



Okanogan 2019 Public Auction Parcel I

Okanogan County



Okanogan 2019 Auction

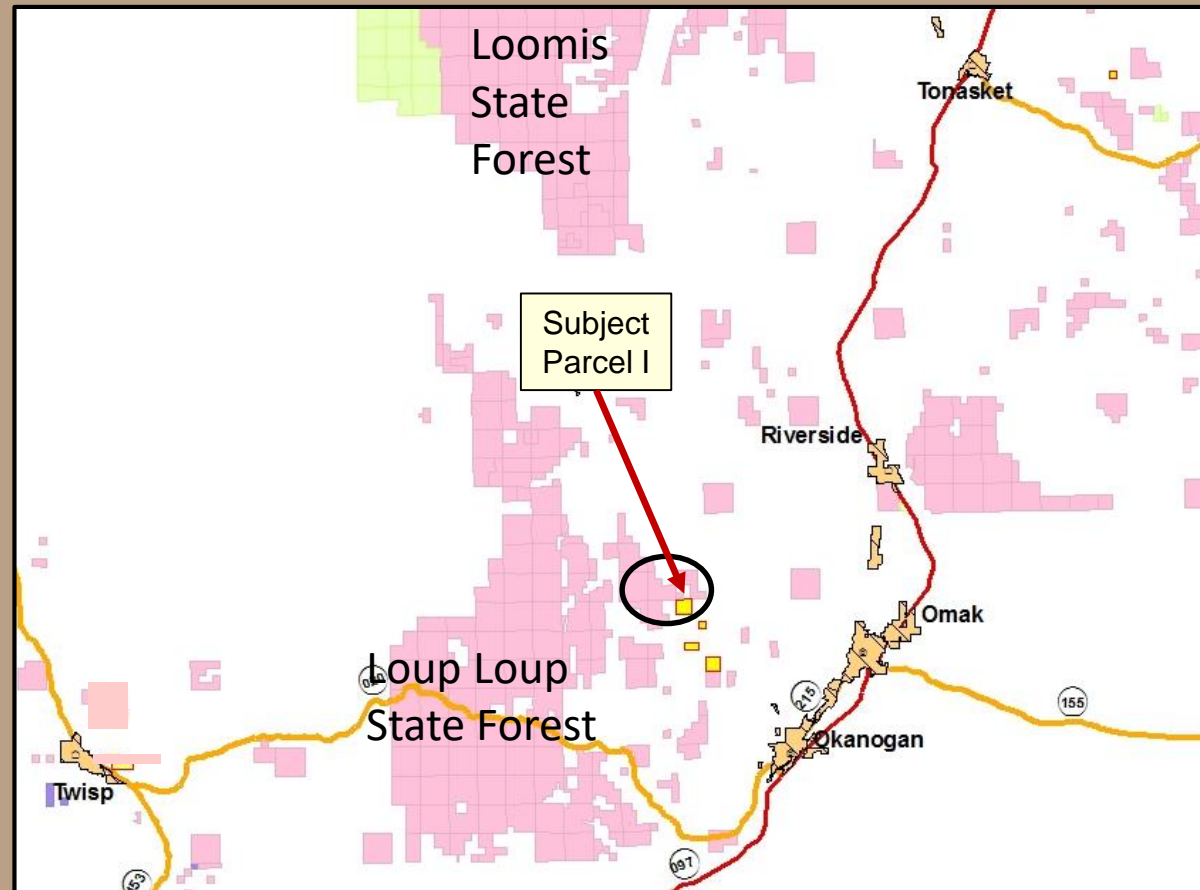
Vicinity Map - State



Okanogan 2019 Auction

Vicinity Map - County

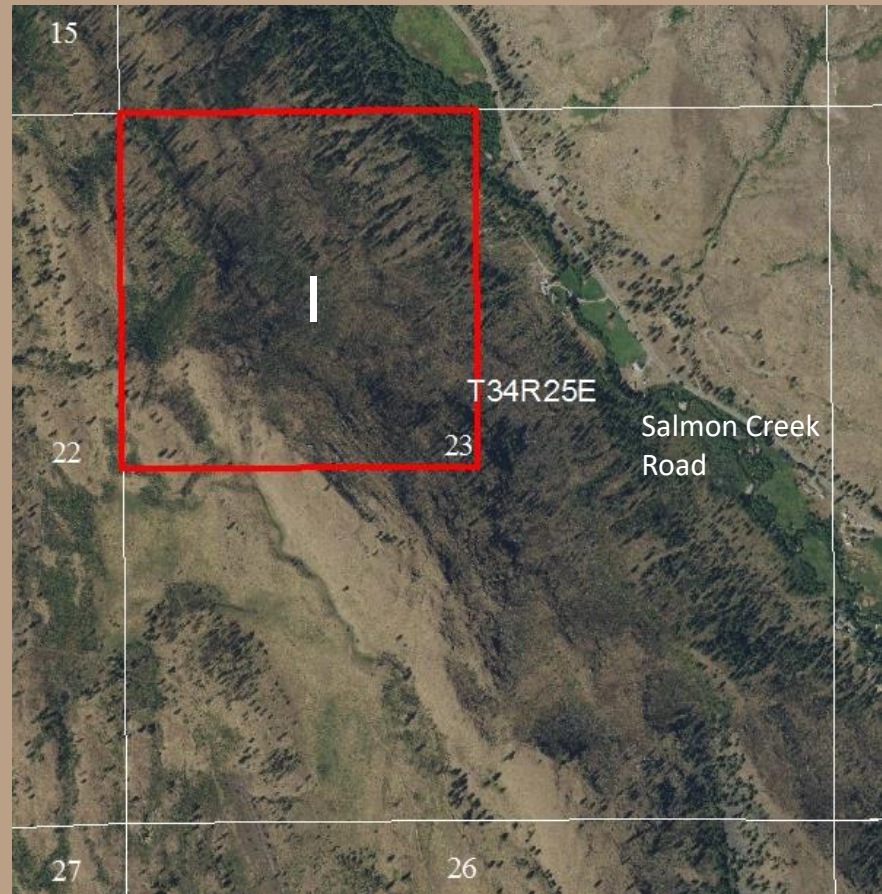
- Okanogan County
- 160 acres total
- Parcel I west of Okanogan



Okanogan 2019 Auction

Parcel I

- 160 acres
- Land bank, formerly Common School Trust
- No legal road access
- Relatively steep
- No irrigation rights
- Grazing Permits/Lease \$173/yr
- Zoning R20



Okanogan 2019 Auction

Outreach

- 60 day notices to tribes, state agencies, legislators, county in Oct. 2019.
- Land Bank 2019 Public hearing held on Nov. 14, 2019. Legal and media releases for the exchange hearing.
- Public Informational Meeting in Twisp on Dec. 12, 2019.
- Parcels became Land Bank ownership on Jan. 5, 2021, BNR Resolution #1573.
- DNR web page will be posted for auction.



Okanogan 2019 Auction

Benefits of Auction

- Obtained auction funds from under-performing trust lands will be used to purchase higher income trust properties.
- Auction places more private land onto the county property tax base for Okanogan County.



Okanogan 2019 Auction

Valuation – Recommended Minimum Bid

Parcel	Acres	Recommended Minimum Bid
Parcel I	160	\$88,000

Total Annual Grazing Rent = \$173 PNV@5%=\$3,460 ROI=0.2%



Okanogan 2019 Auction

Questions?

Parcel I – Resolution #1580



