

Jones Creek

TRUST PURCHASE

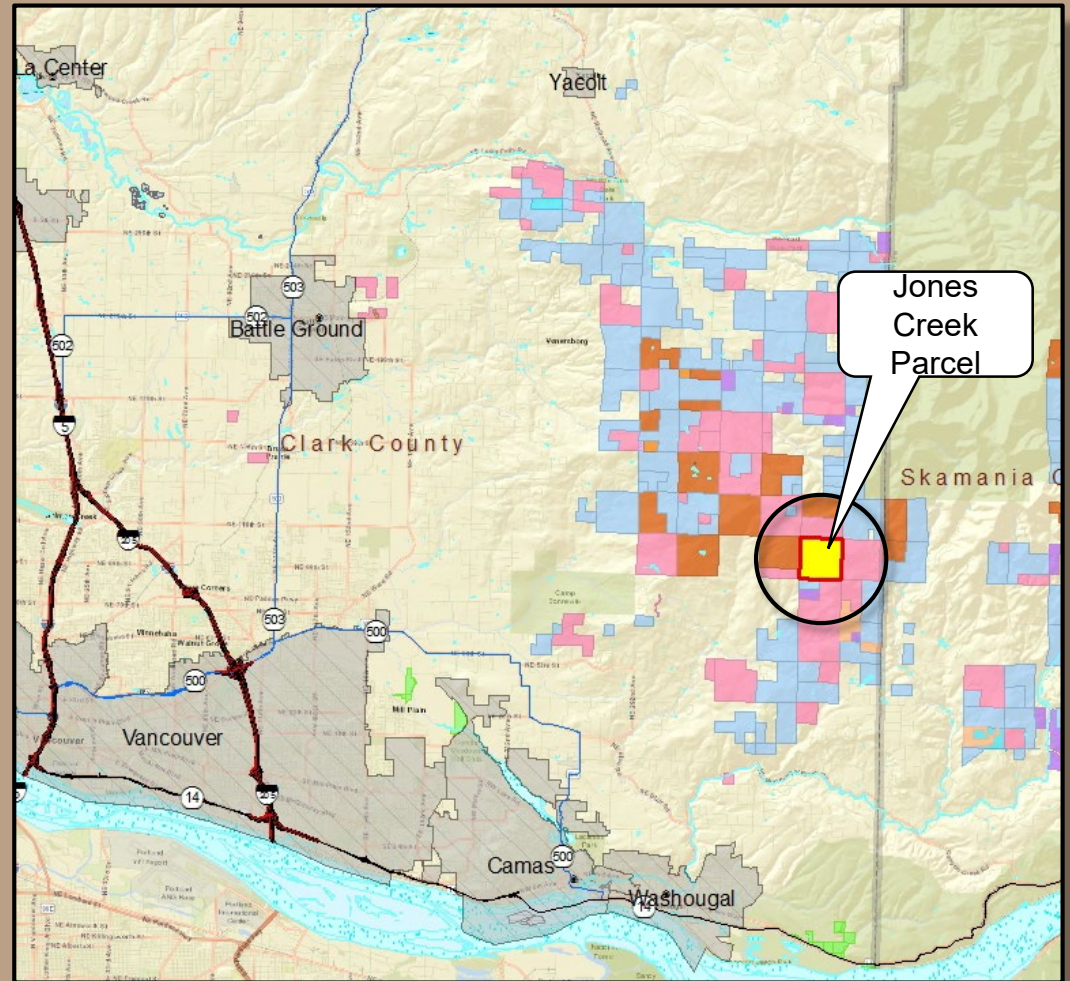
Clark County



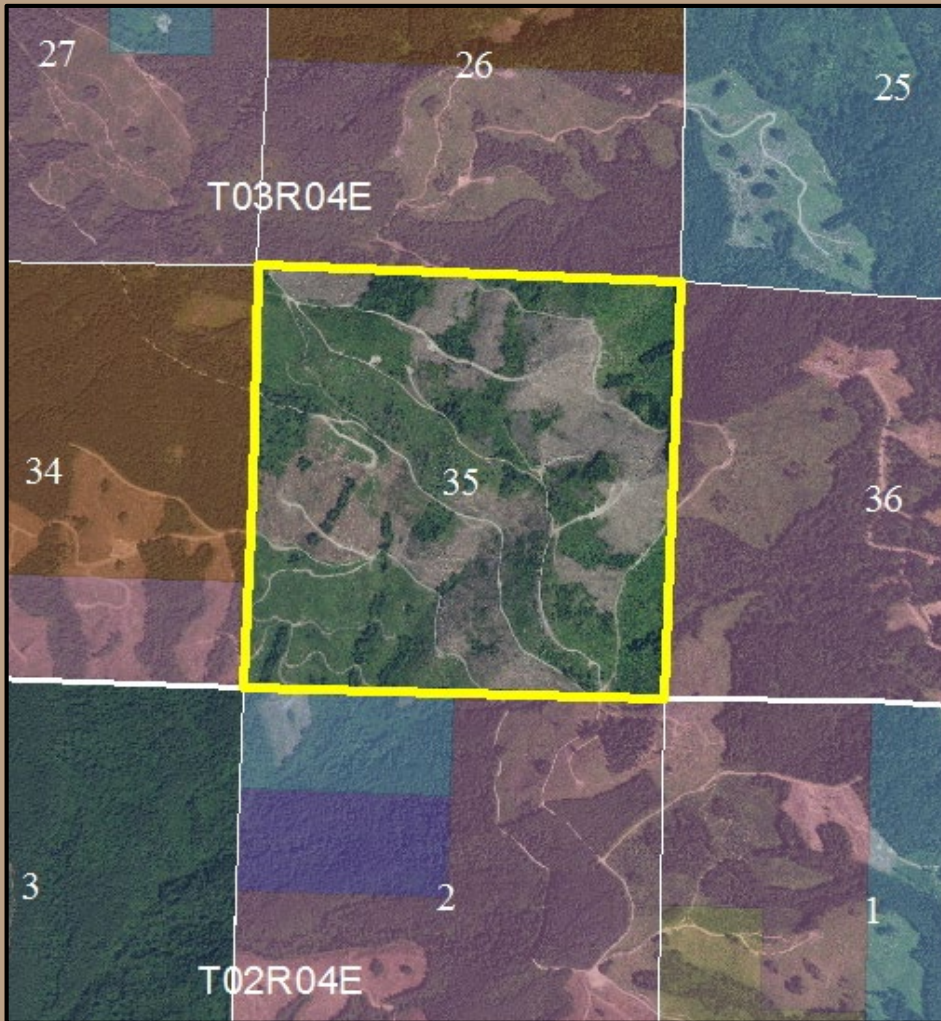
Jones Creek

Location

- 14 miles NE of Vancouver, WA
- Clark County
- Private in-holding within DNR's Larch Management Block
- Purchase with Land Bank funds



Jones Creek



Property

- 640 acres (70% + operable)
- 2022 Nakia Creek Fire
- 0-20 year old
- Site Class III and IV
- Zoning – 80 acre forest
- Region Priority
 - Retain Long-term forestry
 - Provides access; no RUP's
 - Recreation opportunities
 - Gravel for road ballast



Jones Creek

Benefits

- Adds productive forestland to the trust land base in Clark County
- Removes a private in-holding within DNR-managed trust lands
