

# PROPOSED LAND TRANSACTIONS

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GREEN SHEET

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Meeting/Workshop April 13 & 14, 2012

Agenda Item: PROPOSED LAND TRANSACTIONS

Staff Contact: Dan Budd

Presenter: Dan Budd

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**Background:**

The Department is recommending the following actions:

Item 1 - Proposed Acquisition of 1,144.65 acres in Asotin County

Item 2 - Proposed Acquisition of 49.14 acres in Okanogan County

**Policy issue(s) you are bringing to the Commission for consideration:**

Protection of critical fish and wildlife habitat and providing public recreational opportunity.

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**Public involvement process used and what you learned:**

Item 1- This project is funded in part by a grant from the US Fish and Wildlife Service under the Section 6 program which involves a national competition. This project was approved through the Department's Lands 20/20 process. Regional Director Steve Pozzanghera has discussed this project with past and current the Asotin County Commissioners who indicated support. Also the project is supported by the Nez Perce tribe and several conservation organizations, three of which are donating funds towards the purchase price. There has been no objection to this project.

Item 2 – This project is being funded by a grant from the US Fish and Wildlife Service Section 6 Program which involves a national competition. This project was approved through the Department's Lands 20/20 process and project information was shared with the Okanogan County Commission and county conservation organizations. The Department meets on a regular basis with Okanogan County commissioners and has reviewed this transaction with them.

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**Action requested (identify the specific Commission decisions you are seeking):**

Approval of the proposed land transaction as presented.

**Draft motion language:**

Move to approve the proposed land transaction as presented.

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**Justification for Commission action:**

This action will protect critical fish and wildlife habitat and provide public recreational opportunity.

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**STATE OF WASHINGTON  
DEPARTMENT OF FISH AND WILDLIFE  
WILDLIFE PROGRAM  
LANDS DIVISION  
REAL ESTATE SERVICES**

April 13, 2012

TO: Philip Anderson  
Director

FROM: Dan Budd  
Real Estate Manager

**SUBJECT: ITEM 1: PROPOSED ACQUISITION OF THE KOCH PROPERTY  
WEATHERLY UNIT, ASOTIN CREEK WILDLIFE AREA  
ASOTIN COUNTY**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase 1,144.65 acres from Ms. Koch in Asotin County. This acquisition is part of the Asotin Creek/Charley Fork project which was evaluated and approved through the Lands 20/20 process in 2010. The purpose of the project is to protect riparian and big game habitat and enhance management opportunities. This project is being funded by a grant from the U.S. Fish and Wildlife Service under the Section 6 program. Partnership funding is also being provided by the Rocky Mountain Elk Foundation, the Mule Deer Foundation and the Inland Northwest Wildlife Council. Authority for this acquisition is provided in the capital budget.

This property consists of two parcels, the 915.65-acre Charley Creek parcel and the 229-acre Asotin Creek parcel. The parcels are located approximately 13 miles southwest of the town of Asotin. The Charley Creek parcel is a steep canyon and has about 2.5 miles of Charley Creek bisecting it. The Asotin Creek parcel has frontage on both Charley Creek and Asotin Creek. The value of this property to fish and wildlife are the riparian and riverine characteristics beneficial to endangered fish species (summer steelhead, Chinook salmon and bull trout) and shrub-steppe habitat beneficial to sharp-tailed grouse, bighorn sheep and elk. It is bordered by lands owned by the National Forest, the Washington Department of Natural Resources, and other WDFW lands.

The property will be managed within the Wildlife Program by Bob Dice as part of the Weatherly Unit, Asotin Wildlife Area. Operation and maintenance costs are anticipated to be \$18,315 annually to address weed control and litter issues. Annual payment in-lieu of property tax is estimated at \$1,300. Funding will be provided from the existing wildlife area budget. The Department has secured an option to purchase this property at the reviewed and approved appraised value of:

\$624,500 for 1,144.65 acres

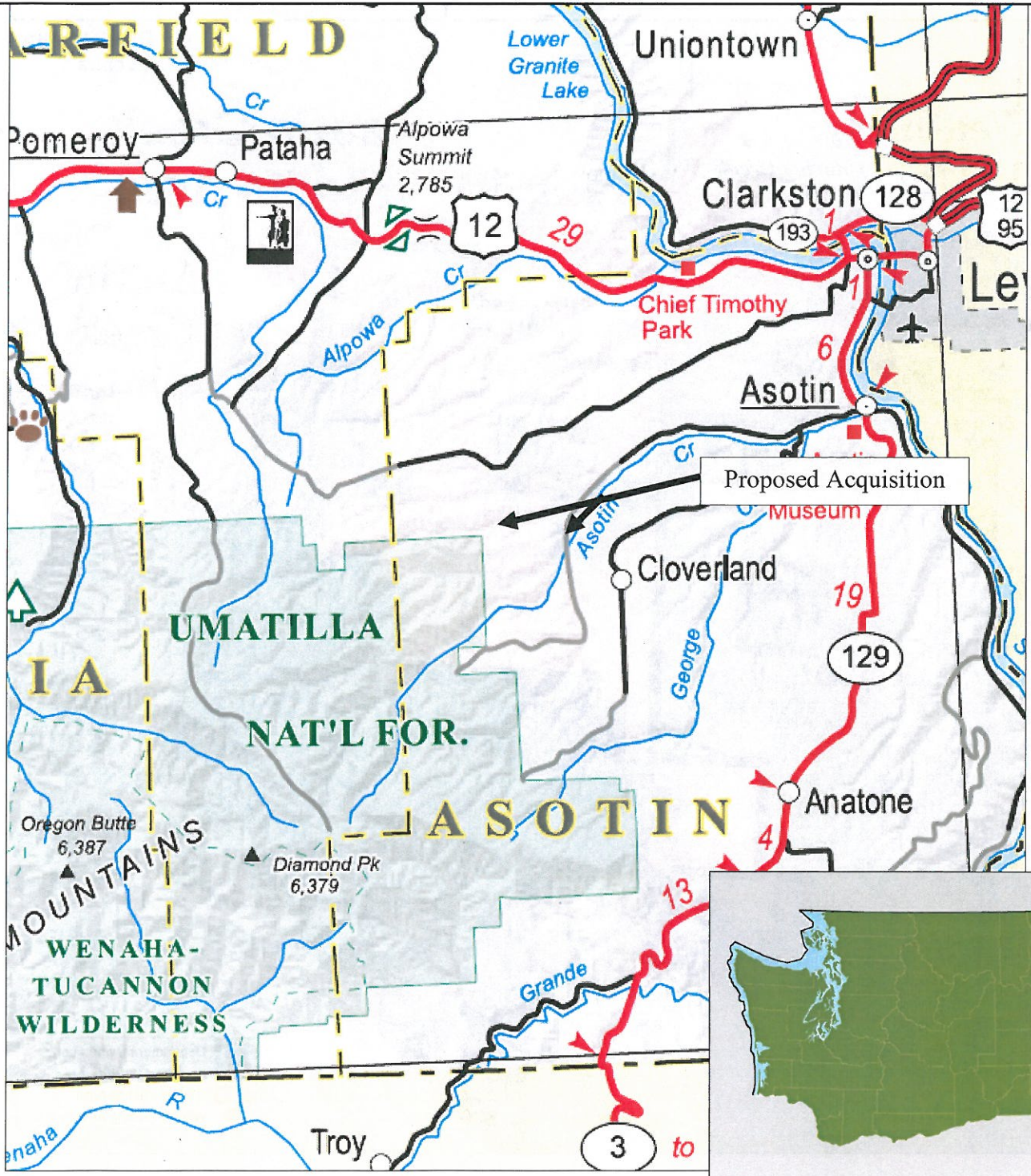
The Department recommends the Commission approve the acquisition of the 1,144.65-acre Koch property for \$624,500.

