

# BLANCHARD-PEARSON

# BLANCHARD-SPENCE

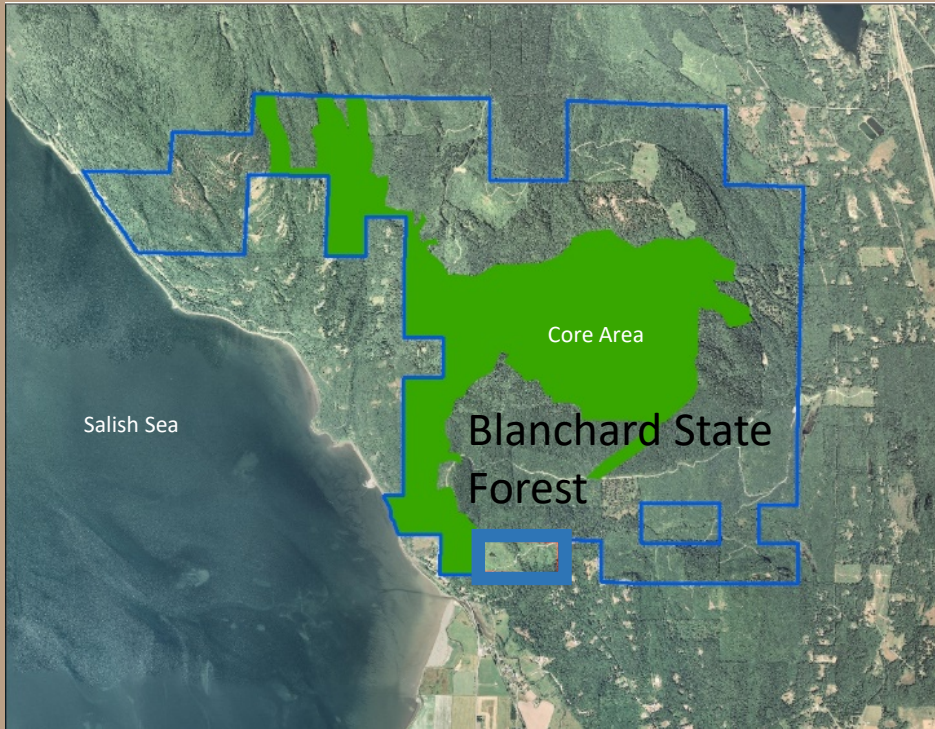
## Trust Purchases

## Skagit County



# Blanchard Purchase

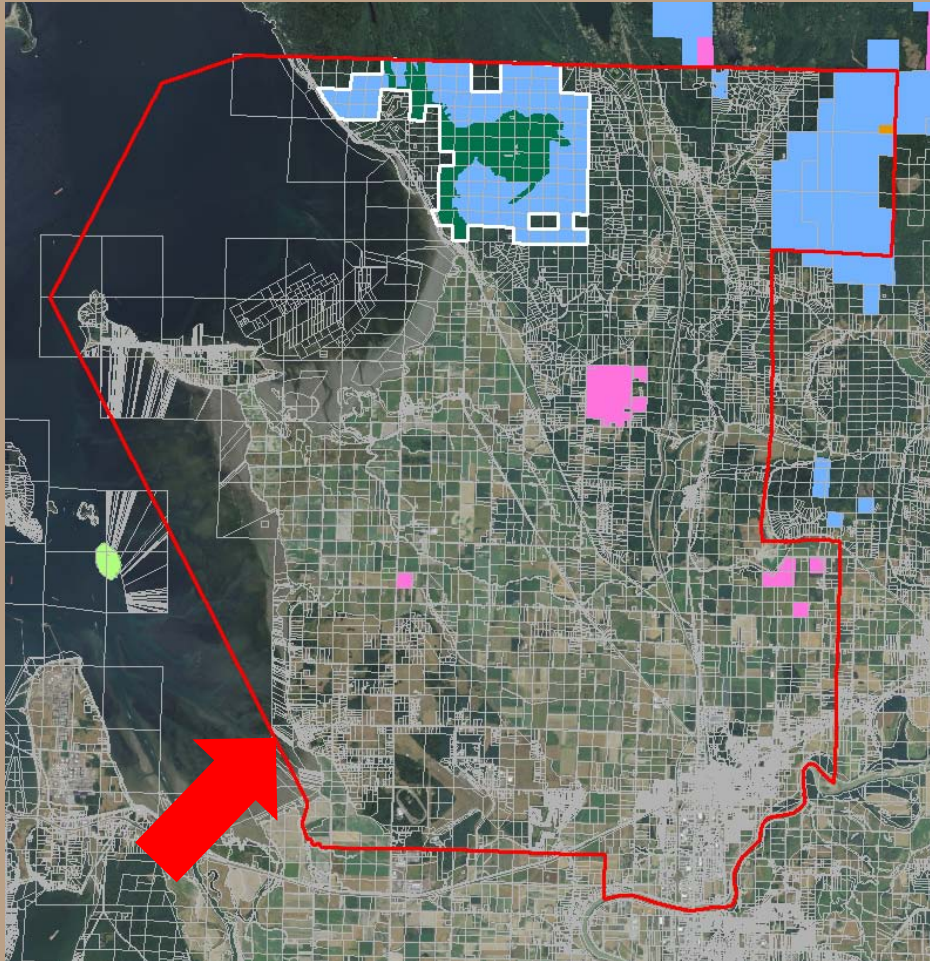
## Blanchard Core



- Core area is 1,600 acres within 4,900 ac forest
- Core area replacement to date is \$4,500,000 and 920 acres
- Current purchase appropriation is \$2,000,000
- Direction is to acquire within the Burlington Edison S.D.; Tier 1 area