- Provides permanent low cost road access for timber management; no more RUP charges
- Improves trust revenue potential
- Provides gravel for state road ballast needs

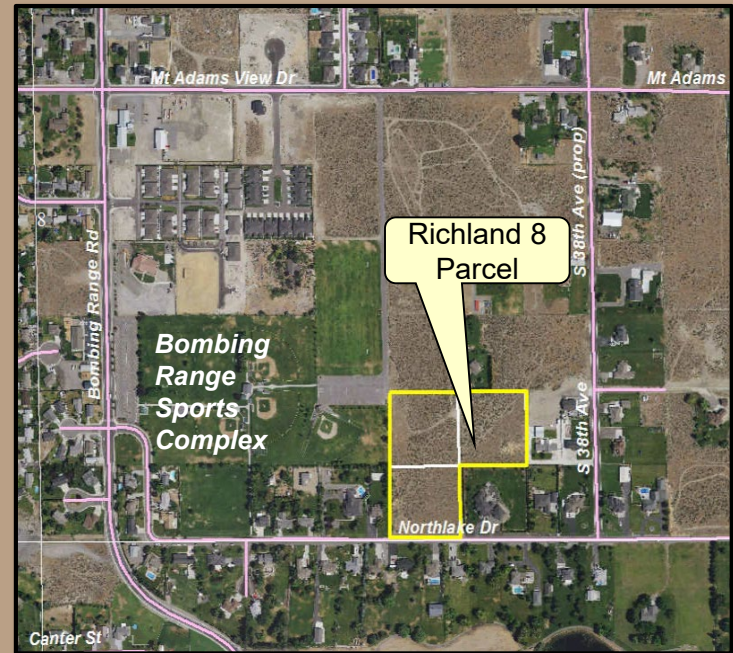
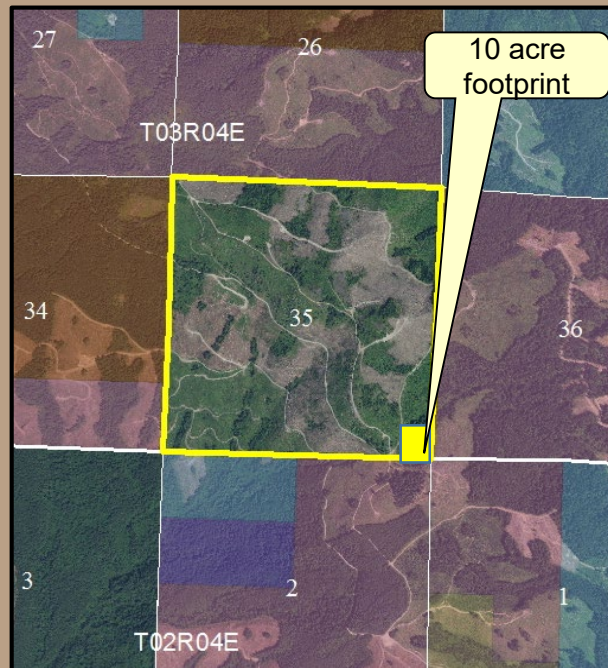


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Replacement Property

640 acres \$855,000 – Jones Creek

7.5 acres \$815,000 – Richland 8



Note - 85 times the land area for replacement of near similar property values.



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Negotiated Purchase Price:

\$855,000; \$1,336 / acre

Land Bank Funds

Note: DNR to obtain \$117,000 in cash at time of Closing for needed reforestation expenses.



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Questions ?

Resolution #1602





