Chehalis Oxbow Transfer

02-09316

Grays Harbor County
Chehalis Oxbow Transfer

Property Overview

- Common School Trust
- Three parcels; 30 acres total
- Located in 100 year floodplain of Chehalis River
- North of abandoned railroad grade
- Tribal interest
Chehalis Oxbow Transfer

Parcel A – Soil deposition (accretion) for 100+ years.

Parcels B and C – Erosion by the river.
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Channel Migration through Time

Relative Elevation Model - Map Sheet no. 15

DGER – 2014
Circular #118 P.34
Chehalis Oxbow Transfer

Property Features

- No roads
- Trees in riparian zone – not harvestable
- Access by boat or hiking
- HBU: Recreation, camping, habitat, open space
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Chehalis Interest

- Reservation Boundary - Treaty 1854
- Own railroad grade - acquiring lands north of railroad
- Fisheries and fish habitat
### Chehalis Oxbow Transfer

#### Appraisal

<table>
<thead>
<tr>
<th>Appraisal</th>
<th>Acreage</th>
<th>Land Value</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chehalis Oxbow</td>
<td>30 Acres</td>
<td>$30,000</td>
<td>$30,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$1,000/acre</td>
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</tbody>
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#### Distribution of Funds

100% to Real Property Replacement Account