

# Agenda Item # 5

## Land Transactions



*Washington Department of*  
**FISH and WILDLIFE**

Julie Sandberg  
Real Estate Services Manager, Lands Division  
Wildlife Program

# 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 Agreement
- Fish and Wildlife Commission Approval
- Close

# Land Transaction

## Appraisal

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

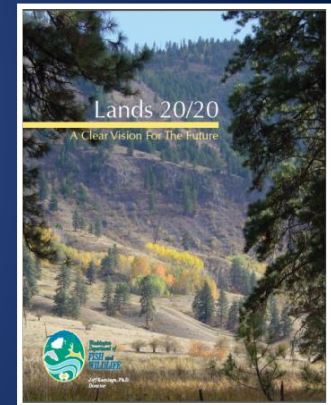
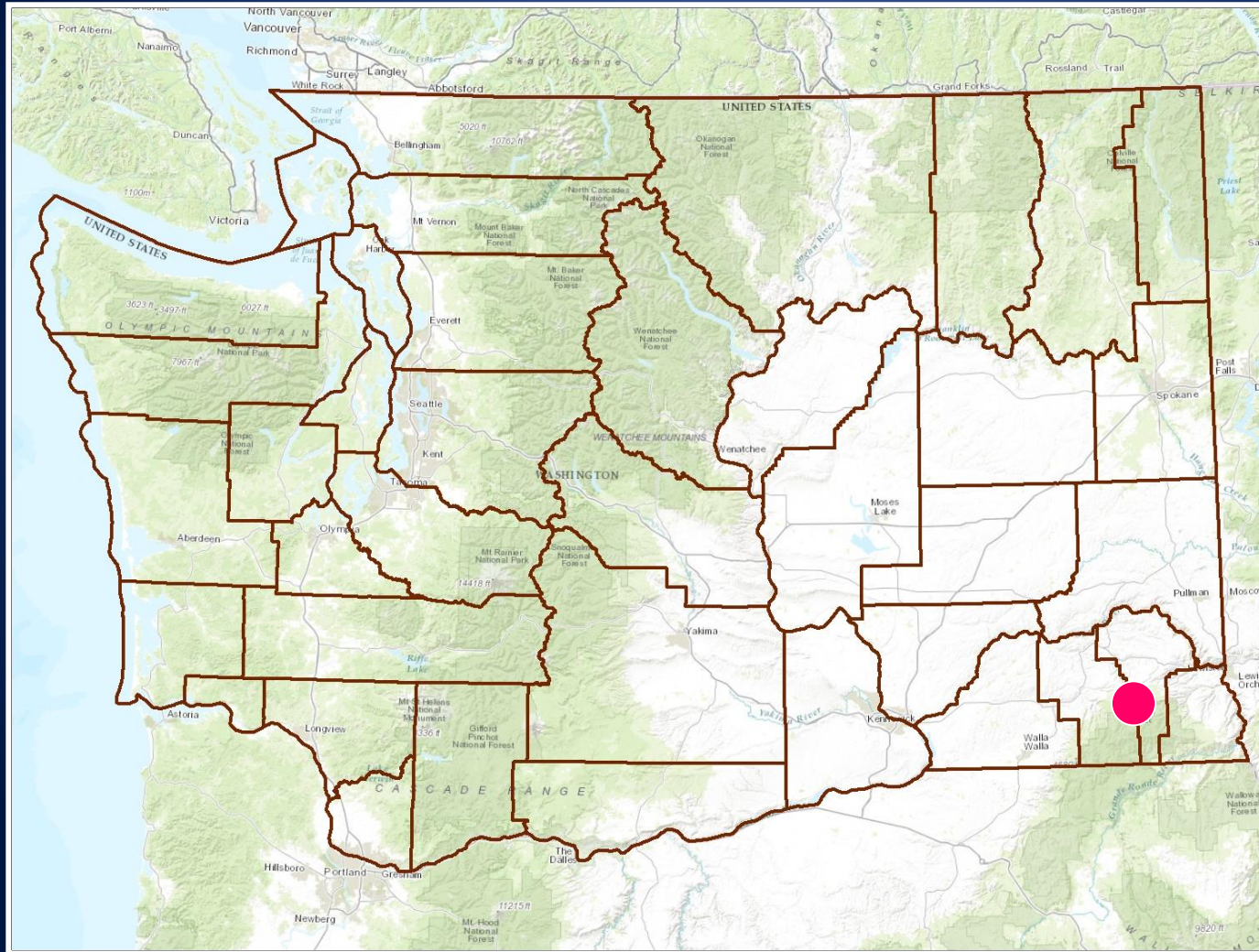
# Land Transaction

