BLANCHARD-GOODYEAR NELSON 80

BLANCHARD-GOODYEAR NELSON 120

Trust Purchases

Skagit County
Blanchard Purchase

Blanchard Core

- Core area is 1,600 acres
- Core area replacement in past biennia spent $4,500,000 and acquired 920 acres
- Current appropriation remaining balance is $1,272,000; 76 acres acquired
- Direction is to acquire within the Burlington Edison S.D.; Tier 1 area
Blanchard Purchase

Vicinity
Blanchard Purchase

Overview – Goodyear Nelson 80

- 76.80 acres
- Site Class 2
- In-holding inside Blanchard State Forest
- Primarily conifer plantation; some riparian
- Zoning - 2 home sites
### Blanchard Purchase

#### Blanchard-Goodyear Nelson 80

Stand Age Classes and Operability

<table>
<thead>
<tr>
<th>Age Class</th>
<th>Acres – Approximate</th>
</tr>
</thead>
<tbody>
<tr>
<td>20-25</td>
<td>47.0</td>
</tr>
<tr>
<td>RMZ</td>
<td>29.0</td>
</tr>
<tr>
<td>Roads</td>
<td>0.80</td>
</tr>
<tr>
<td><strong>Total Acres</strong></td>
<td><strong>76.80</strong></td>
</tr>
</tbody>
</table>
## Blanchard Purchase

### Valuation

**Blanchard-Goodyear Nelson 80**

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Acreage</th>
<th>Value</th>
<th>$ / Acre</th>
<th>$ / home site @ 2 homes</th>
<th>Recipient</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blanchard – Goodyear Nelson 80</td>
<td>76.80</td>
<td>$375,000</td>
<td>$4,883</td>
<td>$187,500</td>
<td>State Forest Land Trust (SFL-Skagit)</td>
</tr>
</tbody>
</table>
Blanchard Purchase

Overview – Goodyear Nelson 120

- 116.45 acres
- Site Class 2
- Mixed species forest; ground lead harvest
- Fronts onto Lily Lake Road
- Zoned for up to 10 total homes
**Blanchard Purchase**

**Blanchard-Goodyear Nelson 120**

Stand Age Classes and Operability

<table>
<thead>
<tr>
<th>Age Class</th>
<th>Acres – Approximate</th>
</tr>
</thead>
<tbody>
<tr>
<td>25-30</td>
<td>85.00</td>
</tr>
<tr>
<td>RMZ &amp; Wetland</td>
<td>30.25</td>
</tr>
<tr>
<td>Roads</td>
<td>1.20</td>
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<tr>
<td><strong>Total Acres</strong></td>
<td><strong>116.45</strong></td>
</tr>
</tbody>
</table>
## Blanchard Purchase

### Valuation

**Blanchard-Goodyear Nelson 120**

<table>
<thead>
<tr>
<th>Property</th>
<th>Acreage</th>
<th>Value</th>
<th>$ / Acre</th>
<th>$ / home site @ 10 home sites</th>
<th>Recipient</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blanchard – Goodyear Nelson 120</td>
<td>116.45</td>
<td>$842,000</td>
<td>$7,230</td>
<td>$84,200</td>
<td>State Forest Land Trust (SFL-Skagit)</td>
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</tbody>
</table>
Blanchard Purchase

Questions?

Blanchard-Goodyear Nelson 80
Resolution #1529

Blanchard-Goodyear Nelson 120
Resolution #1530