



DUNGENESS & FORS ROAD

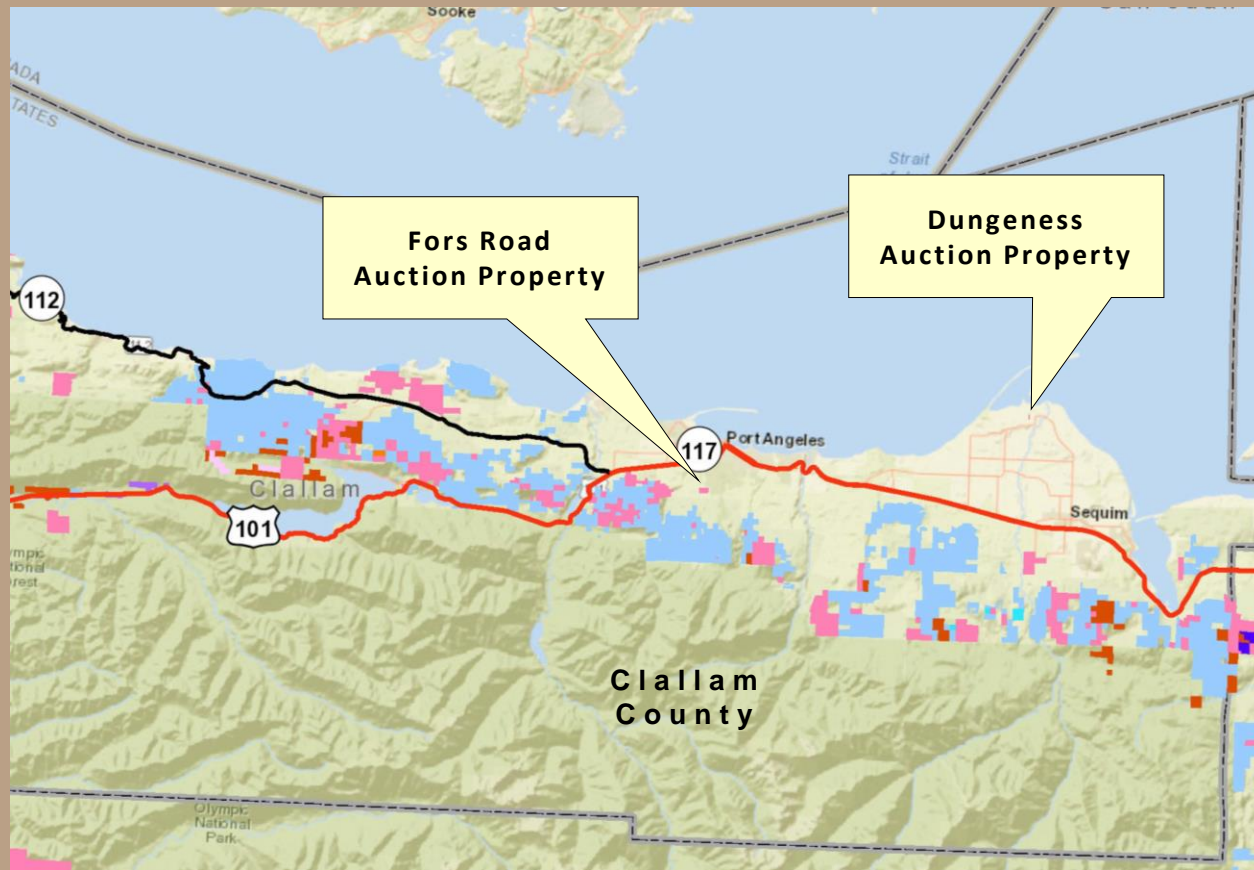
Public Auctions

Clallam County



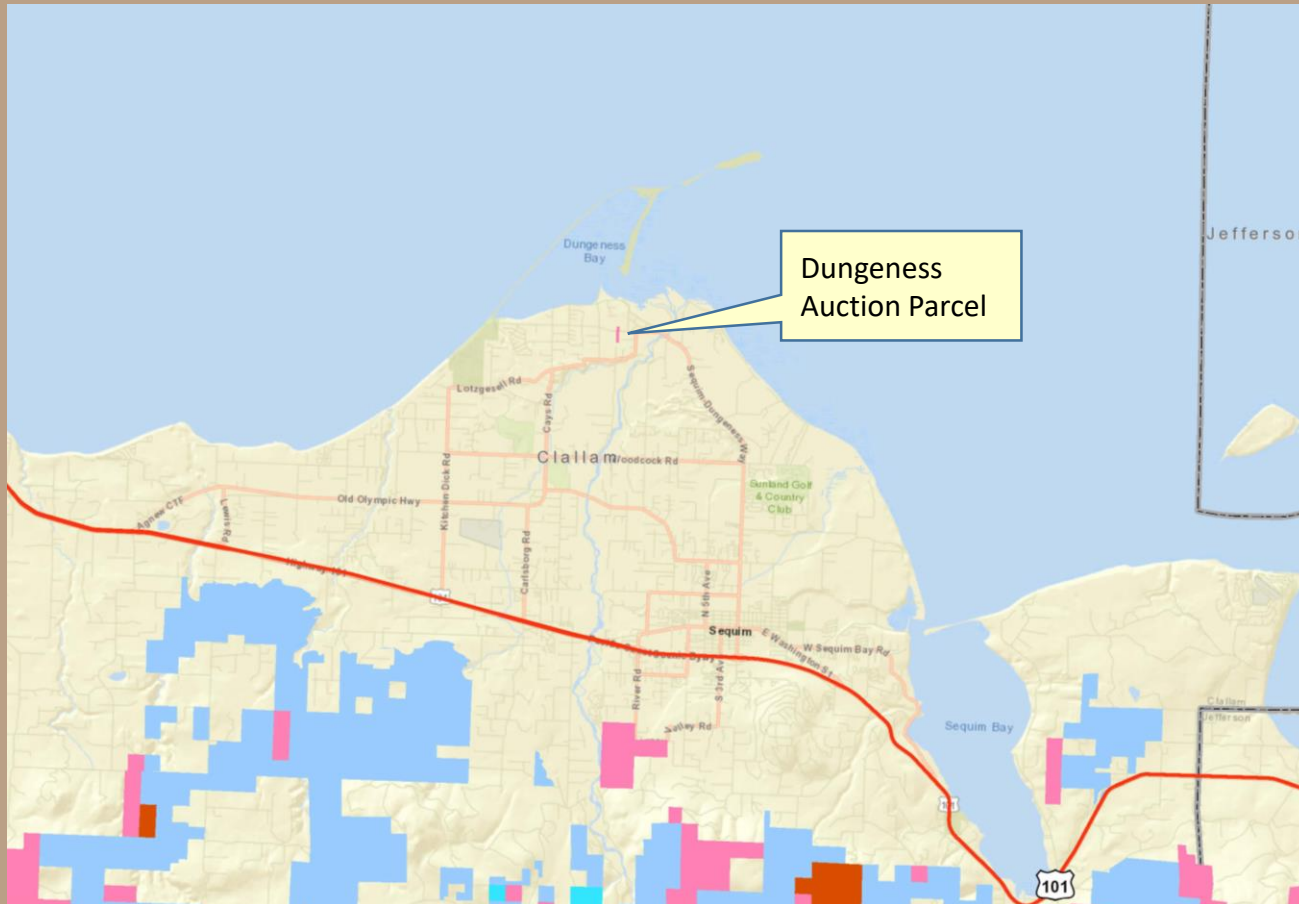
Dungeness & Sekiu Auction

Vicinity – Both Parcels



Dungeness Auction

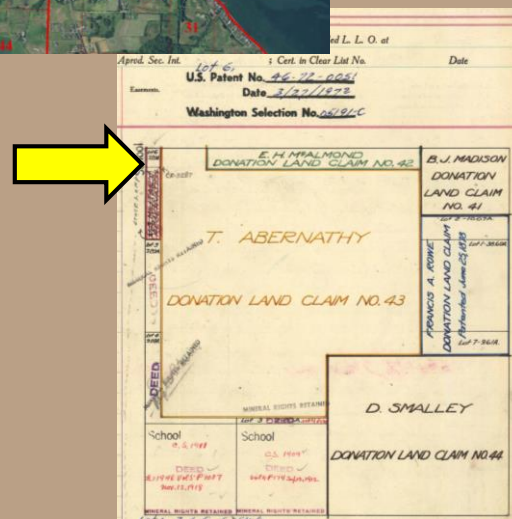
Vicinity - Dungeness



Dungeness Auction



- Acquired in 1889; patent in 1972
- 7.2 Acres; Land Bank designation; Auction Revenue to Land Bank
- Distant from other DNR trust lands
- Area of rural residential homes and small farms

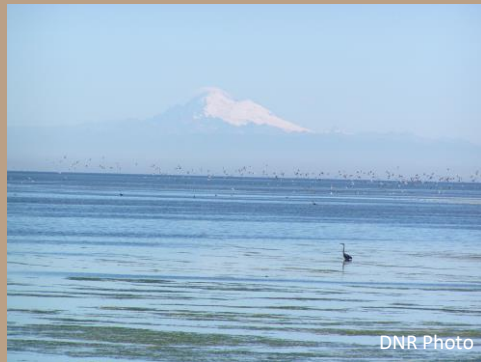


Dungeness Auction

- Zoning – Rural low (R5); 1 DU
- Highest and Best Use – rural residential development
- Fronts onto Anderson County Road
- Leased in the past for grazing and minerals



Dungeness Auction



- Views to south of Olympic Mountains
- Short distance to a scenic lavender farm and Dungeness Landing County Park
- Portions of property both north and south of the county road