**ITEM 1: PROPOSED ACQUISITION KOCH PROPERTY**

**COUNTY: ASOTIN COUNTY**

**LEGAL: SECS 1, 3, 5, 6 & 7, TOWNSHIP 9N, RANGES 43 & 44E, W.M.**

**ACRES: 1,144.65**

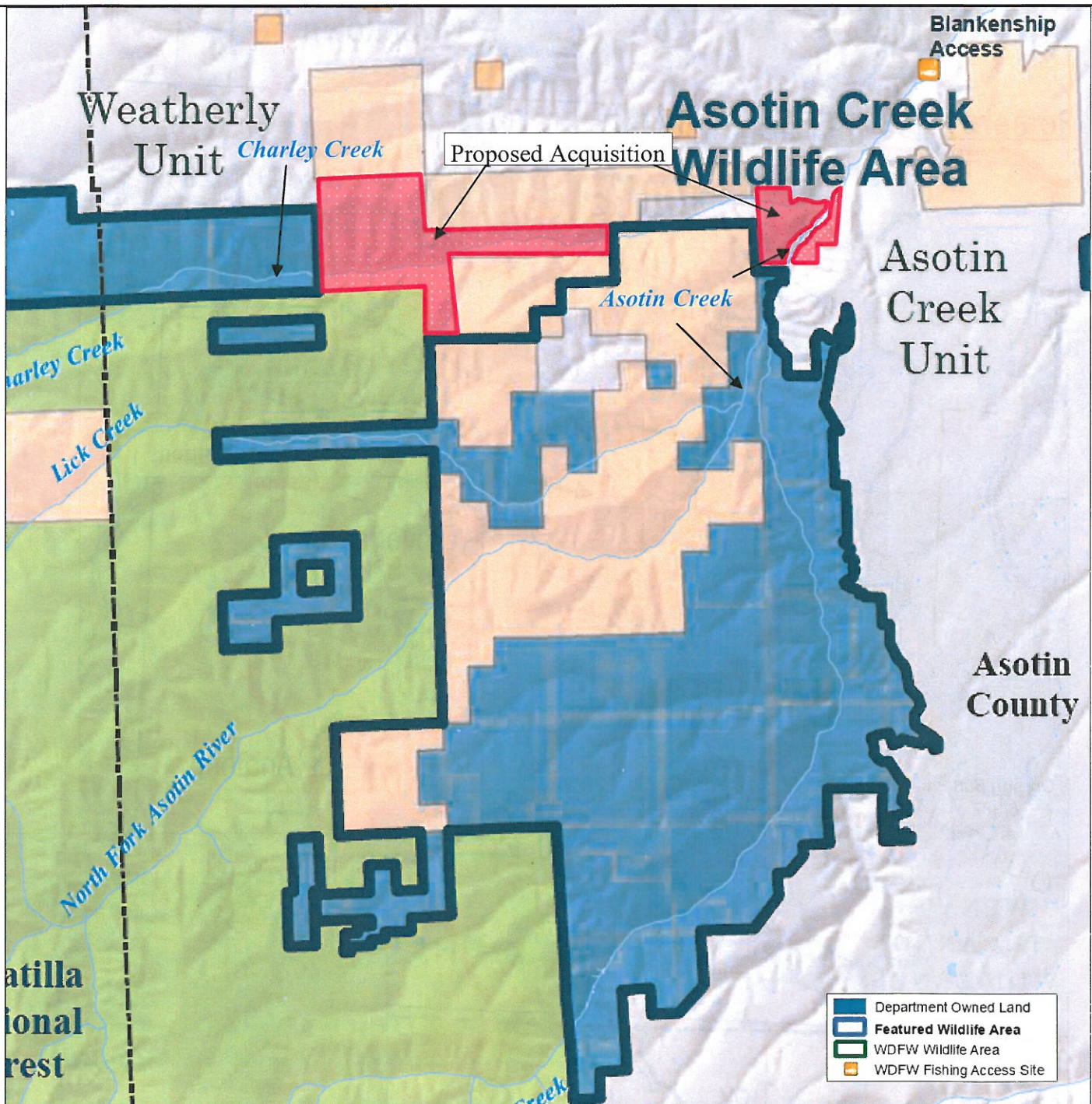


**ITEM 1: PROPOSED ACQUISITION KOCH PROPERTY**

**COUNTY: ASOTIN COUNTY**

**LEGAL: SECS 1, 3, 5, 6 & 7, TOWNSHIP 9N, RANGES 43 & 44E, W.M.**

**ACRES: 1,144.65**



**STATE OF WASHINGTON  
DEPARTMENT OF FISH AND WILDLIFE  
WILDLIFE PROGRAM  
LANDS DIVISION  
REAL ESTATE SERVICES**

April 13, 2012

TO: Philip Anderson  
Director

FROM: Dan Budd  
Real Estate Manager

**SUBJECT: ITEM 2: PROPOSED ACQUISITION OF THE GEESTMAN PROPERTY,  
GOLDEN DOE UNIT, METHOW WILDLIFE AREA, OKANOGAN COUNTY**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase 49.14 acres from Margaret Geestman in Okanogan County. This acquisition is part of the Methow Watershed project which was evaluated and approved through the Lands 20/20 process. The purpose of the project is to protect riparian habitat, big game habitat, cross-valley migration corridor, and enhance management opportunities with adjacent WDFW-owned lands. This project is being funded by a grant from the US Fish and Wildlife Service Section 6 Program. Authority for this acquisition is provided in the capital budget.

This property is located in Okanogan County, approximately 4 miles south of Twisp. The property is a combination of alfalfa field/pastureland, flood plain and riparian habitat with over 2,000 feet of frontage on the Methow River and adjacent to WDFW lands. The property has an older residence and several ranching operations buildings and sheds. The property has not been used by the owner for ranching in years and the property is currently marketed for sale.

The property's river front provides significant riparian and in-stream habitats that benefit listed salmonids including, bull trout, Upper Columbia spring Chinook, and summer steelhead. Cobble and riffle habitat support fish spawning, and deciduous forest provides valuable habitat for songbird breeding and nesting.

The property contributes to critical, seasonal, cross-valley migration habitat for mule deer and other wide ranging wildlife. Acquisition of this property will facilitate east-west connectivity of existing public lands.

