



Upper Dry Gulch Trust Land Transfer

Chelan County

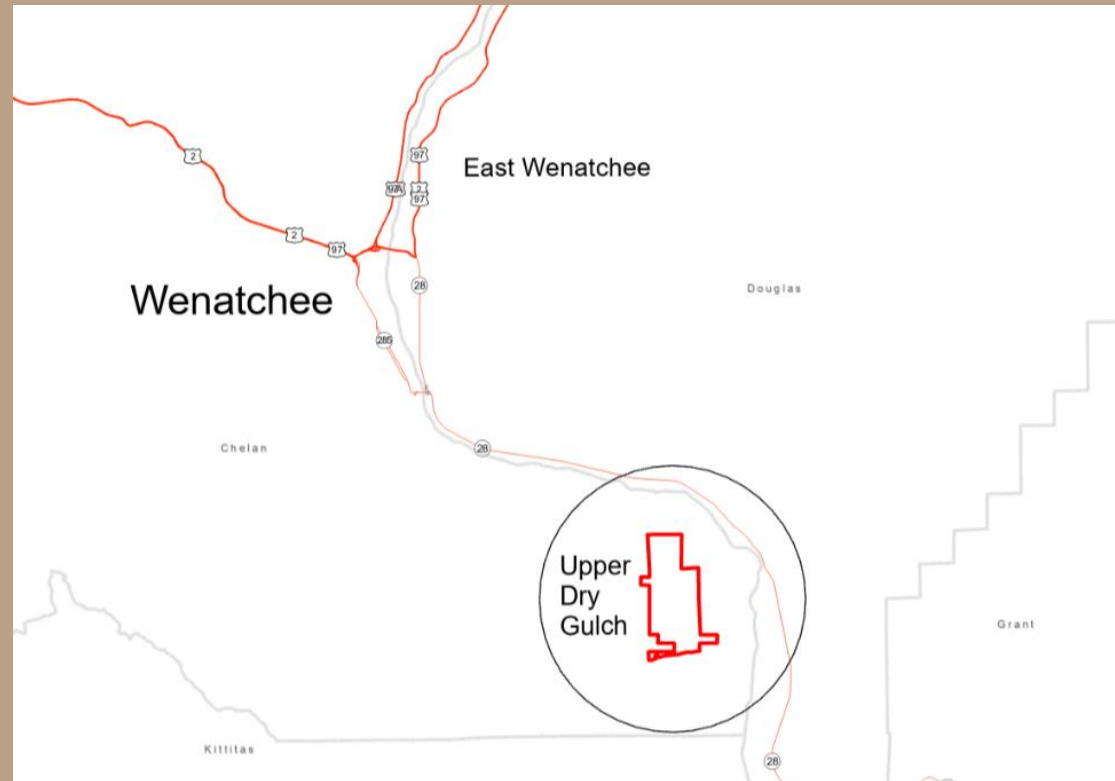
DNR Natural Areas



Upper Dry Gulch

Vicinity Map

- Approx. 20 miles southeast of Wenatchee
- Located within the approved boundary of the Upper Dry Gulch Natural Area Preserve
- Receiving agency = DNR Natural Areas Program



Upper Dry Gulch

Ecological Features

- Whited's milkvetch is designated Priority 1 (highest) in the State of Washington Natural Heritage Plan. State S1, Federal G1 rankings.
- The entire global distribution of this species consists of less than 9 square miles, all centered around the existing Natural Area Preserve.
- Upper Dry Gulch site design has been approved by the Washington Natural Heritage Advisory Council.



Upper Dry Gulch

Overview

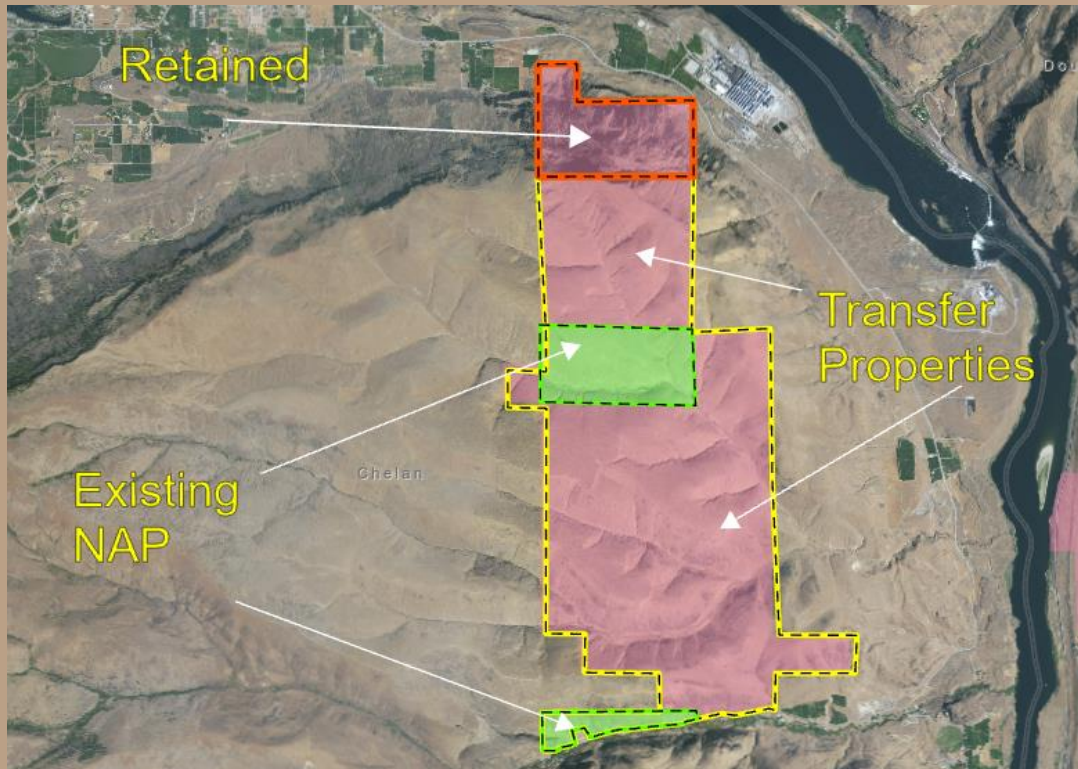


- Whited's milkvetch well represented at this site.
- Economically under performing property.
- Property is distant from electricity and public water/sewer service.



Upper Dry Gulch

Parcel Information



- 2,680.39 acres in transfer
- Zoned RR20 & RR10
- No irrigation rights
- No building improvements
- Common School Trust

Upper Dry Gulch

Valuation

Appraisal	Acreage	Appraised Value
Fee Interest	2,680.39	\$2,814,000

Note – The purchase funds are coming from a combination of legislatively approved Trust Land Transfer funds and from the Recreation and Conservation Office grant funds dedicated to the Upper Dry Gulch NAP.



Upper Dry Gulch

Benefits

- Divests of a property with little opportunity for increased trust revenue production.
- Transfers the property to DNR Natural Areas Program, which is an agency suited to manage, monitor, and protect the present ecological values.
- These parcels would be managed by the DNR Natural Areas Program as a natural area preserve, according to RCW 79.70, with the express intent of protecting the significant ecological features it contains
- Proceeds will be used to purchase replacement land better suited for revenue production for the Common School Trust.



Upper Dry Gulch

Resolution

Questions ?

Resolution No. 1637



