

# Land Disposal Evaluation

**Land Parcel ID:** TRS:31S 10W Sec. 36  
**Parcel Name:** West Fork Cow Creek  
**County:** Coos  
**Tax Lot:** 500 **Acres:** 641.4 Acres  
**Land Classification:** Forest  
**Land Class:** Trust

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**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:** Siskiyou National Forest is to SW; BLM to SE & E; remaining two sides are private ownership.

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1. **Physical Description:** Zoned Forest. Parcel is in steep remote mountainous area north of the South Fork Coquille River; no known road access to parcel other than some logging roads. Timber Volume Per Acre (Thousands Board Feet): 4.89

2. **Fish & Wildlife Features:** 1 Owl activity center w/in parcel & 4 or 5 centers w/in 1.5 miles.

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: \$1,854,480-\$2,205,254 **Source:** AMP

7. **Expenses**

Annual Expenses: Minimal annual forest mgmt costs

List: 2007 Payment to Coos District Fire Protection-\$1,054.66

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 with no public road access.

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 far from developed roads.
- 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 a scattered and isolated parcel that was selected in 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: 5/15/08