



# *Land Transactions*

**October 27<sup>th</sup> & 28th, 2017**

# Acquisition Steps

Scoping  
and Need

Lands 20/20  
and  
Funding

Land Transaction

Integrating  
Ownership

# Acquisition Steps

Scoping  
and Need

Lands 20/20  
and  
Funding

Land  
Transaction

Integrating  
Ownership

# Land Transaction Stages

- Letter of Intent
- Appraisal/Review
- Negotiations
- Purchase Option
- Fish and Wildlife Commission Approval
- Close



# Land Transaction Appraisal

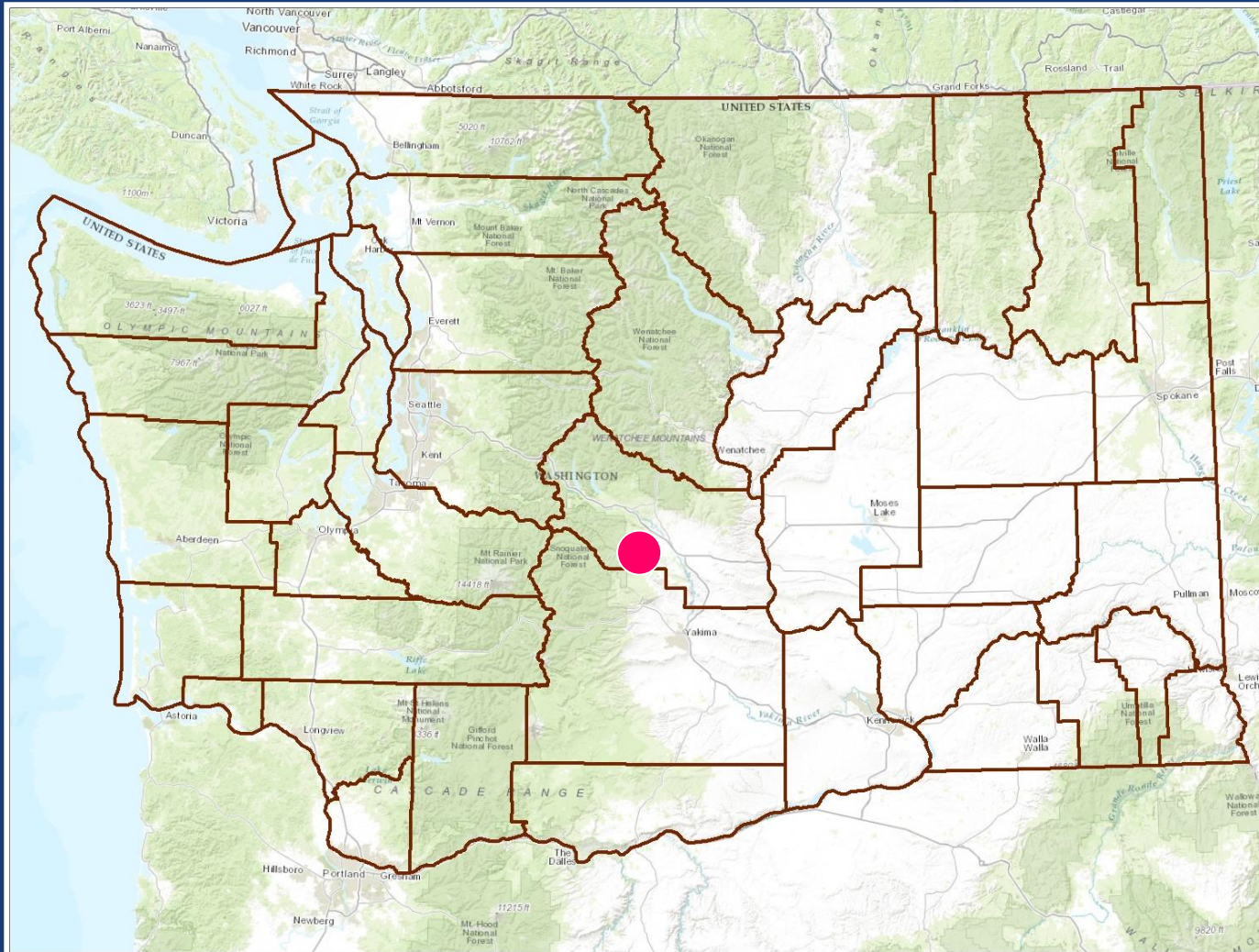
- Appraisal Required by RCW 8.26.180
- Appraisal Standards
- Independent Fee Appraisers
- Appraisal Review

# Land Transaction Stages

- Letter of Intent
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- Negotiations
- Purchase Option
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# TNC, Section 31 Property

