

Land Disposal Evaluation

Land Parcel ID: TRS:16S 6W Sec. 8 Tax Lot: 500 Acres: 39.5 Acres
Parcel Name: Blachly Mtn
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: BLM
Easement #: 55-121

Minerals: Surface and Subsurface

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

Adjacent Property Owners: Has private ownership on three sides; BLM on one side.

1. Physical Description: Zoned F-1 (Forest) Parcel is in a remote mountainous area approximately 12 miles west of Junction City and north of Hwy 36; gravel road access. Parcel has 3 riparian zones and scattered old growth trees.

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

3. Recreational Features: Little recreational appeal due to remote location.

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 Land Value: \$37,440 Source: Lane County Assessor's Office

7. Expenses

Annual Expenses: Minimal annual forest mgmt costs

List: 2007 Payment to Fire Protection West Lane District-\$63.66

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. Its riparian zones and scattered old growth trees limit any timber harvest.

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.
- 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 the AMP policy considers for disposal evaluation.

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