Trust Purchases

Skagit County
Blanchard Purchase

Blanchard Core

- Core area is 1,600 acres within 4,900 ac forest
- Core area replacement to date is $4,500,000 and 920 acres
- Current purchase appropriation is $2,000,000
- Direction is to acquire within the Burlington Edison S.D.; Tier 1 area
Blanchard Purchase

Tier 1 Focus Area

- Thousands of Parcels in the Tier 1 area
- Few parcels met criteria; A. Near trust land B. No costly homes C. Viable for timber revenue
- Sent letters for 103 parcels to landowners
- About 20 landowners had interest & viable parcels
Blanchard Purchase

Tier 1 Focus Area

Skagit County Forested Parcels - Tier One Priority Areas

Forest Parcels >= 20 acres; no buildings
- RRV: 1/3 ac (5010 card)
- RRU-NRL: 5/40 ac (4/40 card)
- SF-NRL: 1/20 ac
- IF-NRL: 1/80 ac

Ownership
- WCDNR
- Department
- Grays Harbor
- Great-WesternLumberCo

- Structures, Skagit County Data 2017
- SchoolDistricts

BLANCHARD-PEARSON #08-097256; BLANCHARD-SPENCE #08-097257
BOARD OF NATURAL RESOURCES – SEPTEMBER 4, 2018
Blanchard Purchase

Vicinity
Blanchard Purchase

Overview - Pearson

- 37.37 acres
- Site Class 2, hardwood stocking
- Fronts onto Barrel Springs County Road
- Main haul road and public entrance into Blanchard
- Zoning - 8 home sites
Blanchard Purchase

Blanchard-Pearson
Stand Age Classes and Operability

<table>
<thead>
<tr>
<th>Age Class</th>
<th>Acres – Approximate</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-15</td>
<td>27.0</td>
</tr>
<tr>
<td>RMZ &amp; Wetlands</td>
<td>9.50</td>
</tr>
<tr>
<td>Roads &amp; Utility R/W</td>
<td>0.87</td>
</tr>
<tr>
<td>Total Acres</td>
<td>37.37</td>
</tr>
</tbody>
</table>
### Blanchard Purchase

#### Valuation

**Blanchard-Pearson**

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Acreage</th>
<th>Value</th>
<th>$ / Acre</th>
<th>$ / home site @ 8 homes</th>
<th>Recipient</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blanchard - Pearson</td>
<td>37.37</td>
<td>$415,000</td>
<td>$11,105</td>
<td>$51,875</td>
<td>State Forest Land Trust (SFL-Skagit)</td>
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</tbody>
</table>
Blanchard Purchase

Overview - Spence

- 38.99 acres
- Site Class 2
- Hardwood stocking; ground lead harvest
- Fronts onto Barrell Springs Co. Road
- Current home, well, utilities; Zoned for up to 4 total homes
Blanchard Purchase

Blanchard-Spence
Stand Age Classes and Operability

<table>
<thead>
<tr>
<th>Age Class</th>
<th>Acres – Approximate</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-10</td>
<td>2</td>
</tr>
<tr>
<td>25-30</td>
<td>27</td>
</tr>
<tr>
<td>RMZ &amp; Wetland</td>
<td>9</td>
</tr>
<tr>
<td>Roads &amp; Utility R/W</td>
<td>0.99</td>
</tr>
<tr>
<td>Total Acres</td>
<td>38.99</td>
</tr>
</tbody>
</table>
### Blanchard Purchase

#### Valuation

**Blanchard-Spence**

<table>
<thead>
<tr>
<th>Property</th>
<th>Acreage</th>
<th>Value</th>
<th>$ / Acre</th>
<th>$ / home site @ 4 home sites</th>
<th>Recipient</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blanchard - Spence</td>
<td>38.99</td>
<td>$313,000</td>
<td>$8,028/acre</td>
<td>$78,250</td>
<td>State Forest Land Trust (SFL-Skagit)</td>
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</table>
Blanchard Purchase

Questions?

Blanchard-Pearson Resolution #1524

Blanchard-Spence Resolution #1525