

PUBLIC LANDS ADVISORY COMMITTEE (PLAC)

Property Transaction Review Summary

January 22, 2026 Meeting

ODFW

Purchase of Old Railroad ROW in Denman Wildlife Area

Transaction Type (check one): ☒ Acquisition ☐ Disposal

I. Proposed Real Property Transaction (if the transaction is an acquisition please include a description of the intended use of the property):

- The property being acquired is a former railroad right-of-way which bisects ODFW's Denman Wildlife Area near Medford / Central Point in Jackson County.
- Acquisition of the property provides continuity in ODFW property boundaries and eliminates issues related to access across the strip and the potential for future incompatible uses.
- ODFW has been working on this acquisition for several years.
 - The former owner died during negotiations. Now dealing with heirs.
 - ODFW completed a years-long survey and Property Line Adjustment process to reconfigure the property to correspond with property lines on ODFW's adjacent lands.
- ODFW will purchase the property at the appraised value of \$111,150
 - Appraisal date is December 31, 2025
 - Funds for the purchase are:
 - 75% Pittman Robertson Grant from the US Fish and Wildlife Service and
 - 25% match from State funds.
- Expedited review by PLAC is requested in order to facilitate closing of this transaction within the next 45 days. Due to the extended amount of time this transaction has taken to date, and representations as to the timing of closing made by the agency over this term (which were obviously affected by the death of the prior owner), his heirs are somewhat wary in their dealings with the agency and are demanding a quick close now that the conditions precedent to closing (survey, property line adjustment, appraisal) have been satisfied.

II. Reason for PLAC Review (include what the agency is requesting from the PLAC):

- In compliance with ORS 270.120 (6), the PLAC shall advise Agency and DAS on the acquisition of this property.
- ODFW requests that the PLAC review the transaction and provide any relevant advice and suggestions.

III. Background Information

- See Section 1, above

IV. Topics for PLAC Consideration.

- Any issues or concerns that the Committee may raise?

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V. Staff Comments (agency comments that are not already included and DAS staff comments):
<ul style="list-style-type: none">• None
VI. PLAC Findings (Summary of Committee findings, to be completed by DAS Staff):

PLEASE EXCUSE “DRAFT” WATERMARKS



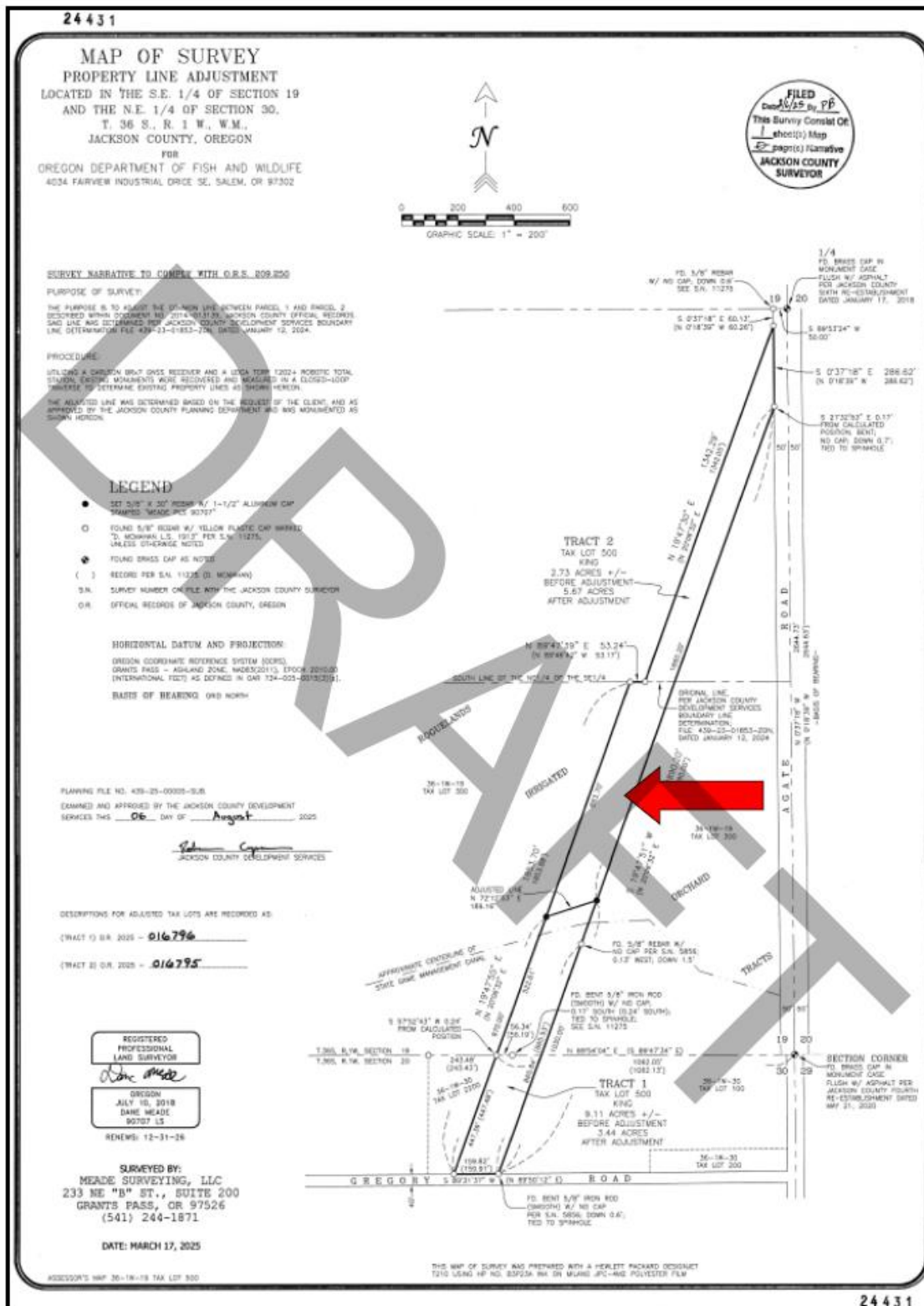
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FIGURE 1
DENMAN WILDLIFE AREA



Property Line Adjustment Survey 24431

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