

Oregon Parks and Recreation Commission

November 20, 2024

Agenda Item:	5a	Action
Public Comment Allowed:	Yes	
Topic:	Brian Booth SP – Acquisition of Wichman property	
Presented by:	Alice Beals, Property Agent	

This property, adjacent to the Beaver Creek State Natural Area within Brian Booth State Park, has been a property of interest to OPRD for many years. Since 2007, OPRD has acquired and managed lands in the Beaver Creek area to protect the Beaver Creek watershed and the associated uplands for natural habitat values.

This 32-acre property consists of a section of South Beaver Creek, approximately 13-acres of wetlands as well as upland forested areas. There is a small 1+/- acre area of the property which is used for residential purposes. This residential area consists of improvements such as a manufactured home, several small outbuildings, gardens and lawn. OPRD's access into our adjacent lands is via an easement road across this property.

The owner, who has been our neighbor here since some of our earliest Beaver Creek SNA acquisitions, has expressed an interest in selling this property to OPRD. It is the owner's desire to retain a life estate in the property and continue to reside here.

Staff support ownership of this property as it would benefit in OPRD's efforts to conserve the Beaver Creek wetlands, support recreational opportunities in the area such as hiking and bird watching, and the existing residence could eventually be used as office space or employee housing.

Recent appraisal activity has determined a fair market value of the property, subject to the Life Estate, at \$357,000. The owner has agreed to sell the property to OPRD at that appraised value. Staff are requesting the Commission approve acquisition of this property at \$357,000.

Prior Action by Commission: Information Item 5b-June 12, 2024

Action Requested: Approve the acquisition of this property for the appraised value of \$357,000 and authorize the OPRD director to sign all necessary instruments effectuating the transaction.

Attachments: 5a - Exhibit A – Map
5a - Exhibit B – Map

Prepared by: Alice Beals

Brian Booth State Park

Oregon Parks & Recreation Dept.
725 Summer St. NE, Suite C



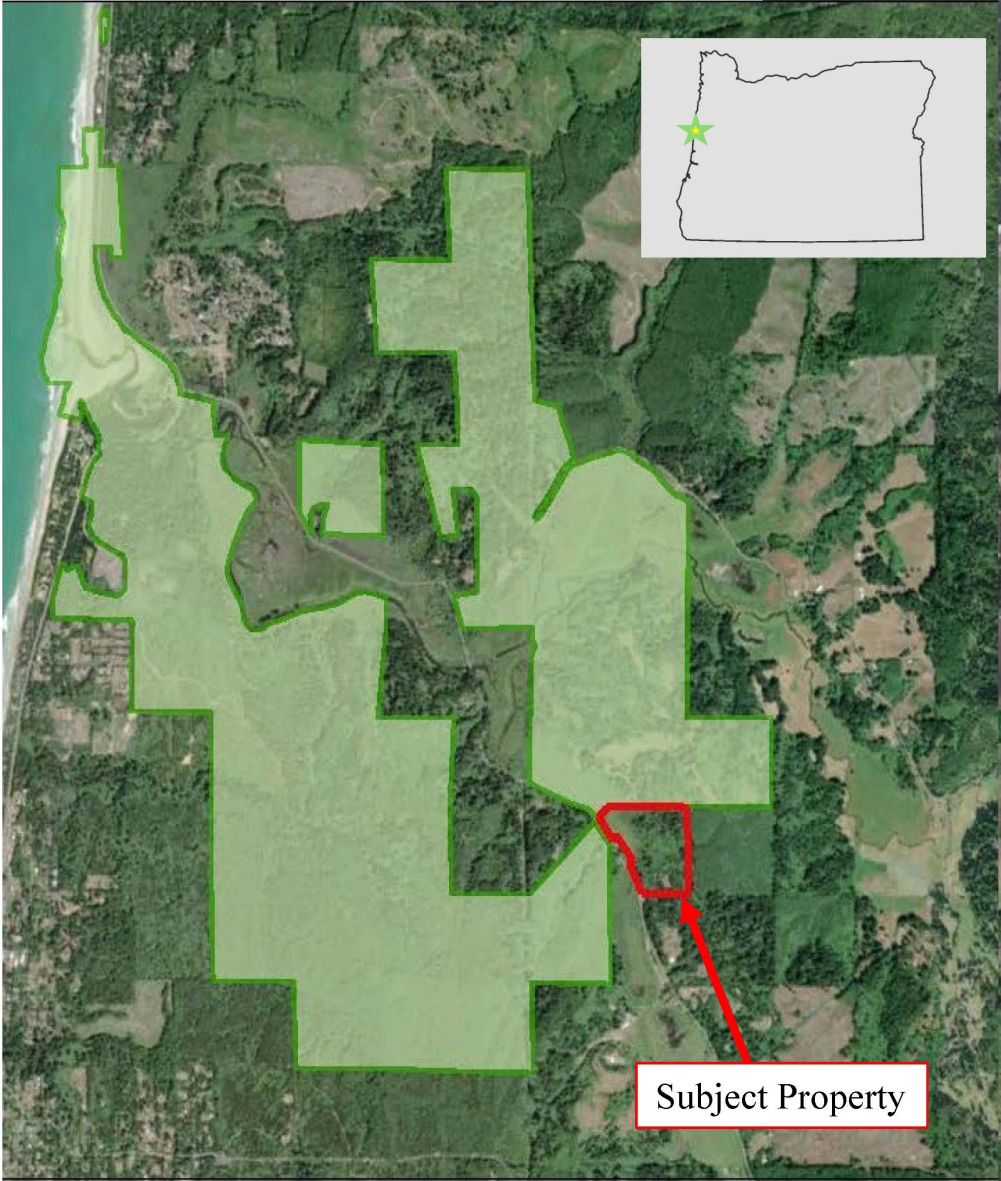
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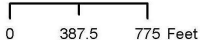
Exhibit A

