

STATE BOARD OF LAND COMMISSIONERS

May 16, 2023
Consent Agenda

Subject

Request to declare and dispose of surplus property owned by the Idaho Department of Fish and Game and the Idaho Fish and Game Commission

Question Presented

Shall the Land Board authorize the Idaho Department of Lands (Department) to declare and dispose of the Idaho Fish and Game Department property known as the Greer Access Site (Greer Site) as surplus property?

Background

The Idaho Department of Fish and Game (IDFG) requested approval via letter dated December 23, 2022, for the State Board of Land Commissioners (Land Board) to declare its ownership interest in the Greer Site as surplus property, pursuant to the Surplus Property Act, Idaho Code §§ 58-331–335 (Attachment 1).

The Greer Site consists of approximately 0.86 acres of land, split between two non-contiguous parcels located in Clearwater County, near the town of Greer. For purposes of this memo, the northern parcel of the Greer Site will be referred to as "Parcel 1" (0.36 acres), and the southern parcel will be referred to as "Parcel 2" (0.50 acres). Parcel 1 is unimproved. Parcel 2 is improved with a gravel parking lot and a concrete vault toilet. A map of the property is included as Attachment 2; a vicinity map is Attachment 3.

Parcel 1 was acquired by IDFG in 1987, and Parcel 2 was acquired in 1989, using dedicated funds from the sale of salmon and steelhead fishing permits. The Greer Site was acquired and used to provide fishing access for anadromous-species anglers. The entirety of the IDFG property contains three parcels: Parcel 1, Parcel 2, and a western parcel; however, IDFG wishes to retain the western parcel that lies adjacent to the river and continues to provide fishing access. Parcel 1 and Parcel 2 are not critical to angler access and therefore have been identified as surplus to the needs of IDFG.

The Greer Site was appraised by Stephen Agen of Valbridge Property Advisors on March 22, 2023, and has an "as-is" market value of \$150,000.

Discussion

Pursuant to Idaho Code § 58-331, custody and control of the Greer Site will be transferred to, and title will be vested in, the Land Board for disposition. Per Idaho Code § 58-332, the Department, on behalf of the Land Board, will notify other state agencies to determine if any

are interested in purchasing the property. If no other state agencies express interest in the property, the Department will offer the property to tax-supported agencies, including city, county, and federal agencies, to determine if there is any interest in purchasing it. If no tax-supported entity expresses interest, the Department will offer the Greer Site at public auction in Clearwater or Ada County, with Parcel 1 and Parcel 2 being auctioned and sold either individually or combined. If the Greer Site parcels do not sell at auction, the Department will advertise any unsold parcels and accept adequate and valuable consideration in a negotiated sale.

Recommendation

Direct the Department to offer the Greer Site parcels for disposition in accordance with the Surplus Property Act, Idaho Code §§ 58-331–335, and authorize the Department to offer the Greer Site parcels at public auction in Clearwater or Ada County.

Board Action

Attachments

1. IDFG Surplus Request, dated December 23, 2022
2. Parcel Map
3. Vicinity Map



IDAHO DEPARTMENT OF FISH AND GAME

600 S Walnut / P.O. Box 25
Boise, Idaho 83707

Brad Little / Governor
Ed Schriever / Director

December 23, 2022

State Board of Land Commissioners
954 West Jefferson Street
P.O. Box 83720
Boise, ID 83720-0050

RE: Request for Surplus Land Sale

Dear Ladies and Gentlemen:

The Idaho Department of Fish and Game and its Commission (IDFG) declared as surplus to its needs, the following property:

1. Greer Access Site: ~1 acre split between 2 parcels, Clearwater County

Parcel 1: T 35 N, R 2 E, BM.

Sec. 11, Northerly 90 feet of Lots 3, 4, 5, 6, 7, 8, and 9, Block 9, townsite of Greer, & Tax No. 597 (parcel of land lying between the rail road right of way and the Clearwater River directly opposite Blocks 5, 7, 9 and 11 of the townsite of Greer).

Parcel 2: T 35 N, R 2 E, BM.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 7, Town of Greer, excepting: an irregular parcel of land lying situate on both sides of the centerline of the highway as surveyed and shown on the official plat of the Clearwater AS-4780(4) Highway Survey on file in the office of the Department of Highways of the State of Idaho, and lying over and across Lots 1, 2, and 3 of Block 7 of the Village of Greer, Idaho, according to the official plat thereof on file and of record in the office of the Recorder of Clearwater County, Idaho, as described as follows, to-wit: Beginning at a point coincident with the SW corner of Block 7 of the Village of Greer, Idaho, according to the official plat thereof on file and of record in the office of the Recorder of Clearwater County, Idaho; thence Northerly along the Westerly boundary of said Block 7 a distance of 75.0 ft, more or less, to a point; thence Easterly along a curve right of 183.24 ft radius 40.0 ft distant Northerly from and parallel to the center line of the Clearwater AS-4780(4) Highway Survey a distance of 95.0 ft, more or less, to a point on the Easterly boundary of said Block 7; thence Southerly along the Easterly boundary of said Block 7 a distance of 41.0 ft, more or less, to the Southeasterly corner of said Block 7; thence Westerly along the Southerly boundary of said Block 7 a distance of 86.0 ft to the point of beginning. Also excepting: a strip of land 10 ft wide, being the Southwesterly 10 ft of Lots 4

Keeping Idaho's Wildlife Heritage

Equal Opportunity Employer • 208-334-3700 • Fax: 208-334-2114 • Idaho Relay (TDD) Service: 1-800-377-3529 • <https://idfg.idaho.gov>

through 12, both inclusive, Block 7 of the Village of Greer, Idaho, as shown on the official plat thereof.

The property was originally acquired and used to provide fishing access for anadromous-species anglers. The entirety of the property contains 3 small parcels (Attachment A). IDFG wishes to retain the western most parcel that lies adjacent to the river and continues to provide fishing access. The two eastern parcels are not critical to angler access and therefore have been identified as surplus to the needs of IDFG. IDFG has confirmed with Clearwater County that no zoning actions will need to be taken to split the western river access parcel from the two proposed disposal parcels.

The properties were acquired by IDFG in 1987 (parcel 1) and 1989 (parcel 2) using dedicated funds from the sale of Salmon and Steelhead fishing permits. IDFG is aware of the following special features of the property:

1. Known hazards:
2. Existing utilities: There are no utilities that service the parcels, however a powerline does run adjacent to the parcels providing access to power.
3. Leasehold interests and existing leases: There are no existing leases.
4. Mineral and Water Rights: There are no water rights associated with the parcels. IDFG will relinquish mineral rights with the sale of the parcels.
5. Improvement: A CXT vault toilet and gravel parking lot are present on the southern parcel (parcel 2).
6. Easements and encumbrances: There are no easements or encumbrances that IDFG is aware of currently on the parcel. In order to retain public access options to the western river parcel, IDFG may wish to reserve an easement for parking at the southern parcel (parcel 2) upon sale. This decision is contingent upon discussion with Clearwater County about legal access options to the IDFG river parcel. IDFG shall instruct the property appraiser to include any easements IDFG plans to retain in their assessment and valuation of the property.

We hereby request that the above described lands be approved for sale. If you have any questions, please feel free to contact Lands Program Coordinator Casey Pozzanghera at 208-287-2713. I thank you in advance for your time.

Sincerely,

Michael S
Pearson, CGFM,
CPA Chief, Bureau
of Administration

Digitally signed by
Michael S Pearson,
CGFM, CPA Chief, Bureau
of Administration
Date: 2022.12.22
13:00:50 -07'00'

Michael S. Pearson, CGFM, CPA

MSP/CBP

Attachments

1. Map of Greer Access Site Parcels
2. Warranty Deed- Parcel 1
3. Warranty Deed- Parcel 2

GREER ACCESS SITE (X = DISPOSAL)



Attachment 2: Warranty Deed- Parcel 1

RECEPTION *W*
INDEXED *W*
FILMED *W*
DELIVERED *W*
MAILED *W*

Novell

148417
WARRANTY DEED

1 In consideration of the sum of Ten Dollars (\$10.00) and other good
2 and valuable consideration, Timberline Lumber, Inc., an Idaho corporation,
3 the Grantor, does hereby convey, grant and warrant unto Idaho Department
4 of Fish and Game, P.O. Box 25, Boise, Idaho 83707, the Grantee, the
5 following described real property situate in the County of Clearwater,
6 State of Idaho, to-wit:

7 The Northerly 90 feet of Lots 3, 4, 5, 6, 7, 8, and 9, Block 9,
8 Townsite of Greer, according to the recorded plat thereof.

9 ALSO

10 Tax No. 597, more particularly described as follows:

11 All that certain piece or parcel of land lying between the
12 right of way of the Clearwater Shortline or Northern Pacific
13 Railroad right of way and the Clearwater River, directly
14 opposite Blocks 5, 7, 9 and 11, of the Townsite of Greer,
15 according to the recorded plat thereof, all situate in Lot 2,
16 Section 11, Township 35 North, Range 2 E.B.M.

