

Land Disposal Evaluation

Land Parcel ID: Parcel Name: Crafton Creek Formerly Cotton Creek County: Curry
TRS: 31S 13W Sec. 21 Tax Lot: 3700 Acres: 77.9 Acres Land Classification: Forest
Land Class: In LieuTrust

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

Easements: Yes No Type of Easement: Holder Name: Easement #:

Minerals: Surface and Subsurface

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

Adjacent Property Owners: Surrounded by private ownership.

1. Physical Description: Zoned Timber. Parcel is at the base of a mountainous area a little over a mile north of Sugarloaf Mountain and approximately 12 miles east of Cape Blanco. There is unimproved road access. Timber Volume Per Acre (Thousand Board Feet): 6.88.

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 Land Value: \$290,704-\$351,468 Source: AMP

7. Annual Expenses: Minimal annual forest mgmt costs

List: 2007 Payment to Fire Protection Coos District-\$131.83

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-The parcel location is very remote

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 an isolated tract that is too remote.
- 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 has been approved under the AMP for disposal evaluation.

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

Evaluator: CTaylor Date: 4/29/08

Reviewer: JLilly

Date: 5/19/08