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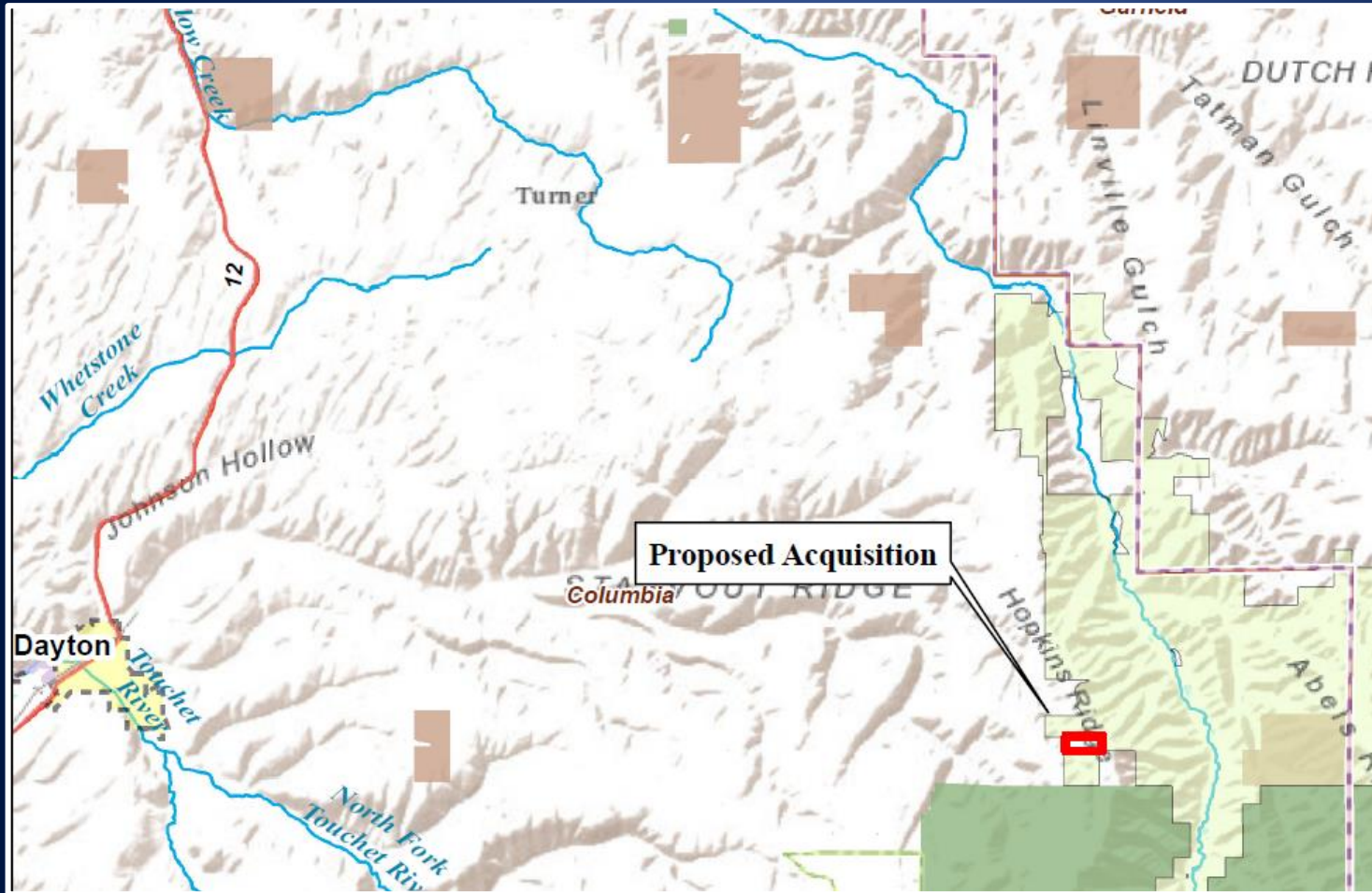
# Tucannon Access Property

