

# *Land Transactions*

**September 18<sup>th</sup> & 19th, 2015**



*NE Section of Grand Coulee Ranch*

# Acquisition Steps

Scoping  
and Need

Evaluation and  
Prioritization

Land  
Transaction

Integrating  
Ownership



# Acquisition Steps

Scoping  
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Evaluation and  
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# Land Transaction Stages

- Appraisal
- Appraisal Review
- Negotiations
- Purchase Option
- Fish and Wildlife Commission Approval
- Close

# Land Transaction Appraisal

- Appraisal Required by RCW 8.26.180
  - “(2) Real property shall be appraised before the initiation of negotiations ...”
  - “(3) The acquiring agency shall provide the owner of real property to be acquired with a written statement of ... the amount it established as just compensation.”

# Land Transaction Appraisal

- Appraisal Standards
  - Determined by funding source
  - State funds require the Uniform Standards of Professional Appraisal Practice, referred to as USPAP
  - Federal funds require Uniform Standards for Federal Land Acquisition, referred to as “yellow book”

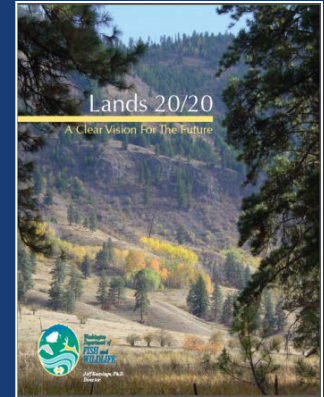
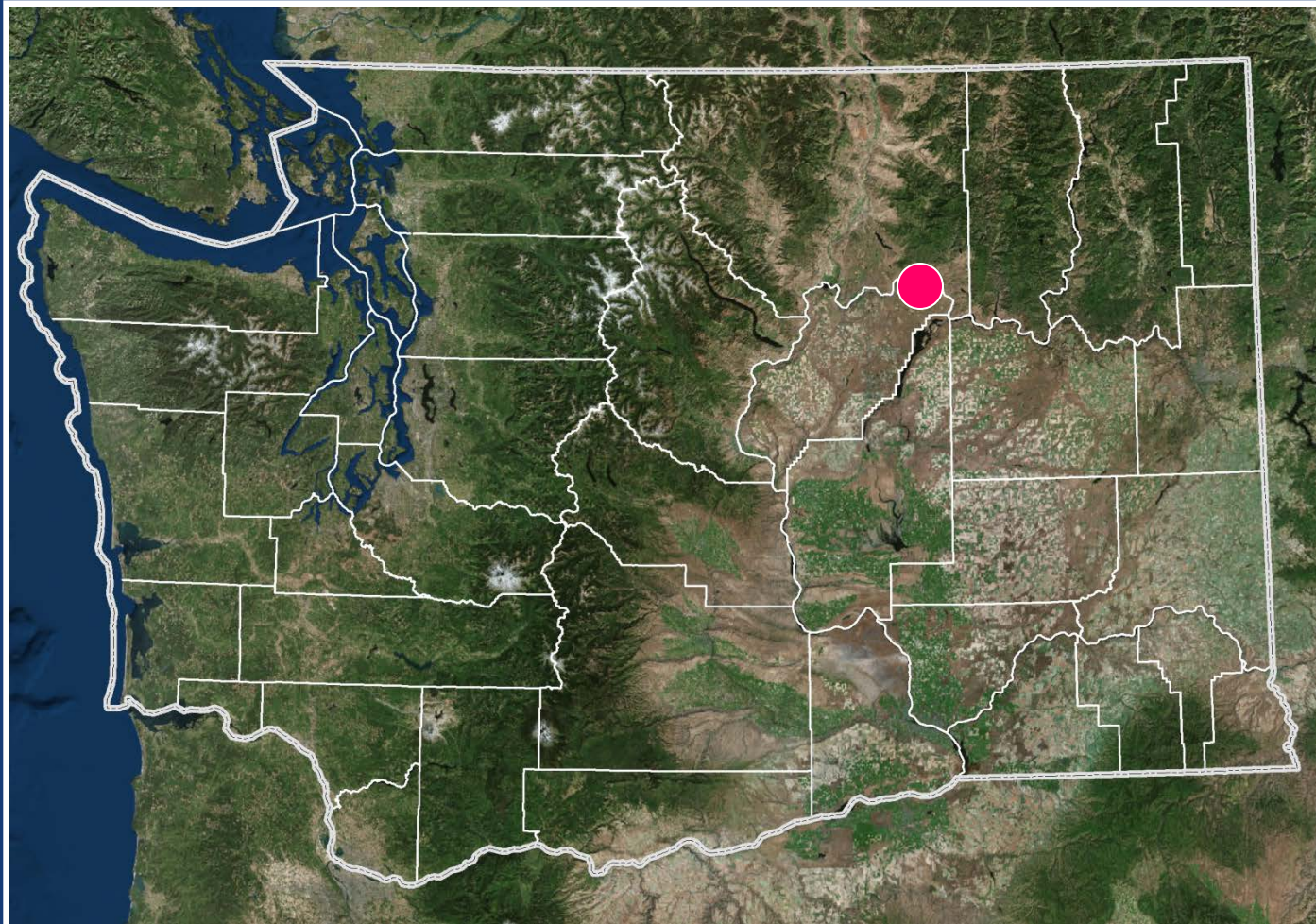
# Land Transaction Appraisal