## Kittitas County

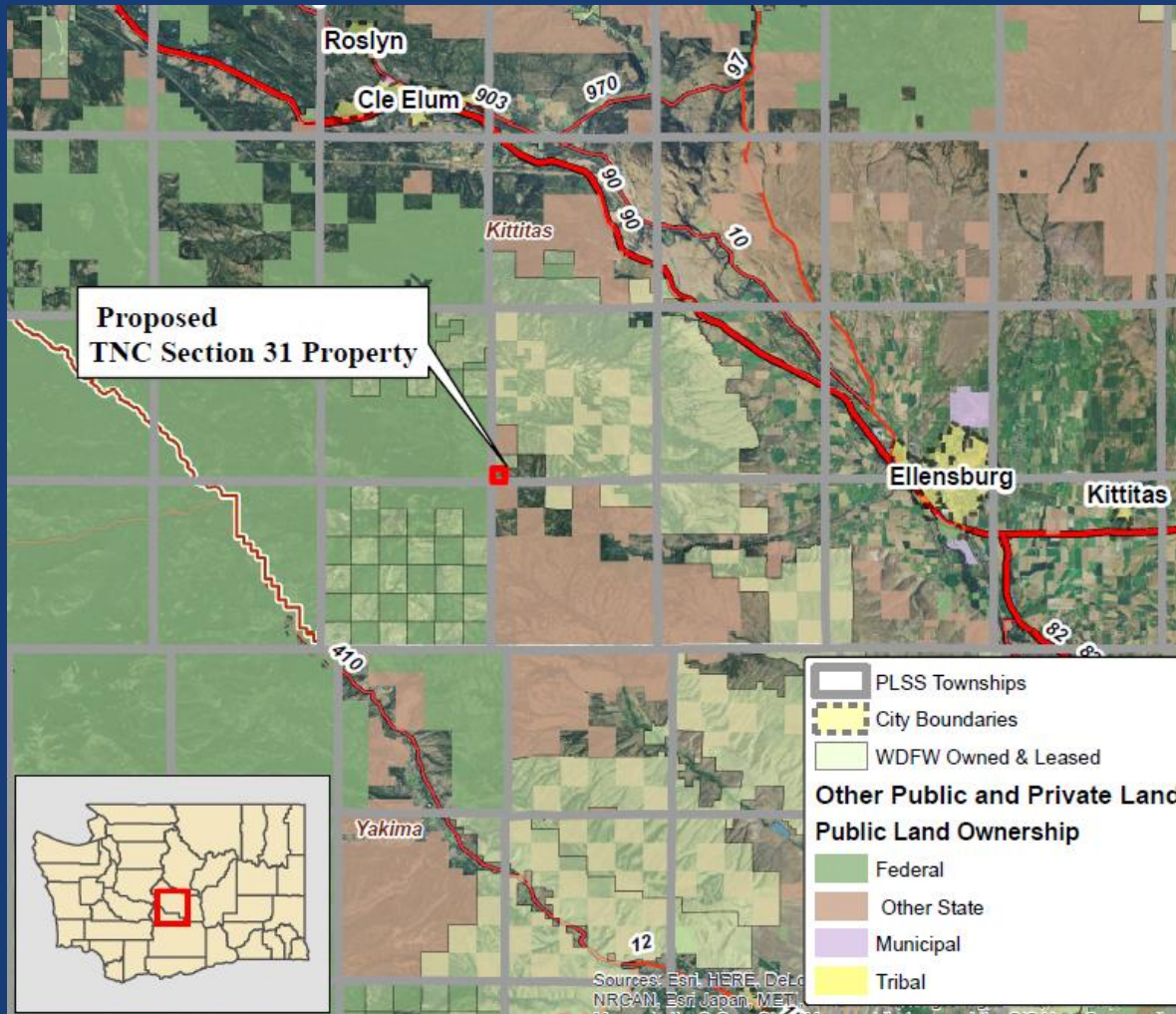


142 +/-  
acres



# TNC, Section 31 Property

## Kittitas County



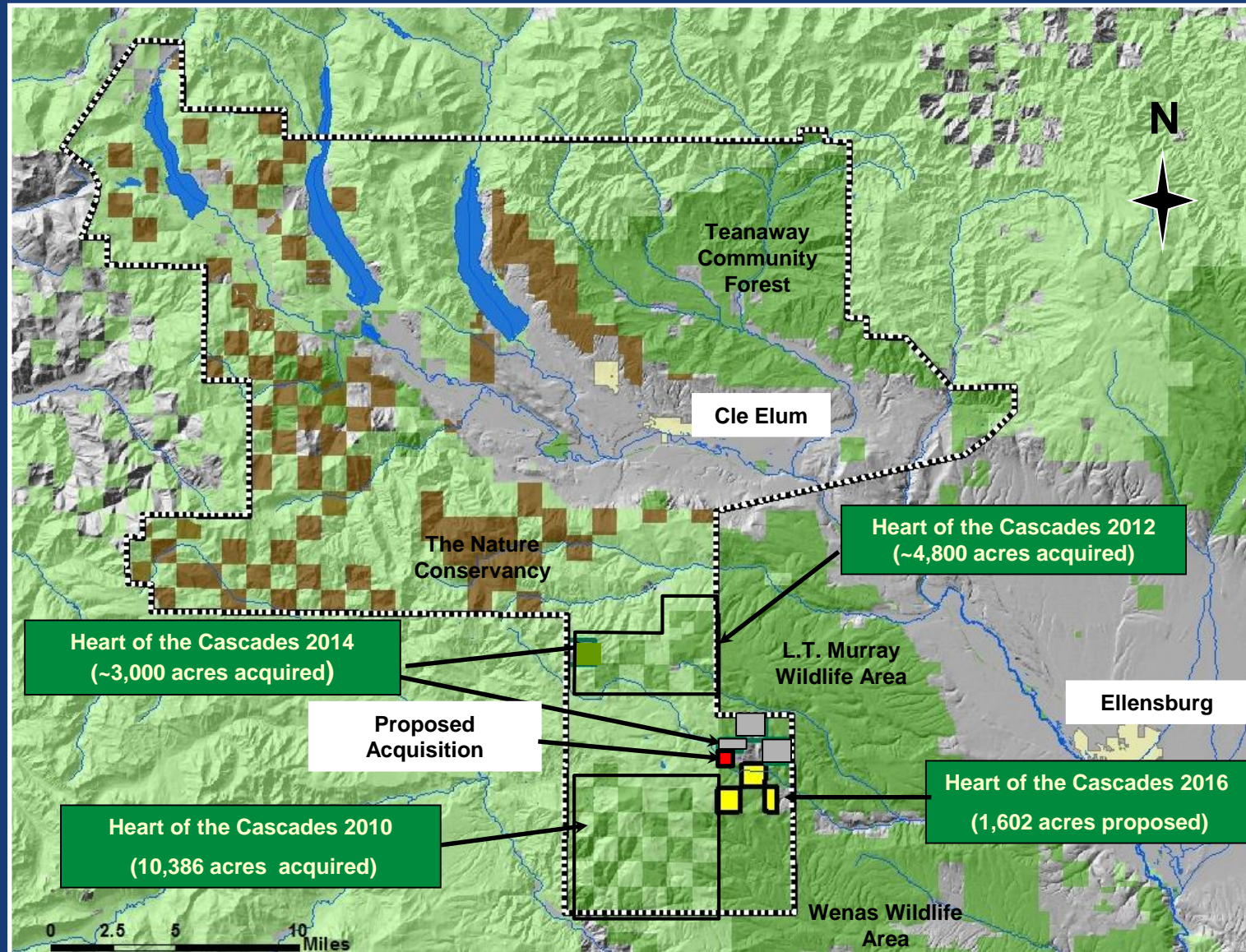
