DUNGENESS & FORS ROAD

Public Auctions

Clallam County
Dungeness & Sekiu Auction

Vicinity – Both Parcels

Fors Road Auction Property

Dungeness Auction Property

Clallam County
Dungeness Auction

Vicinity - Dungeness

Dungeness Auction Parcel
Dungeness Auction

• Acquired in 1889; patent in 1972

• 7.2 Acres; Land Bank designation; Auction Revenue to Land Bank

• Distant from other DNR trust lands

• Area of rural residential homes and small farms
Dungeness Auction

- Zoning – Rural low (R5); 1 DU

- Highest and Best Use – rural residential development

- Fronts onto Anderson County Road

- Leased in the past for grazing and minerals
Dungeness Auction

- Views to south of Olympic Mountains
- Short distance to a scenic lavender farm and Dungeness Landing County Park
- Portions of property both north and south of the county road
### Dungeness Auction

**Appraised Value**

<table>
<thead>
<tr>
<th>Appraisal</th>
<th>Approx. Acreage</th>
<th>Appraised Value</th>
<th>Appraised Value – Recommended Minimum Bid</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fee Interest</td>
<td>7.2 acres</td>
<td>$110,000 to $140,000</td>
<td>$110,000</td>
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</tbody>
</table>
Fors Road Auction

Vicinity – Fors Road

[Map showing the vicinity of Fors Road with labels for Port Angeles, DNR, Managed Trust Land, and other geographic features.]
Fors Road Auction

- 67.63 acres
- Road access from Fors County Road
- Zoning – RCC3; 10 acres/DU
- Not contiguous with other trust land
- Low $ leasing potential
Fors Road Auction

- **Class 3 FPA** – 752 MBF
- **Class IV FPA** – 350 MBF
- **Species** - DF, WH, GF, WRC, RA, BLM
- **38 Net operable acres** – BPA, RMZ, Roads
Fors Road Auction

- Public Auction in Port Angeles

- Tentative Auction Date of March 27, 2018

- Auction Revenue to Land Bank
## Fors Road Auction

### Appraised Value

<table>
<thead>
<tr>
<th>Appraisal</th>
<th>Approx. Acreage</th>
<th>Appraisal - Range of Values</th>
<th>Appraised Value – Recommended Minimum Bid</th>
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</thead>
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<tr>
<td>Fee Interest</td>
<td>67.63 acres</td>
<td>$460,000 to $510,000</td>
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</tbody>
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Questions?

Fors Road Auction Resolution #1535

Dungeness Auction Resolution #1536