

Land Disposal Evaluation

Land Parcel ID: TRS:16S 3E Sec. 16 Tax Lot: 1911 Acres: 621.7 Acres **Parcel Name:** S. Fork Gate Creek **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 **Easement Holder Name:**
Giustana Bros., Weyerhaeuser
Easement #: 58-365 to 391

Minerals: Surface and Subsurface

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

Adjacent Property Owners: Has USFS on 1 ½ sides; private ownership around the rest.

1. **Physical Description:** Zoned F-1 (Forest) Parcel is in a steep, remote mountainous area 3/4 mile northwest of Mt. Hagan Research Natural Area (USFS); gravel logging road access and has a fish-bearing tributary stream for the McKenzie River. 108 acres of the parcel will be logged by May 2009; the remaining timber is restricted by steep slopes and/or riparian areas.

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: \$450,560 Source: Lane County Assessor's Office

7. **Expenses**

Annual Expenses: Minimal annual forest mgmt costs

List: 2007 Payment to Fire Protection South Cascade-\$1,349.95

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. Available timber will be harvested before sale.

Parcel has low appreciation potential

Explanation-Lane County Forest zoning is extremely restrictive.

- 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 at western edge of Willamette National Forest.
- 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 should be considered for disposal under the policies directed by the AMP. ODF recommends disposal.

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