

# PROPOSED LAND TRANSACTIONS

## TABLE OF CONTENTS

Decision Page.....		i
Budget Page.....		ii
Proposed Acquisition	Spencer Property	
	Grant County .....	1
Hiways Map .....		1a
Aerial Map .....		1b
Aerial Map.....		1c

GREEN SHEET

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**Meeting/Workshop** October 5 & 6, 2012  
**Agenda Item:** PROPOSED LAND TRANSACTION  
**Staff Contact:** Dan Budd  
**Presenter:** Dan Budd

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**Background:**

The Department is recommending the following actions:

Item 1 - Proposed Acquisition of 80 acres on Ephrata Lake in Grant County

**Policy issue(s) you are bringing to the Commission for consideration:**

Protection of critical fish and wildlife habitat and providing public recreational opportunity

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**Public involvement process used and what you learned:**

Item 1– This project ranked number two out of eight projects evaluated by the Washington State Waterfowl Advisory Group and also was awarded funding through a national competition under the North American Wetlands Conservation Act. Letters of support for the project have been received from the Central Basin Audubon Society, the Coulee Corridor Consortium, Ducks Unlimited, and the Intermountain West Joint Venture.

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**Action requested (identify the specific Commission decisions you are seeking):**

Approval of the proposed land transactions as presented.

**Draft motion language:**

Move to approve the proposed land transactions as presented.

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**Justification for Commission action:**

These actions will protect critical fish and wildlife habitat and provide public recreational opportunity.

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**Budget Detail for October 5-6, 2012 Fish and Wildlife Commission Meeting  
Land Acquisition Agenda Item**

Item	Acres	Purchase Price	Project Name	*Fund Source	Approp. Authority	Approp. Balance	Original Grant Amount	Pre Action Grant Balance	**Post Action Grant Balance
Spencer	80.00	\$ 50,000	Ephrata Lake Acquisition	USFWS -NAWCA	P00	\$ 25,665,560	\$ 75,000	\$ 15,264	\$ -
			Seed Stock-Nesting Habitat	USFWS - PR	Q53	\$ 13,358,245	\$ 516,404	\$ 148,799	\$ 112,563

USFWS - NAWCA = United States Fish & Wildlife Service -North American Wetlands Conservation Act  
USFWS - PR = United States Fish & Wildlife Service - Pittman-Robertson

\*\* Post Action Grant Balance

The reduction in the grant balance includes anticipated closing costs such as taxes, escrow fees and title insurance in addition to the purchase price.

**STATE OF WASHINGTON  
DEPARTMENT OF FISH AND WILDLIFE  
WILDLIFE PROGRAM  
LANDS DIVISION  
REAL ESTATE SERVICES**

October 6, 2012

TO: Philip Anderson  
Director

FROM: Dan Budd  
Real Estate Manager

**SUBJECT: ITEM 1: PROPOSED ACQUISITION OF THE SPENCER PROPERTY,  
SEEPS LAKE UNIT, COLUMBIA BASIN WILDLIFE AREA, GRANT  
COUNTY.**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase 80 acres from the Spencer family. This acquisition is part of the Ephrata Lake project which was evaluated and approved through the Lands 20/20 process. The purpose of the project is to enhance waterfowl habitat management opportunities and provide a migratory waterfowl resting site. This purchase is being funded by grants from the United States Fish and Wildlife Service under the North American Wetlands Conservation Act and the Pittman-Robertson program. Authority for this acquisition is provided in the capital budget.

This property is located in Grant County, approximately 3 miles south of Soap Lake and 18 miles northwest of Moses Lake. A large portion of the property (approximately half) is within the riparian zone of Ephrata Lake, with the upland portion being native grassland, comprised of bunchgrasses, forbs, and shrubs. It is integral to a large, public land protection complex that includes additional lands owned by WDFW, Department of Natural Resources and Bureau of Reclamation. The acquisition and protection of this property provides important habitat for 1,000-3,000 waterfowl during months of open water. Acquisition of this property will also enhance public recreation opportunities on Ephrata Lake, primarily waterfowl hunting.

The property will be managed within the Wildlife Program by Greg Fitzgerald as part of the Seeps Lake Unit, Columbia Basin Wildlife Area. Operation and maintenance costs are anticipated to be \$650 annually to address weed control and litter issues. Annual payment in-lieu of property tax is estimated at \$77. Funding will be provided from the existing wildlife area budget.

