# STATE OF WASHINGTON

**DEPARTMENT OF FISH AND WILDLIFE**

**WILDLIFE PROGRAM**

**LANDS DIVISION**

**REAL ESTATE SERVICES**

February 3, 2012

TO: Philip Anderson

### Director

## FROM: Dan Budd

Real Estate Manager

**SUBJECT: ITEM 1: PROPOSED ACQUISITION OF THE WILSON-HAWKES PROPERTY, DRISCOLL ISLAND UNIT, SINLAHEKIN WILDLIFE AREA, OKANOGAN COUNTY.**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase 165.65 acres from Wilson-Hawkes. This acquisition is part of the McLoughlin Falls 2010 project which was evaluated and approved through the Lands 20/20 process. The purpose of the project is to enhance riparian and big game habitat management opportunities. This project is being jointly funded by grants from the Salmon Recovery Funding Board and the U.S. Fish and Wildlife Service under the Section 6 program. Authority for this acquisition is provided in the capital budget.

This property is located in Okanogan County, approximately 20 miles north of Omak. The property has about 6,000 feet of frontage on the Okanogan River. The value of this property to wildlife includes riparian and riverine characteristics beneficial to endangered fish species on the western lands and grassland and shrub steppe habitat beneficial to ungulates on the eastern lands. It is bordered by lands owned by the Bureau of Land Management and the Washington Department of Natural Resources.

The property will be managed within the Wildlife Program by Dale Swedberg as part of the Driscoll Island Unit, Sinlahekin Wildlife Area. Operation and maintenance costs are anticipated to be $2,650 annually to address weed control and litter issues. 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 $795,000.00. The property will be acquired in two phases due to the need for the seller to conduct waste cleanup from a portion of the property. The first phase will contain 155.65 acres which has an appraised value of $760,000. The second phase will contain 10 acres which has an appraised value of $35,000.

The Department recommends the Commission approve the acquisition of the entire 165.65-acre Wilson-Hawkes property in two phases for the optioned price of $795,000.00 with the purchase of the second phase being subject to cleanup to the Department’s specification.