

Land Disposal Evaluation

Land Parcel ID: 544
TRS: 12s39e section 36
Land Class: Trust

Parcel Name: Steep Creek
Tax Lot: 3600 Acres: 155.08

County: Baker
Land Classification: Forest

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 BLM.

1. Physical Description: EFU; No public access; located about 8 miles SW of Baker City; Ponderosa pine and brush with open grassy areas; steep near top of ridge; two adjacent landowners (1 private and one public/USFS); no streams.

2. Fish & Wildlife Features: No known wetlands or essential salmon habitat

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 - Surrounded by BLM and adjacent to private ranch land
- Market conditions dictate that disposal is prudent in order to realize appreciation in value
Explanation - Timber land is in demand in this area. While the market for timber land is steady, appreciation has been historically slow. Remote location indicates changes in use to be unlikely.
- A high level of market demand exists for the type of property being considered
Explanation - Besides the parcel's timber land value, the parcel also has some recreational appeal.
- 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: JLillysteepck
5/23/07

Date: 05/11/07

Reviewer: CTaylor Date: