

PROPOSED LAND TRANSACTIONS

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GREEN SHEET

Meeting/Workshop: November 6 & 7, 2009
Agenda Item: PROPOSED LAND TRANSACTIONS
Staff Contact: Dan Budd
Presenter: Dan Budd

Background:

The Department is recommending the following actions:

- Item 1:** Proposed Acquisition of 93 acres in Okanogan County
Item 2: Proposed Acquisition of 79.79 acres in Okanogan County
-

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

These actions will protect critical fish and wildlife habitat and provide public recreational opportunity.

Public involvement process used and what you learned:

Item 1 & 2 were approved through a public review and competitive grant process conducted by the Recreation and Conservation Office (RCO). This project was reviewed with the Okanogan County Commissioners and received no objections.

Action requested (identify the specific Commission decisions you are seeking):
Approval of the proposed land transactions as presented.

Draft motion language:
Move to approve the proposed land transactions as presented.

Justification for Commission action:
These actions will protect critical fish and wildlife habitat and provide public recreational opportunity.

**Budget Detail for November 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 Phase 2 Property	95.52	\$1,035,000.00	Methow Watershed PS 5	USFWS	Q21	\$ 2,000,000.00	\$ 1,487,781.00	\$ 1,487,625.00	\$ 421,575.00
Shenyer Property	79.79	\$960,000.00	Methow Watershed PS 5	WWRP	Z41		\$ 4,692,465.00	\$ 779,952.47	\$ 388,571.81
			Methow Watershed PS 6	WWRP	Z41		\$ 3,500,000.00	\$ 3,500,000.00	\$ 3,098,319.34
			Methow Watershed PS 4	USFWS	Q21		\$ 4,380,120.00	\$ 195,738.68	\$ -

USFWS = United States Fish & Wildlife Service
WWRP = Washington Wildlife and Recreation Program

** Post Action Grant Balance

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

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

November 6, 2009

TO: Philip Anderson
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 95.52 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. Earlier this year WDFW was successful in purchasing 422.95 acres of the Richner property. This purchase will complete the second phase of this acquisition project.

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 has a house on it used part time by the landowner, a rustic cabin, and numerous ranching associated out buildings (hay pole barn, loafing sheds, machine shed, animal barns)

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 \$500 annually to address weed control and litter issues. Payments in lieu of property tax are estimated at \$65. 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:

\$1,035,000 for 95.52 acres

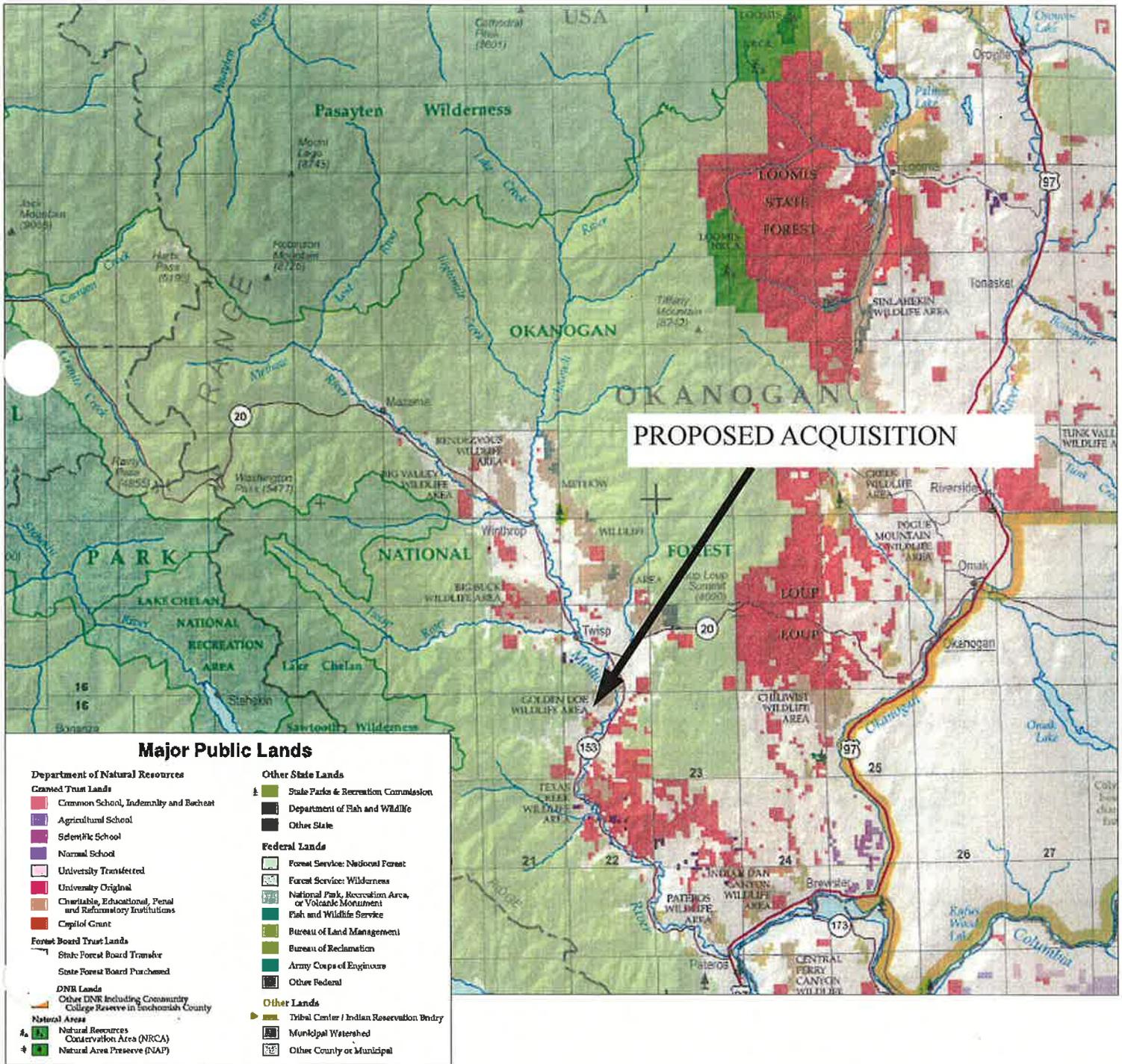
The Department recommends the Commission approve the acquisition of the 95.52 acre Richner property for \$1,035,000.

**TITLE: ITEM 1
 RICHNER PHASE 2 PROPERTY**

COUNTY: OKANOGAN

LEGAL: SECTIONS 9 AND 10 OF TOWNSHIP 32N, RANGE 22E, W.M.

