



# Oregon

Tina Kotek, Governor

## Department of State Lands

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### State Land Board

Tina Kotek

Governor

Tobias Read

Secretary of State

Elizabeth Steiner

State Treasurer

## State Land Board

**Regular Meeting  
June 9, 2026  
Agenda Item 5**

### **SUBJECT**

Sale of State-owned forestland in Coos County

### **ISSUE**

Whether the State Land Board should approve the sale of 80 acres of State-owned forestland to the South Slough National Estuarine Research Reserve (Reserve). See Appendix A for a property map.

### **AUTHORITY**

- Oregon Constitution, Article VIII, Sections 2 and 5; pertaining to the Common School Fund and land management responsibilities of the State Land Board
- ORS 273.055; relating to the power to acquire and dispose of real property.
- ORS 273.171; relating to the duties and authority of the Director.
- ORS 273.553; relating to the South Slough National Estuarine Research Reserve agreement between Oregon and the federal government rules.
- ORS 273.554; relating to the powers, membership, and procedures of the South Slough National Estuarine Research Reserve Management Commission.
- OAR 141-067; relating to the sale, exchange, and purchase of state land.

### **BACKGROUND**

Since 2022, the Reserve has pursued acquisition of the 80-acre Winchester upland property adjacent to the Reserve's 7,000-acre site on Oregon's southern coast. See Appendix B for a timeline of activities. Overseen by the Department and managed for long-term research, education, recreation, and conservation, the Reserve is uniquely positioned to manage this property of late-stage successional forest habitat.

The Winchester upland property encompasses the headwaters of Tom's and Cox Creeks, both of which are tributaries of Winchester Creek, the main waterway of the South Slough. Bordered by the Reserve on two sides, acquisition of these forestlands will expand the footprint and connectivity of lands and waters protected under Reserve management. Land management within the Reserve focuses on protection and quality of native habitat for fish and bird species including marbled murrelets which ODFW designated in 2021 as "endangered" under the Oregon Endangered Species Act and are federally protected as "threatened" species under the federal Endangered Species Act.

This proposed transaction advances the Department's strategic goals by:

- Generating revenue for the Common School Fund,
- Supporting a thriving Oregon through habitat restoration and resilience, and
- Expanding opportunities for research and stewardship at the Reserve.

On December 12, 2023, the Land Board authorized due diligence and funding efforts for the transfer. While due diligence was underway, staff continued work to secure outside funding. In 2025, the National Oceanic and Atmospheric Administration awarded a grant of \$834,000. The award fully funds the purchase and transfer of the Winchester property from its constitutional dedication to the Common School Fund to the Reserve, along with some due diligence and closing expenses.

### **DUE DILIGENCE AND STAFF FINDINGS**

Following the Land Board's authorization in 2023, the Department completed all required statutory and administrative steps, including:

- Public notice and comment period
- Cultural resource assessment
- Boundary survey
- Land appraisal
- Other due diligence and internal review steps

The Land Evaluation Form is provided in Appendix C. The 2025 appraised value of the property and associated timber is \$780,000 (see Appendix D).

On December 3, 2025, the Land Board approved decertification of the property from Oregon Department of Forestry (ODF) management. ODF's Board of Forestry met on January 7, 2026 and agreed to this decision and removed the property from the Common School Forest Land designation.

The Department is also working to extinguish inactive split mineral rights reserved in 1953 on these 80 acres and an additional 347 acres of land within the Reserve. This work will further protect the property and habitat. While related, this effort is separate from the acquisition and does not affect completion of the current transaction.

## **PUBLIC INVOLVEMENT**

This proposed transaction was discussed at public meetings of the South Slough Reserve Management Commission on June 7 and September 27, 2023, where it received support.

The Department held a public comment period from June 17 to July 17, 2025. The Department received a comment from the Confederated Tribe of the Warm Springs deferring to local tribes. The Reserve operates on a co-stewardship model with the Confederated Tribes of the Coos, Lower Umpqua, and Siuslaw Indians, the Coquille Indian Tribe, and the Confederated Tribes of Siletz Indians which will guide management of this acquisition. The Oregon Department of Fish and Wildlife submitted a letter describing habitat values of the property but remained neutral on the transaction.

## **NEXT STEPS**

If approved, the Department will proceed to closing, ensure receipt of funds to the Common School Fund, and transfer management of the property to the Reserve by August 2026.