17 Subject to easements and restrictions of record.

18 This Warranty Deed is executed this 29th day of October, 1987, by
19 the Grantor to the Grantee named above.

Timberline Lumber, Inc.

BY

Lawrence O. Hutchins
President

Filed and recorded at the request of INTERMOUNTAIN TITLE CO
at 10:46 o'clock A.M., this 5th day of November, 1987
Allen Madsen By: Robin Christensen
Ex-Officio Auditor-Recorder Deputy
Clearwater County, Idaho

Fee: 6.00

Returns:

INTERMOUNTAIN TITLE CO.

1 | STATE OF IDAHO)
)
2 | County of Clearwater)

3 | On this 29 day of October 1987, before me, a notary public in and
4 | for the State of Idaho, personally appeared Lawrence A. Hutchings known to me
5 | to be the president of Timberline Lumber, Inc., the corporation that
6 | executed the within instrument or the person who executed the instrument
7 | on behalf of said corporation, and acknowledged to me that such corporation
8 | executed the same.

9 | IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official
10 | seal the day and year in this certificate first above written.



Barbara E. Snyder
Notary public in and for the State of
Idaho, residing at Croftine, therein
blippe

11
12
13
14
15
16

Attachment 3: Warranty Deed- Parcel 2

RECEPTION *✓*
INDEXED *✓*
FILMED *✓*
DELIVERED *✓ Tc II*
MAILED *61*

153175

WARRANTY DEED

DARREL E. OLSON, a married man, GRANTOR of Orofino, County of Clearwater, State of Idaho hereby CONVEYS, GRANTS and WARRANTS TO: Idaho Fish & Game Department, GRANTEE, whose current address is Box 25, Boise, Idaho 83707, for the sum of -----Ten and no/100-----(\$10.00)Dollars, the following described tracts of land in Clearwater County, State of Idaho:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12., Block 7, Town of Greer, according to the recorded plat thereof.

EXCEPTING

An irregular parcel of land lying situate on both sides of the centerline of the highway as surveyed and shown on the official plat of the Clearwater AS-4780 (4) Highway Survey on file in the office of the Department of Highways of the State of Idaho, and lying over and across Lots 1, 2, and 3 of Block 7 of the Village of Greer, Idaho, according to the official plat thereof on file and of record in the office of the Recorder of Clearwater County, Idaho, described as follows, to-wit:

Beginning at a point coincident with the Southwest corner of Block 7 of the Village of Greer, Idaho, according to the official plat thereof on file and of record in the office of the Recorder of Clearwater County, Idaho: thence Northerly along the Westerly boundary of said Block 7 a distance of 75.0 feet, more or less, to a point; thence Easterly along a curve right of 183.24 foot radius 40.0 feet distant Northerly from and parallel to the center line of the Clearwater AS-4780(4) Highway Survey a distance of 95.0 feet, more or less, to a point on the Easterly boundary of said Block 7; thence Southerly along the Easterly boundary of said Block 7 a distance of 41.0 feet, more or less, to the South-easterly corner of said Block 7; thence Westerly along the Southerly boundary of said Block 7 a distance of 86.0 feet to the point of beginning.

ALSO EXCEPTING:

A strip of land 10 feet wide, being the Southwesterly 10 feet of Lots 4 through 12, both inclusive, Block 7 of the Village of Greer, Idaho, as shown on the official plat thereof.

WITNESS the hand of said Grantors this 10th day of October, 1989.

