

PROPOSED LAND TRANSACTIONS

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GREEN SHEET

Meeting/Workshop: March, 6 & 7, 2009

Agenda Item: PROPOSED LAND TRANSACTION

Staff Contact: Dan Budd

Presenter: Dan Budd

Background:

The Department is recommending the following action:

1. Proposed acquisition of 423 acre property in Okanogan County.
-

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

Protection of critical wildlife habitat and providing public recreation opportunity.

Public involvement process used and what you learned:

This item was approved through a federal competitive grant process.

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

Approval of the proposed land transaction as presented.

Draft motion language:

Motion to approve the proposed land transaction as presented.

Justification for Commission action:

This action will address protection of critical wildlife habitat.

Budget Detail for March 6-7, 2009 Fish and Wildlife Commission Meeting
 Land Acquisition Agenda Item

Item	Acres	Purchase Price	Project Name	*Fund Source	Approp. Authority	Approp. Balance	Original Grant Amount	Pre Action Grant Balance	**Post-Action Grant Balance
Richner Property	423.00	\$2,490,000.00	Methow Watershed Ph 4	USFWS	Q21	\$10,185,168.00	\$ 4,380,120.00	\$ 2,786,352.36	296,352.36

USFWS = United States Fish & Wildlife Service
 WDFW= Washington Department of Fish Wildlife
 WWRP= Washington Wildlife and Recreation Program
 Landmark Funds= Sale of Surplus Property

The reduction in the grant balance includes anticipated closing costs such as taxes, escrow fees and title insurance.

** Post-Action Grant Balance

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

March 6, 2009

MEMORANDUM

TO: Philip Anderson
Interim Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: ITEM 1: PROPOSED ACQUISITION OF THE RICHNER PROPERTY,
METHOW WILDLIFE AREA, OKANOGAN COUNTY**

The Department of Fish and Wildlife (WDFW) has successfully negotiated an option to purchase 422.95 acres in the Methow Valley from Larry B. Richner and Marilyn J. Richner. This property has been approved for acquisition and funded by a grant from the US Fish and Wildlife Service Section 6 Program. Authority for this acquisition is provided by the capital budget.

This property is located in Okanogan County, approximately 7 miles south of Twisp, off the Twisp – Carlton Road. It borders for one mile the south boundary of the Golden Doe Unit of the Methow Wildlife Area and it was part of the original Golden Doe Ranch. At this time the owners have also granted an option for WDFW to purchase their remaining approximate 100 acres.

The property provides critical seasonal range for mule deer and is encompassed in the known territory of the Lookout Mtn. wolf pack. Acquisition of this property will also significantly improve access and recreational opportunity for the existing WDFW Golden Doe Unit.

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 \$2,150 annually to address weed control and litter issues. Payments in lieu of property tax are estimated at \$300. 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:

\$2,490,000 for approximately 422.95 acres.