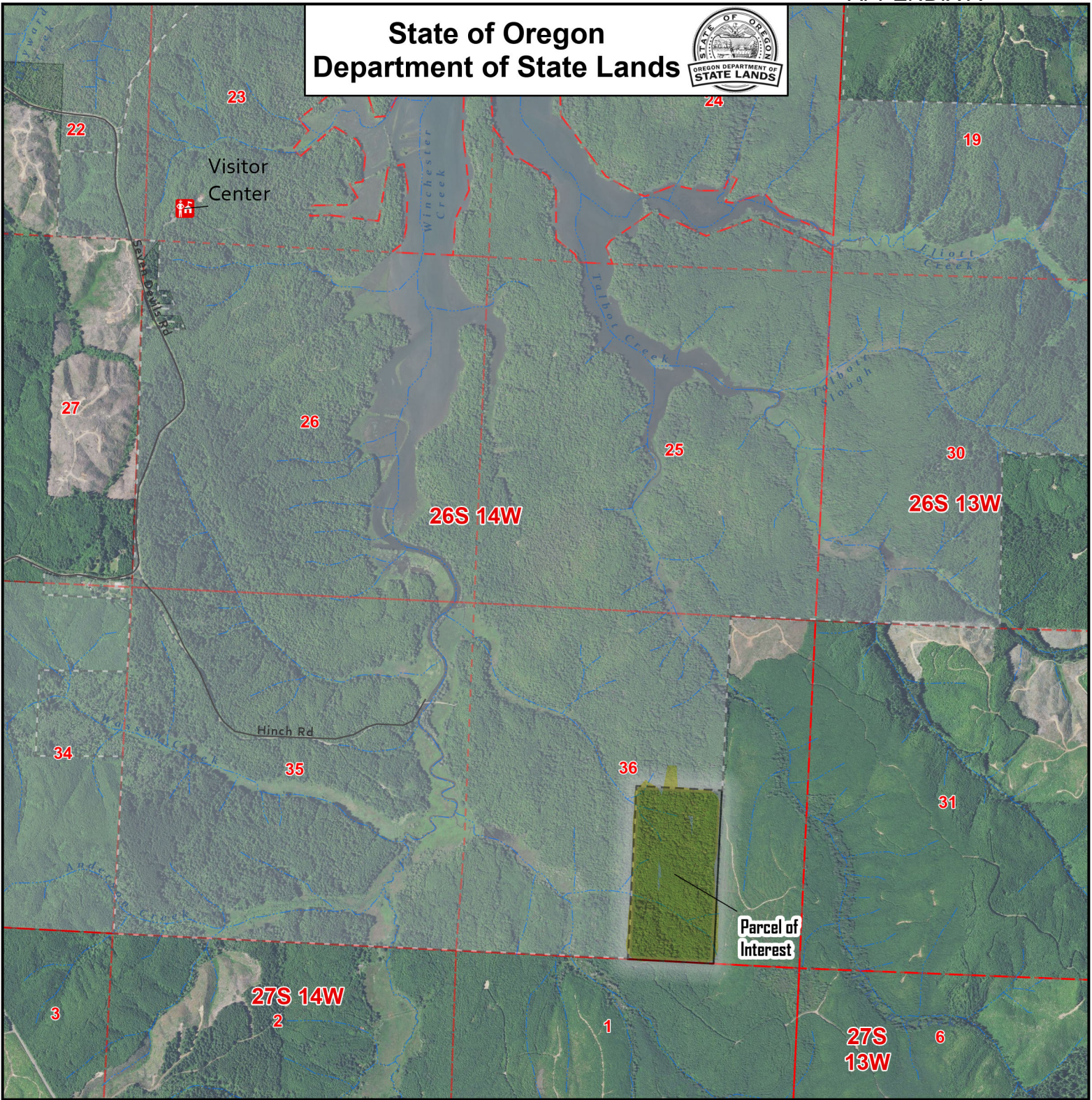
## **RECOMMENDATION**

The Department recommends that the Land Board approve the sale of 80-acres of State-owned forestland to the Reserve for \$780,000.








## **APPENDICES**

- A. Map of property
- B. Timeline of activities
- C. Land Evaluation Form
- D. 2025 Appraisal Summary

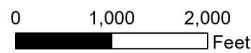
# State of Oregon Department of State Lands



**Appendix A**  
**T26S, R14W Section 36**  
**Coos County**

-  Parcel of Interest
-  Visitor Center
-  Existing SSNERR Boundary
-  Proposed SSNERR Boundary
-  Streams
-  Townships
-  Sections

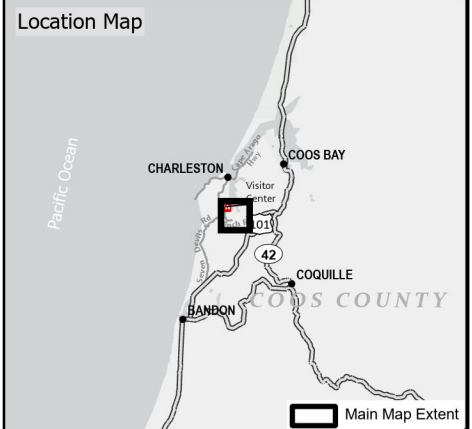
*This map depicts the approximate location and extent of a Department of State Lands Proprietary authorization for use. This product is for informational purposes only and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.*




Map Projection:  
Oregon Statewide Lambert  
Datum NAD83  
International Feet

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Location Map



 Main Map Extent

# Timeline of Proposed Land Sale: 80-acre Winchester Uplands to the South Slough National Estuarine Research Reserve

Oregon Department of State Lands

Proposed land transaction to sell 80 acres of constitutional forestland to the Reserve for habitat protection.