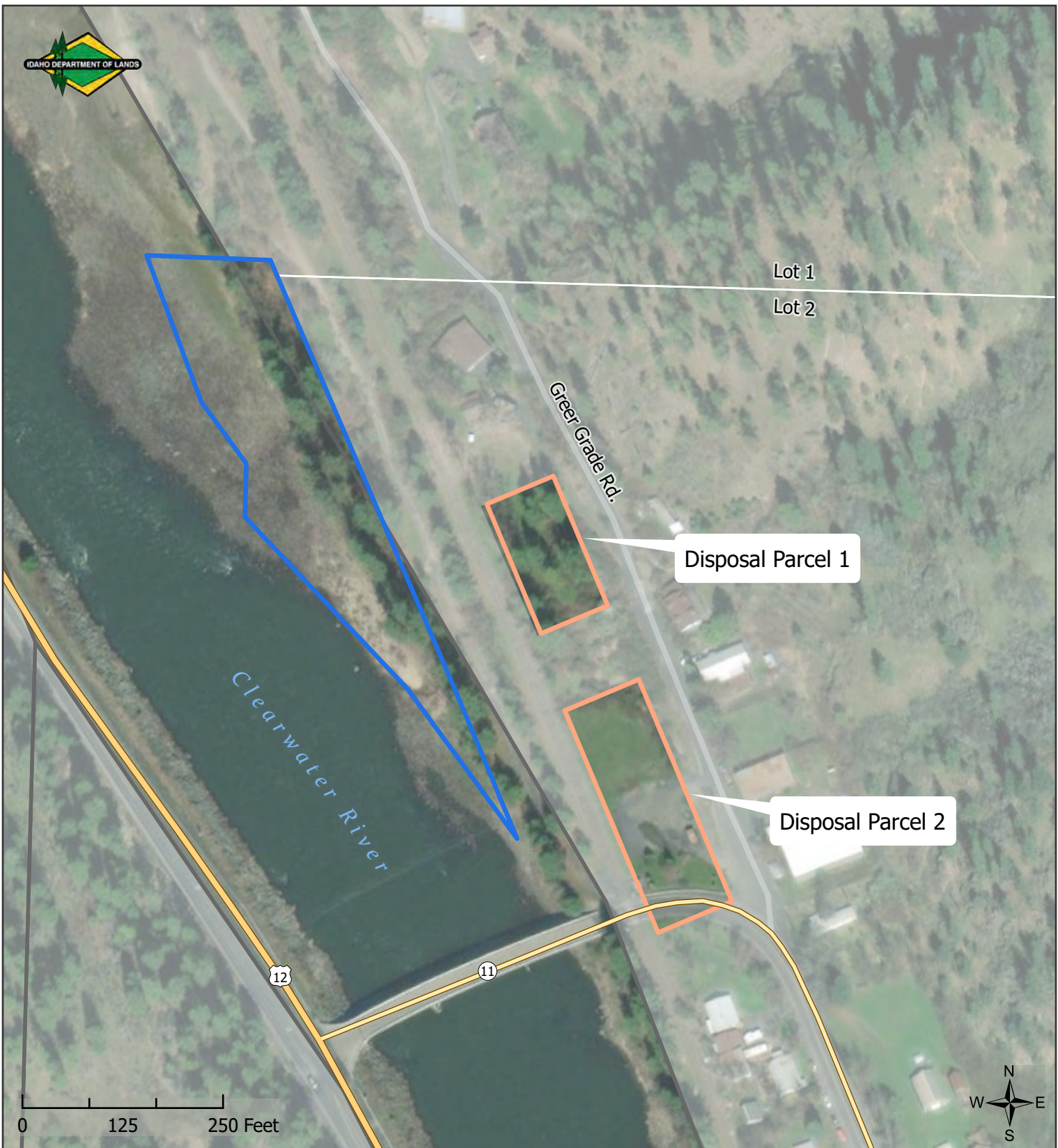
Frances D. Olson
Frances D. Olson

Darrel E. Olson
Darrel E. Olson

STATE OF IDAHO }
County of Clearwater } ss.

I, the undersigned, a notary public in and for the State of Idaho, do hereby certify that on this 10th day of October, 1989, personally appeared Darrel E. Olson & Frances D. Olson, husband & wife known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at Orofino, Idaho, this 10th day of October, 1989.



Lot 1
Lot 2

Greer Grade Rd.