## Wooten WLA, Columbia County



# Tucannon Access Property

## Wooten WLA, Columbia County



58 +/- acres

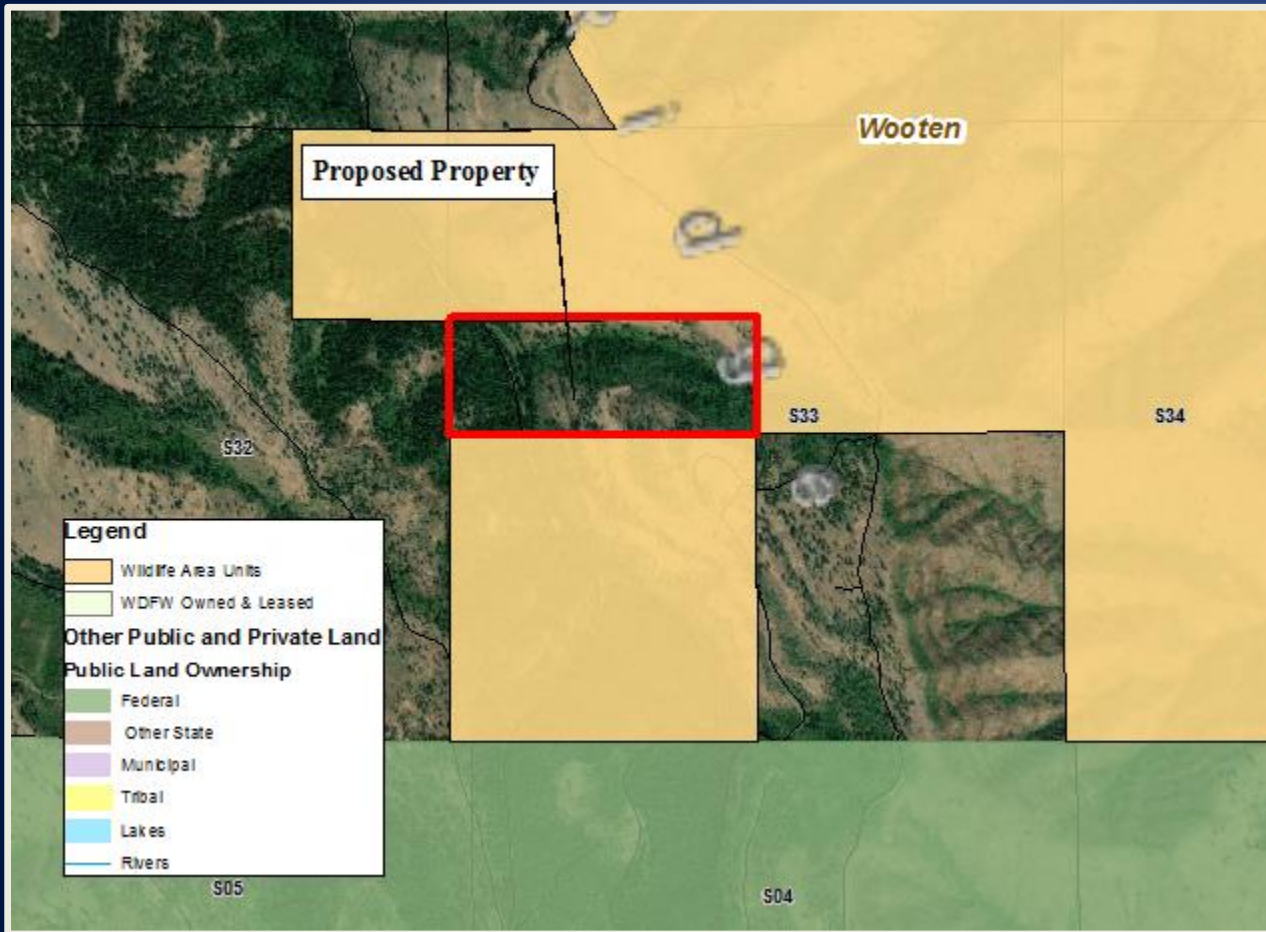
Appraised value  
\$185,000





# Tucannon Access Property

## Wooten WLA, Columbia County

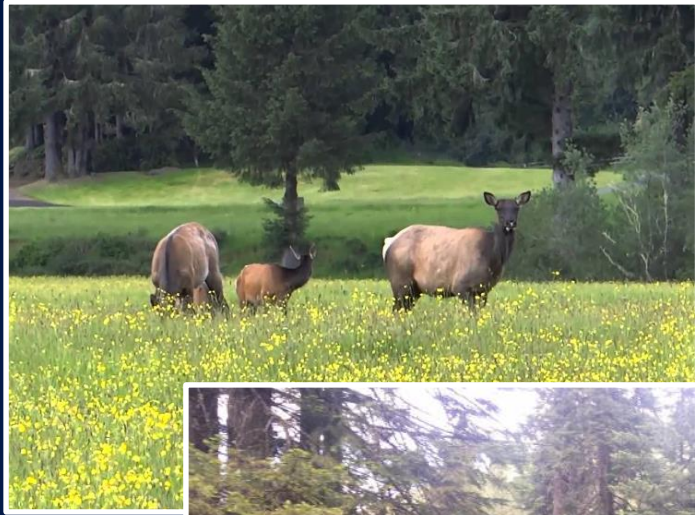


Operations & Maintenance  
\$750/yr

Annual PILT - \$40

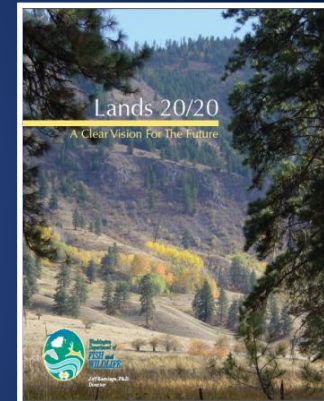
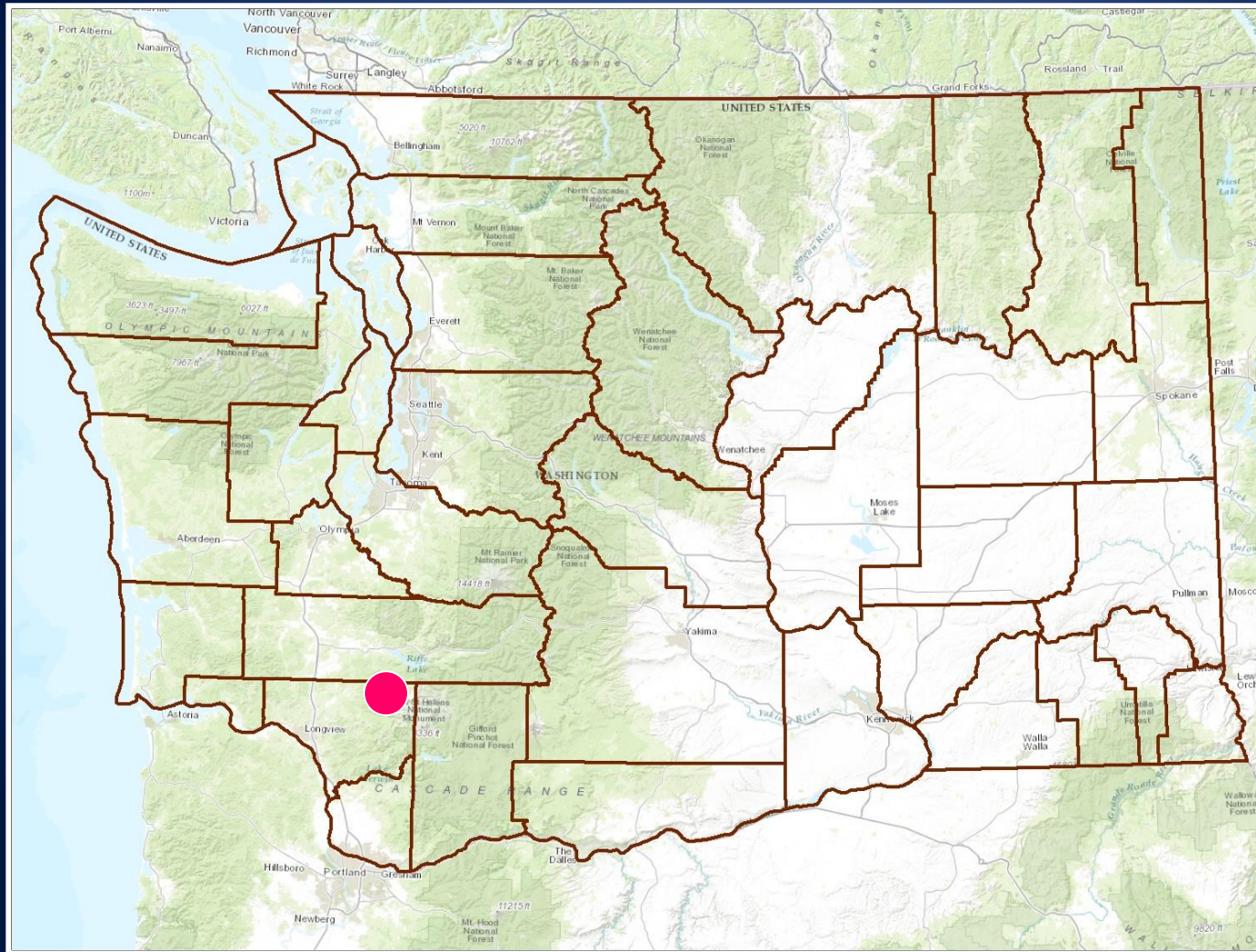
# Tucannon Access Property