ACRES: 95.52 ACRES

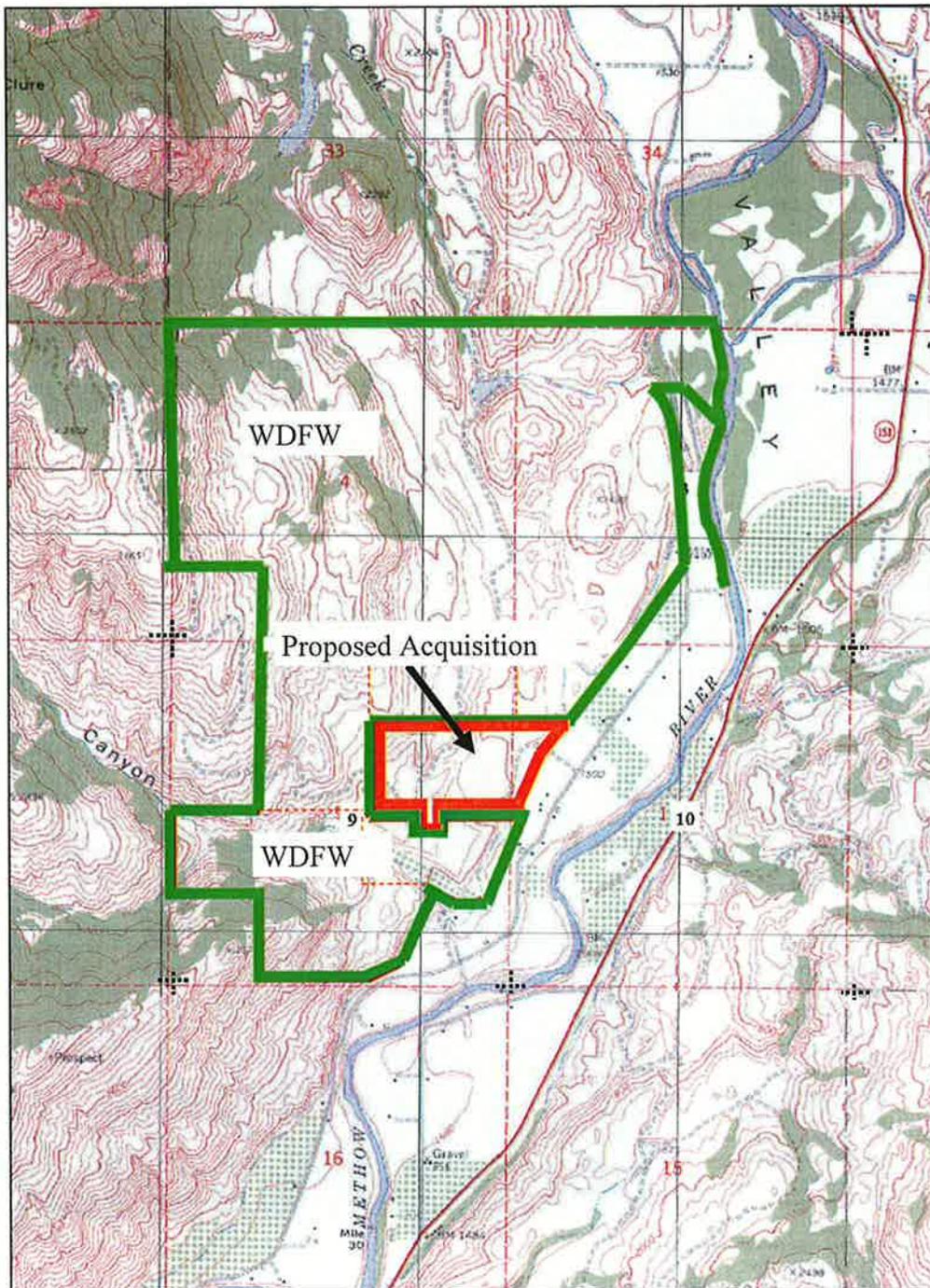


**TITLE: ITEM 1
RICHNER PHASE 2 PROPERTY**

COUNTY: OKANOGAN

LEGAL: SECTIONS 9 AND 10 OF TOWNSHIP 32N, RANGE 22E, W.M.

ACRES: 95.52 ACRES



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

November 6, 2009

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: **ITEM 2: PROPOSED ACQUISITION OF THE SHENYER PROPERTY,
METHOW WILDLIFE AREA, OKANOGAN COUNTY**

The Department of Fish and Wildlife (WDFW) has successfully negotiated an option to purchase 79.79 acres in the Methow River Valley from Neil and Jeannene Shenyer. This property has been approved for acquisition and will be funded by the Washington Wildlife and Recreation Program under the Riparian Habitat Category and the Critical Habitat Category. The purchase will also be funded by a Section 6 grant from the US Fish and Wildlife Service. Authority for this acquisition is provided by the capital budget.

This property is located in Okanogan County, approximately 10 miles south of Twisp. The property is a combination of dry native rangeland, dry tillable farmland, flood plain and riparian habitat with about 2,000 feet of frontage on the Methow River. The property contains a modest house, garage, pole building, and old barn.

The property provides critical riparian habitat for a diversity of fish, particularly bull trout and migrating anadromous salmonids, including the endangered Upper Columbia spring Chinook and summer steelhead. Other important habitat on the property includes cobble and riffle spawning habitat and forestlands providing valuable habitat for songbird breeding and nesting.

The property provides critical seasonal cross valley migration habitat for mule deer and is encompassed in the known territory of the Lookout Mtn. wolf pack. Acquisition of this property will connect public lands across the valley, from east to west.

