Okanogan 2019
Public Auction
Okanogan County
Okanogan 2019 Auction

Vicinity Map - State
Okanogan County

280 acres total

Parcels J, K, L west of Okanogan
Vicinity – West of Okanogan

- Parcel J: 40 acres
- Parcel K: 80 acres
- Parcel L: 160 acres
Established in 1977 to maintain and enhance the trust asset base. Prior to 1977, funds went into Permanent Account.

- Provides for the sale of under-performing trust lands at public auction (Okanogan 2019 Auction); after
- Purchase of productive “replacement” lands, to replace trust assets proposed for sale (West Cavanaugh). Purchase of Land Bank property from prior Land Bank sales.
- Designate Land Bank property as Trust property for future management & trust revenue (Land Bank 2019 Exchange).
- Designate Trust property as Land Bank property, making them eligible for public auction (Land Bank 2019).
- Creates opportunity for an auction of Land Bank property.
Parcel J

- 40 acres
- Land bank, formerly Common School Trust
- No legal road access
- Grazing Lease; $43/yr
- Relatively steep
- No irrigation rights
- Zoning R5
Parcel K

- 80 acres
- Land bank, formerly Common School Trust
- No legal road access
- Grazing Lease; $86/yr
- Sloping topography
- No irrigation rights
- Zoning R20
Parcel L

- 160 acres
- Land bank, formerly Common School Trust
- County road access
- Grazing Lease; $173/yr
- Relatively steep
- No irrigation rights
- Zoning R20
Okanogan 2019 Auction

Outreach

- 60 day notices to tribes, state agencies, legislators, county in Oct. 2019.
- Public Informational Meeting in Twisp on Dec. 12, 2019.
- Parcels became Land Bank ownership on Jan. 5, 2021, BNR Resolution #1573.
- DNR web page will be posted with the auction information for three properties.
Benefits of Auction

- Obtained auction funds from under-performing trust lands will be placed into Land Bank account and used to purchase higher income trust properties.

- Auction will place more private land onto the county property tax base for Okanogan County.

- Administrative Fees collected for auctioned parcels to offset DNR costs.
## Valuation – Recommended Minimum Bids

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Acres</th>
<th>Recommended Minimum Bid</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel J</td>
<td>40</td>
<td>$22,000</td>
</tr>
<tr>
<td>Parcel K</td>
<td>80</td>
<td>$72,000</td>
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<tr>
<td>Parcel L</td>
<td>160</td>
<td>$112,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>280</strong></td>
<td><strong>$206,000</strong></td>
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</tbody>
</table>

Total Annual Grazing Rent = $302  
PNV@5%=$5,752  
ROI=0.14%
Questions?
Parcel J – Resolution #1575
Parcel K – Resolution #1576
Parcel L – Resolution #1577