

Land Disposal Evaluation

Land Parcel ID: Parcel Name: Mt. Avery County: Curry
TRS: 32S 13W Sec. 16 Tax Lot: 413 Acres: 234.9 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: BLM to east and west; USFS to south; private ownership to north.

1. Physical Description: Zoned Timber. Parcel is at the top of the ridge with steep southfacing slopes very close to Mt. Avery. Tract is in between Sixes River and South Fork Sixes River. There is unimproved road access within ½ mile. Tract has not been harvested due to difficulty in access. Timber Volume Per Acre (Thousand Board Feet): 48.80

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: \$5,864,576-\$7,144,854 Source: AMP

7. Expenses

Annual Expenses: Minimal annual forest mgmt costs

List: 2007 Payment to Fire Protection Coos District-\$395.36

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 at statehood and has severe slopes.

- 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.
- 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