The property will be managed within the Wildlife Program by Tom McCoy as part of the Methow Wildlife Area. Operation and maintenance costs are anticipated to be \$800 annually to address weed control and litter issues. Payments in lieu of property tax are estimated at \$250. Funding will be provided from the existing wildlife area budget. The Department has been successful in negotiating the purchase of this property at the reviewed and approved appraised value of:

\$491,000.00 for 49.14 acres

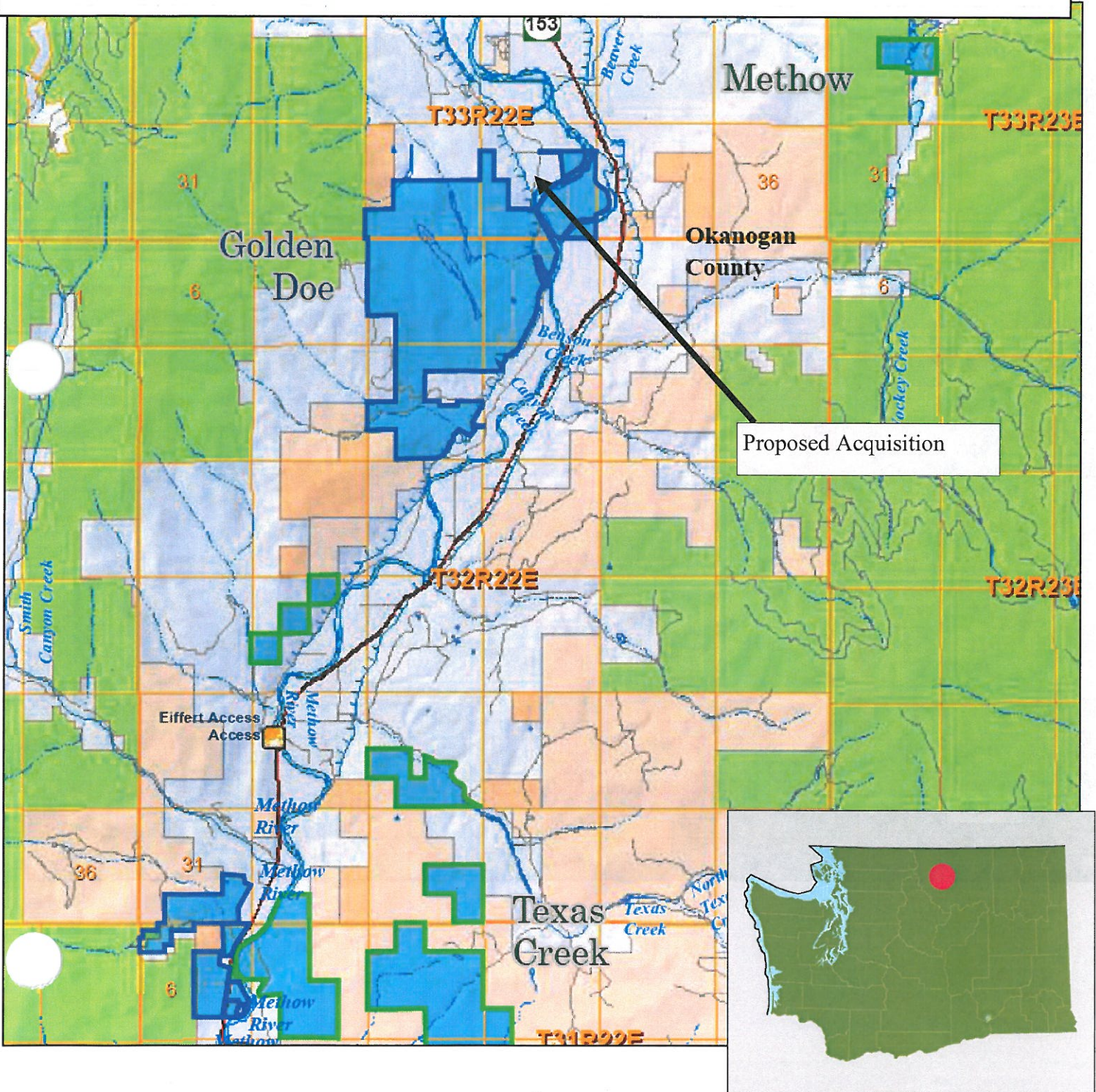
The Department recommends the Commission approve the acquisition of the 49.14-acre Geestman property for the appraised value of \$491,000.00.

**ITEM 2: PROPOSED ACQUISITION GEESTMAN PROPERTY**

**COUNTY: OKANOGAN COUNTY**

**LEGAL: SECTIONS 34, TOWNSHIP 33N, RANGE 22E, W.M.**

**ACRES: 49.14**



**ITEM 2: PROPOSED ACQUISITION GEESTMAN PROPERTY**

**COUNTY: OKANOGAN COUNTY**

**LEGAL: SECTIONS 34, TOWNSHIP 33N, RANGE 22E, W.M.**

**ACRES: 49.14**