# Blanchard Purchase

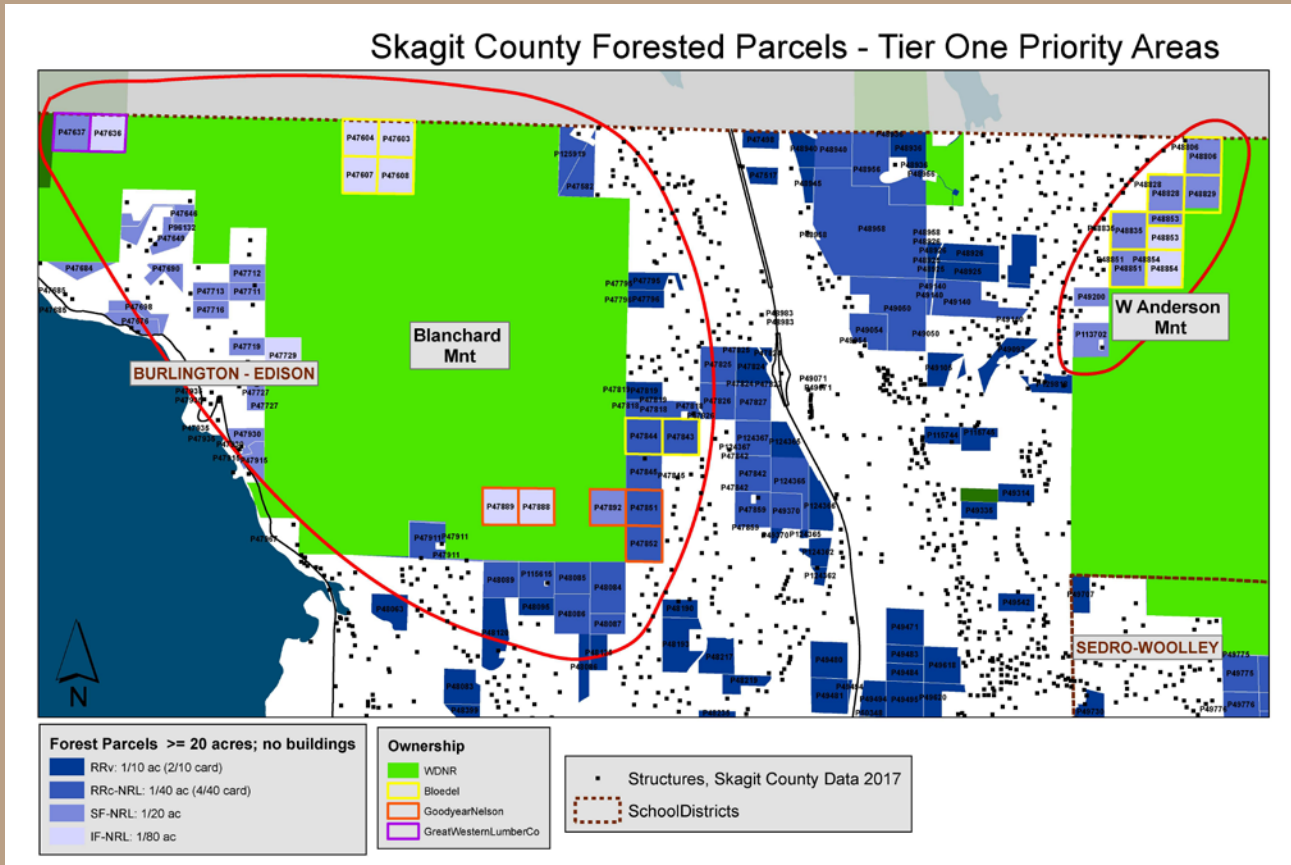
## Tier 1 Focus Area



- Thousands of Parcels in the Tier 1 area
- Few parcels met criteria;
  - A. Near trust land
  - B. No costly homes
  - C. Viable for timber revenue
- Sent letters for 103 parcels to landowners
- About 20 landowners had interest & viable parcels