- Independent Fee Appraisers
- Appraisal Review
  - Reviewed for compliance with appraisal standards
  - Federal funds also require federal review
- Just Compensation Established – Negotiations Begin



# Grand Coulee Ranch, LLC

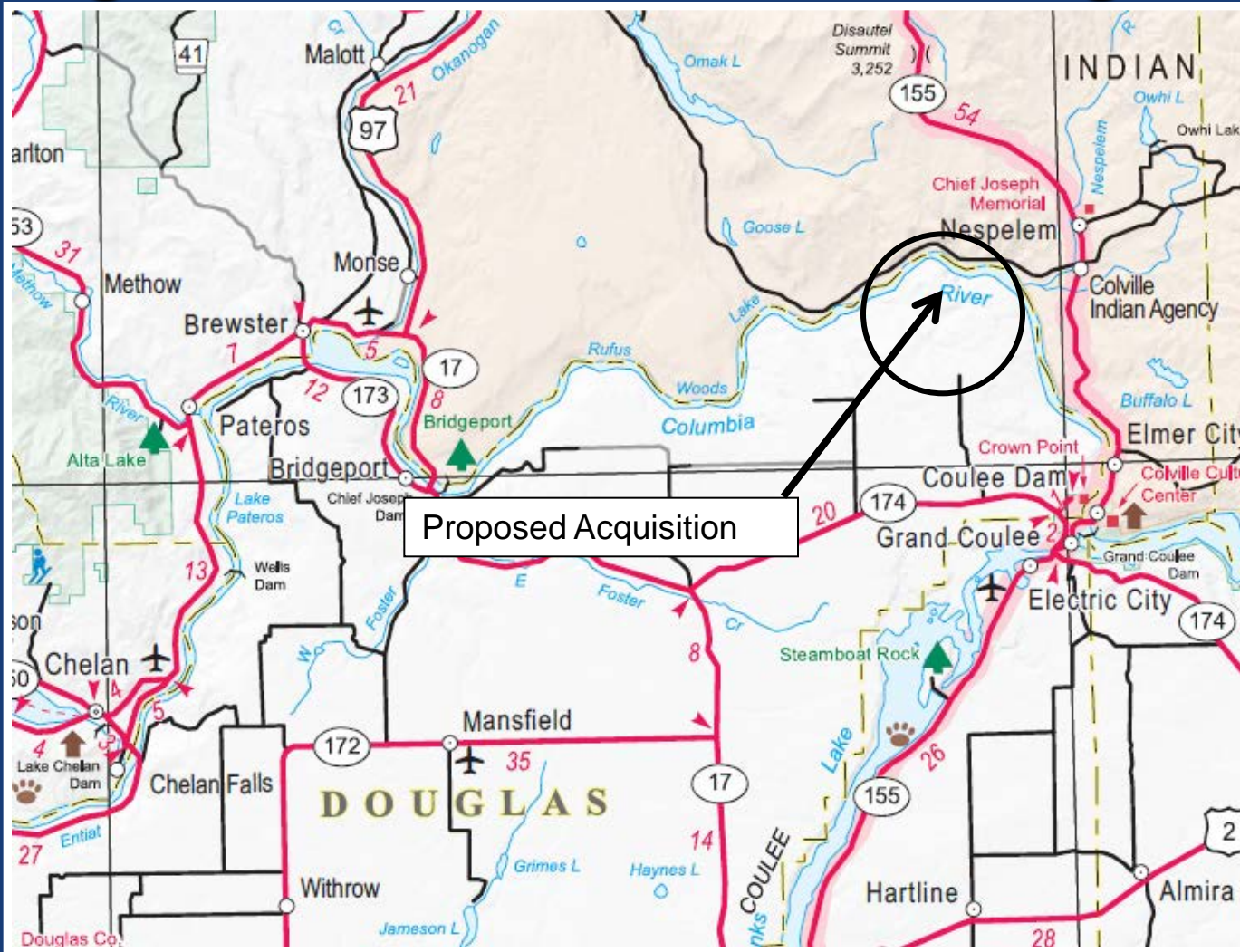
## Big Bend Wildlife Area, Douglas County





