

# Land Disposal Evaluation

**Land Parcel ID:** TRS:35S 5W Sec. 6 Trust  
**Parcel Name:** Red Mountain  
**County:** Josephine  
**Tax Lot:** 2400 **Acres:** 38.3 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:** BLM; Josephine Co.  
**Easement #:** 311.17068; 311.17043

**Minerals:** Surface and Subsurface

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

**Adjacent Property Owners:** Has BLM ownership 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 two miles east of I-5 and eleven miles north of Grants Pass. It has good road access.

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

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: \$ 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 thirty-five year old timber and will not be harvested for another fifteen years. The parcel is small and has limited commercial potential.

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 -**
- 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. It will be harvestable in fifteen years which is a long time to wait for a return.

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

Evaluator: C Taylor Date: 11/8/10

Reviewer: S Nelson

Date: 11/9/10