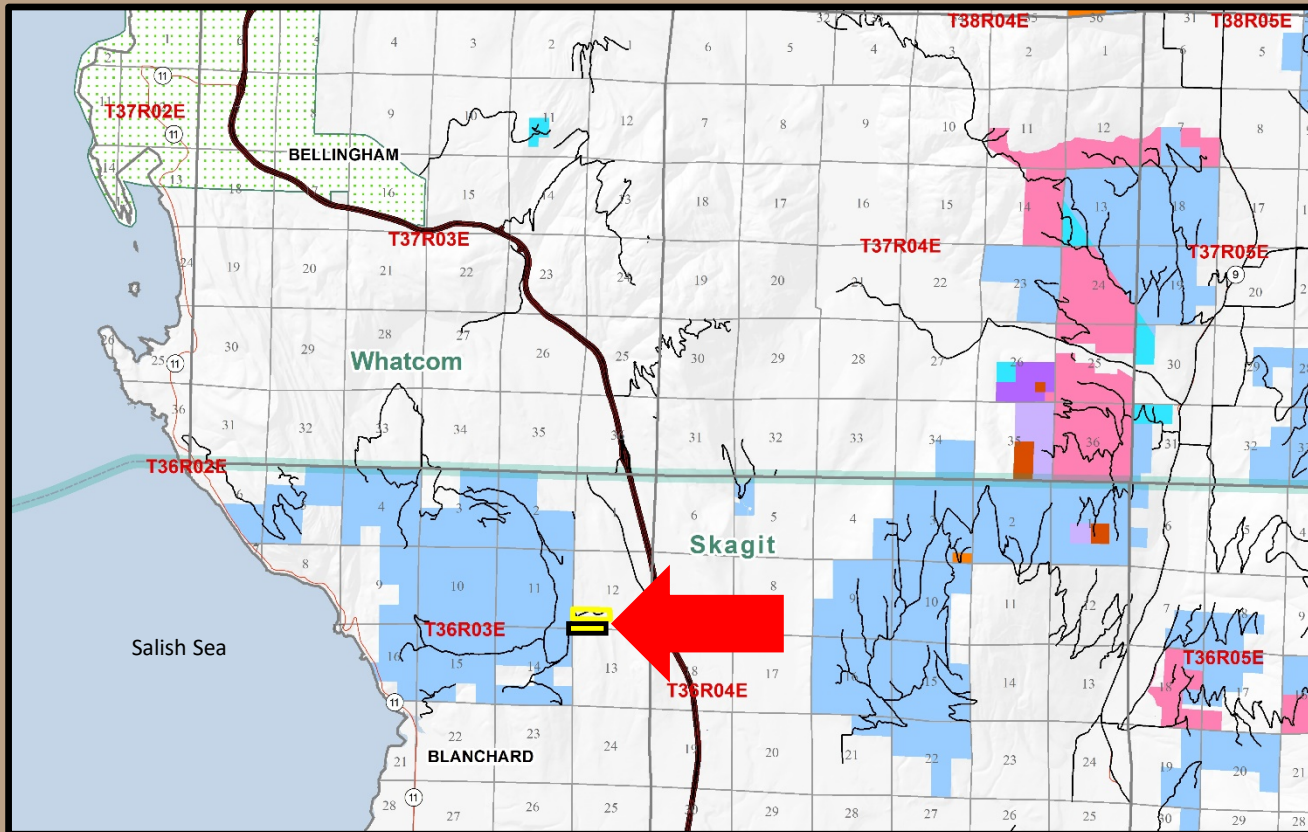
# Blanchard Purchase

## Tier 1 Focus Area



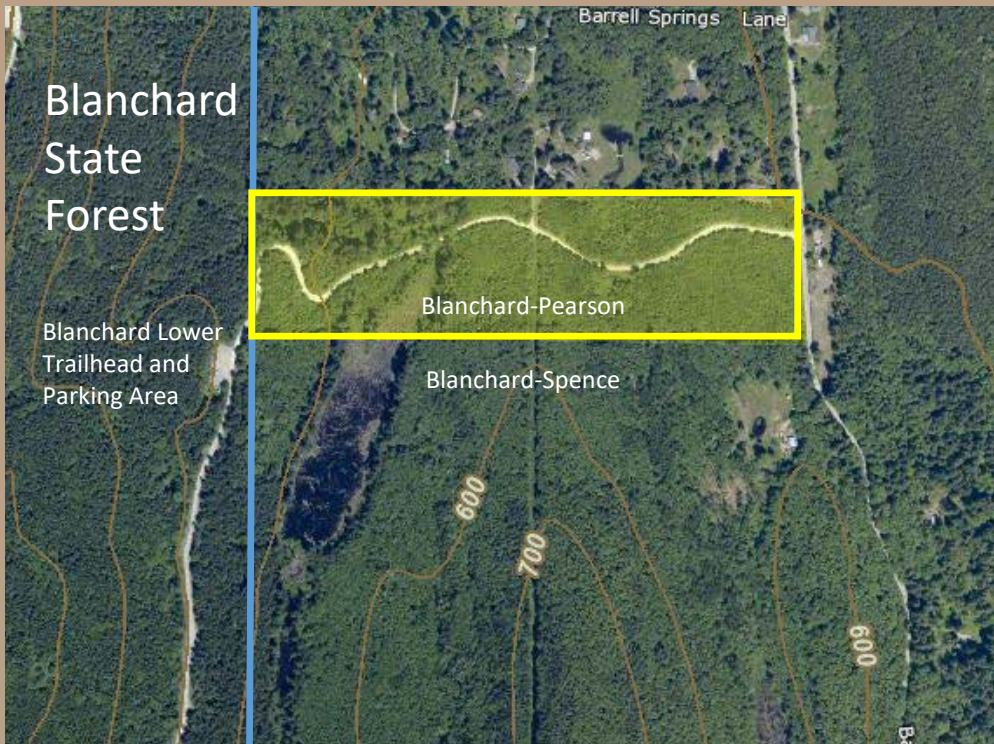
# Blanchard Purchase

## Vicinity



# Blanchard Purchase

## Overview - Pearson



- 37.37 acres
- Site Class 2, hardwood stocking
- Fronts onto Barrell Springs County Road
- Main haul road and public entrance into Blanchard
- Zoning - 8 home sites

# Blanchard Purchase

## Blanchard-Pearson Stand Age Classes and Operability

Age Class	Acres – Approximate
10-15	27.0
RMZ & Wetlands	9.50
Roads & Utility R/W	0.87
Total Acres	37.37



