

Land Disposal Evaluation

Land Parcel ID: TRS:40S 2W Sec. 24 Tax Lot: 3400 Acres: 160 Acres
Parcel Name: Little Red Hill
County: Jackson
Land Classification: Forest Land
Class: Trust

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

Easements: Yes No Type of Easement: Road Holder Name: USFS Easement #: 311.15024

Minerals: Surface and Subsurface

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

Adjacent Property Owners: Has private ownership on one side; USFS on the other sides.

1. Physical Description: Zoned FR (Forest Resource) Parcel is in a steep remote mountainous area approximately 20 miles southwest of Ashland but a 40 minute drive from the nearest paved road. One quarter of the parcel burned a few years ago and an eighth of the parcel is dry and unproductive ground.

2. Fish & Wildlife Features: No known wetlands or essential salmon habitat; 2 known spotted owl sites within 1.3 miles.

3. Recreational Features: Little recreational appeal due to isolated location.

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: \$ 241,240 Source: Jackson 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-\$ 456.89

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 burned partially a few years ago, and has steep, dry ground. The parcel is in a very remote location.

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 parcel is remote and travel time to manage the parcel is long.
- 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 is an isolated remote parcel that is located in a dry area with limited potential.

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