## Wooten WLA, Columbia County



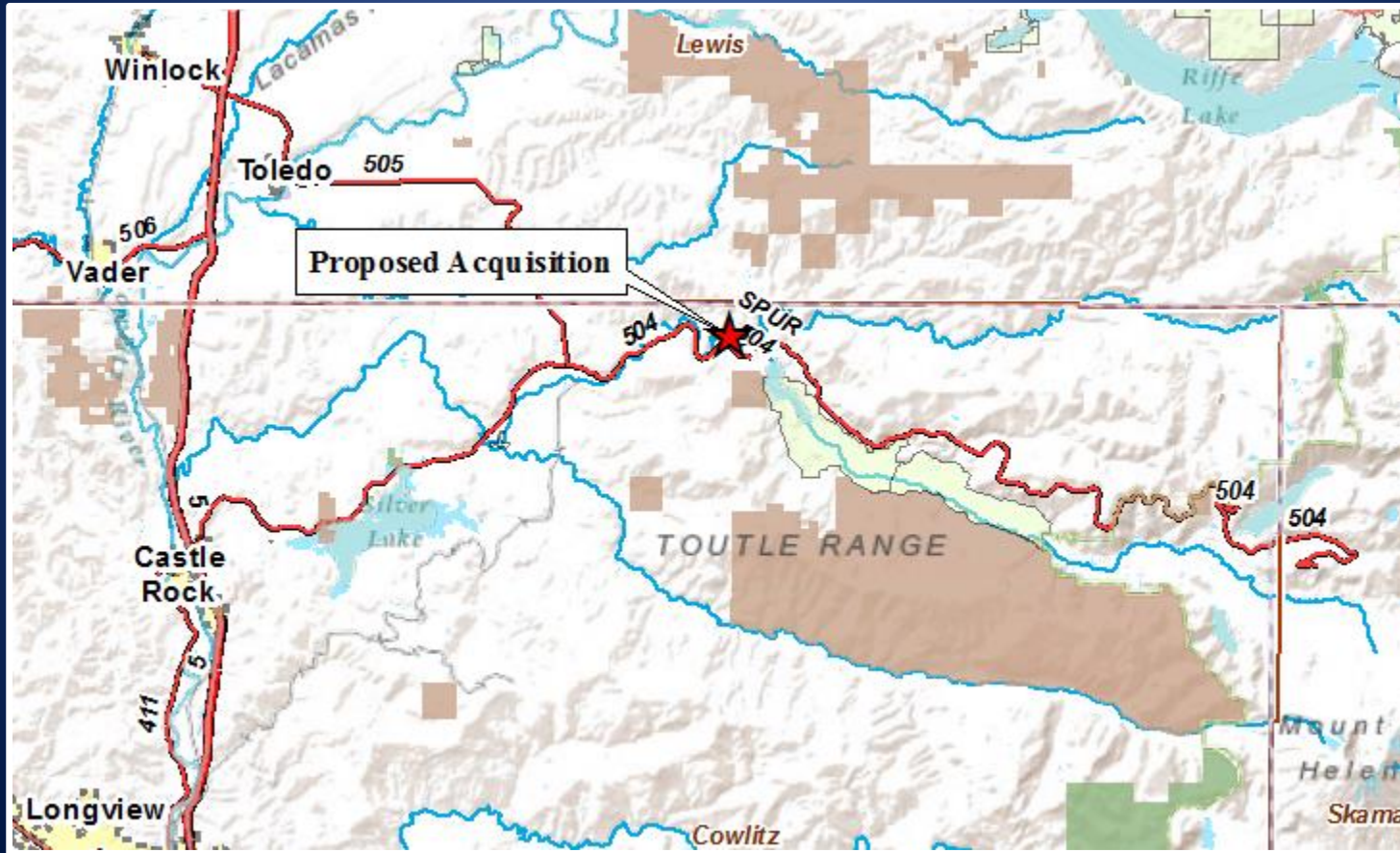
# WSDOT Mt St Helens Property

## Mt St Helens WLA, Cowlitz County



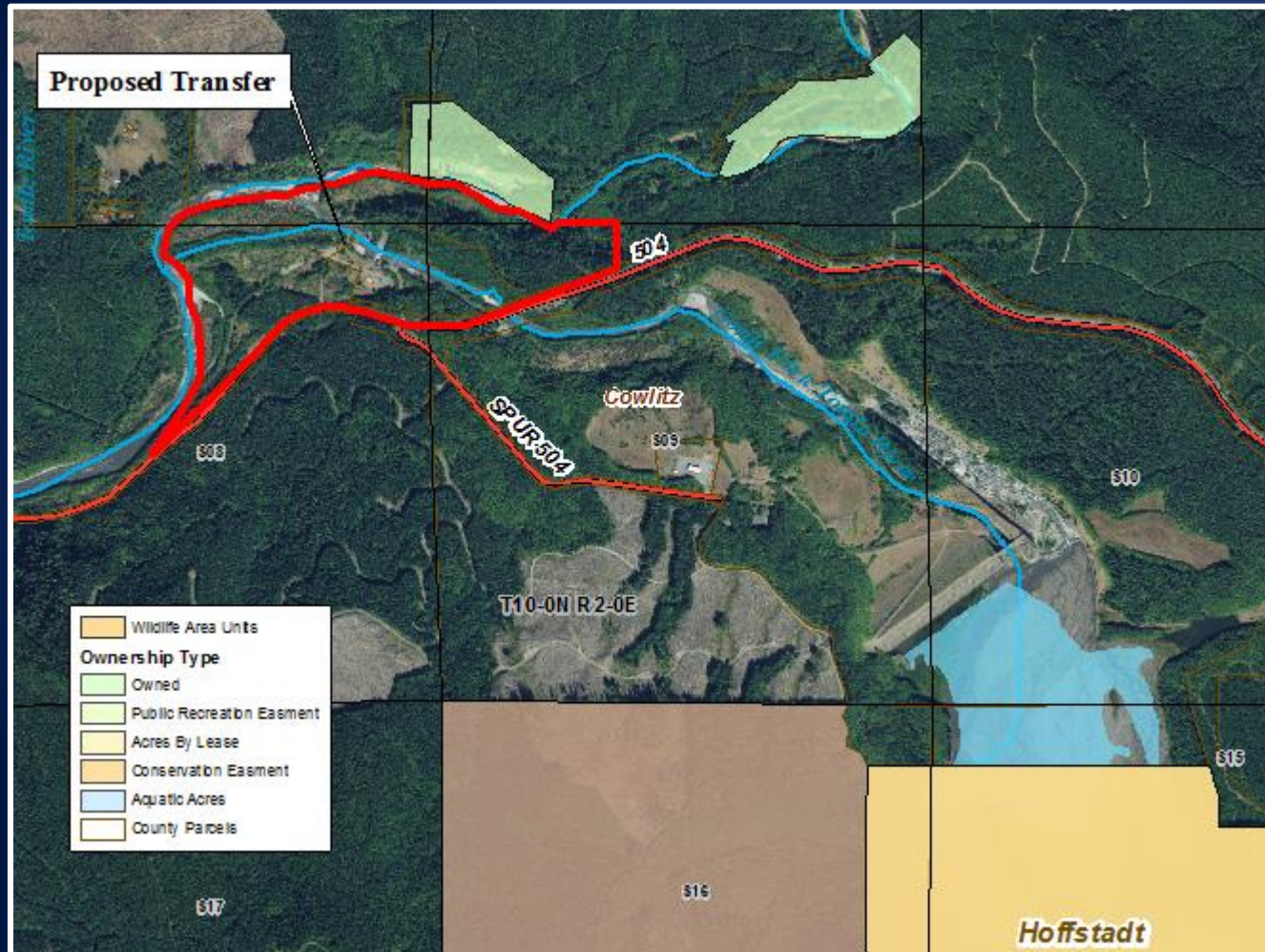
# WSDOT Mt St Helens Property

## Mt St Helens WLA, Cowlitz County



# WSDOT Mt St Helens Property

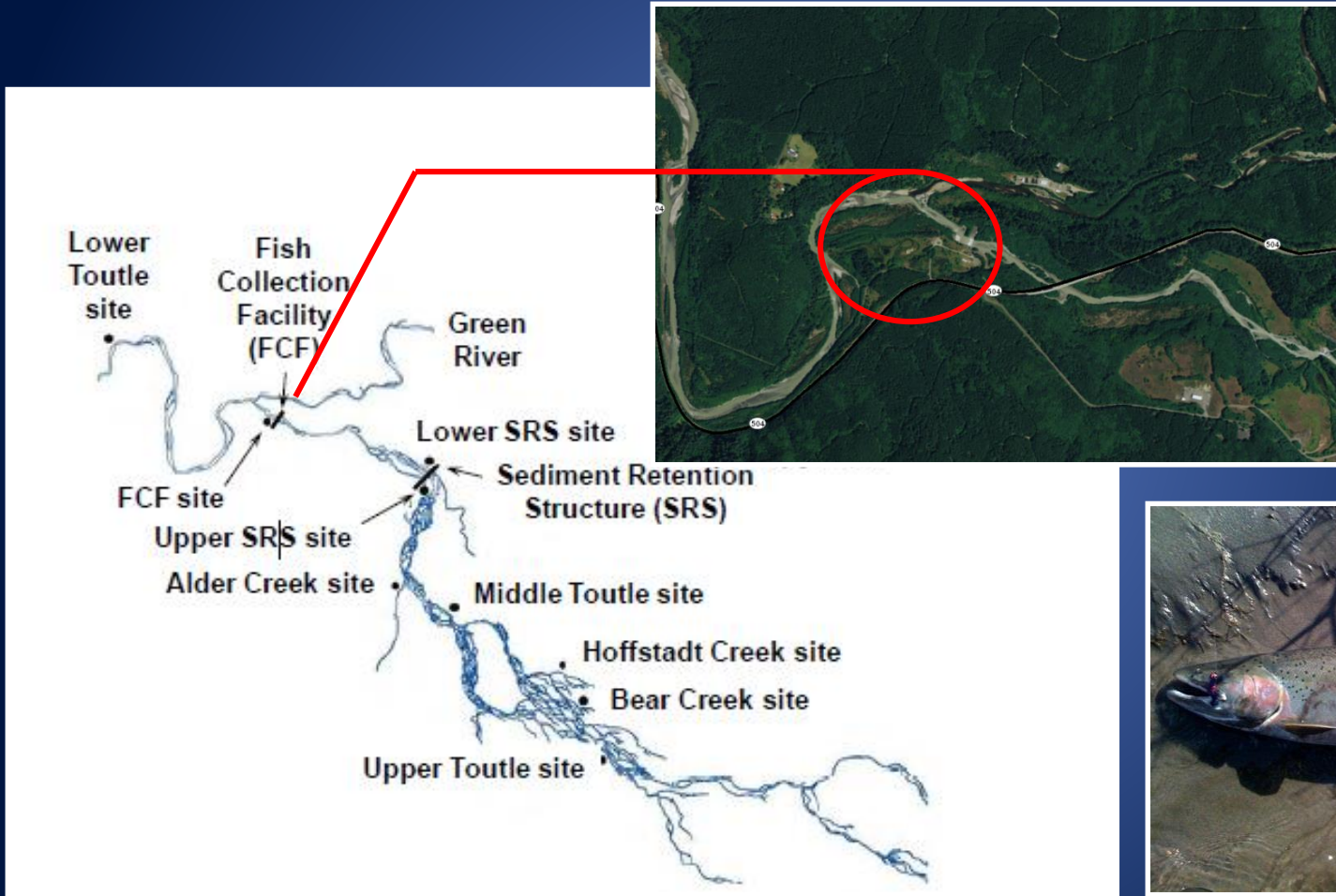
