Name:** ODOT  
**Easement #:**

**Minerals:** Surface and Subsurface

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

**Adjacent Property Owners:** 100% private.

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1. **Physical Description:** Gently, rolling forested with mixed pine and fir mostly lodgepole pine and brush; acquired in 1899. Decertified from OSDF to DSL in mid-1990's. Some timber harvest prior to transfer back to DSL; some merchantable timber remains. Limited access across private land on old logging roads; adjacent to 40 acre parcel, Kamela 1

2. **Fish & Wildlife Features:**

3. **Recreational Features:** Some off highway vehicle use on old logging roads

4. **Cultural Features:** Oregon Trail on parcel

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 and grazing.

6. **Revenue/Land Value**

Annual Revenue: 0

Current Land Value: \$75 to \$90K

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** – Parcel is isolated except for unusable interstate highway frontage.

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 –** Parcel is surrounded by private ownership except for unusable interstate highway frontage.
- 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 –** AMP recommends this parcel be evaluated for disposal

10. Recommendation: Sell or exchange