Appraised Value  
**\$142,000**





# TNC, Section 31 Property

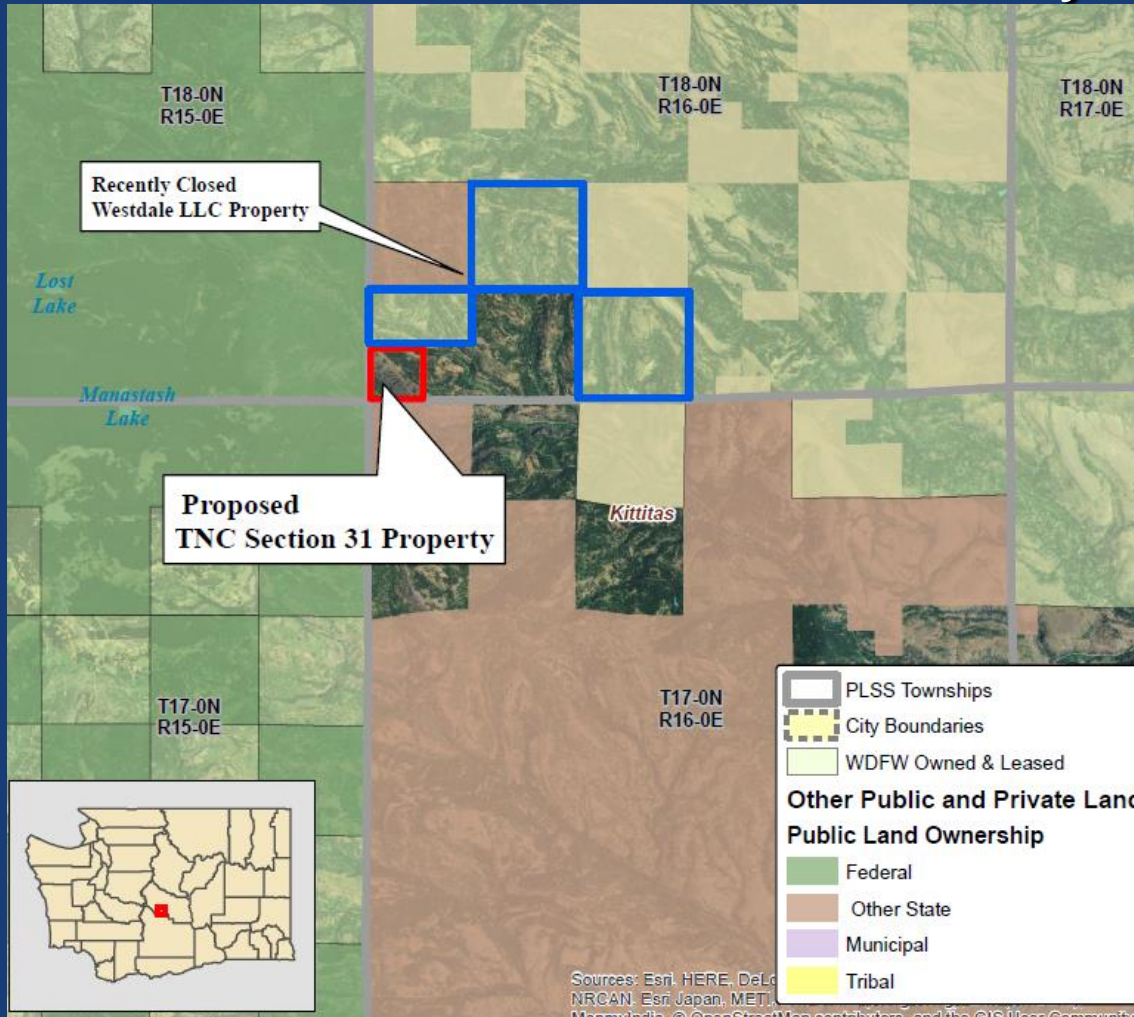
## LT Murray WLA, Kittitas County





# TNC, Section 31 