

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

March 1, 2013

TO: Philip Anderson  
Director

FROM: Dan Budd  
Real Estate Manager

**SUBJECT: ITEM 2: PROPOSED ACQUISITION OF THE ODOM/4-0 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. The current Phase 2 proposed acquisition covers 1,613.78 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 a grant from the US Fish and Wildlife Service.

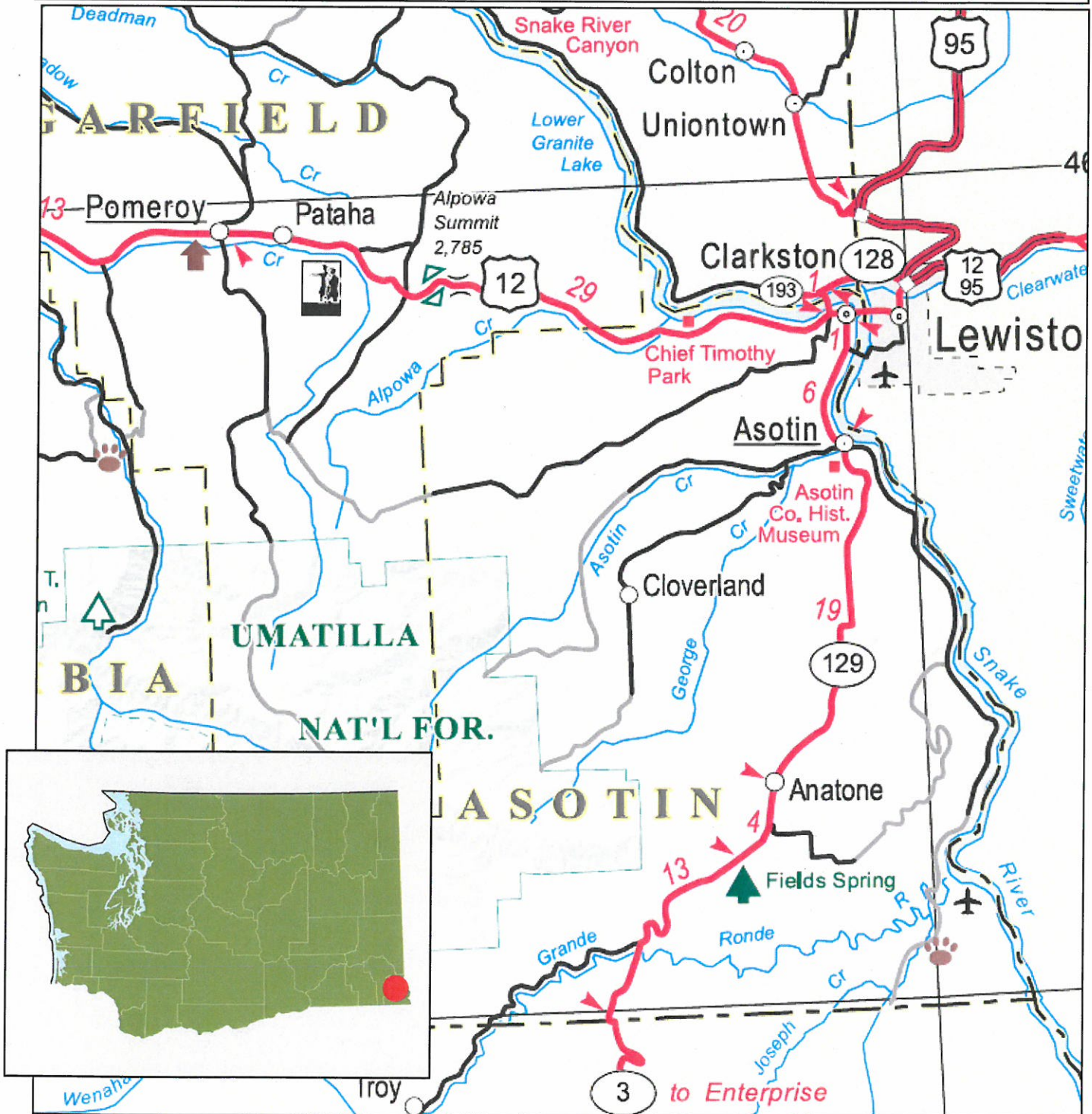
This property is located in Asotin County, approximately 22 miles southwest of Anatone. The project has about seven miles of frontage on the Grande Ronde River and contains numerous creeks, most notably Wenatchee Creek, Cougar Creek and Grouse Creek. Historically, the property has been managed with a 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 \$13,000 to address weed control and litter issues. Payment in-lieu of property tax is estimated at \$1,732. Funding will be provided from the existing wildlife area budget. Phase 2 will be acquired for the reviewed approved appraised value of:

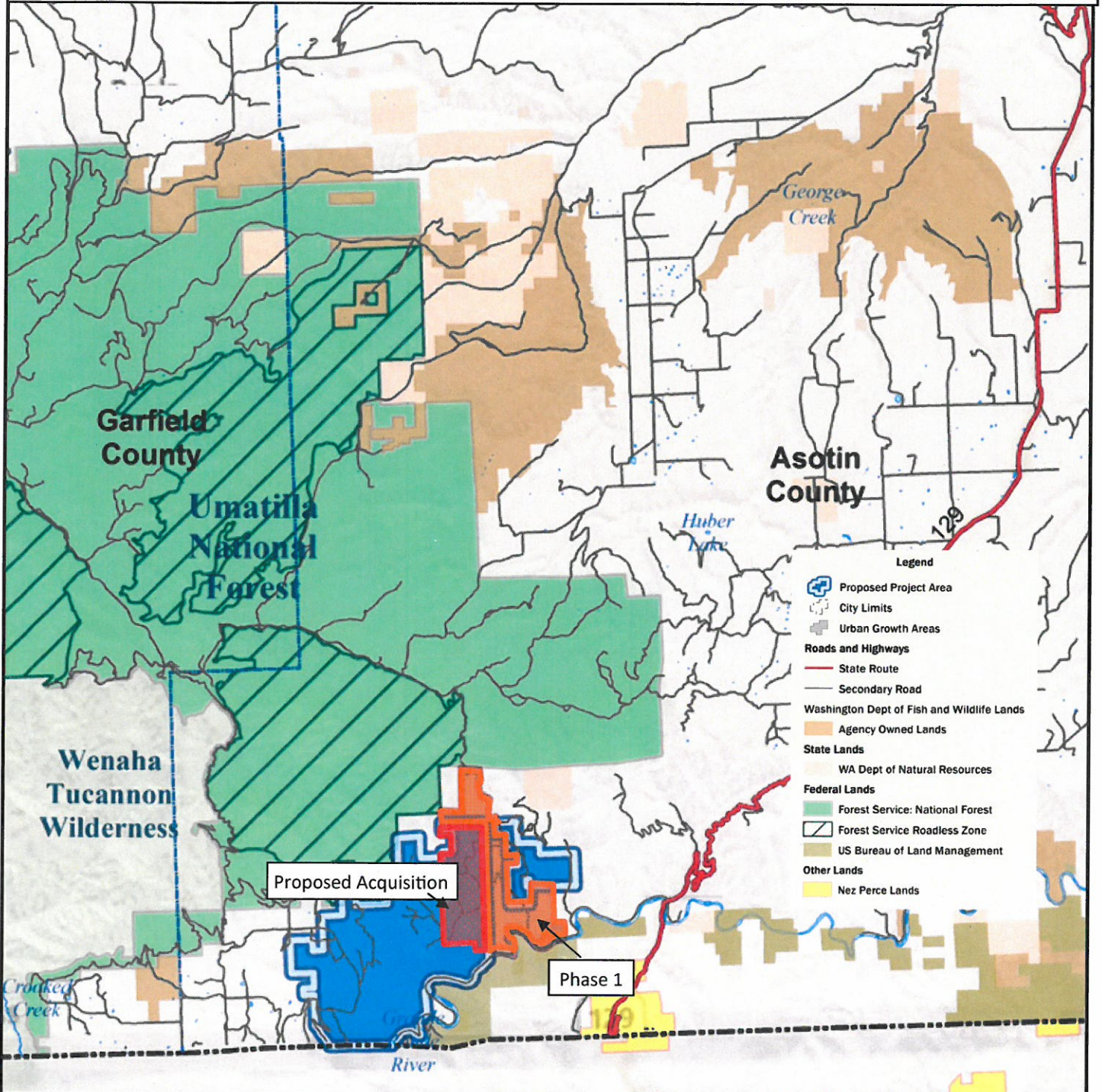
\$3,010,683 for 1,613.78 Acres

The Department recommends the Commission approve the acquisition of the 1,613.78-acre 2<sup>nd</sup> Phase of the Milton Odom, II and 4-0 Land & Livestock, LLC property for \$3,010,683.

**ITEM 2:** PROPOSED ACQUISITION ODOM/4-0 PHASE 2  
**COUNTY:** ASOTIN COUNTY  
**LEGAL:** SECTIONS 19, 30 & 31, TOWNSHIP 7 N, RANGE 44 E,  
SECTION 6 TOWNSHIP 6 NORTH, RANGE 44 E, W.M.  
**ACRES:** 1613.78



**ITEM 2: PROPOSED ACQUISITION ODOM/4-0 PHASE 2**  
**COUNTY: ASOTIN COUNTY**  
**LEGAL: SECTIONS 19, 30 & 31, TOWNSHIP 7 N, RANGE 44 E,  
SECTION 6 TOWNSHIP 6 NORTH, RANGE 44 E, W.M.**  
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**COUNTY: ASOTIN COUNTY**

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**ACRES: 1613.78**

