

Land Disposal Evaluation

Land Parcel ID: TRS:23S 2W Sec. 6 Tax Lot: 700 Acres: 37.8 Acres
Parcel Name: Big River
County: Lane
Land Classification: Forest Land
Class: Trust

Lease: Yes No Type of Lease: N/A Lessee Name: N/A Lease #:

Easements: Yes No Type of Easement: Permanent Holder Name: Weyerhaeuser
Easement #: 58-403 to 408

Minerals: Surface and Subsurface

Water Rights: No Yes, if yes give description (water rights #, etc)

Adjacent Property Owners: Has private ownership on two sides; BLM on two sides.

1. Physical Description: Zoned F-1 (Forest) Parcel is in steep remote mountainous area approximately 13 miles southeast of Cottage Grove; unimproved road access. Timber Board Volume Per Acre (Thousand Board Feet): 4.00

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

3. Recreational Features: Lack of vehicle access limits public recreational use of the parcel; no known trails; very low public recreation use potential

4. Cultural Features: None known.

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 harvest.

6. Revenue/Land Value

Annual Revenue: \$0

Current Value: \$60,110-\$70,639 Source: AMP

7. Expenses

Annual Expenses: Minimal annual forest mgmt cost

List: 2007 Payment to Fire Protection South Cascade District-\$84.37

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 remote parcel of forest land acquired as an in lieu parcel.

Parcel has low appreciation potential
Explanation-Lane County Forest zoning is extremely restrictive with no other uses other than commercial forest.

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 – Parcel is a small isolated tract that had been identified for disposal in the AMP.

- 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 a small isolated parcel that was identified in the AMP for disposal evaluation.

10. Recommendation: Based on the available information, this parcel should be sold or offered for exchange.