



Okanogan 2019 Public Auction

Okanogan County



Okanogan 2019 Auction

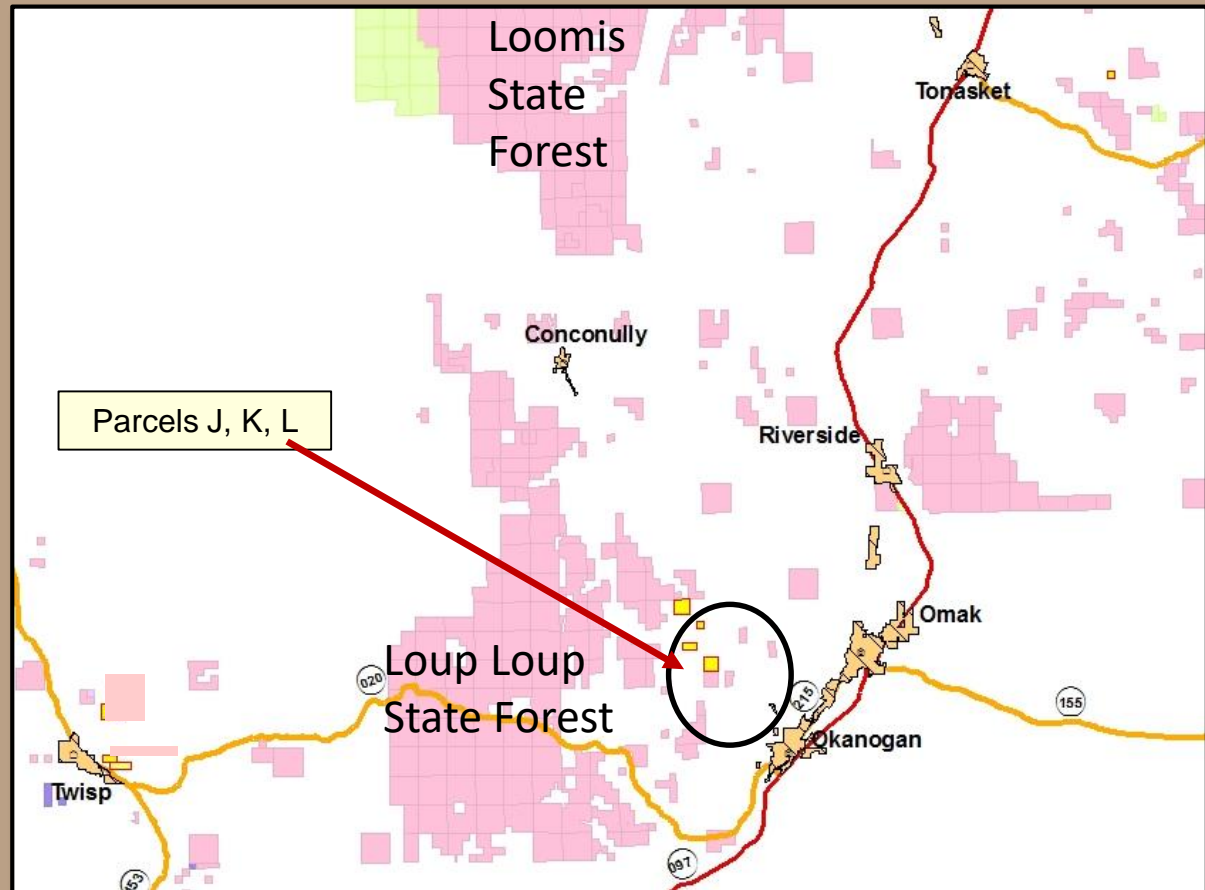
Vicinity Map - State



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Vicinity Map - County

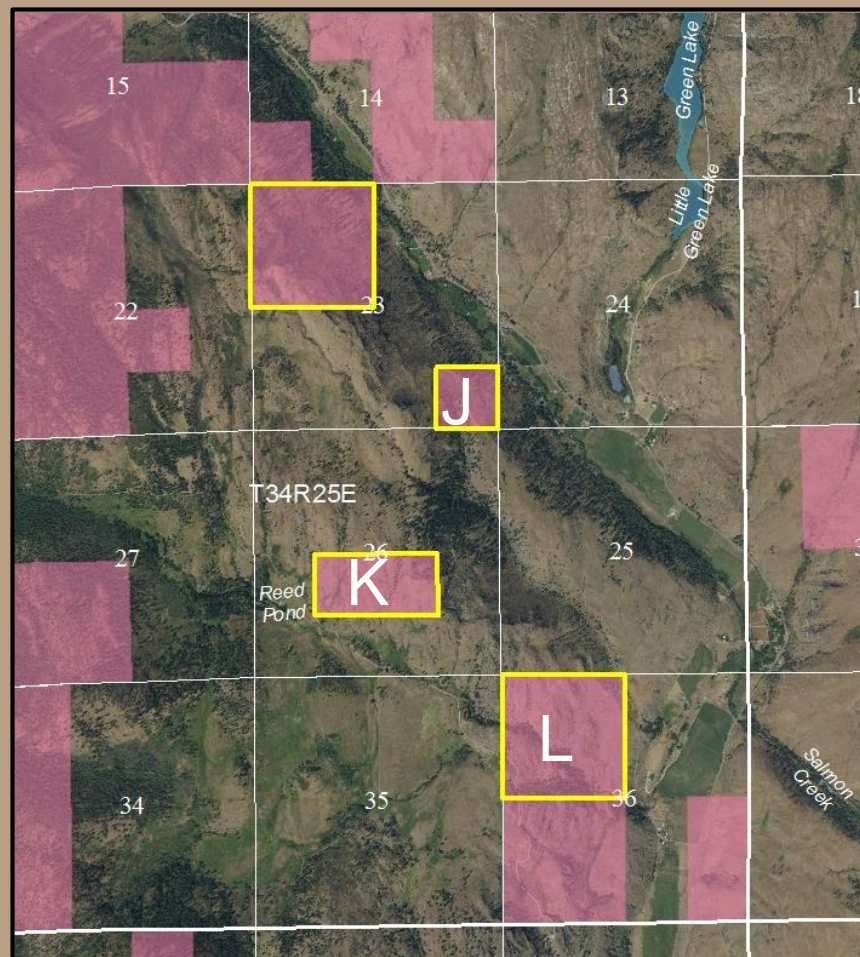
- Okanogan County
- 280 acres total
- Parcels J, K, L west of Okanogan



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Vicinity – West of Okanogan

- Parcel J: 40 acres
- Parcel K: 80 acres
- Parcel L: 160 acres



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Land Bank Purpose

Established in 1977 to maintain and enhance the trust asset base. Prior to 1977, funds went into Permanent Account.

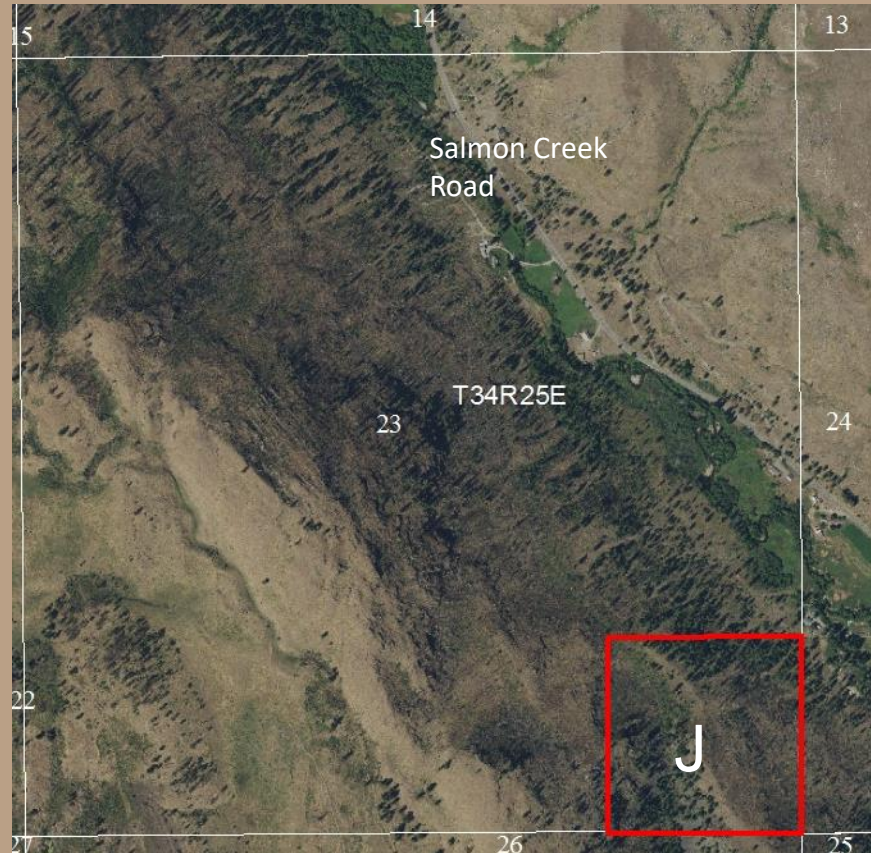
- Provides for the sale of under-performing trust lands at public auction (Okanogan 2019 Auction); after
- Purchase of productive “replacement” lands, to replace trust assets proposed for sale (West Cavanaugh). Purchase of Land Bank property from prior Land Bank sales.
- Designate Land Bank property 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.



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Parcel J

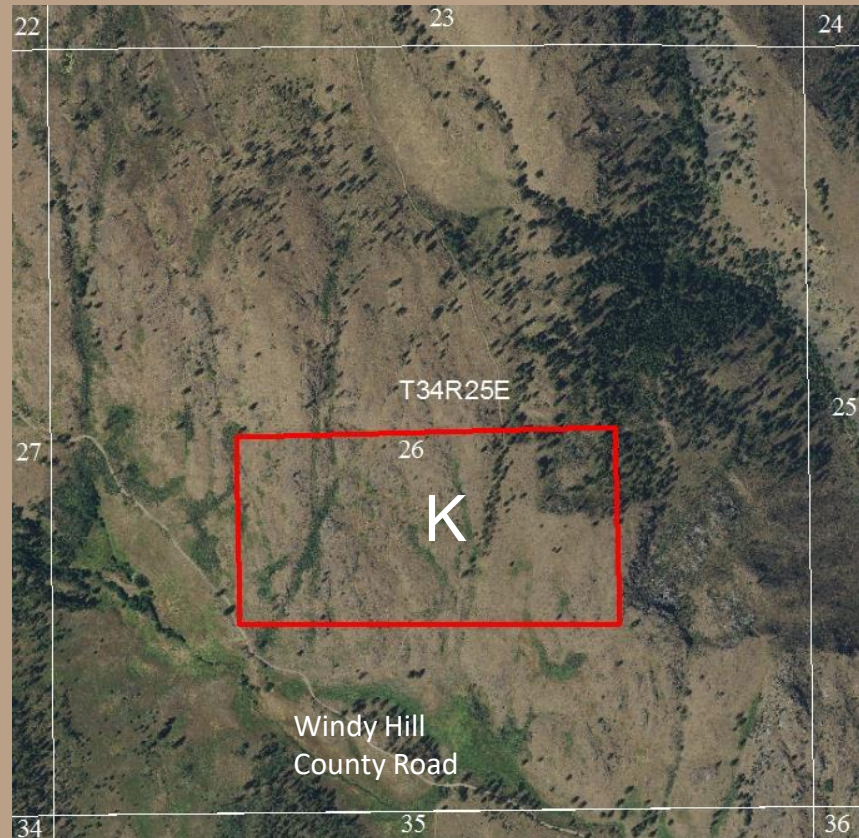
- 40 acres
- Land bank, formerly Common School Trust
- No legal road access
- Grazing Lease; \$43/yr
- Relatively steep
- No irrigation rights
- Zoning R5



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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



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Parcel L

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



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Outreach

- 60 day notices to tribes, state agencies, legislators, county in Oct. 2019.
- Land Bank 2019 Public hearing held on Nov. 14, 2019. Legal and media releases for the exchange hearing.
- 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.



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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.



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Valuation – Recommended Minimum Bids

Parcel	Acres	Recommended Minimum Bid
Parcel J	40	\$22,000
Parcel K	80	\$72,000
Parcel L	160	\$112,000
Total	280	\$206,000

Total Annual Grazing Rent = \$302 PNV@5%=\$5,752 ROI=0.14%



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Questions?

Parcel J – Resolution #1575

Parcel K – Resolution #1576

Parcel L – Resolution #1577