Clearwater River

12

11

0 125 250 Feet



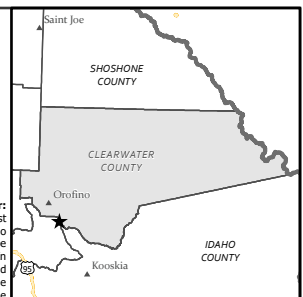
Disposal Parcel 1

Disposal Parcel 2

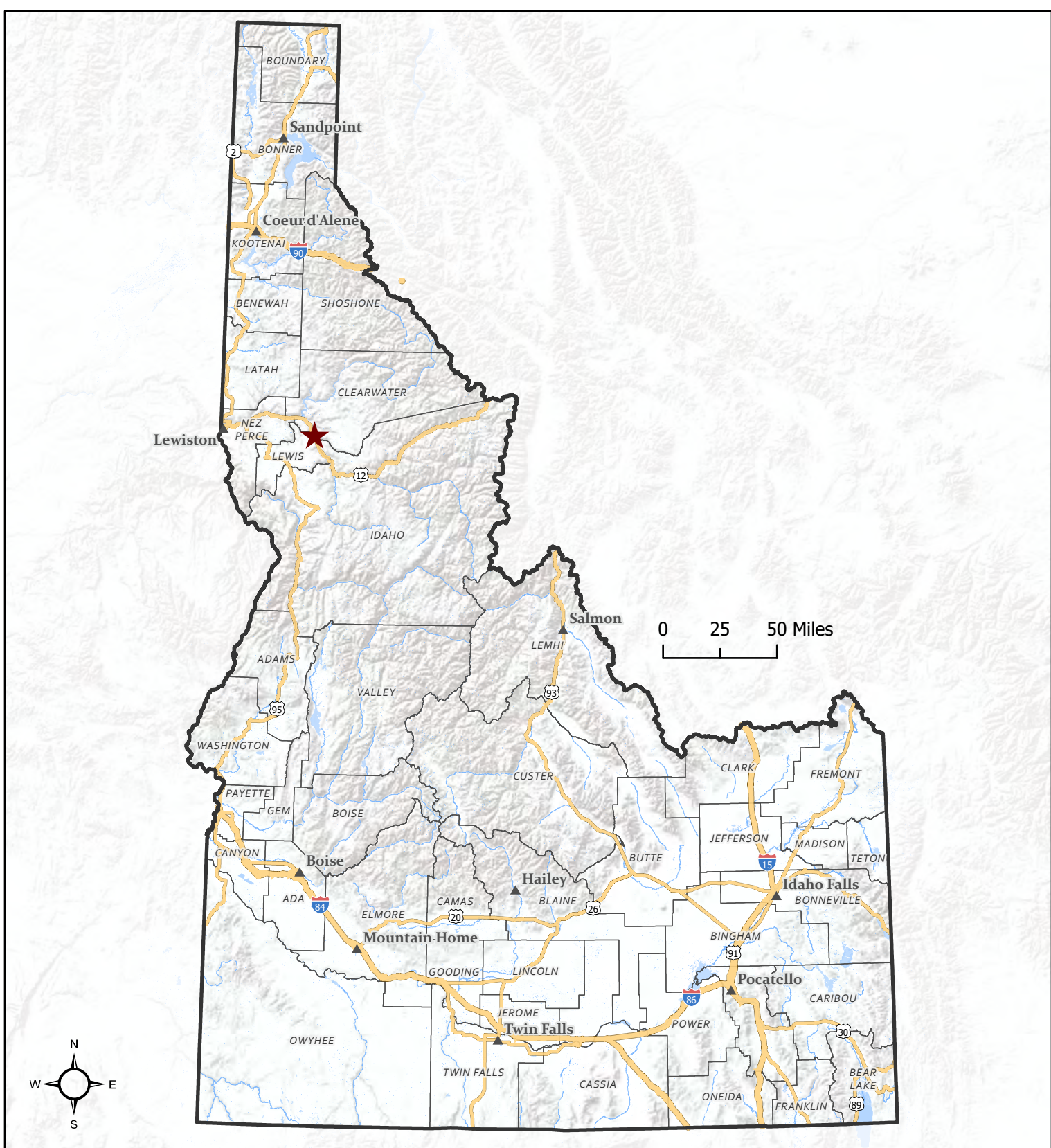
- Disposal Parcels
- Retain - River Access Parcel
- US Highway
- State Highway
- Private
- Section
- Subsection

IDFG Surplus Disposition
Greer Access Site
 T35N - R02E - Sec. 11
 Clearwater County, Idaho

5/2/2023



Disclaimer:
 This map has been compiled using the best information available to the Idaho Department of Lands at the time and may be updated and/or revised without notice. In situations where known accuracy and completeness is required, the user has the responsibility to verify the accuracy of the map and the underlying data sources.



- ★ IDFG Surplus Parcels
- ▲ Cities
- 🛣 Interstate
- 🛣 US Highway
- 🗺 County
- 🗺 Idaho Boundary

**IDFG Surplus Disposition
Greer Access Site Overview**
T35N - R02E - Sec. 11
Clearwater County, Idaho

5/2/2023



Disclaimer:
This map has been compiled using the best information available to the Idaho Department of Lands at the time and may be updated and/or revised without notice. In situations where known accuracy and completeness is required, the user has the responsibility to verify the accuracy of the map and the underlying data sources.

ATTACHMENT 3