

Land Disposal Evaluation

Land Parcel ID: TRS:39S 7W Sec. 16 Trust
Parcel Name: Kelly Creek
County: Josephine
Tax Lot: 3200 **Acres:** 40 Acres
Land Classification: Forest **Class:**

Lease: Yes No **Type of Lease:** N/A **Lessee Name:** N/A **Lease #:**

Easements: Yes No **Type of Easement:** Road **Holder Name:** Longview Fibre Co.
Easement #: 311.17024

Minerals: Surface and Subsurface

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

Adjacent Property Owners: Has BLM ownership on one side and the rest is private.

1. **Physical Description:** Zoned FR (Forest Resource) Parcel is in a dry mountainous area and is located about five miles east of Cave Junction with good access. It has eastern facing moderate slopes and over half of it was harvested recently.

2. **Fish & Wildlife Features:** No known wetlands or essential salmon habitat; no known threatened and endangered species.

3. **Recreational Features:** Little recreational appeal.

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: \$ 9,480 Source: Josephine County Assessor's Office

7. **Expenses**

Annual Expenses: Annual forest mgmt costs by acre plus annual fire protection assessment

List: Payment to Fire Protection District-\$ 109.94

8. **General Disposal Criteria:**

Parcel has low income-generating potential and limited land uses - is not leased or leasable, has poor physical attributes, or has external constraints to manage for best use

Explanation – This parcel has moderately sloping terrain in a dry area. Over half of the parcel was harvested recently and the parcel is small for a commercial timber parcel.

- Parcel has low appreciation potential
Explanation-
- 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 small for a commercial timber parcel.
- 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 has limited potential as a commercial timber parcel and it will be a number of years before this tract is harvestable.

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

Evaluator: C Taylor Date: 11/10/10

Reviewer: S Nelson

Date: 11/12/10