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

### Appraised Values – Exchange Balance

<table>
<thead>
<tr>
<th>State</th>
<th>Acres</th>
<th>Land Value</th>
<th>Cash Value</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Before Exchange</strong></td>
<td>40 ±</td>
<td>$140,000</td>
<td>$50,000</td>
<td>$190,000</td>
</tr>
<tr>
<td><strong>After Exchange</strong></td>
<td>77 ±</td>
<td>$190,000</td>
<td>$0</td>
<td>$190,000</td>
</tr>
<tr>
<td><strong>+ / -</strong></td>
<td>+ 37</td>
<td>+ $50,000</td>
<td>- $50,000</td>
<td>-0-</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Exchanger</th>
<th>Acres</th>
<th>Land Value</th>
<th>Cash Value</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Before Exchange</strong></td>
<td>77 ±</td>
<td>$190,000</td>
<td>$0</td>
<td>$190,000</td>
</tr>
<tr>
<td><strong>After Exchange</strong></td>
<td>40 ±</td>
<td>$140,000</td>
<td>$50,000</td>
<td>$190,000</td>
</tr>
<tr>
<td><strong>+ / -</strong></td>
<td>- 37</td>
<td>- $50,000</td>
<td>+ $50,000</td>
<td>-0-</td>
</tr>
</tbody>
</table>
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

Resolution 1568

Questions?

Photo of Exchange parcel, provided by GPA Valuation