

Land Disposal Evaluation

Land Parcel ID: 165 **Parcel Name:** Pine Creek **County:** Umatilla
TRS: 5n34e section 1 **Tax Lot:** 100 **Acres:** 39.78 **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: Name, Address and Tax Lot
100% private.

1. **Physical Description:** Steep open hillside with seasonal grass and rocky outcrops; no public access; rock quarry nearby within 1/2 mile; windy with comm'l wind farm within one mile and powerline within 1/4 mile of property. Surrounding land uses are farm and grazing but no residences close by. **Zone:** EFU.

2. **Fish & Wildlife Features:** No surface water

3. **Recreational Features:** no public recreational opportunity due to no public access

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: none

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 – There may be a potential for a wind lease on this site but others control access

Parcel has low appreciation potential
Explanation – Current value may be at maximum due to windfarm potential

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 - Isolated and difficult to access.
- 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 - Possible wind farm potential needs to be explored
- 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 is isolated, unleased rangeland but there is a comm'l windfarm nearby; the potential for a windfarm lease should be explored before the land is sold or exchanged

10. Recommendation: Sell or exchange after exploring windfarm lease potential

Evaluator: JillyPinCk

ate: 5/17/07 Reviewer: CTaylor

Date: 5/25/07