

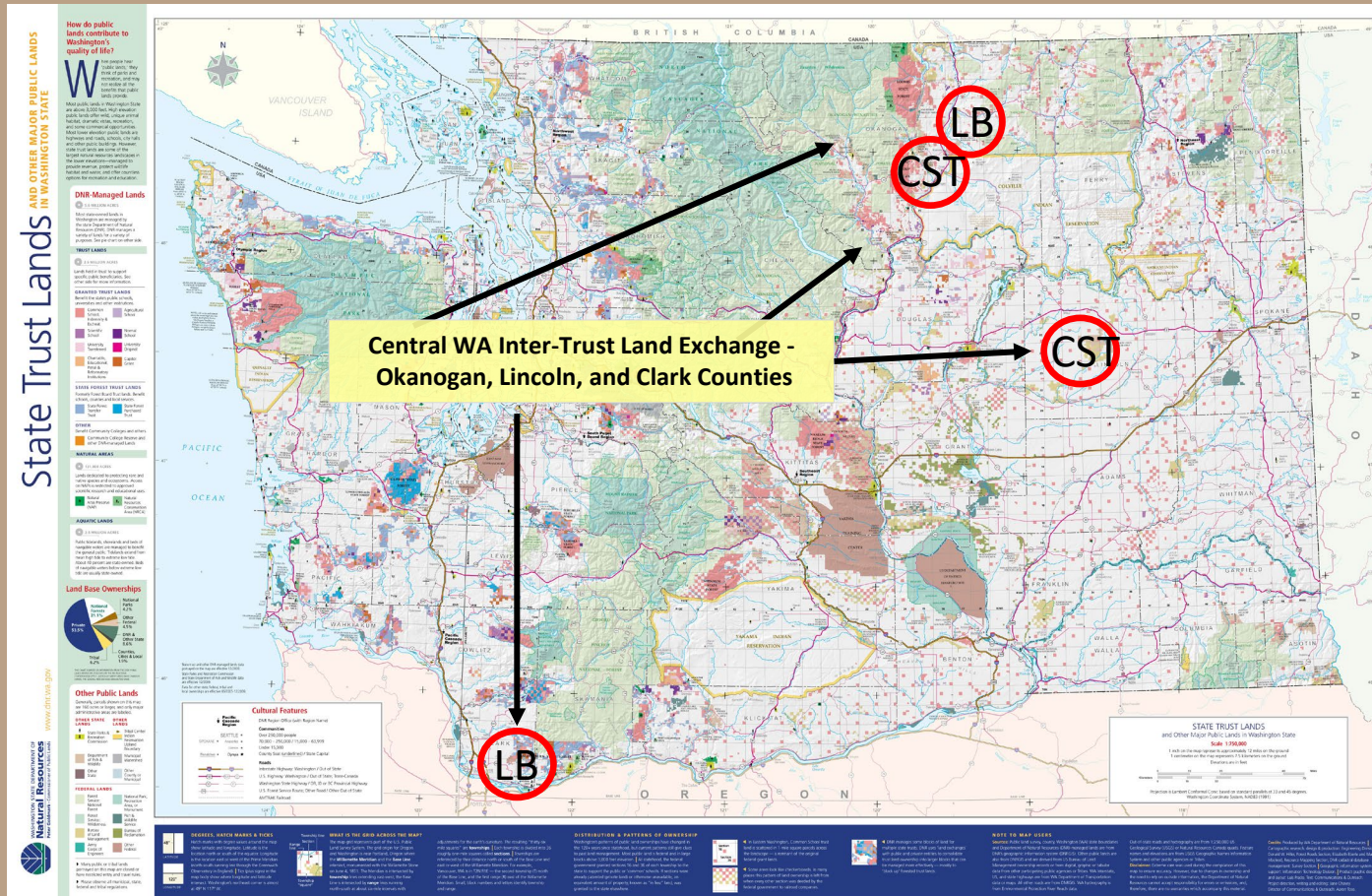
Central Washington Land Bank Exchange

Common School Trust and Land Bank properties



CENTRAL WA EXCHANGE

PUBLIC LANDS MAP



CENTRAL WA EXCHANGE

What is the Land Bank?

- A tool for maintaining the trust land base.
- Ensures replacement of state lands sold at auction or otherwise.
- The “Land Bank” is a holding area for properties waiting to become trust land and former trust land waiting to be sold.
- Keeps the trust land base whole financially.