<b>2017</b>	First attempt by the Reserve to acquire the property – unable to find match funds for a grant.
<b>June 2023</b>	Appraisal completed for the land and timber of the property, valued at \$745,000
<b>December 2023</b>	State Land Board approves initiating due diligence work on the proposed land transaction.
<b>October 2024</b>	DOGAMI completed mineral assessment resource report
<b>January 2024</b>	Reserve staff apply for NOAA grant fund the acquisition. Application was not approved.
<b>January 2025</b>	Reserve staff apply for NOAA grant fund the acquisition.
<b>April 2025</b>	Application was informally approved by NOAA.
<b>Mid 2025</b>	Due diligence work completed on cultural surveys and review, timber cruise, land appraisal, biodiversity report, and other related actions. Work funded by NOAA grant.
<b>June – August 2025</b>	A genealogist contracted to find potential heirs of mineral rights reserved in 1953 by four different families.
<b>August 2025</b>	Notice of Award issued from NOAA, \$834,000.
<b>December 2025 to January 2026</b>	State Land Board approved transfer of forest management from Oregon Department of Forestry back to DSL. ODF agreed with the decision and notified the Secretary of State on January 15 <sup>th</sup> .
<b>February 2026</b>	Finalized survey results and updated maps.
<b>April 2026</b>	Boundary survey completed
<b>February to June</b>	Mineral rights extinguishment efforts taken through ORS517.180 for mineral rights reserved in 1953.
<b>June 9, 2026</b>	Request to the State Land Board to approve land sale.
<b>FUTURE ANTICIPATED STEPS</b>	
<b>Summer 2026</b>	Complete sale of property.

# Winchester Uplands LAND EVALUATION FORM

1. Evaluation completed in: Office  Field
2. Parcel Name: Winchester Uplands
3. County: Coos
4. Map & Tax Lot: 26S, 13W, Sec 36, TL800
5. LAS PARCEL #: 1399
6. LAS APP#: 64570-LS
7. GIS Acres: 76.24; 80 acres cadastral
8. DSL Land Class: Forestlands
9. REAMP Category: Forestlands
10. Certified Forest:  Yes  No - Decertified Jan. 15, 2026
11. Leased:  No  Yes Lease #: Type of Use:
12. Ownership Type: Surface only
13. Mineral Rights:  No  Yes (extinguishment process; cloud from 1983 sale)
14. Adjacent Property Owners & Use: SSNERR, Coos County Forestry, Argo US For Invest
15. Zoning: F
16. Developable Parcel:  No  Yes
17. Minimum acres required for home site: N/A
18. Lot of Record:  No  Yes
19. Potential for Zone Change/Partition: NA
20. Wildlife Overlay:
21. Cultural-Historic: Parcel Reviewed:  No  Yes; 8/8/2025
22. Previously Field Surveyed:  No  Yes  Partially Date Surveyed: 5 surveys within 2 miles, dates not provided.
23. Cultural Resources Identified in field? (if yes, consult with staff archaeo):  No  Yes
24. Probability of Cultural Resources:  None  Low  Medium  High
25. Threatened/Endangered Species: Field Survey Completed:  No/Not Needed  Yes  
Species: Potential Marbled Murrelett site
26. Water Rights:  No  Yes Water Right Info: N/A
27. Irrigation District: NA
28. Depth of Nearby Wells: None
29. On-site/Distance to Existing Electrical Service and what type: NA
30. Electrical service provider/PUD Name: NA
31. Potential for Alternative Energy: NA
32. Access: Locked Gated County Forest Road, gravel
33. Legal Access:  No  Yes Gov't Maintained Road:  No  Yes Road Name/#  
unnamed
34. Easements (to/from whom and what type): None in Deeds
35. Interior Roads/Trails/Condition: None found
36. Known Property Boundaries/Corner Survey Markers: N/A, but will be surveyed
37. Nearest DSL Parcel (direct): 1396, 524