November 20, 2024



Subject Property

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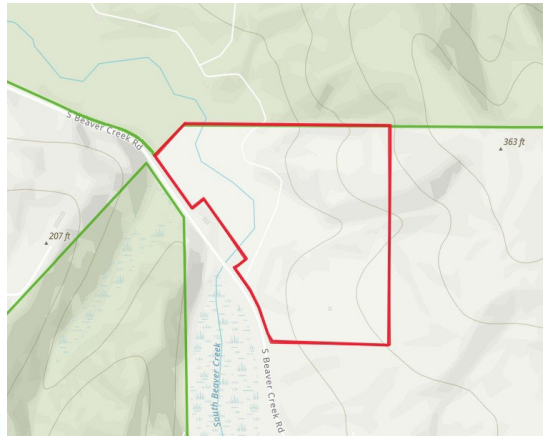
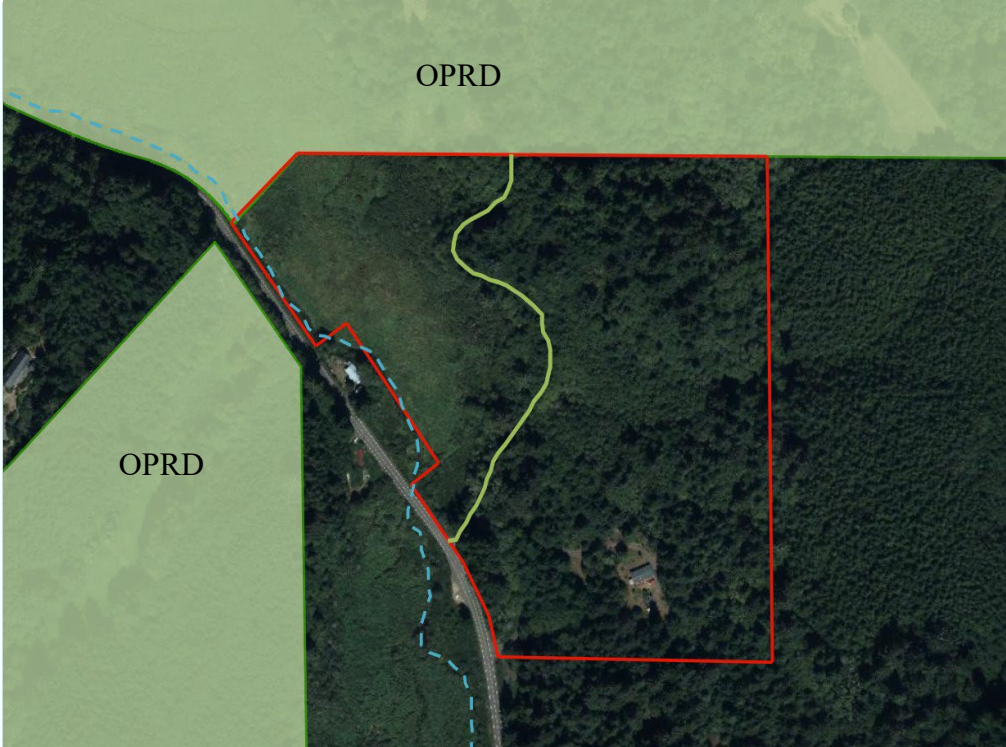


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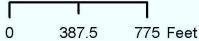


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