Property

## Kittitas County



Annual O & M  
\$1,846

PILT =  
\$653/year

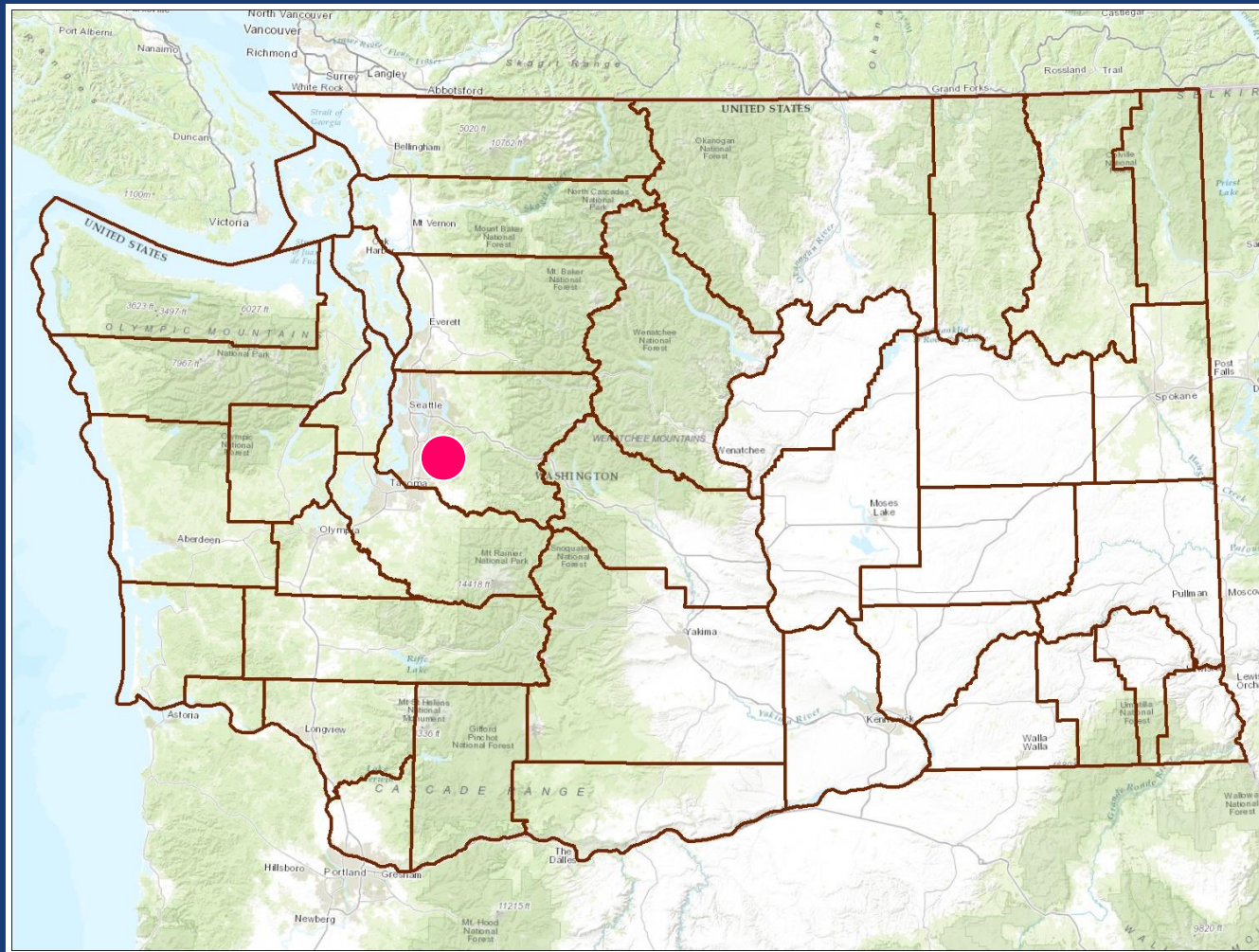
# TNC, Section 31 Property

## Kittitas County



