

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

February 28, 2014

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: CORRECTED - PROPOSED ACQUISITION OF THE ODOM/4-O LAND
& LIVESTOCK, LLC PROPERTY, GROUSE FLAT UNIT, BLUE
MOUNTAIN WILDLIFE AREA, ASOTIN COUNTY.**

On December 6, 2013, the Department of Fish and Wildlife (WDFW) presented and recommended the purchase of Phase 3 of the Odom/4-O Land and Livestock transaction to the Fish and Wildlife Commission. The Fish and Wildlife Commission approved the department's recommendation to purchase Phase 3 of the transaction as presented. A copy of the material provided at that meeting is attached for your reference.

Upon further review by the department, it has been determined that material provided to the Fish and Wildlife Commission contained inaccurate information regarding the purchase price. Also, it was determined that the acreage needed to be reduced by 1.6 acres.

At this time the department wishes to continue forward with the Phase 3 transaction based on a slight downward adjustment to the acreage and a correction in the purchase price. A corrected budget sheet detailing this transaction is attached. The adjusted acreage is now 2,637.66 acres and the corrected price is now \$4,857,136.

The department recommends that the commission approve the purchase of Phase 3 of the Odom/4-O Land and Livestock transaction at 2,637.66 acres for the reviewed and approved appraised value of \$4,857,136.

Summary Sheet

Meeting dates: February 28, 2014 – Conference Call
Agenda item: CORRECTION - PROPOSED LAND TRANSACTION

Presenter(s): Dan Budd

Background summary:

The Department is recommending approval of Phase 3 of the Odom/4-O acquisition in Asotin County at the corrected price of \$4,857,136 and the adjusted acreage of 2,637.66 (+/-).

Please see attached Memorandum dated February 28, 2014 for the explanation of the correction.

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

Protecting critical fish and wildlife habitat and providing public recreational opportunity.

Public involvement process used and what you learned:

This project has been reviewed with local officials and has the support of the Asotin County Commission.

The project also has broad public support including the Wild Sheep Foundation, the Mule Deer Foundation, the Canyon Birders, the Tri-State Steelheaders, the Kelly Creek Flycasters and the Blue Mountain Land Trust.

Action requested:

Approval of the proposed acquisition of the 2,637.66 acre Odom/4-O property for \$4,857,136.

Draft motion language:

Move to approve the proposed acquisition of the 2,637.66 acre Odom/4-O property for \$4,857,136.

Justification for Commission action:

This action will provide protection for critical fish and wildlife habitat and provide public recreational opportunity.

Communications Plan:

WDFW will provide a press release informing the public of this action and proceed forward to closing this transaction.

**Adjusted Budget Detail for February 28, 2014 Fish and Wildlife Commission Conference Call
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
Odom 4-0 Land and Livestock PH 3	2,637.66	\$ 4,857,136.00	Mountain View 4-0 Ranch Acq	USFWS-S6	Q53	\$ 10,478,825.00	\$ 3,700,000.00	\$ 581,726.00	
			Mountain View 4-0 Ranch 2013	USFWS-S6	P22	\$ 29,599,892.00	\$ 2,000,000.00	\$ 2,000,000.00	
			Mountain View 4-0 and Hanson Ridge	RCO-WWRP	Z41	\$ -	\$ 4,600,000.00	\$ 4,600,000.00	\$ 2,178,875.92

USFWS - S6 = US Fish & Wildlife Service Section 6 Grant
RCO-WWRP = Recreation Conservation Office - Washington Wildlife Recreation Program

** Post Action Grant Balance The reduction in the grant balance includes anticipated closing costs such as taxes, escrow fees and title insurance.

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

December 6, 2013

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: ITEM 3: PROPOSED ACQUISITION OF THE ODOM/4-O LAND & LIVESTOCK, LLC PROPERTY, GROUSE FLAT UNIT, BLUE MOUNTAIN WILDLIFE AREA, ASOTIN COUNTY.

The Department of Fish and Wildlife (WDFW) has successfully negotiated an option to purchase, in multi-year phases, approximately 11,973 acres from Milton Odom, II and 4-0 Land & Livestock, LLC. Phase 1 was purchased on January 5, 2012 and covered 2,181.55 acres. Phase 2 was purchased on June 27, 2013 and covered 1,613.78 acres. The current Phase 3 proposed acquisition covers 2,639.26 (+/-) acres.

This acquisition is part of the Mountain View project which was evaluated and approved through the Lands 20/20 process. The purpose of the project is to protect miles of creek and river riparian zone for the benefit of steelhead and bull trout, and to manage terrestrial habitat for the benefit of deer, bighorn sheep and elk. This phase is being funded by grants from the US Fish and Wildlife Service and Recreation and Conservation Office under the Washington Wildlife and Recreation program.

