

# Land Disposal Evaluation

**Land Parcel ID:** TRS:36S 7W Sec. 16 Trust  
**Parcel Name:** Limpy Creek  
**County:** Josephine  
**Tax Lot:** 400 **Acres:** 86.1 Acres  
**Land Classification:** Forest **Class:**

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

**Easements:**  Yes  No **Type of Easement:** None known **Holder Name:** **Easement #:**

**Minerals:** Surface and Subsurface

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

**Adjacent Property Owners:** Has private ownership on all sides.

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1. **Physical Description:** Zoned FR (Forest Resource) Parcel is in a dry mountainous area and is located about two miles southeast of Grants Pass. It has steep terrain and is in a rural residential neighborhood.

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: \$ 186,570 **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-\$ 236.64

## 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. 50 acres of the parcel is reproductive timber that is not mature and the rest is not productive land.

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 –** The land has some serpentine soils which is poor soil for growing timber. All but one third of the parcel is a south facing slope which limits the growth due to lack of water. It will not be harvestable for a number of years.
- 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 –**
- 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: CTaylor Date:11/10/10

Reviewer: S Nelson

Date: 11/12/10