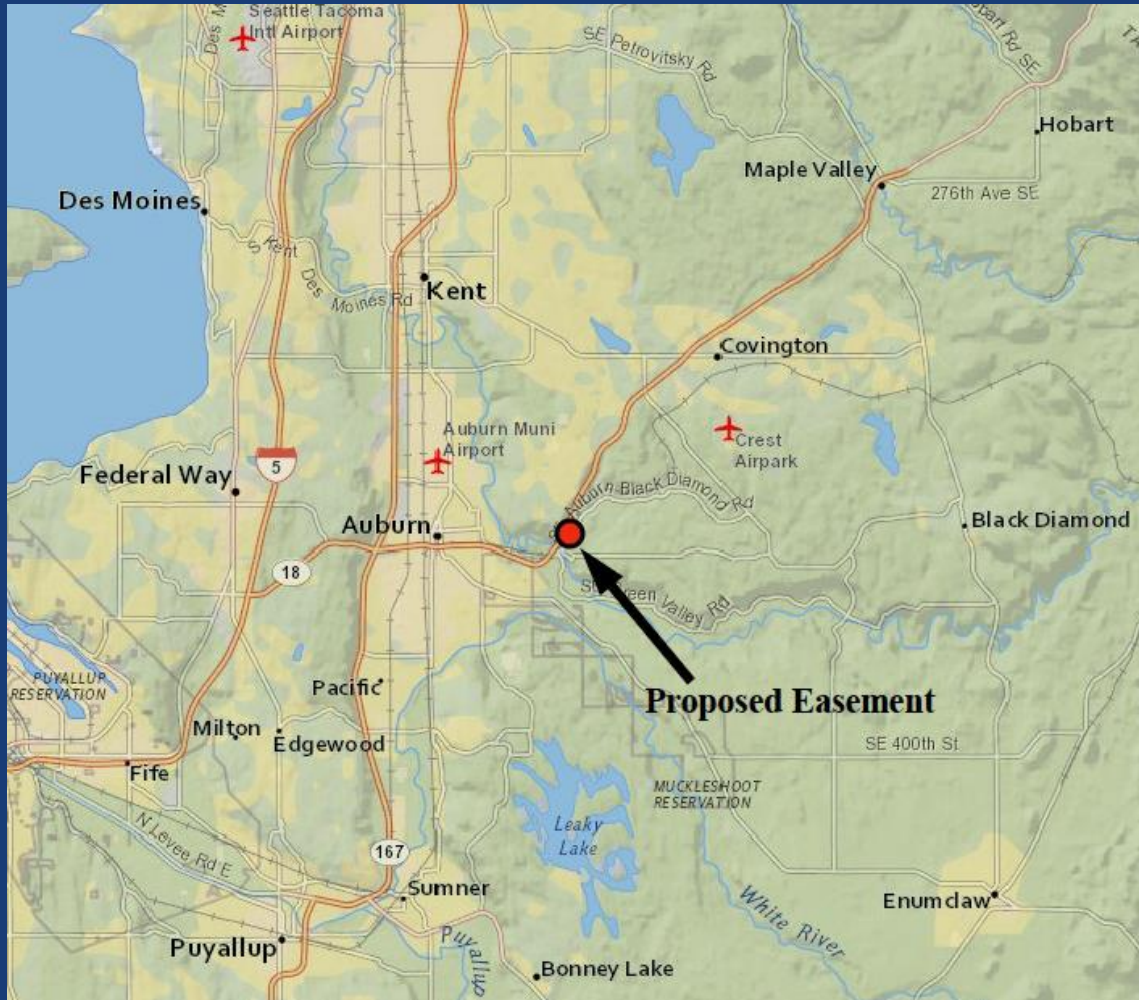


# Soos Creek Hatchery Easement King County





# Soos Creek Hatchery Easement King County



15' wide  
Perpetual Easement



