

Land Disposal Evaluation

Land Parcel ID: 166 **Parcel Name:** Wenaha Wildlife Mgmt Area **County:** Wallowa
TRS: 5n42e section 16 **Tax Lot:** 101 **Acres:** 40.58 **Land Classification:** Forest
Land Class: Trust

Lease: Yes No **Type of Lease:** Forage **Lessee Name:** OR Dept of Fish and Wildlife
Lease #: 5872 (FL 16406)

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% Oregon Department of Fish and Wildlife; 25% USFS

1. **Physical Description:** This is a scattered forest parcel leased for grazing to ODFW. It can also be considered isolated leased rangeland. It is open grassland and forest on the breaks of the Grande Ronde River canyon. **Zone:** Timber/Grazing.

2. **Fish & Wildlife Features:** Parcel is surrounded on three sides by ODFW's Wenaha Wildlife Management Area

3. **Recreational Features:** Very poor access through USFS; no developed roads or trails; no public recreation opportunities

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 timber harvesting.

6. **Revenue/Land Value**

Annual Revenue: \$100 (forage lease rental payment)

Current Land Value: \$200K **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 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 – USFS inholding
- 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 – This parcel is listed in AMP for disposal evaluation.

10. Recommendation: sell or exchange to ODFW or conservation interest

Evaluator: jlillyWnhW Date: 5/24/07

Reviewer: CTaylor

Date: 5/25/07