## Mt St Helens WLA, Cowlitz



130 +/- acres

Operations &  
Maintenance  
\$1,700/yr

# WSDOT / Mt St Helens Mt St Helens WLA, Cowlitz County



North Fork Toutle River

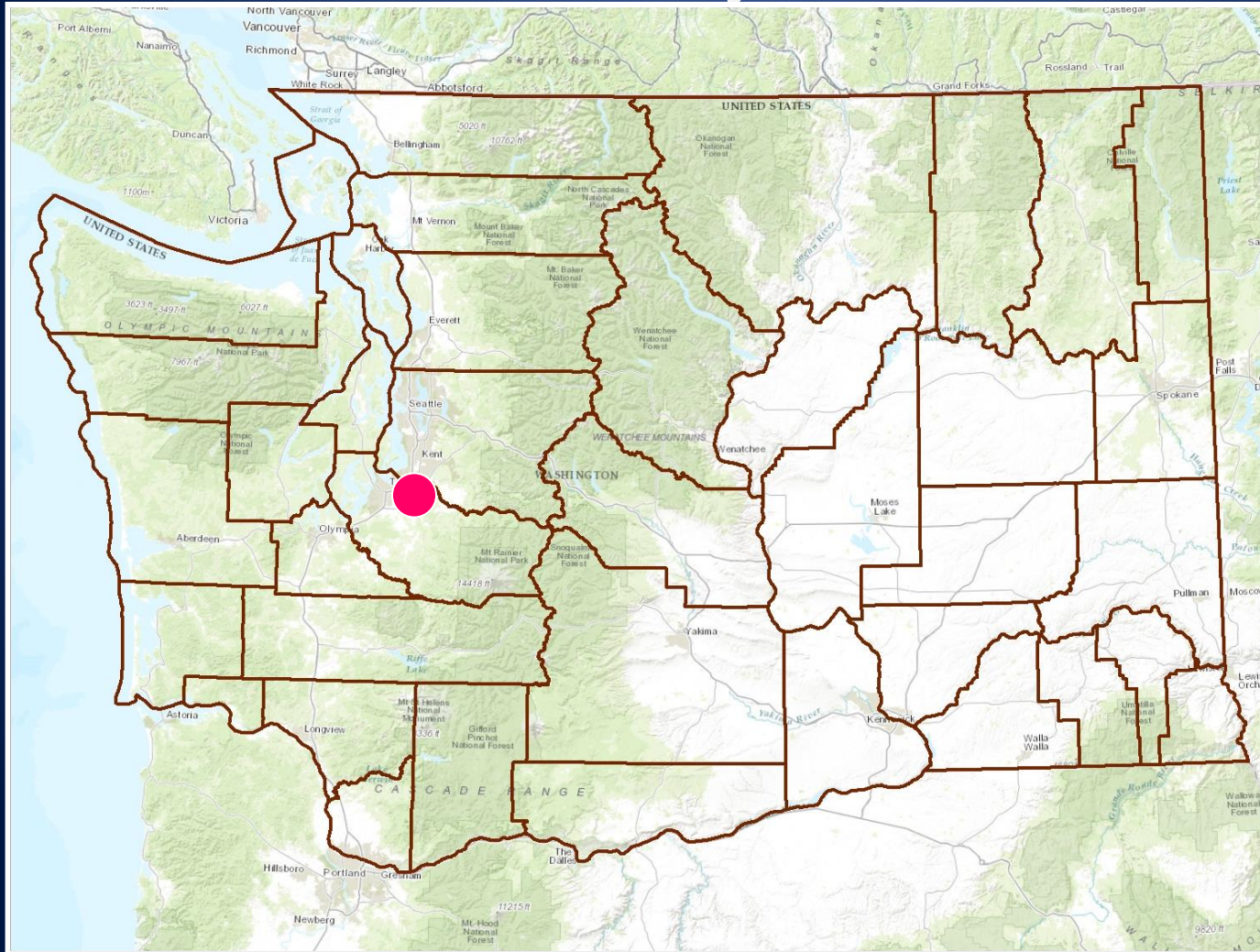
# WSDOT Mt St Helens Property

## Mt St Helens WLA, Cowlitz County



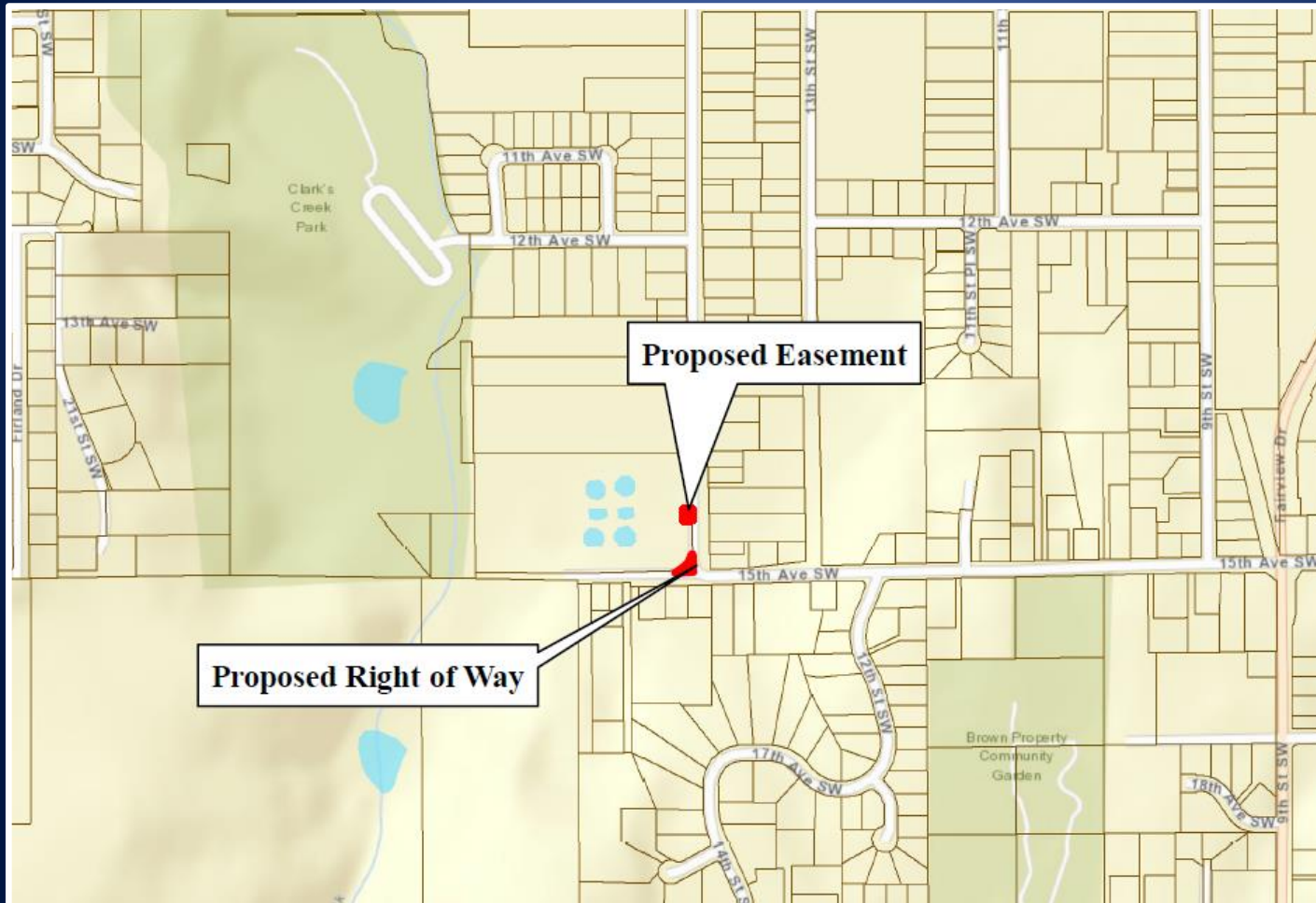