CENTRAL WA EXCHANGE

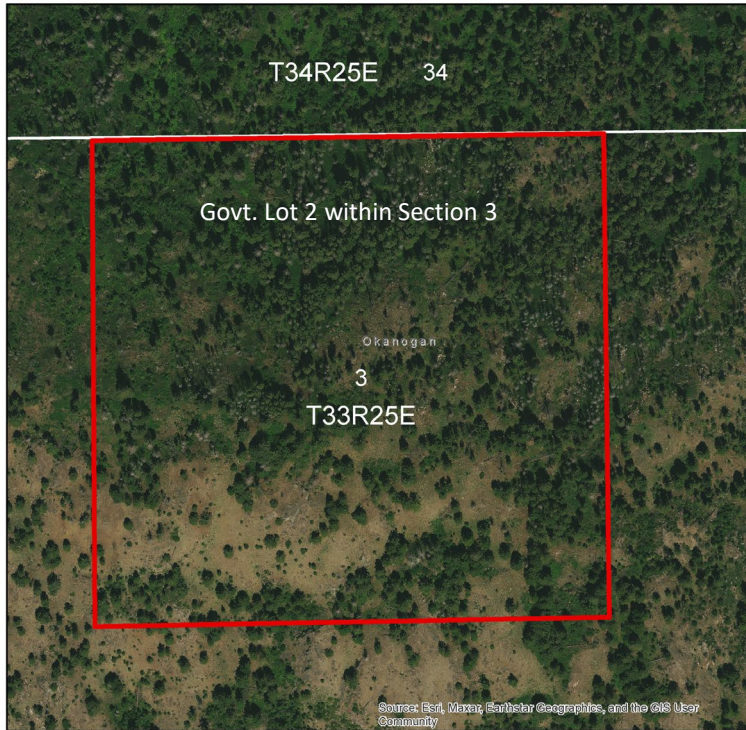
Why do this exchange?

1. Dispose of State trust lands that are under performing for the beneficiaries.
2. Coordinate a direct transfer to a current DNR tenant who lives in a tenant owned home.
3. Facilitate a potential public auction.
4. Position valuable Land Bank property into trust status to generate revenue for the Common School trust.



CENTRAL WA EXCHANGE

Parcel W



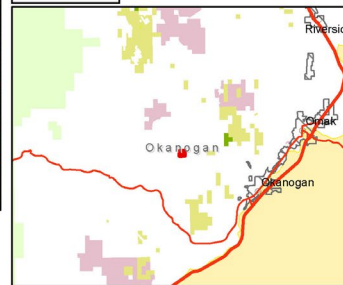
Okanogan Parcel W

Okanogan County

Ortho

Legend

Parcel W



0 0.0225 0.045 0.09 0.135 Miles

Disclaimer: Extreme care was used during the compilation of this map to ensure accuracy. However, due to changes in ownership and the need to rely on outside information, the Department of Natural Resources cannot accept responsibility for errors or omissions, and, therefore, there are no warranties which accompany this material.

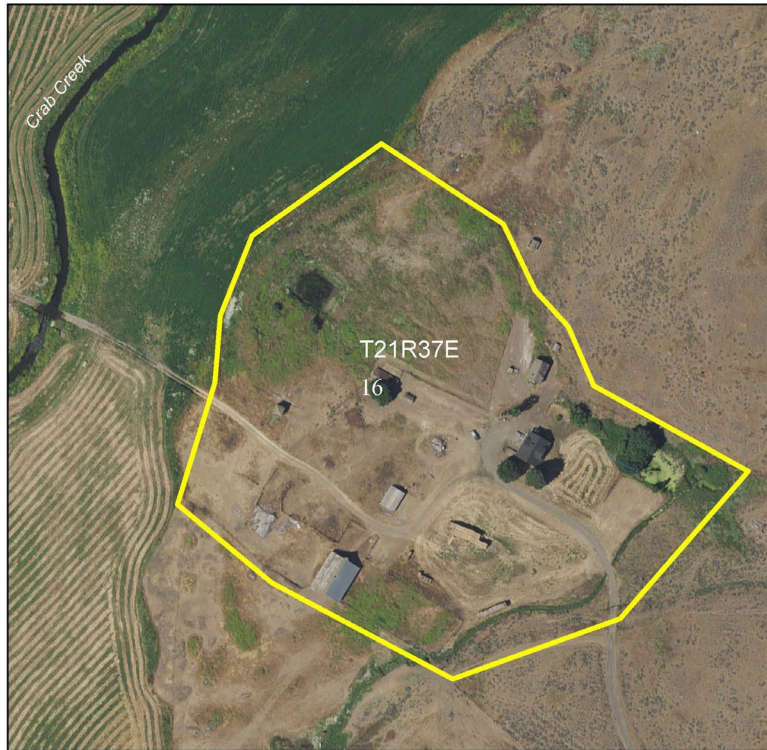
Created by: , A & D Section Date: 10/6/2023

- Proposed Common School Trust to Land Bank
- 40.95 acres in rural Okanogan county
- Steep, mountainous terrain
- No water, access or income potential
- Contemplate a future public auction



