



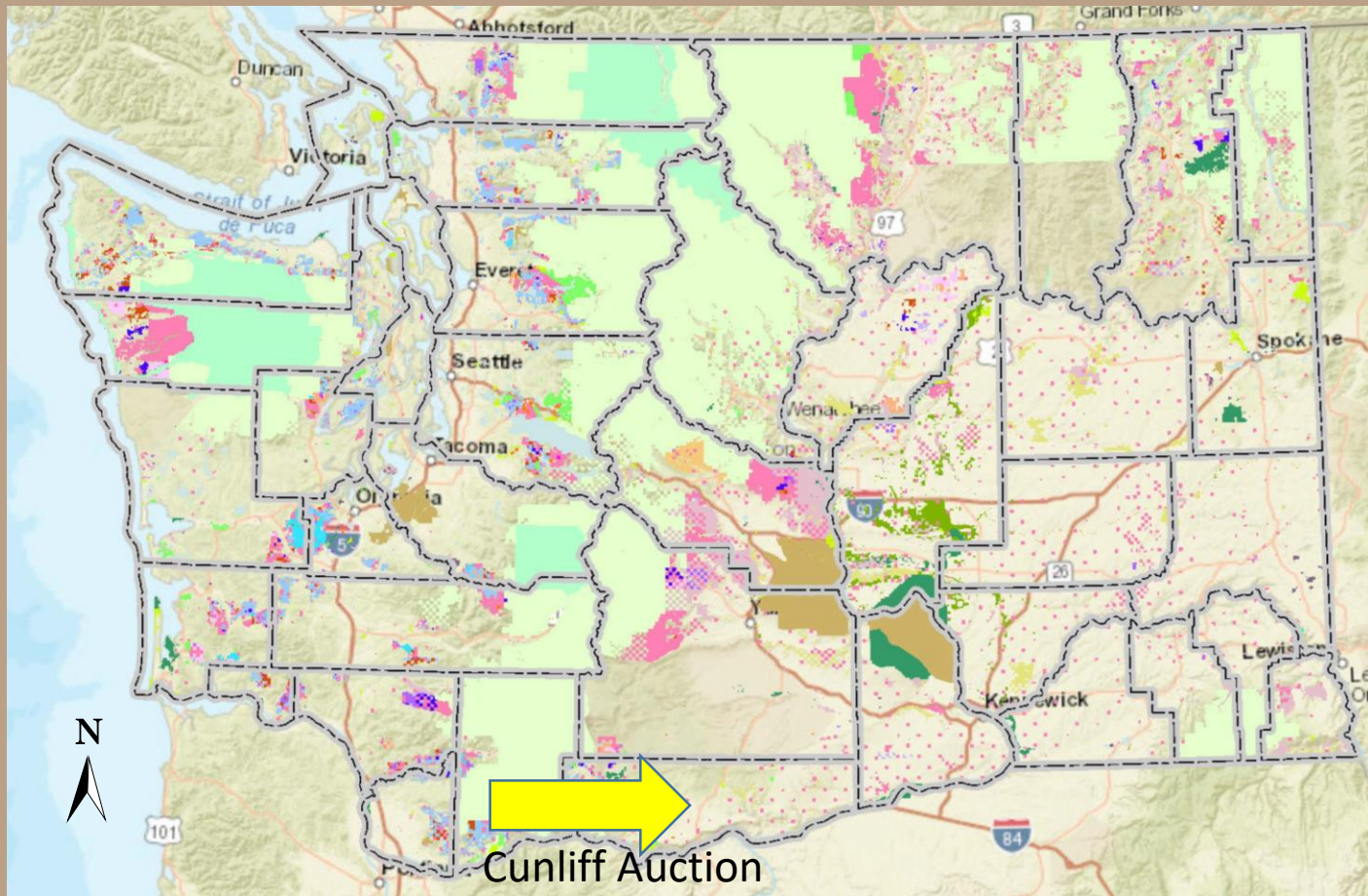
# Cunliff Auction

## Klickitat County



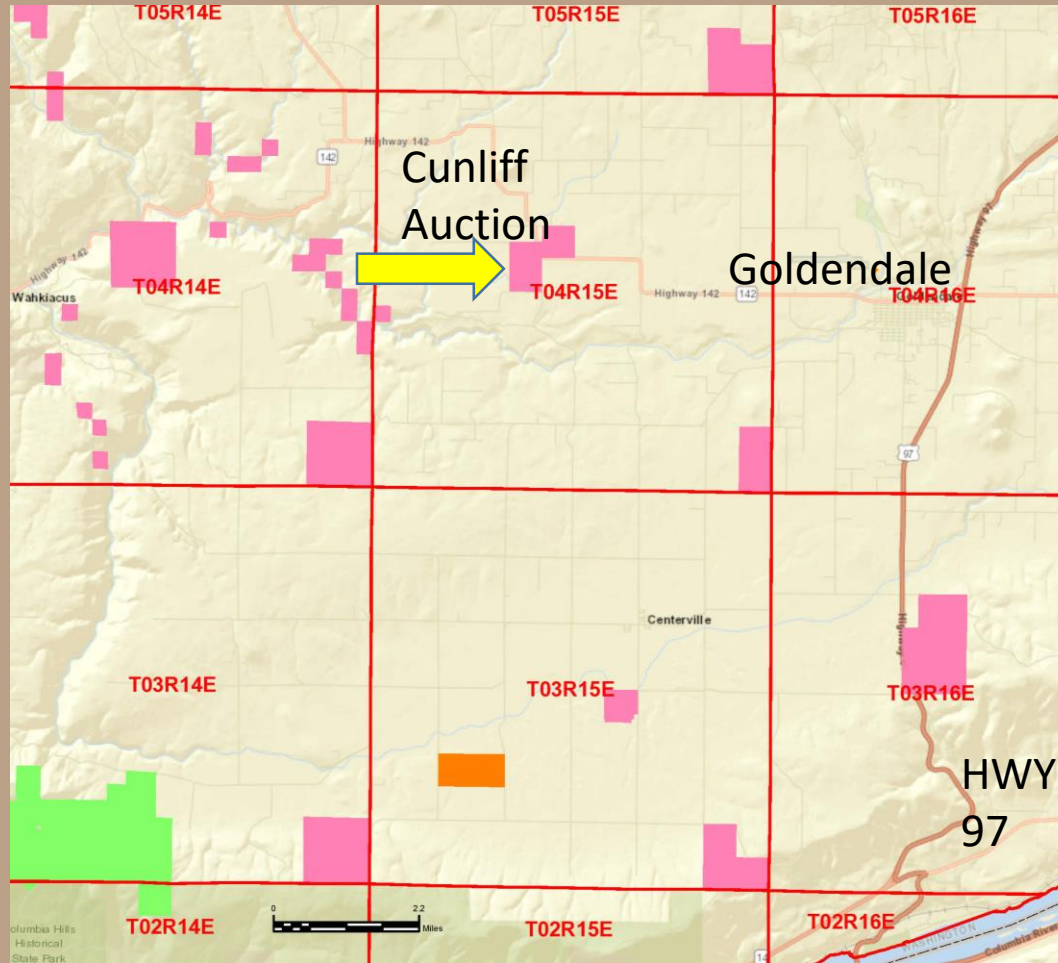
# Cunliff Auction

## Statewide Vicinity Map



# Cunliff Auction

## Vicinity Map – Goldendale Area

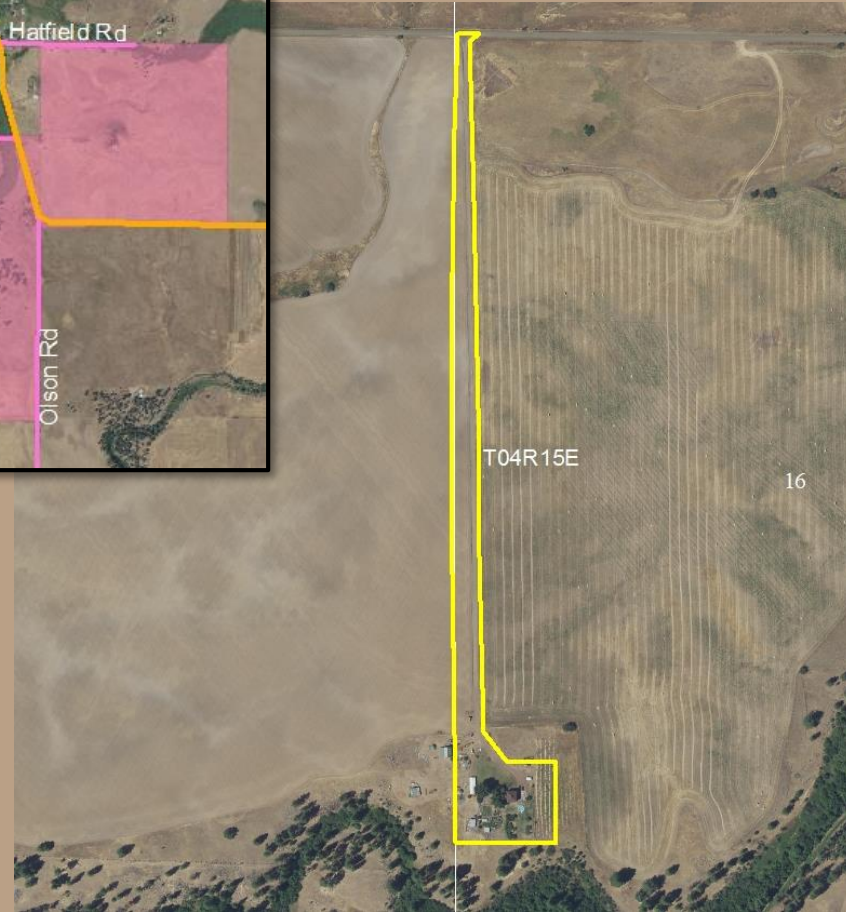
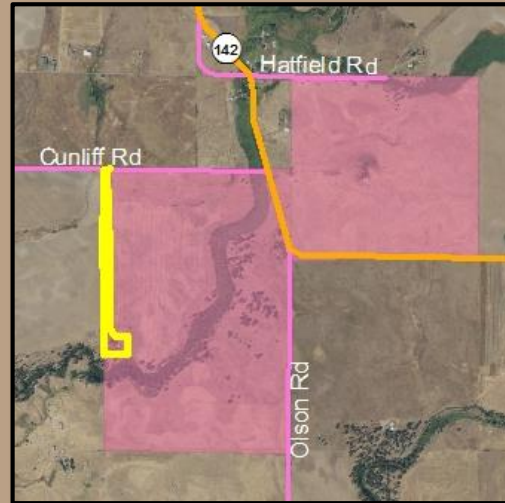




# Cunliff Auction

## Cunliff Road Home Site

- Klickitat County
- 5.8 acres
- Land Bank owned since Jan. 2021
- Home Site under a lease.
- Tenant owns private land to the west
- Rural farmland and grazing area



# Cunliff Auction

## Cunliff Home Site

- Tenant owned improvements
- Home built 1880; standard historical practice at time;
- Home site is leased. Dryland agricultural lease for remainder of S.16
