

Land Disposal Evaluation

Land Parcel ID: TRS:29S 7W Sec. 36 Tax Lot: 100 Acres: 137.4 Acres
Parcel Name: Rice Creek
County: Douglas
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: Has private ownership on three sides, federal ownership on fourth.

1. Physical Description: Zoned TR Timber Resources. Parcel is in steep remote mountainous area west of Myrtle Creek; no direct access. Parcel has steep slope and timber that has never been harvested. Timber Volume Per Acre (Thousands Board Feet): 31.68

2. Fish & Wildlife Features: Parcel does have endangered owls.

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: \$2,093,384-\$2,547,592 Source: AMP

7. Expenses

Annual Expenses: Minimal annual forest mgmt costs

List: 2007 Fire Protection Payment to Douglas District: \$312.11

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.

- 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 is an isolated parcel that requires disposal evaluation to reduce management costs.

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