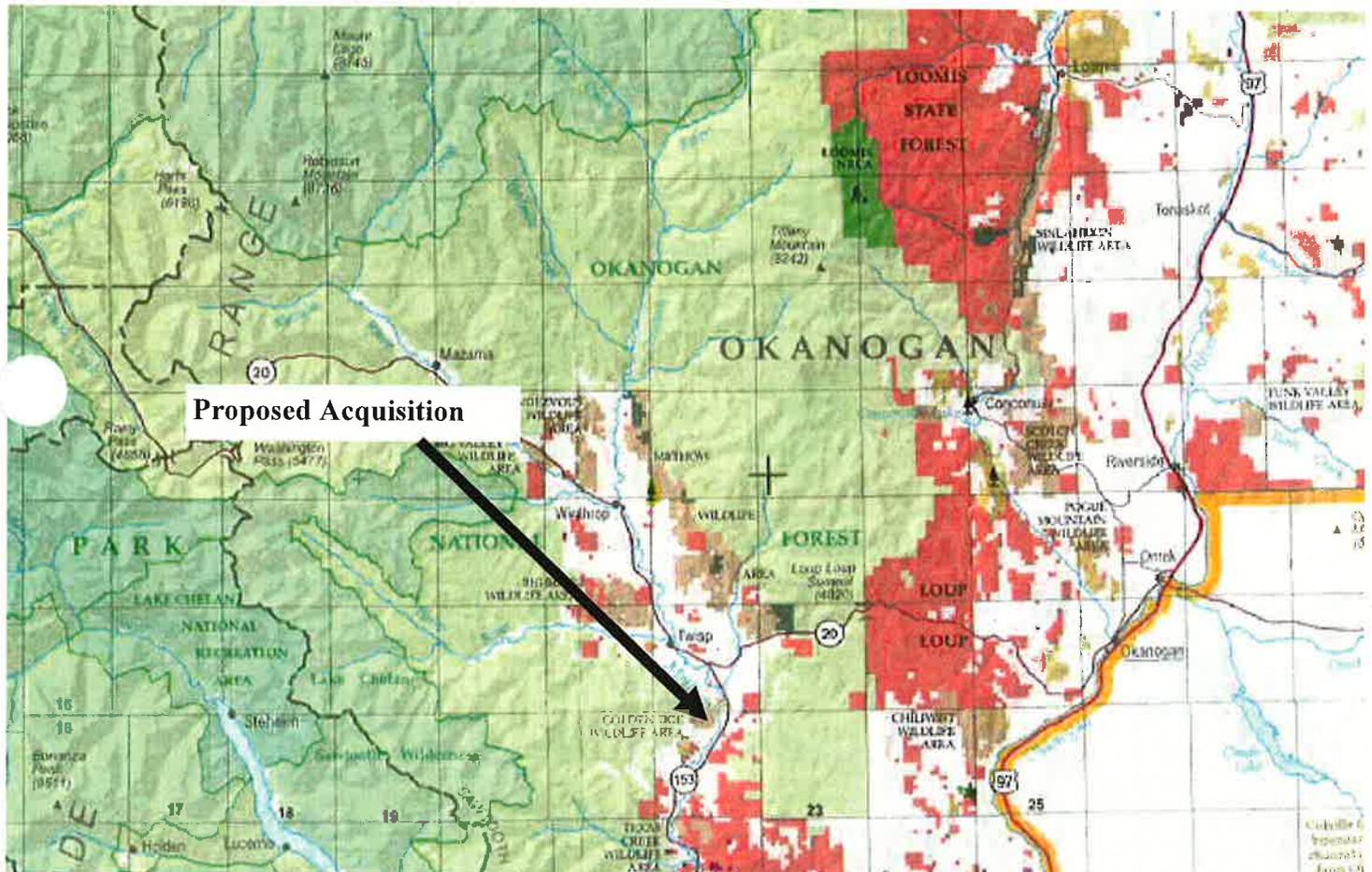
The Department recommends the Commission approve the acquisition of approximately 422.95 acres of the Richner property for \$2,490,000.

**TITLE: ITEM 1: PROPOSED ACQUISITION
RICHNER PROPERTY**

COUNTY: OKANOGAN COUNTY

LEGAL: SECTIONS 3, 9 & 10 TOWNSHIP 32N, RANGE 22E W.M.

ACRES: 422.95 ACRES



Major Public Lands

- | | | | |
|---|--|---|--|
| Department of Natural Resources | | Other State Lands | |
| Granted Trust Lands | | <ul style="list-style-type: none"> State Parks & Recreation Commission Department of Fish and Wildlife Other State | |
| <ul style="list-style-type: none"> Cannon School, Indemnity and Reheat Agricultural School Scientific School Normal School University Transferred University Original Charitable, Educational, Penal and Reformatory Institutions Capitol Grant | <ul style="list-style-type: none"> Yearly Lands Local Board Transfere Local Board Purchased | Federal Lands <ul style="list-style-type: none"> Forest Service: National Forest Forest Service: Wilderness National Park, Recreation Area, or Volcanic Monument Fish and Wildlife Service Bureau of Land Management Bureau of Reclamation Army Corps of Engineers Other Federal | |
| Other DNR Lands <ul style="list-style-type: none"> Other DNR Including Community College Reserve in Benhamish County | | Other Lands <ul style="list-style-type: none"> Tribal Center / Indian Reservation Entry Municipal Watershed Other County or Municipal | |
| Natural Areas <ul style="list-style-type: none"> Natural Resources Conservation Area (NRCA) Natural Area Preserve (NAP) | | | |

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