- Home site lease rental is \$1,680 for 2022.



# Cunliff Auction

## Land Bank

Established in 1977 to maintain and enhance the trust asset base.

- Provides for the sale of under-performing trust lands at public auction; and
- Purchase of productive “replacement” lands, to replace trust assets proposed for sale.



# Cunliff Auction

## Benefits of Auction

- Eliminates high trust management costs of being a landlord of a home site property.
- Obtained auction funds will be used to replace trust lands in a more productive area.





# Cunliff Auction

## Land Bank - Appraised Value

Land Assets	Appraised Values
Land Bank Property Value	\$48,000
Tenant Owned Improvements	\$197,000

- DNR staff recommend the minimum bid for the Land Bank parcel be established at the appraised value of \$48,000, with the funds to go to the Real Property Replacement Account (RPRA). Biddable element.
- Tenant owned improvements to be sold at the appraised value of \$197,000 with funds to the tenant. Non-biddable element.



# Cunliff Auction

## Auction

- Auction tentatively planned for October 2022.
- Auction will be an oral auction held in Klickitat County.
- DNR will post the property and auction information on the DNR internet page.
- Land Bank minimum bid is set at \$48,000. This is the starting biddable value in the auction.
- High bidder must also pay DNR the tenant owned improvement value amount of \$197,000, which will be forwarded to the tenant.



# Cunliff Auction

Questions?



**Resolution #1590**