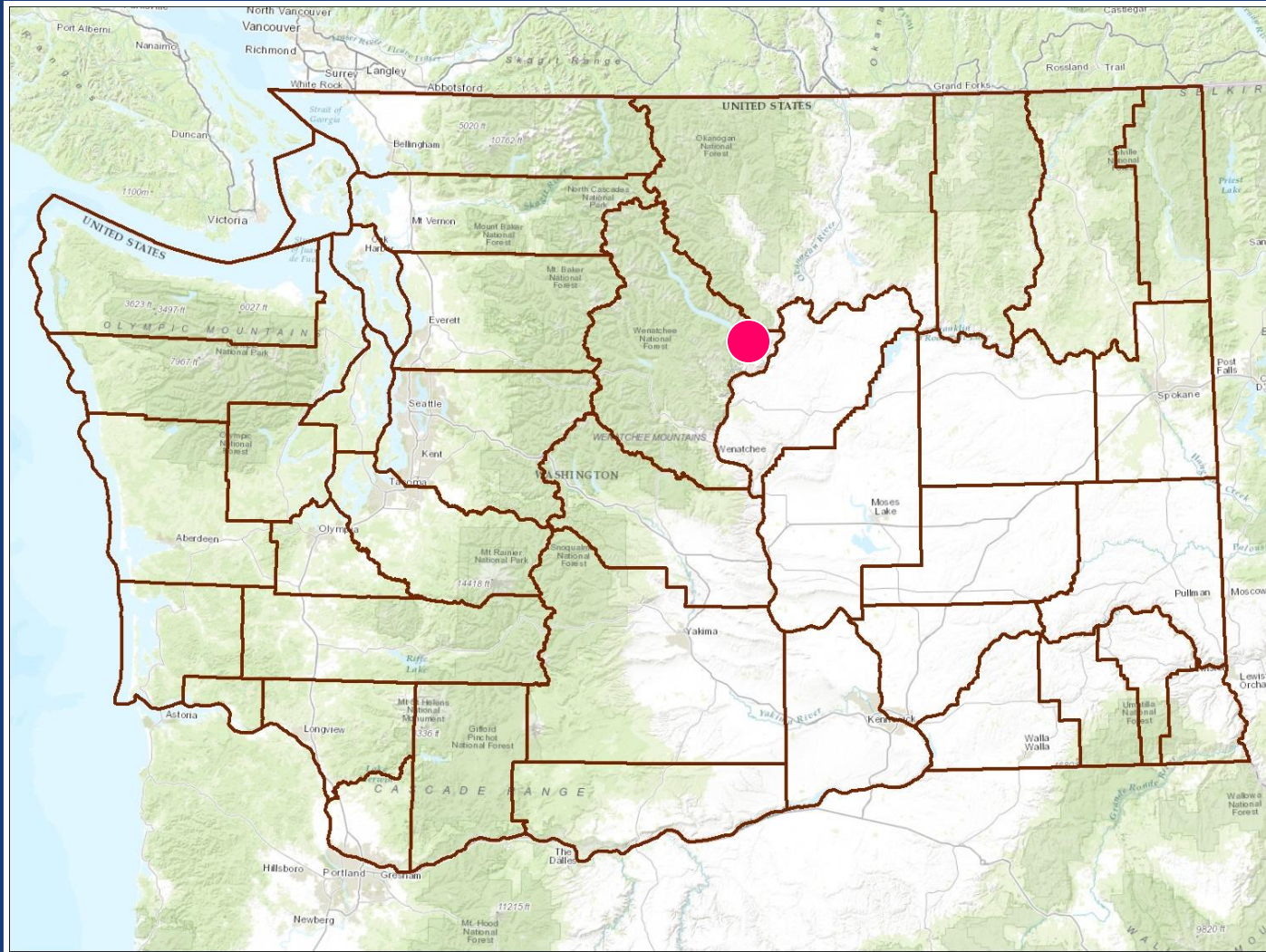
# Soos Creek Easement King County



~ 1,500 feet



# Wells Fish Hatchery Property Chelan County



October 27 & 28, 2017 WDFW Commission  