# Blanchard Purchase

## Valuation Blanchard-Pearson

Property Name	Acreage	Value	\$ / Acre	\$ / home site @ 8 homes	Recipient
Blanchard - Pearson	37.37	\$415,000	\$11,105	\$51,875	State Forest Land Trust (SFL-Skagit)

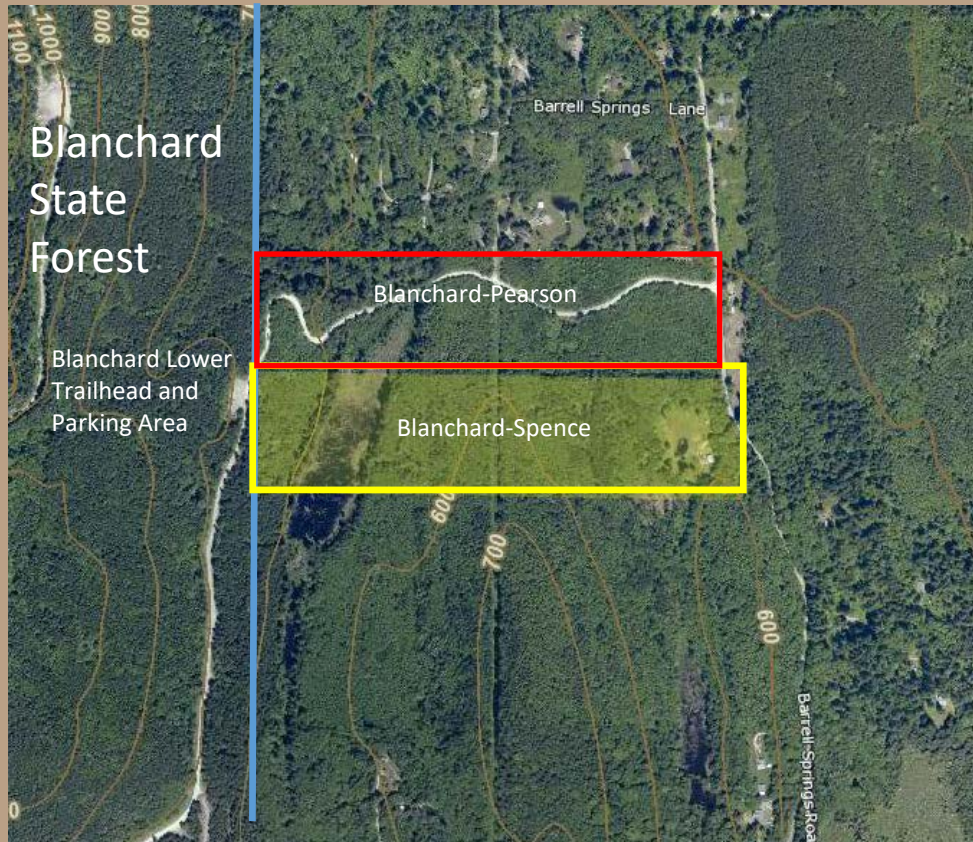




# Blanchard Purchase

## Overview - Spence

- 38.99 acres
- Site Class 2
- Hardwood stocking; ground lead harvest
- Fronts onto Barrell Springs Co. Road
- Current home, well, utilities; Zoned for up to 4 total homes



# Blanchard Purchase

## Blanchard-Spence Stand Age Classes and Operability

Age Class	Acres – Approximate
0-10	2
25-30	27
RMZ & Wetland	9
Roads & Utility R/W	0.99
Total Acres	38.99



# Blanchard Purchase

## Valuation Blanchard-Spence

Property	Acreage	Value	\$ / Acre	\$ / home site @ 4 home sites	Recipient
Blanchard - Spence	38.99	\$313,000	\$8,028/acre	\$78,250	State Forest Land Trust (SFL-Skagit)



# Blanchard Purchase



Questions ?

Blanchard-Pearson Resolution #1524

Blanchard-Spence Resolution #1525

DNR photo



