Land Disposal Evaluation

Land Parcel ID: 418, 419,421 Parcel Name: North Powder County: Union
TRS: 6s39e section 19 Tax Lot: 3300 Acres: 107.88 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: 100% private

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1. Physical Description: This parcel is unleased rangeland. It is isolated from any other DSL parcels but has been improved for irrigated pasture by the adjacent property owner. The parcel has an outstanding view of the Elkhorn Mtns and the Baker Valley. It has excellent access from an adjacent paved county road. Zone: A-1 Exclusive Farm Use.

2. Fish & Wildlife Features: .

3. Recreational Features: Even though the parcel is accessible from a county road, there is little public recreation 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 pasture grazing.

6. Revenue/Land Value
   Annual Revenue: 0
   Current Land Value: $200 to $400K as a rural homesite Source: Staff

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 –
   - ☐ Parcel has low appreciation potential
     Explanation -
   - ☐ 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 – The current market for a rural homesite in the Baker Valley is very favorable

☒ A high level of market demand exists for the type of property being considered
Explanation – This parcel has significant potential as a rural homesite

☐ 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 – All unleased rangelands are approved for sale under the AMP

10. Recommendation: Obtain local land use approval for use of this parcel as a rural homesite; conduct survey to secure property boundaries and resolve encroachments, if any by adjacent property owners. Market as rural homesite.

Evaluator: jlillyNpwdr Date: 5/24/07 Reviewer: CTaylor Date: 5/25/07