



Casey Road Land Exchange 86-097952

Cowlitz County



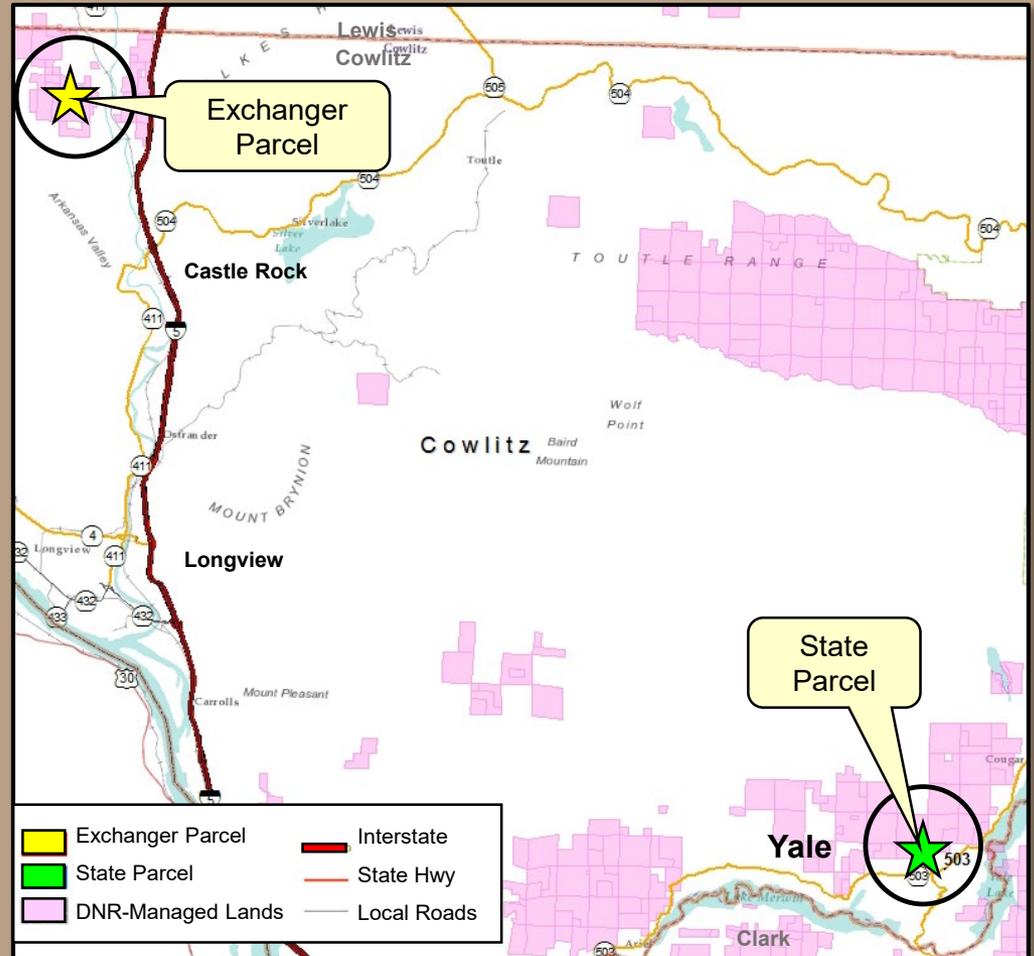
Casey Road Exchange

Exchanger Parcel

- Located 15 miles north of Longview
- 2 miles West of I-5

State Parcel

- Located North of Hwy 503 (Lewis River Road).
- Yale, WA
- Escheat Trust



Casey Road Exchange

Exchanger Parcel

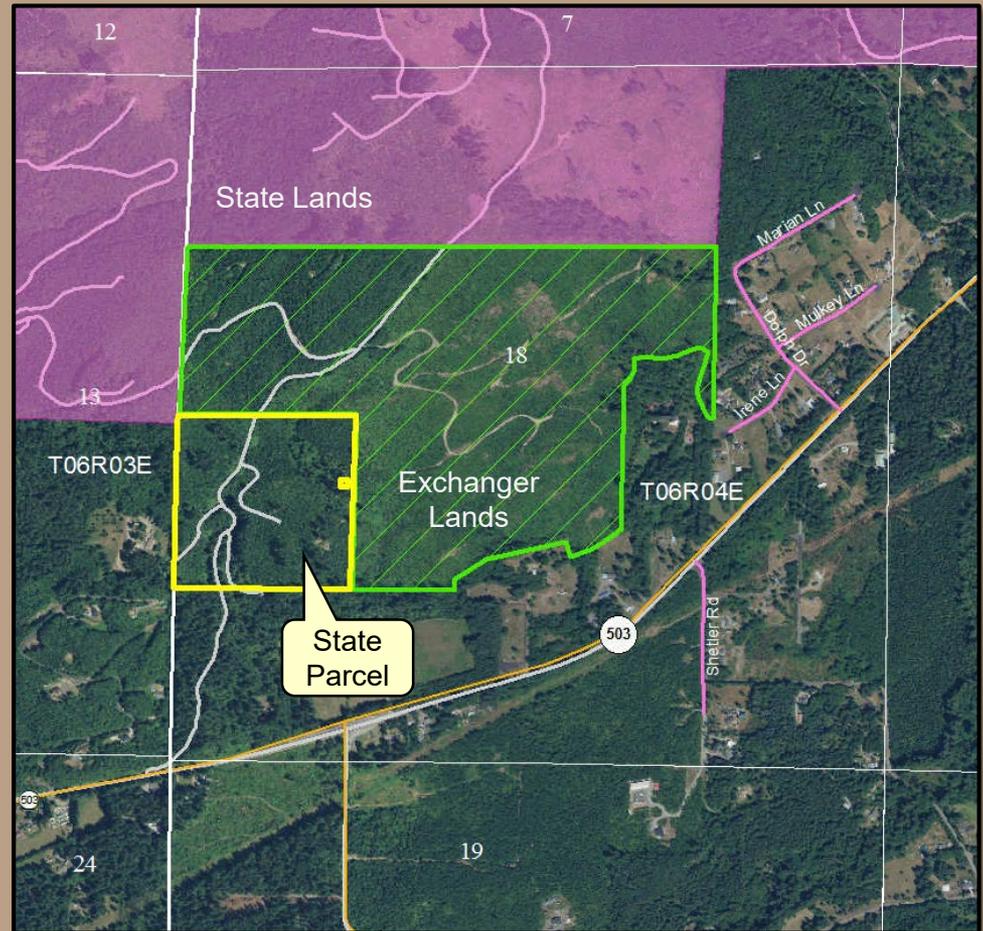


- 77 ± acres
 - 80 % Operational (6-yr Douglas Fir)
 - Riparian & road
- Complete in-holding to DNR-managed forest
- Site Class II
- Will be managed for the Common School Trust

Casey Road Exchange

State Parcel

- 40 ± acres
 - 80 % Operational (13-yr Douglas Fir)
 - Riparian & road
- Edge-holding to Exchanger-owned lands
- Private easements to and across parcel
- Easement reservation
- Site Class II



Casey Road Exchange

Public Hearing

- Hearing held on October 10, 2019
- At the Castle Rock Fire Station in Castle Rock, Washington
- 3 comments were received:
 - 1 comment against exchange
 - 2 comments neither for nor against the exchange, but with questions and management suggestions

Casey Road Exchange

Benefits of Exchange

- Removes in-holding within a large DNR-managed forest
- Repositions an isolated parcel within a developing community to lands better suited for long-term trust revenue production.
- Consolidates ownerships and provides more efficient land management opportunities for both parties.



Casey Road Exchange

Appraised Values – Exchange Balance

State	Acres	Land Value	Cash Value	Total
Before Exchange	40 ±	\$140,000	\$50,000	\$190,000
After Exchange	77 ±	\$190,000	\$0	\$190,000
+ / -	+ 37	+ \$50,000	- \$50,000	-0-

Exchanger	Acres	Land Value	Cash Value	Total
Before Exchange	77 ±	\$190,000	\$0	\$190,000
After Exchange	40 ±	\$140,000	\$50,000	\$190,000
+ / -	- 37	- \$50,000	+ \$50,000	-0-



Casey Road Exchange

Resolution 1568

Questions ?



Photo of Exchange parcel, provided by GPA Valuation