- 38. Topography/Shape of Parcel:** from 40 to 160' above sea level, Rectangle
- 39. Vegetation Cover (dominant species, condition, % coverage):** Mature Douglas-fir, Western Hemlock, Port Orford Cedar, Sitka Spruce, and Red Alder.
- 40. Site Structures/Improvements:** N/A
- 41. View Site/Water Features/Other amenities:** N/A
- 42. Evidence of Prior Impacts/Activities (wildfire, crops, historic home site):** None, past logging, but not recent
- 43. Lease History:** N/A
- 44. Current Use:** Forestland
- 45. Agriculture/Timber Potential:** Timber
- 46. Soil Type:** 50% silt loam, ~31% sandy loam,
- 47. NRCS Soil Class:** Above average Class II to average Class III
- 48. MB & G Forest Rating:** 104 to 125
- 49. Age of Timber:** N/A, mature
- 50. Timber Volume:** 2,676 MBF
- 51. Estimated Timber Value:** \$680,308, 2023
- 52. Site Index:** 104 to 125
- 53. Type of Timber:** Douglas-fir, western hemlock, Port Orford cedar, Sitka spruce, and red alder
- 54. % Annual timber volume increase:** unknown
- 55. Fire District/Protection Area:** Coos South - 1
- 56. Property Expenses (fire protection costs):** NA
- 57. Other Holding Costs:** \$0
- 58. Assessor's RMV:** \$87,910
- 59. Tax Year:** 2024
- 60. Estimated Market Value:** \$780,000
- 61. Source:** Appraisal, 9/12/2025
- 62. Known/Proj. AUMs:** 0
- 63. Annual Lease Amt.:** \$ N/A
- 64. 20 year Investment Return based on timber/lease income:** N/A
- 65. Rate of Return on Asset Value (%):** N/A
- 66. Present Value based on Current/Projected Income:** N/A
- 67. Potential developments necessary to increase marketability/land value (ie access, utilities):** N/A
- 68. Est. Annual Income after Development (Improvements/Land-Use Action):** N/A
- 69. Highest and Best Use Conclusion (What is physically possible, legally permissible, financially feasible and provides the highest return):** From Appraisal, "existing recreation and timberland use." Sale of property to SSNERR will satisfy the CSF and expand high value habitat for the Reserve.
- 70. Comments:** Filled out after PRP and DD
- 71. Originator:** Brian Cochran **Date:** March 11, 2026
- 72. Reviewer:** John Gessner **Date:** April 17, 2026

Part I – Introduction

A-1. Title Page

**APPRAISAL REPORT**

**OF**

**The Winchester 80.0-acre Upland Timberland Parcel**

**Located 0.8 miles east of 90685 Hinch Lane,  
Coos Bay (South of Charleston), Oregon**

**Coos County Tax Lot 26-14-36-800**

**CLIENTS**

**Oregon Department of State Lands  
c/o John Gessner, Land Transaction Analyst  
951 SW Simpson Ave., Suite 104  
Bend, OR 97702**

**and**

**South Slough National Estuarine Research Reserve  
State of Oregon Division of State Lands  
P.O. Box 5417  
Charleston, OR 97411**

**PREPARED BY**

**Jeffrey L. Marineau, MAI  
MARINEAU AND ASSOCIATES  
510 Highland Avenue  
Coos Bay, Oregon 97420**

**Effective Date: September 12, 2025**

**Our File #: BC-1440-R1**

**Winchester Acquisition-64570-LS**

#### **A-4. Appraiser's Certification**

*I certify that, to the best of my knowledge and belief,*

- The statements of fact contained in this report are true and correct.*
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- I have no present or prospective interest in the property that is the subject of this report and have no personal interest with respect to the parties involved.*
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.*
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.*
- As of the date of this report, Jeffrey L. Marineau, MAI, has completed the continuing education program for Designated Members of the Appraisal Institute.*
- The appraisal was developed, and the appraisal report was prepared in conformity with the Uniform Appraisal Standards for Federal Land Acquisitions.*
- The appraisal was developed and the appraisal report prepared in conformance with the Appraisal Standards Board's Uniform Standards of Professional Appraisal Practice and complies with USPAP's JURISDICTIONAL EXCEPTION RULE when invoked by Section 1.2.7.2 of the Uniform Appraisal Standards for Federal Land Acquisitions.*
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).*
- Marineau and Associates completed an appraisal of the subject property effective June 6, 2023, and has not performed any other services as an appraiser or in any other capacity on the subject property within the past 36 months.*
- David S. Olson provided significant professional assistance in the preparation of this report to the person signing this report.*



property is located within Coos County's Forest (F) zoning jurisdiction and is well-suited for timberland resource management and /or recreation uses. There is substantial value in the marketable timber, given the age, species, and quality of the timber.

**Improvements:**

The parcel has no structural improvements or site improvements.

**Highest and Best Use:**

The Highest and Best Use is resource land with substantial value in marketable timber.

**Appraiser:**

Jeffrey L. Marineau, MAI

**VALUE CONCLUSION BY THE SALES COMPARISON APPROACH:    \$780,000**

**A-6. Images of the 80.0-acre Property**