Meeting Presentation

# Wells Fish Hatchery Property Chelan County





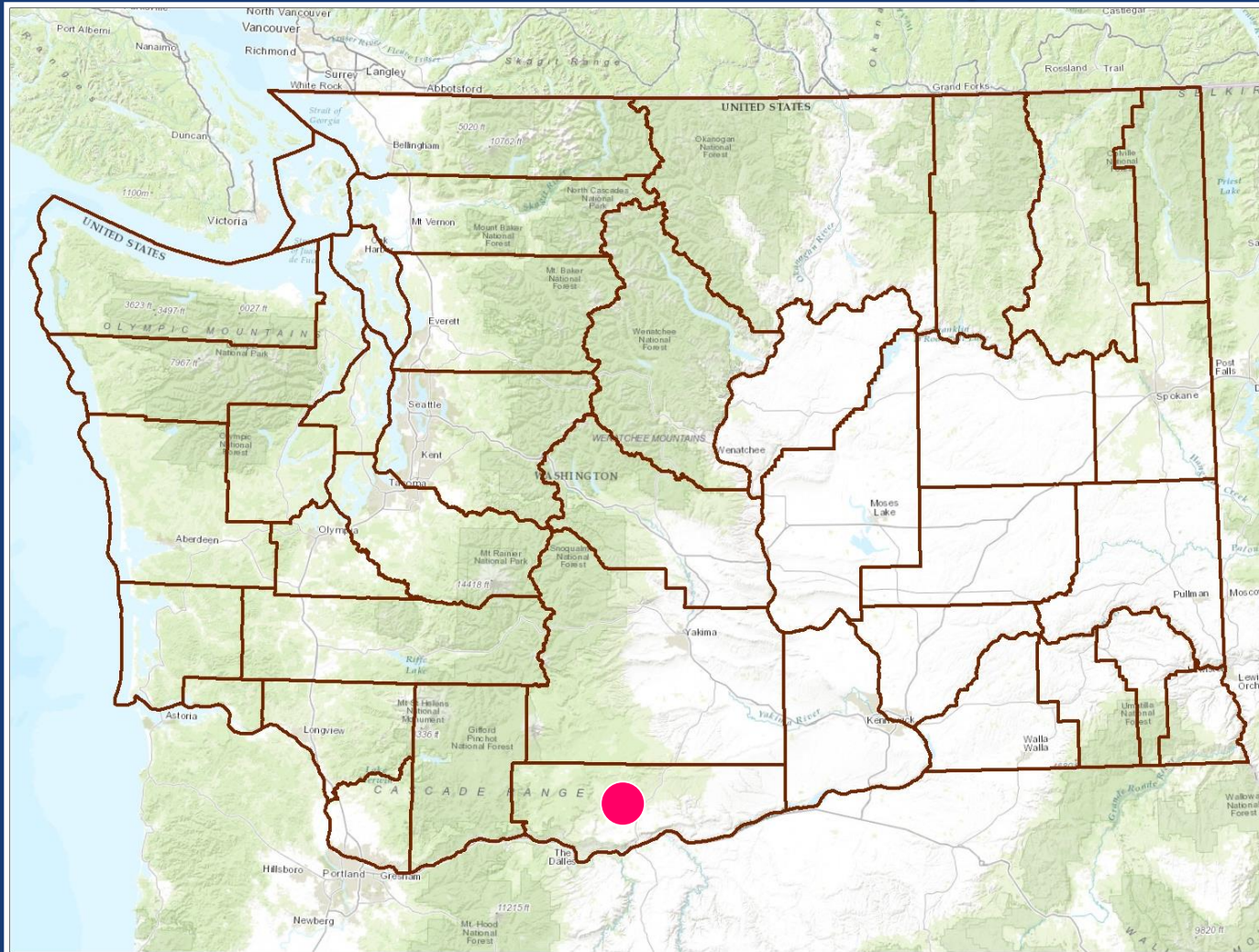
# Wells Fish Hatchery Property Chelan County