The Department has secured an option to purchase this property at the reviewed and approved appraised value of:

80 acres for \$50,000

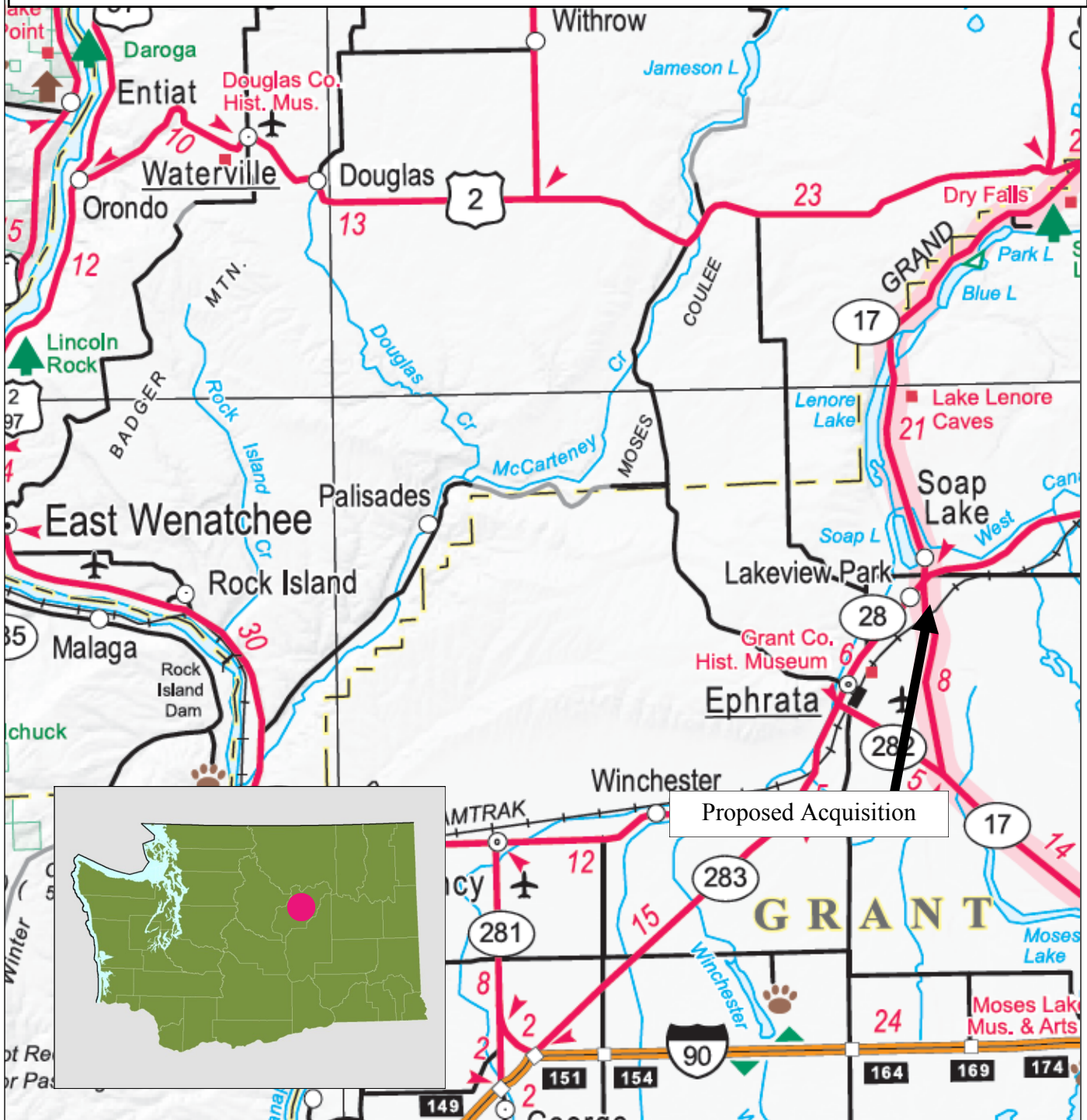
The Department recommends the Commission approve the acquisition of the 80-acre Spencer property for the appraised price of \$50,000.

**ITEM 1: PROPOSED ACQUISITION  
SPENCER PROPERTY**

**COUNTY: GRANT COUNTY**

**LEGAL: SECTIONS 6, TOWNSHIP 21 N, RANGE 27 E, W.M.**

**ACRES: 80**



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