



Fors Road Land Exchange 86-097732



Fors Road Land Exchange

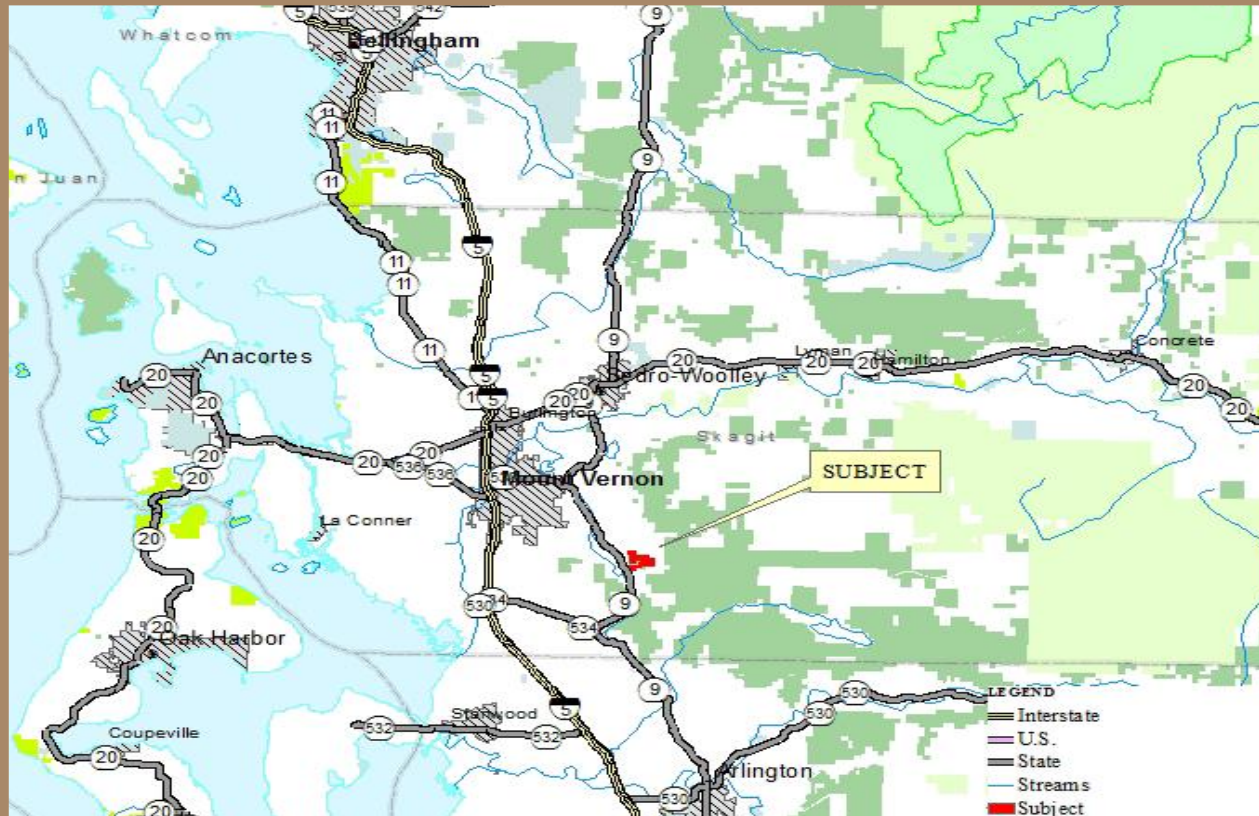
Purpose

- **Designate Land Bank property into trust status for future management and revenue distribution**
- **Designate trust property as Land Bank in advance of public auction for trust land replacement**
- **Equivalent market value between the Common School Trust property and Land Bank property in the exchange**