Proposed Return

2.2 acres  
3 residences

# Simcoe Phase 4 Property Klickitat County

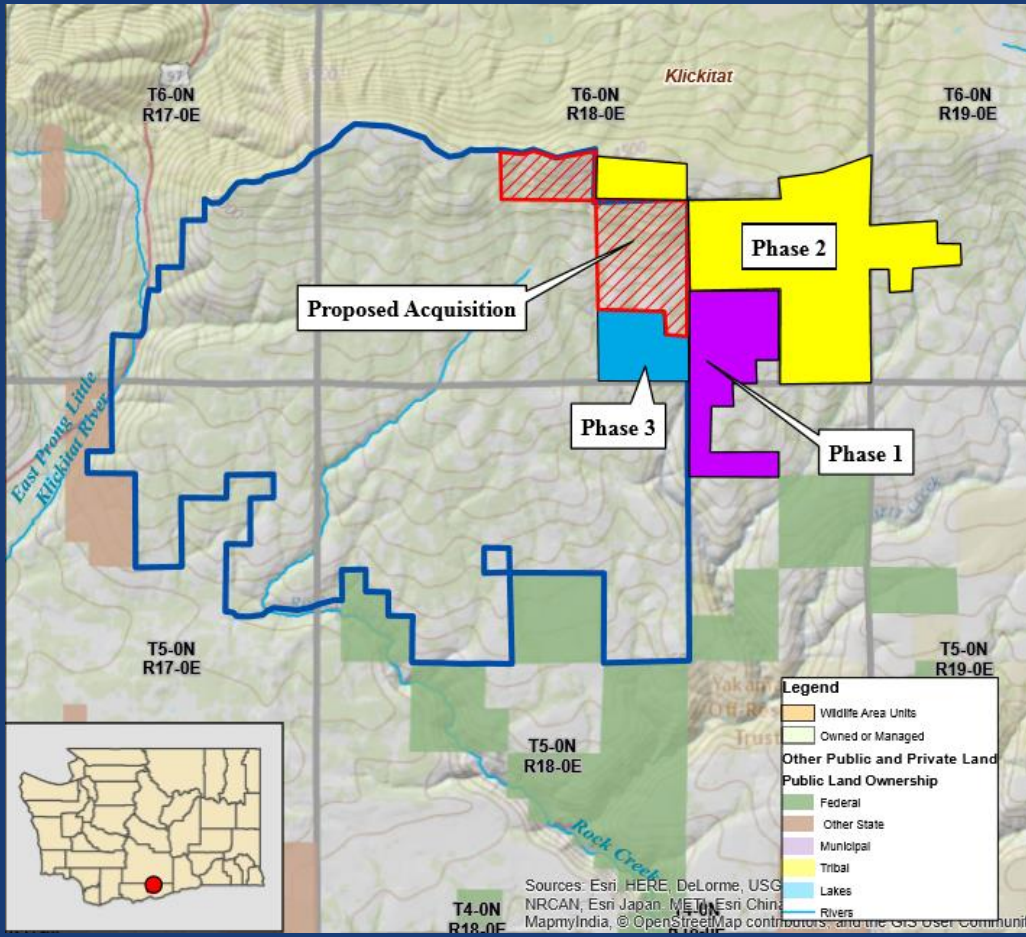


1,154 +/-  
acres



# Simcoe Phase 4 Property

## Klickitat County

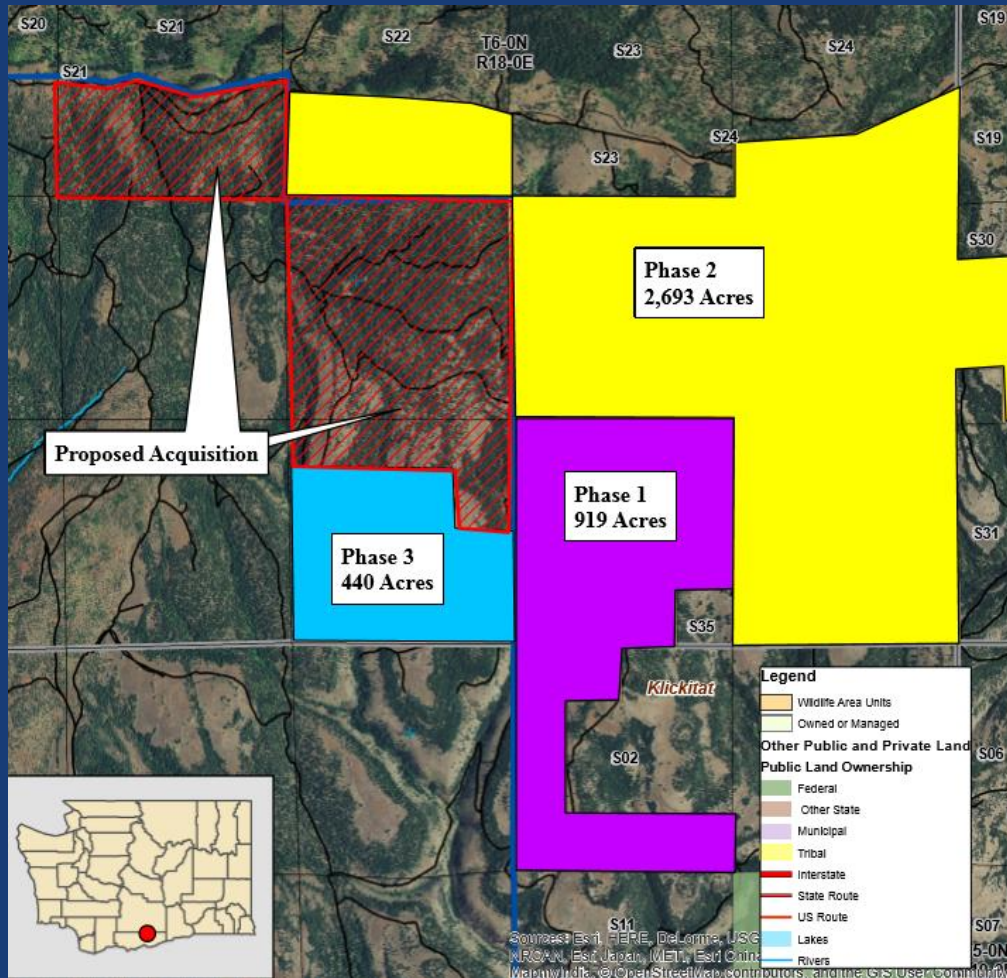


Appraised Value  
\$851,000



# Simcoe Phase 4 Property

## Klickitat County



Annual O & M  
~ \$15,000

PILT =  
\$8,839/year



# Simcoe Phase 4 Property

## Klickitat County

Working Lands Partnership

Eastern Klickitat Conservation District

Central Klickitat Conservation District





# PUBLIC COMMENT

## *Land Transactions*

- **October 27<sup>th</sup> & 28th, 2017**