This property is located in Asotin County, approximately 22 miles southwest of Anatone. The total project area contains about seven miles of frontage on the Grande Ronde River and contains numerous creeks, most notably Wenatchee Creek, Cougar Creek and Grouse Creek. Historically, the property has been managed with a focus on wildlife habitat providing trophy big game hunting opportunities. Management practices include scattered dry land farming, moderate cattle grazing and timber production. The land is a mix of gently rolling hills and meadows, sloping and steep hillsides, and benches. The value of this property to wildlife includes riparian habitats beneficial to endangered fish species and forestland and high meadow complexes beneficial to ungulates including bighorn sheep, deer and elk. It is bordered extensively by public lands owned by the US Forest Service (Umatilla National Forest) and the Bureau of Land Management and WDFW.

The property will be managed within the Wildlife Program by Bob Dice as part of the Grouse Flat Unit, Blue Mountain Wildlife Area. Operation and maintenance costs for this phase are estimated at \$21,100 to address weed control and litter issues. Payment in-lieu of property tax is estimated at \$2,650. Funding will be provided from the existing wildlife area budget. Phase 3 will be acquired for the reviewed approved appraised value of:

\$4,720,405 for 2,639.26 Acres

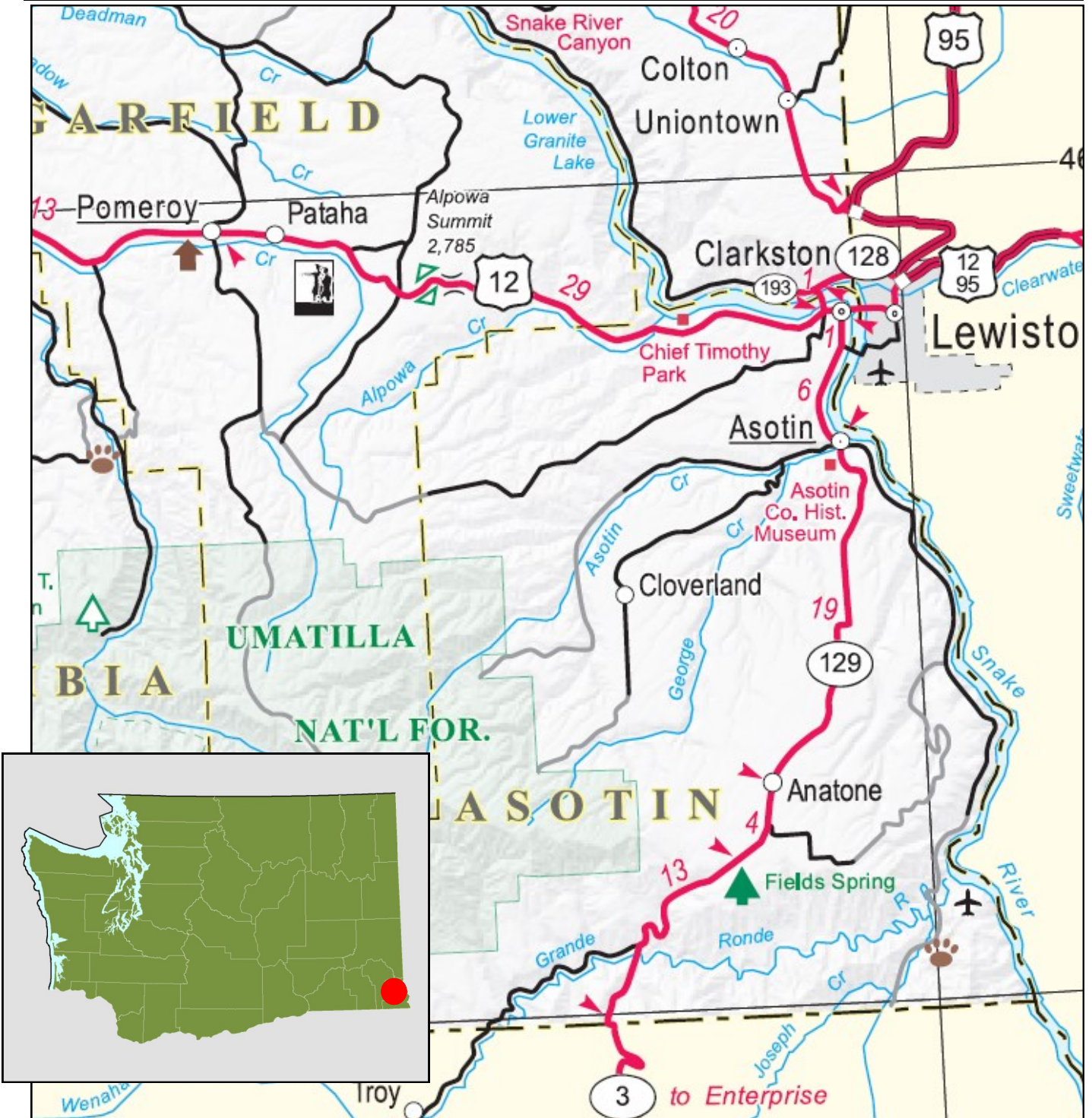
The Department recommends the Commission approve the acquisition of the 2,639.26 (+/-) acre 3rd Phase of the Milton Odom, II and 4-0 Land & Livestock, LLC property for \$4,720,405.