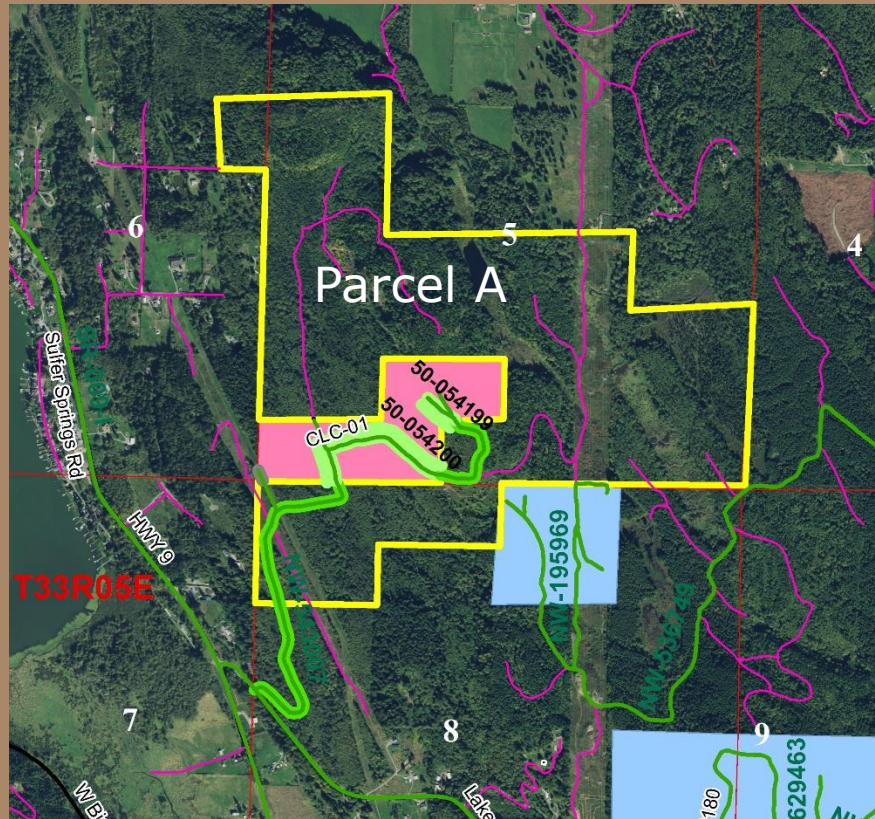
Fors Road Land Exchange

Land Bank – Vicinity Map for Parcel A



Fors Road Land Exchange

Land Bank – Ortho Map for Parcel A (Briarwood)