Dungeness Auction

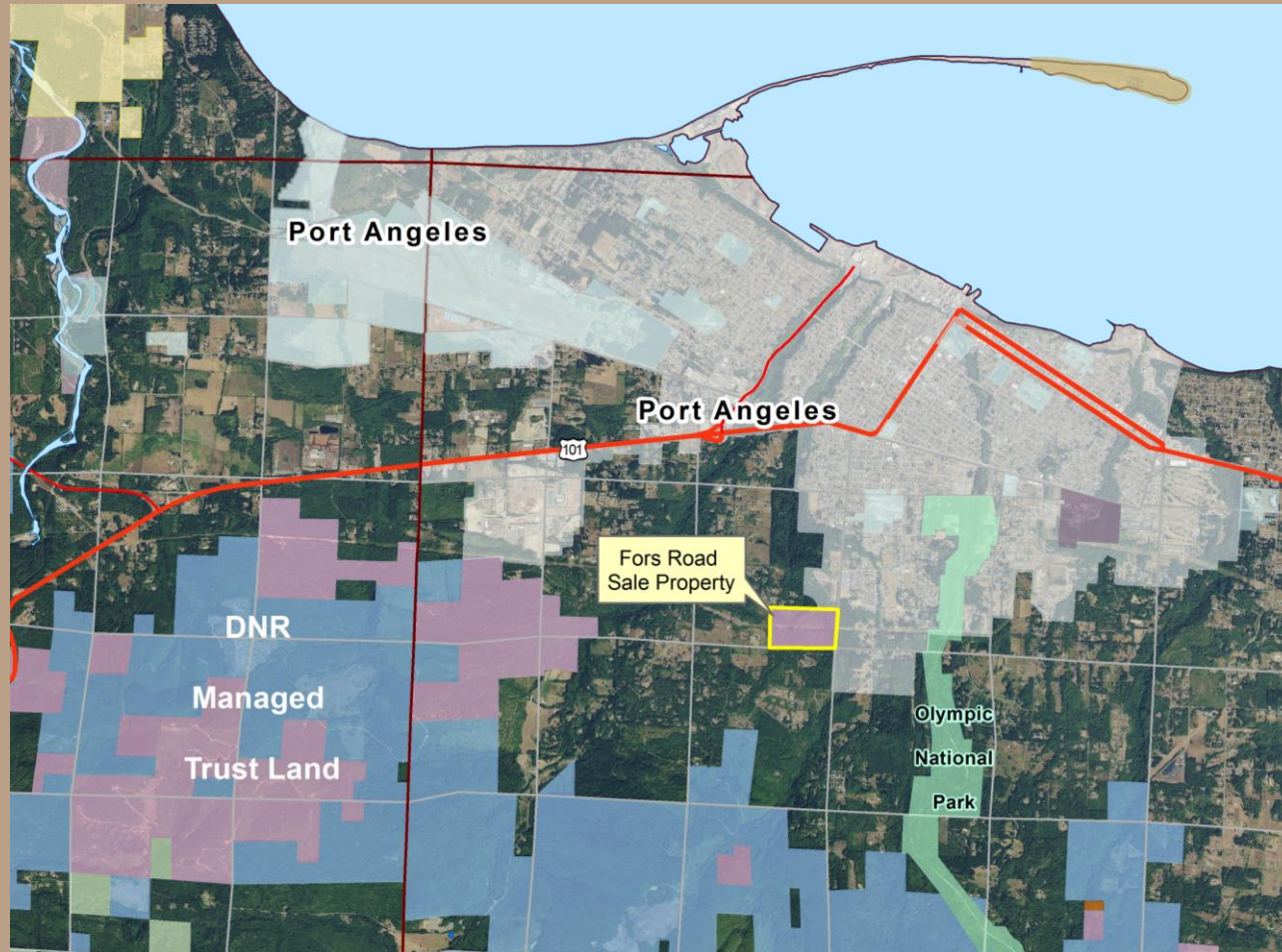
Appraised Value

Appraisal	Approx. Acreage	Appraised Value	Appraised Value – Recommended Minimum Bid
Fee Interest	7.2 acres	\$110,000 to \$140,000	\$ 110,000



Fors Road Auction

Vicinity – Fors Road



Fors Road Auction

- **67.63 acres**
- **Road access from Fors County Road**
- **Zoning – RCC3; 10 acres/DU**
- **Not contiguous with other trust land**
- **Low \$ leasing potential**



Fors Road Auction



- **Class 3 FPA – 752 MBF**
- **Class IV FPA – 350 MBF**
- **Species - DF, WH, GF, WRC, RA, BLM**
- **38 Net operable acres – BPA, RMZ, Roads**



Fors Road Auction



DNR Photo



DNR photo

- **Public Auction in Port Angeles**
- **Tentative Auction Date of March 27, 2018**
- **Auction Revenue to Land Bank**



Fors Road Auction

Appraised Value

Appraisal	Approx. Acreage	Appraisal - Range of Values	Appraised Value – Recommended Minimum Bid
Fee Interest	67.63 acres	\$460,000 to \$510,000	\$460,000



Dungeness & Fors Road



Questions ?

Fors Road Auction
Resolution #1535

Dungeness Auction
Resolution #1536

DNR Photo