WDFW  
Collection  
Facility

# Puyallup Hatchery Right of Way and Utility Easement

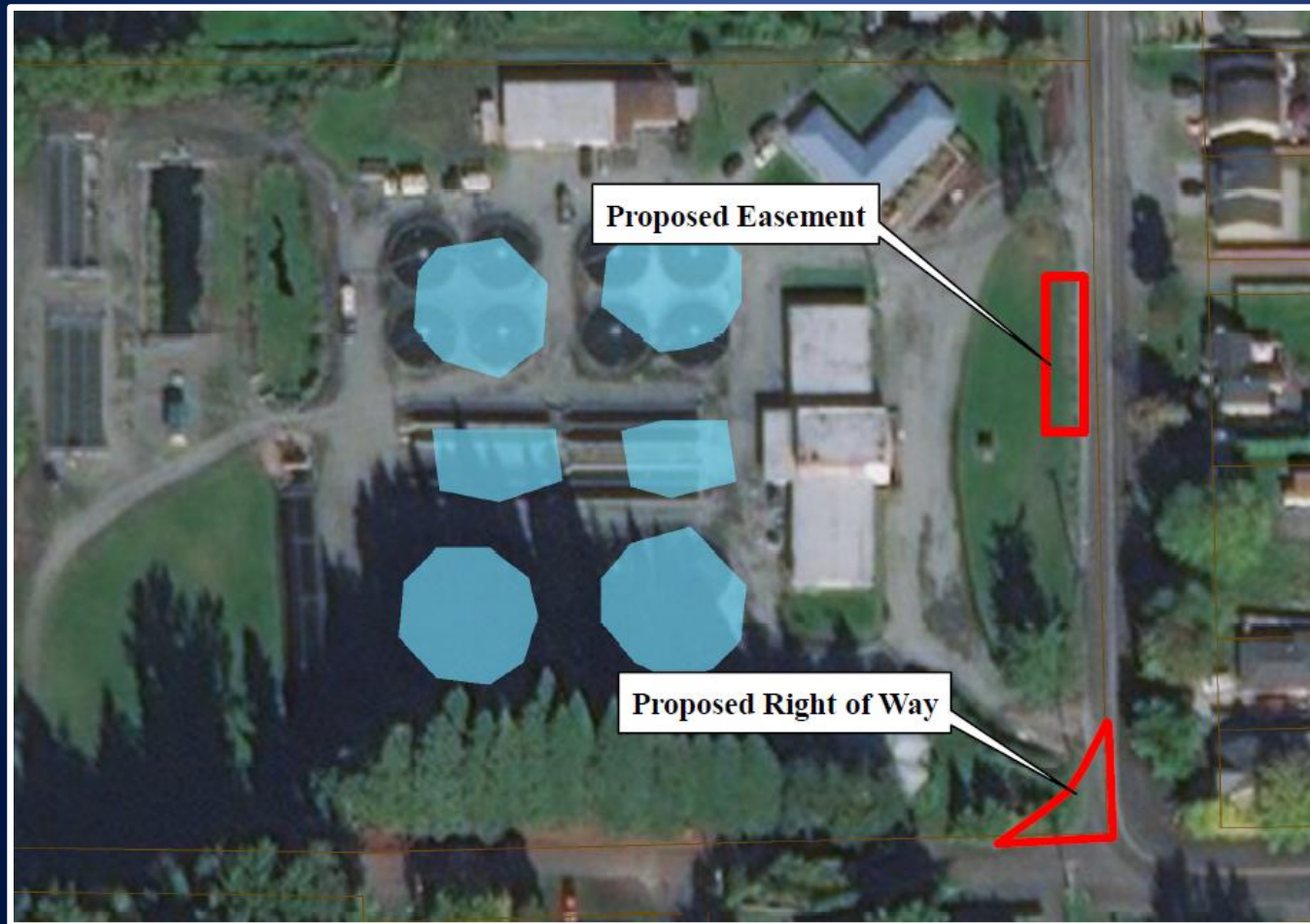




# Puyallup Hatchery Right of Way and Utility Easement Pierce County



# Puyallup Hatchery Right of Way and Utility Easement