Land Bank
Exchange – 2019
Benton, Klickitat, Okanogan, Skagit & Spokane Counties
Land Bank Exchange 2019

Land Bank

Established in 1977 to maintain and enhance the trust asset base.

- Provides for the sale of under-performing trust lands at public auction; and
- Purchase of productive “replacement” lands, to replace those trust assets proposed for sale.
Purpose

- Perform an equal-valued land exchange to replace unproductive Trust property, with recently purchased productive Land Bank property.

- Designate Land Bank property as Trust property for future management and trust revenue.

- Designate Trust property as Land Bank property, making them eligible for public auction.
Land Bank Exchange 2019

Vicinity Map

DNR-Managed Trust Properties
DNR-Managed Land Bank Property
Richland 8 – Trust Property

- Benton County
- City of West Richland
- Three 2.5 acre undeveloped lots
- Scientific School, Normal School and Agricultural School Trusts
Picnic Pines – Trust Property

- 13.1 acres
- Common School Trust
- Spokane County
- Grazing leases
- Sewage disposal system on parcel
Cunliff Road Homesite – Trust Property

- 5.8 acres
- Common School Trust
- Klickitat County
- Home Site lease
- Improvements owned by Lessee

Subject property
Common School Trust
Okanogan 2019 – Trust Properties

- 480 acres
- Common School Trust
- Okanogan County
- Grazing Leases
  - $760/yr total rent

Land Bank Exchange 2019, 86-099144
Board of Natural Resources; January 5, 2021
Okanogan H – Trust Properties

- Parcel H: 40 acres
- No legal road access
- No irrigation rights
Land Bank Exchange 2019

Okanogan I & J – Trust Properties

- Parcel I: 160 acres
- Parcel J: 40 acres
- Steep terrain
- No irrigation rights
Land Bank Exchange 2019

Okanogan K & L – Trust Properties

- Parcel K: 80 acres
  - Mostly flat
- Parcel L: 160 acres
  - Steep Terrain
- No irrigation rights
Land Bank Exchange 2019

Land Bank Property

- 311.25 acres
- Skagit County
- 2 – 36 year-old Mixed Conifer
- Site Class II and III
- County Road Access

- Subject Property
- Land Bank
- State Forest Transfer Trust
- Common School Trust
- Capital Building Trust
Held on November 14, 2019

At the Skagit County Commissioners Office in Mount Vernon, Washington.

All comments received were for parcels no longer included in this proposal.
## Land Bank Exchange 2019

### Exchange Values

<table>
<thead>
<tr>
<th>Trust to Land Bank</th>
<th>Land Bank to Trust</th>
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<tbody>
<tr>
<td><strong>Trust</strong></td>
<td><strong>Acres</strong></td>
</tr>
<tr>
<td>Common School</td>
<td>498.90</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Scientific School</td>
<td>7.25</td>
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<tr>
<td>Normal School</td>
<td>.23</td>
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<tr>
<td>Ag School</td>
<td>.03</td>
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<tr>
<td><strong>Total:</strong></td>
<td>506.40</td>
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</tbody>
</table>
Benefits of Exchange

- Under-performing trust lands are replaced with productive forest lands.
  - Revenue for Trust beneficiaries.
  - More efficient and reduced management costs.

- Unproductive properties are positioned for future sale at public auction.
  - Proceeds used to purchase more replacement lands.
Land Bank Exchange 2019

Questions?

Resolution 1573

DNR Photo: Land Bank property
Trust Allocations

- 210 acres
  Common School
- 95 acres
  Scientific School
- 5 acres
  Normal School
- 1.25 acres
  Agricultural School

Legend:
- Land Bank
- State Forest Transfer
- Common School
- Capital Grant
Land Bank Exchange 2019

Okanogan I – L – Trust Properties

- West of Omak
- 440 acres
- Common School Trust

![Map showing land parcels I, J, K, and L with shaded areas indicating land ownership.]