# Grand Coulee Ranch, LLC

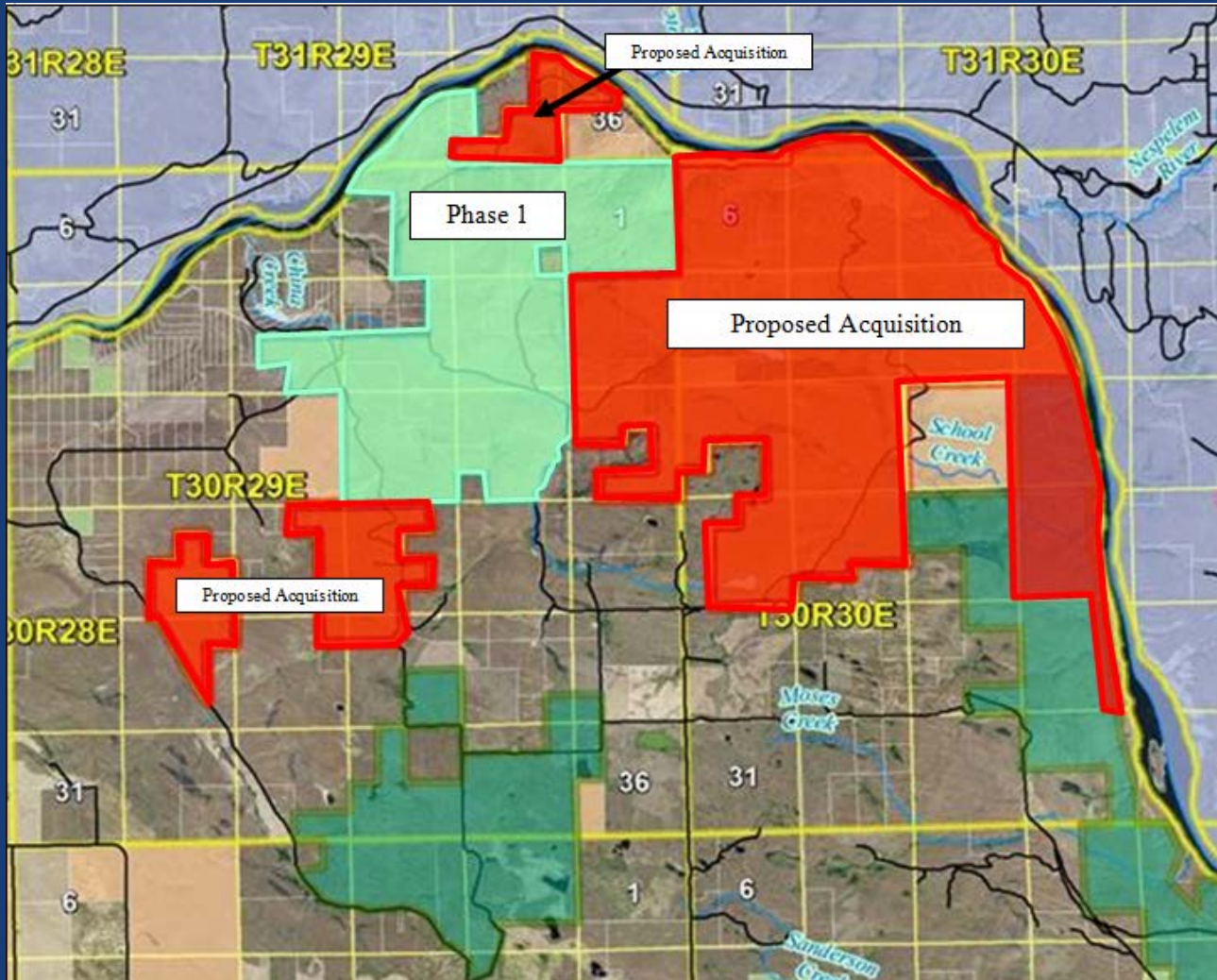
## Big Bend Wildlife Area, Douglas County



Phase 2  
9,123.21  
acres

# Grand Coulee Ranch, LLC

## Big Bend Wildlife Area, Douglas County



### Funded by

- RCO WWRP
- USFWS Section 6
- USFWS DJ





# Grand Coulee Ranch, LLC

## Big Bend Wildlife Area, Douglas County

### Project Goals and Objectives

- Protect habitat for all life phases of prairie grouse
- Maintain connectivity between habitat and populations
- Preserve diversity of shrub-steppe communities



Sage Thrasher





# Grand Coulee Ranch, LLC

## Big Bend Wildlife Area, Douglas County

- Public hunting and fishing opportunity
- Operation and Maintenance cost approx. \$72,984 annually

Appraised Value

**\$3,922,980**



# Grand Coulee Ranch, LLC

## Big Bend Wildlife Area, Douglas County





# Grand Coulee Ranch, LLC

## Big Bend Wildlife Area, Douglas County





# PUBLIC COMMENT

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