Pierce County

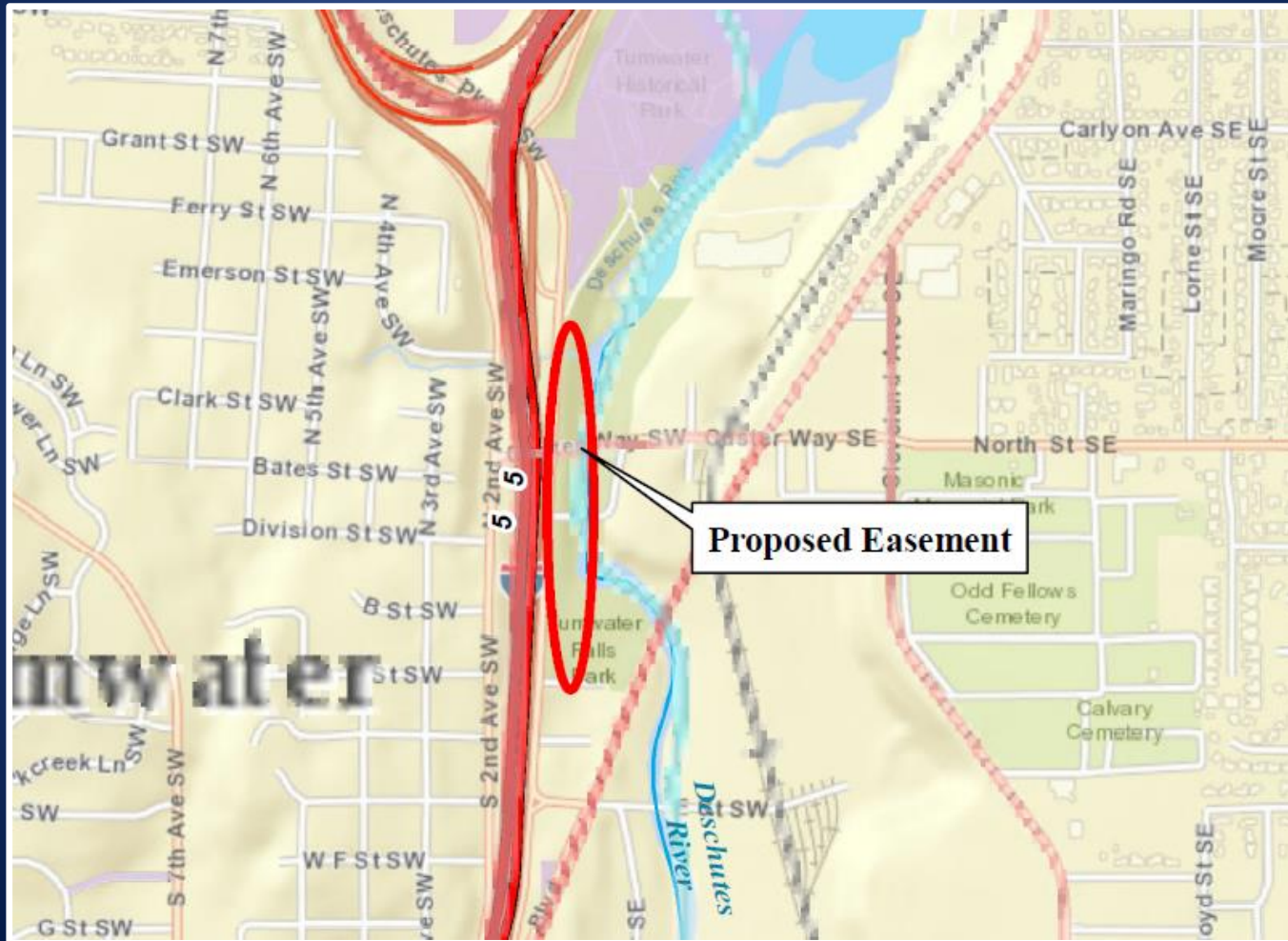


# Deschutes River Trail Easement Thurston County



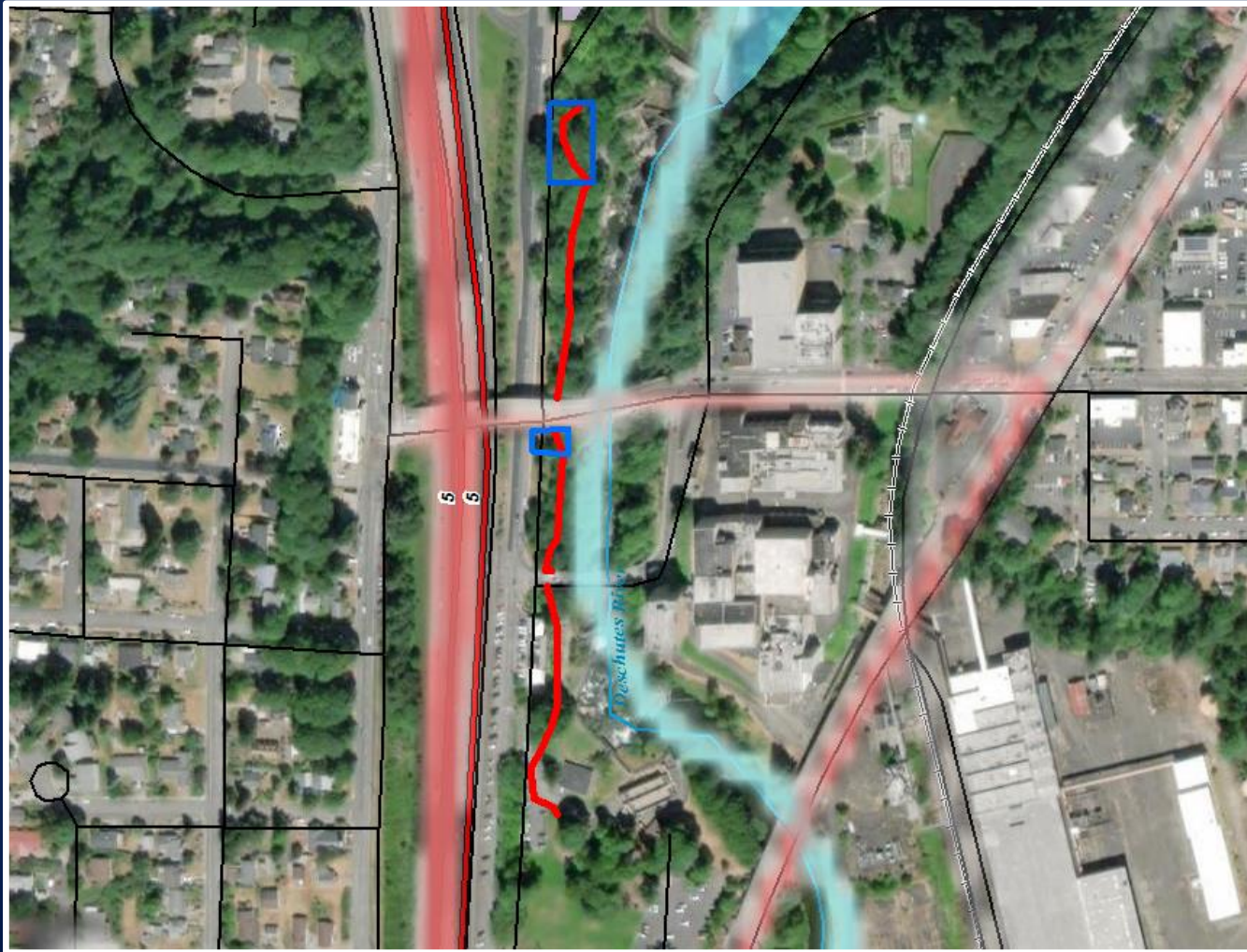
# Deschutes River Trail Easement

## Thurston County



# Deschutes River Trail Easement

## Thurston County



A scenic view of a waterfall cascading over mossy rocks in a forest. The water is white and frothy as it falls, creating a sense of movement and energy. The surrounding environment is lush with green moss and some autumn-colored leaves scattered on the rocks and ground. The overall atmosphere is serene and natural.

# Land Transaction Questions?