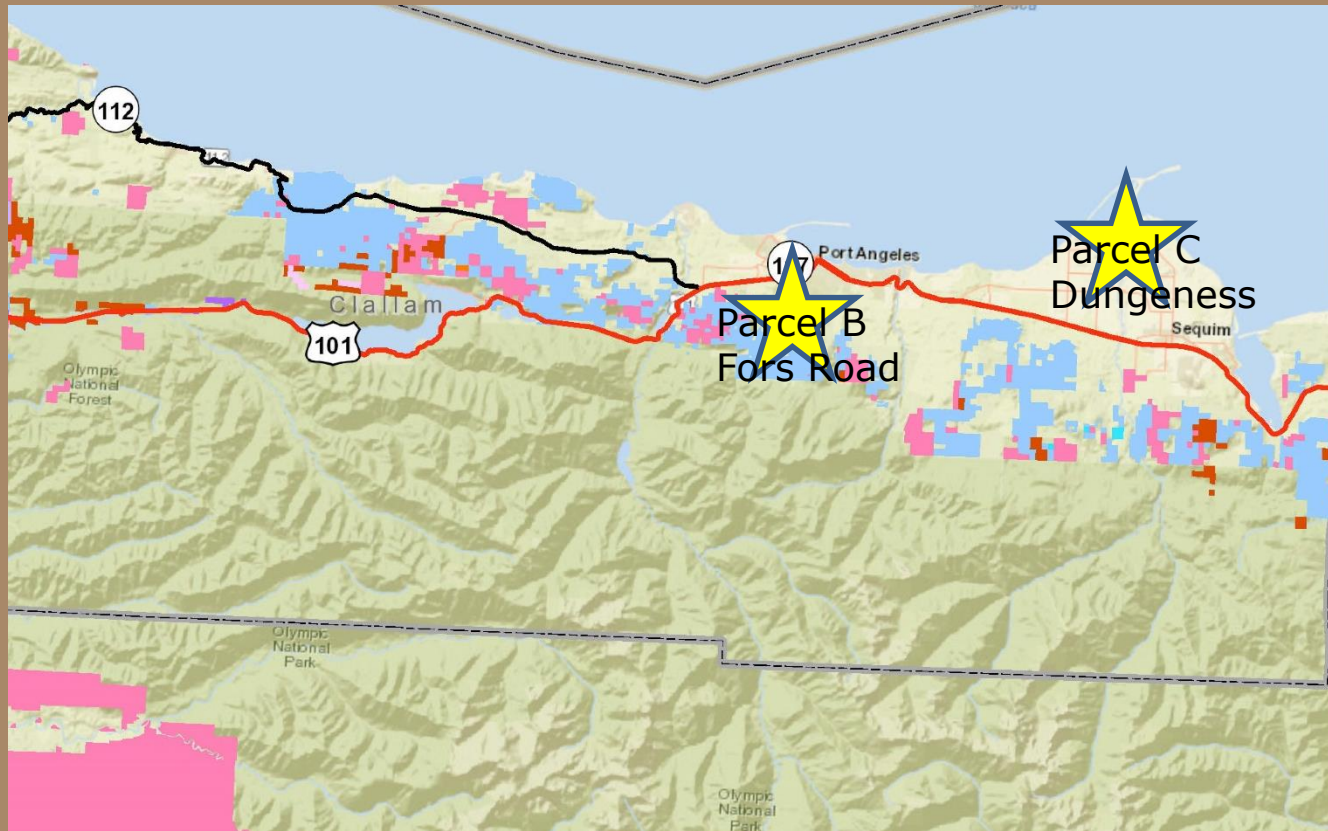
Fors Road Land Exchange

Parcel A (Briarwood)

- **368.05 acres of forest land**
- **In Skagit County near Big Lake**
- **Variety of age classes of timber; some commercial rock potential**
- **Purchased in 2018 as 100% Land Bank property**
- **100% Land Bank to 57.5% Common School Trust and 42.5% Land Bank at the conclusion of the exchange.**

Fors Road Land Exchange

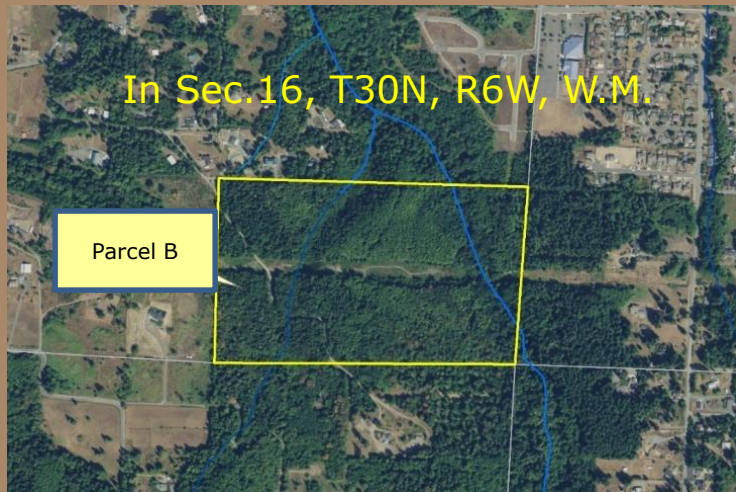
Common School Trust – Vicinity Map B & C



Fors Road Land Exchange

Common School Trust – Parcels B & C

Parcel B (Fors Road)



Parcel C (Dungeness)



Fors Road Land Exchange

Parcel B (Fors Road)

- **67.63 acres of forest land**
- **In Clallam County near Port Angeles**
- **Relatively uniform younger timber**
- **Common School Trust to Land Bank in Exchange**
- **Electric Transmission Line on property**
- **Easement access to Fors County Road**

Fors Road Land Exchange

Parcel C (Dungeness)

- **7.2 acres of pasture land**
- **In Clallam County near Sequim / Dungeness**
- **Leased in the past for grazing and mineral exploration**
- **Common School Trust to Land Bank in the Exchange**
- **Anderson County Road access**



Fors Road Land Exchange

Appraisal

Before Exchange	Acres	Value
Land Bank - Briarwood	368.05 – 57.5% ownership share	\$570,000
Common School (Dungeness, Fors Road)	74.83	\$570,000

After Exchange	Acres	Value
Land Bank (Dungeness, Fors Road)	74.83	\$570,000
Briarwood - Common School	368.05 – 57.5% ownership share	\$570,000



Fors Road Land Exchange

Hearing Summary

- **Public hearing held on October 25, 2018**
- **No attendees and no testimony at the hearing or during the 14 day comment period.**



Fors Road Land Exchange



DNR Photo