ITEM 3: PROPOSED ACQUISITION ODOM/4-O LAND & LIVESTOCK, LLC PHASE 3

COUNTY: ASOTIN COUNTY

LEGAL: SECTIONS 24, 25 & 36, TOWNSHIP 7 N, RANGE 43 E, SECTION 6 TOWNSHIP 6 N, RANGE 44 E, W.M.

ACRES: 2,639.26 (+/-)

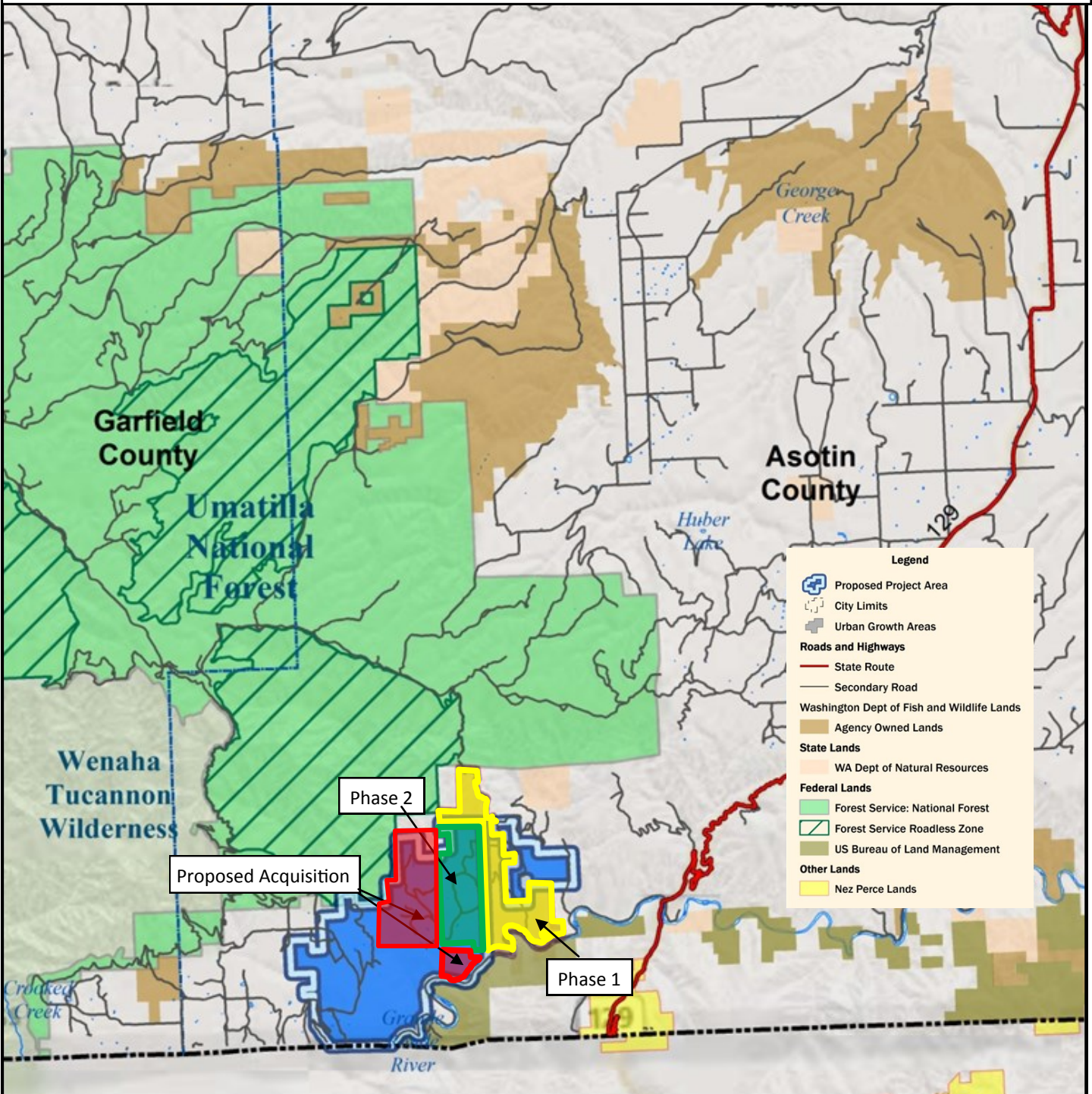


ITEM 3: PROPOSED ACQUISITION ODOM/4-O LAND & LIVESTOCK, LLC PHASE 3

COUNTY: ASOTIN COUNTY

LEGAL: SECTIONS 24, 25 & 36, TOWNSHIP 7 N, RANGE 43 E, SECTION 6 TOWNSHIP 6 N, RANGE 44 E, W.M.

ACRES: 2,639.26 (+/-)



ITEM 3: PROPOSED ACQUISITION ODOM/4-O LAND & LIVESTOCK, LLC PHASE 3

COUNTY: ASOTIN COUNTY

LEGAL: SECTIONS 24, 25 & 36, TOWNSHIP 7 N, RANGE 43 E, SECTION 6 TOWNSHIP 6 N, RANGE 44 E, W.M.

ACRES: 2,639.26 (+/-)

