

Land Disposal Evaluation

Land Parcel ID: 310 **Parcel Name:** Service Gulch **County:** Umatilla
TRS: 2n28e section 16 **Tax Lot:** 2900 **Acres:** 39.75 **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:** This is unleased grazing land with no tree or brush cover. It is isolated from any other DSL parcels. The parcel is in rolling hills known as the Service Buttes. **Zone:** EFU.

2. **Fish & Wildlife Features:**

3. **Recreational Features:** No public recreation potential due to lack of 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: 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 is four miles from closest public road and is too small to have appeal as a leasable parcel.

- 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 - Private land surrounds this parcel
- 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 authorizes sale of unleased isolated rangelands

10. Recommendation: Sell