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 \$400 annually to address weed control and litter issues. Payments in lieu of property tax are estimated at \$60. 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:

\$960,000 for 79.79 acres

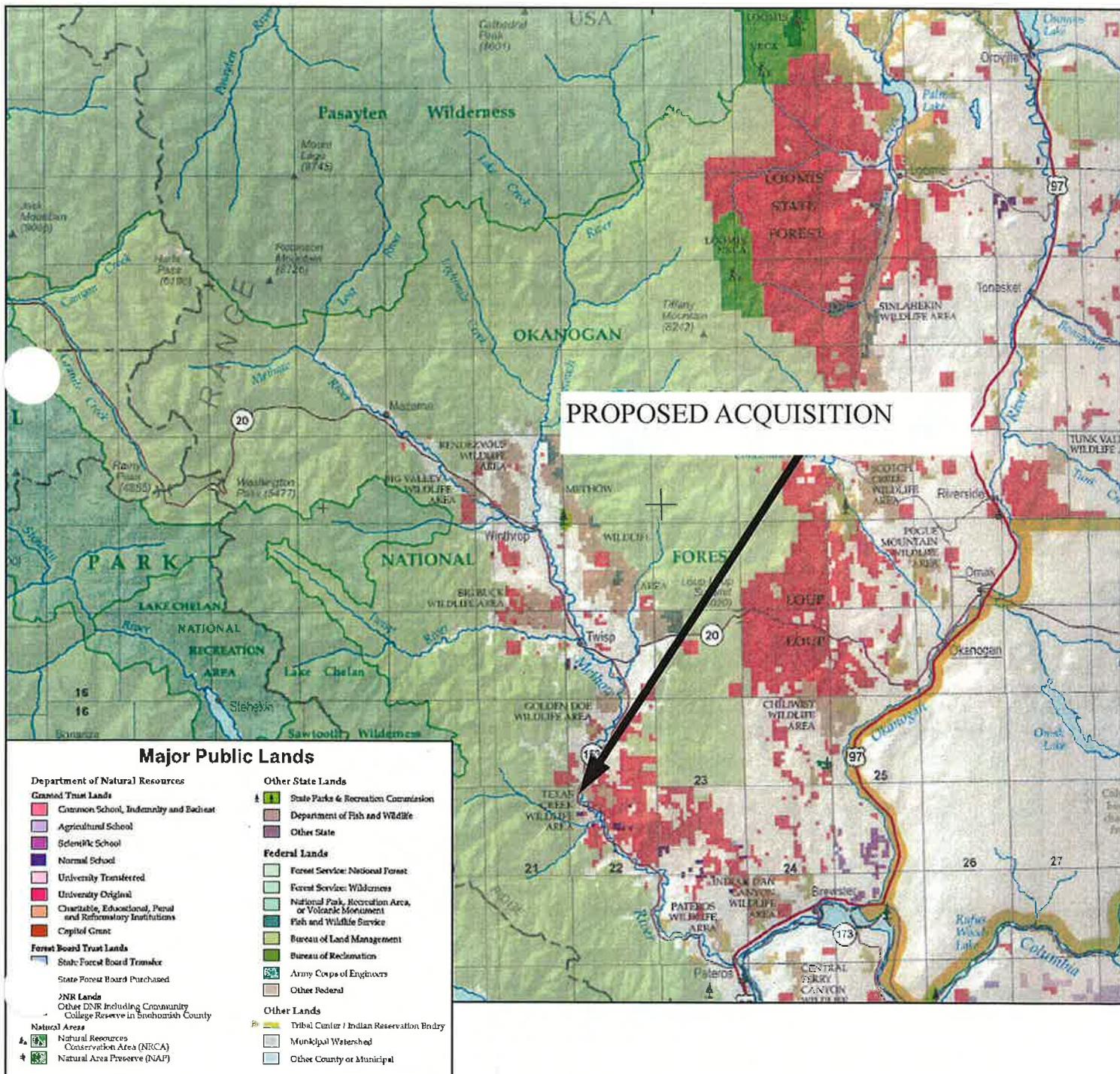
The Department recommends the Commission approve the acquisition of the 79.79-acre Shenyer property for the appraised value of \$960,000.

**TITLE: ITEM 2—PROPOSED ACQUISITION
SHENYER PROPERTY**

COUNTY: OKANOGAN

LEGAL: SECTION 6 OF TOWNSHIP 31N, RANGE 22E, W.M.

ACRES: 79.79 ACRES



**TITLE: ITEM 2—PROPOSED ACQUISITION
SHENYER PROPERTY**

COUNTY: OKANOGAN

LEGAL: SECTION 6 OF TOWNSHIP 31N, RANGE 22E, W.M.

ACRES: 79.79 ACRES

