

Land Disposal Evaluation

Land Parcel ID: Parcel Name: Lobster Creek County: Curry
TRS: 34S 13W Sec. 36 Tax Lot: 113 Acres: 637.1 Acres 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: Holder Name: Easement #:

Minerals: Surface and Subsurface

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

Adjacent Property Owners: Rogue Wilderness Area to north and east; private ownership on the remainder.

1. Physical Description: Zoned Timber. Parcel is about five miles northwest of the Rogue River and is approximately 20 miles northeast of Gold Beach. Parcel is on the northwest side of a large ridge that rises up from the Rogue River. County maintained paved road cuts through southern portion of parcel. Much of the parcel has not been harvested due to steep slopes and the rest is reproduction timber. Timber Volume Per Acre (Thousand Board Feet): 6.83

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

3. Recreational Features: Although the tract is reachable by paved road, there are few trails through the parcel and much of the tract is inaccessible due to steep slopes.

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: \$1,462,614-\$1,723,448 Source: AMP

7. Expenses

Annual Expenses: Minimal annual forest mgmt costs

List: 2007 Payment to Fire Protection Coos District-\$1,051.49

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-The parcel location is very remote and difficult to reach.

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.
- Market conditions dictate that disposal is prudent in order to realize appreciation in value
Explanation –The Gold Beach area is in high demand as is property near the Rogue River.
- X A high level of market demand exists for the type of property being considered
Explanation – Because of its location near Gold Beach and the Rogue, the parcel would be appealing to an investor looking for a large parcel timber homesite.
- 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 – The parcel's highest and best use is as a large parcel homesite.
- 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: 5/6/08 Reviewer: JLilly Date: 5/19/08