CENTRAL WA EXCHANGE

Crab Creek Parcel

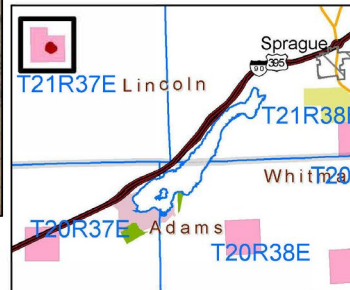


Crab Creek

Lincoln County

Legend

 Crab Creek Homesite Parcel



Created by: Deb Whitney, CRT Division Date: 2/3/2020



0 0.015 0.03 0.06 0.09 Miles

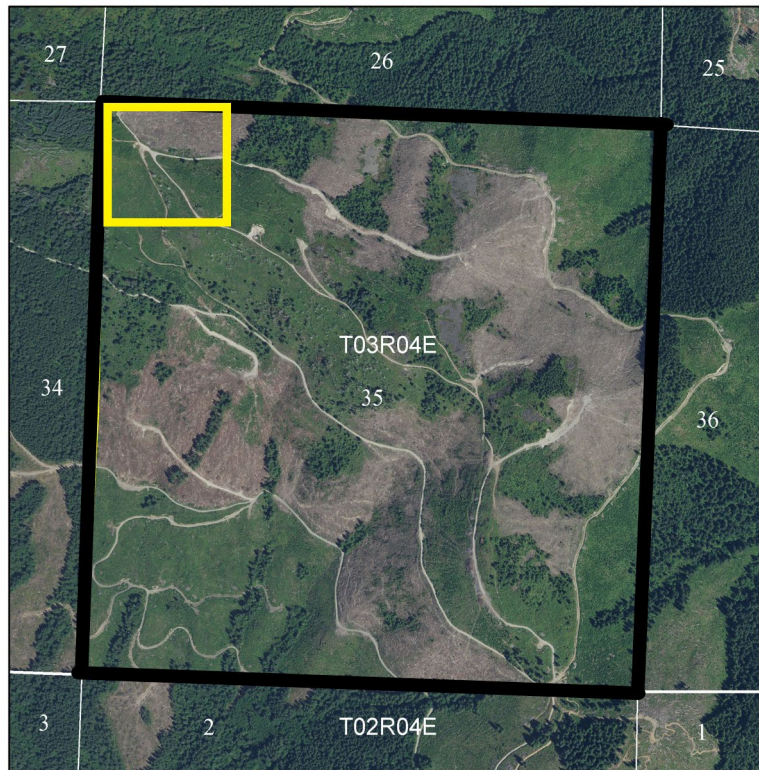
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- Common School Trust property to Land Bank
- 9.75 acres in Lincoln county
- Homesite buildings owned by current DNR tenant
- Re-designation as Land Bank can facilitate a direct transfer to tenant who owns the home improvements
- Survey, lot segregation, appraisal complete.

CENTRAL WA EXCHANGE

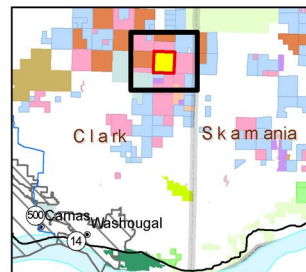
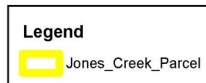
Jones Creek

- Land Bank property to Common School Trust
- Using 40.34 acres of a 641-acre parcel
- Significant income producing opportunities through timber
- Will replace the trust lands; should provide future trust revenue for the Common School Trust beneficiary



Jones Creek

Clark County



Created by: Deb Whitney, CRT Division
Date: 7/31/2018



0 0.075 0.15 0.3 0.45 Miles

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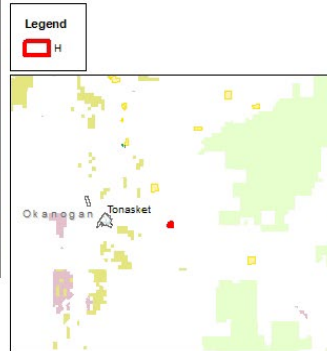
CENTRAL WA EXCHANGE

Parcel H

- Land Bank to Common School Trust
- 40 acres in Okanogan county
- Grazing lease on property
- No Legal access
- Was formerly Common School Trust, and would become Common School again



Okanogan Parcel H
Okanogan County



Sources: Esri, Maxar, Earthstar Geographics, and the GIS User Community

0 0.0475 0.095 0.19 0.285 Miles

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Created by: , A & D Section Date: 11/17/2023



CENTRAL WA EXCHANGE

Valuation

PARCEL	LAND BANK	ACRES	VALUE
PARCEL W	Into LB	40.95	\$24,600
CRAB CREEK	Into LB	9.75	\$70,000
JONES CREEK	Out of LB	(40.34)	(\$64,600)
PARCEL H	Out of LB	(40.00)	(\$30,000)
Summary Exchange Changes to LB		29.64 more acres to the Common School Trust	\$94,600 equivalent valued exchange



CENTRAL WA EXCHANGE

Public hearing

- Was held on Friday, February 2nd, 2024, at 5:30pm at the East County Fire & Rescue Station #91 in Camas, WA.
- No public testimony was received.



CENTRAL WA EXCHANGE

Questions ?

Resolution #1633



