

Pasco Project

Purchase 08-092641

Pasco Kahlotus Road

Land Bank Sales

02-092580 through 02-092588 (9)

Pasco 16

Inter-Trust Exchange 86-092675

Pasco Kahlotus Road – Pasco 16

Pasco Project

Property Locations



Pasco 16 Sale

Within Section 16, Township
9 N, Range 29 E, WM

Pasco Kahlotus Road Purchase

Within Sections 22, 23, 25, 26, 27, 34, 35,
Township 9 N, Range 30 E, WM

Pasco Project

Benefits

- **Common School trust acquires productive agriculture property that will produce revenue immediately**
- **Common School trust disposes of property that the legislature intends for residential use and is no longer appropriate for DNR to manage**
- **Water rights from both properties may be transferred to other properties to improve productivity and trust revenue**



Pasco Project

Pasco Kahlotus Road Purchase

- 1246 acres of irrigated agriculture property
- Highly productive soils
- Location-specific warm climate allows long growing season
- Currently growing potatoes, onions, asparagus; suitable for many crop types
- Water rights can be transferred to improve productivity on other trust property



Pasco Project

Property Value

Purchase price: \$25,000,000

**Funded by Real Property Replacement Account
and Land Bank**

**Existing leases will be acquired; current revenue is \$727,000
per year (about 3% return)**

Water rights are key value:

- **Certificate provides about 5 acre feet of water annually;
3 acre feet of water is sufficient to irrigate property**
- **Remaining water can be transferred to other trust
properties**
- **Improving productivity of additional trust properties
increases rate of return**



Pasco Project

Pasco 16 Land Bank Sale



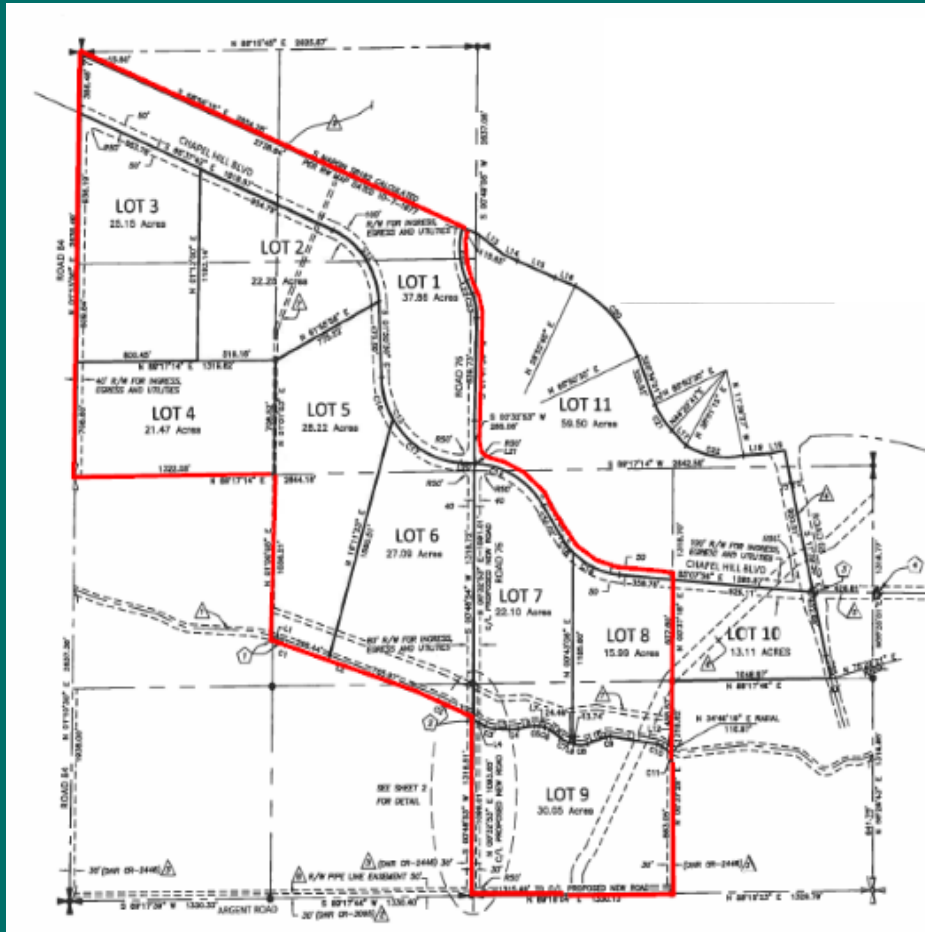
- 230 acres of Common School trust land
- Residential-zoned lots proposed for sale at auction
- Water rights will remain with DNR for future transfer to other trust property
- Proposed sale portion will be exchanged into Land Bank
- Commercial-zoned lots will be retained by DNR for leasing

 Sale parcels

 Retained for leasing

Pasco Project

Pasco 16 Land Bank Sale



- Property has been surveyed into 11 lots; 9 lots proposed for sale
- Each parcel will be auctioned separately and sold to highest bidder
- Minimum bid is appraised value
- Sale proposal contingent on completion of purchase

Pasco Project

Pasco 16 Land Bank Sale Parcel Values

Parcel	Acres	Value
Lot 1	37.86	\$2,660,000
Lot 2	22.28	\$ 712,000
Lot 3	25.15	\$1,000,000
Lot 4	21.47	\$ 860,000
Lot 5	28.22	\$ 904,000
Lot 6	27.09	\$ 864,000
Lot 7	22.10	\$ 704,000
Lot 8	15.99	\$ 512,000
Lot 9	30.05	\$1,050,000
TOTAL	230.21	\$9,266,000



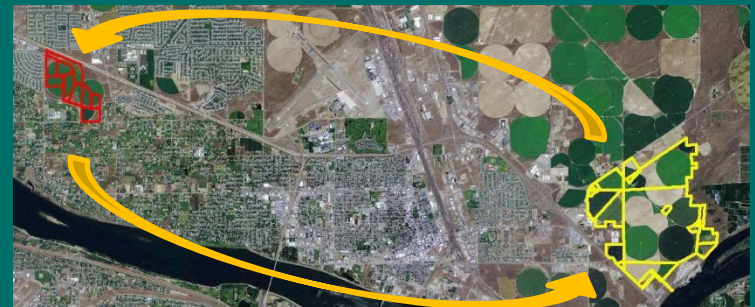
Pasco Project

Land Bank Exchange Process

Pasco Kahlotus Road Purchase



Inter-Trust Exchange – Land Bank



Pasco 16 Land Bank Sale



Pasco Project

Inter-Trust Exchange

Exchange Hearing

- **Held May 28 in Pasco**
- **Testimony - One member of the public attended. No testimony was offered; they had general questions.**



Pasco Project

Resolutions

**The Department recommends
adoption of Resolutions
1456 through 1466**





WASHINGTON STATE DEPARTMENT OF
Natural Resources

Peter Goldmark - Commissioner of Public Lands