

Pre-RFAS Teleconference – Desired Information

- Wood Supply Agreements, if any
- Outstanding Mineral Rights, if any
- Any leases, licenses, other encumbrances (hunting, gravel, recreation, snowmobiles, Ag, etc.)
- Any conceptual development plans prepared, of record or not, if ever produced
- List or map of any other land (outside of proposed acquisition area) owned by the subject's owner that is adjacent to, or in reasonable proximity to, the proposed acquisition tract. Helpful in determining the potential larger parcel.
- Survey, and/or GIS maps of subject and/or larger parcel. Aerial and road maps as base layer are good, all map data that helps identify physically existing access to the subject property (legal or private) is essential.
- Need maps that show the proposed acquisition, and the potential larger parcel, showing property boundary lines.
- Deed and a confirmation of the original purchase price, from the immediate past owner (seller). Needed for proposed acquisition tract and potential larger parcel. Any listings for sale or recent marketing material. Any offers to purchase, whether being considered or rejected. Any current option agreements, pending purchase agreements or Letters of Intent to option, lease or purchase.
- If a fee purchase, a new or very recent timber cruise is needed. If an easement purchase, we need at minimum a third party (consulting timber company) accounting of current timber data that will allow calculation of current timber volumes, species and age classes, by specific stands (or polygons). If base timber data is over three (3) years old, we may need a 3rd party spot cruise of the stands to determine reasonableness of the most recent base data after considering all harvest data and growth consideration since the effective date of the base timber data.
- GIS files or descriptions of land cover and forest acreages by stand or cover type (for the footprint)
- Legal description for the project acquisition (this may be located in the draft CE document) and the larger parcel if greater than the acquisition area.
- Annual harvest acres and volumes for the past three (3) years (in order to build a harvest plan and income model), this could be just for the proposed footprint, but if for the whole (larger parcel) was available, even better.
- Copies of past three (3) years timber sales (contracts, official records, etc.) or at minimum a legitimate compilation of such timber revenue events (species, age class, product type, volumes and prices paid per unit or in total).
- Gross and/or net income from harvesting in past three (3) years; and any other sources of property income (hunting leases, etc.)
- Annual small tract real estate sales out of the larger parcel over the past few years, (buyers, acres, prices, any rights reserved, or access issues)
- Any regional sales of encumbered timberland that might be helpful (if any come to mind from market area)
- Annual real estate taxes for the larger parcel, and/or the proposed Protected Property