

Sand Lake: protecting Oregon's last remaining natural estuary



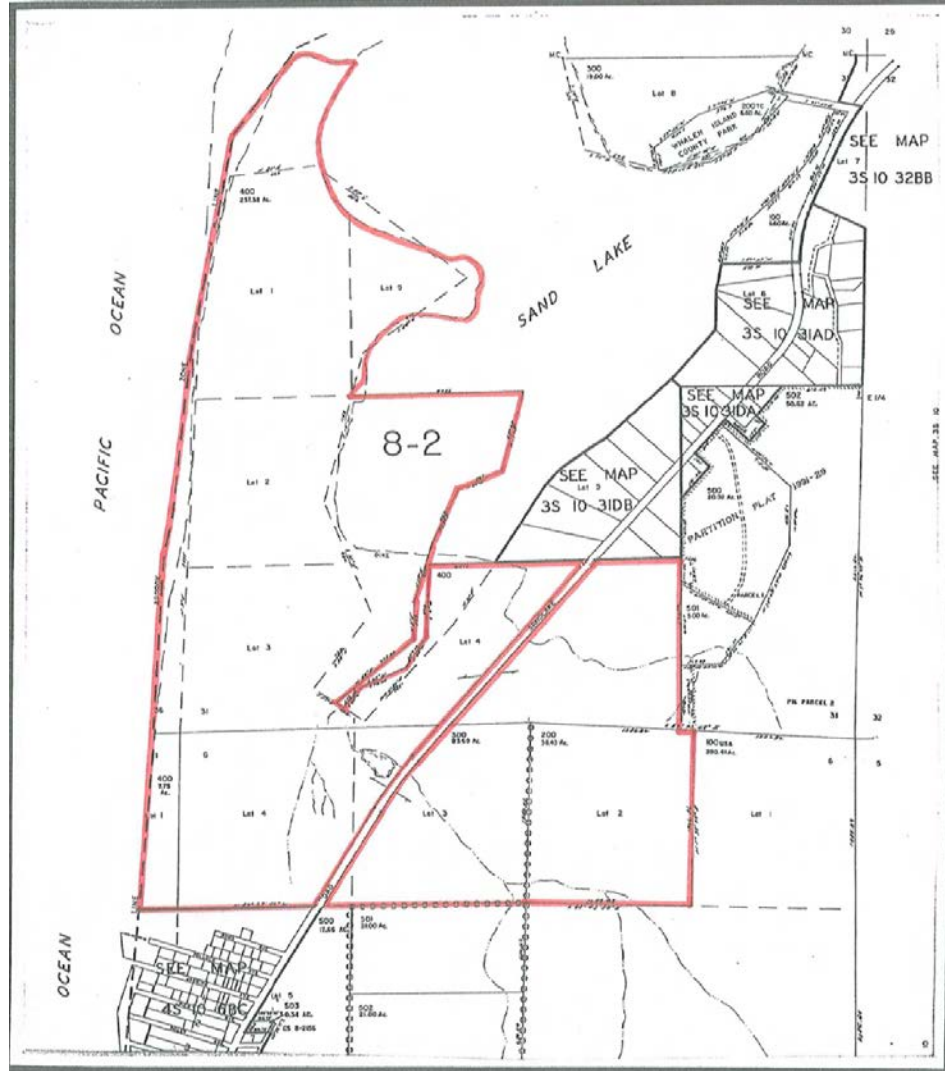
The Opportunity

- EFM has arranged a proprietary opportunity to purchase a unique 360 acre parcel on one of the last remaining natural estuaries on the Oregon coast, with 2 miles of beach frontage, wetlands, uplands, and undulating sand dunes.
- The property contains superior waterfowl, salmon, and wetland habitat. We have confirmed it to be the highest acquisition priority for Oregon State Parks, who has expressed an interest in ultimate purchase over the next two years.
- The property also has significant potential for wetland restoration, which could represent a significant financial upside.
- The property is currently privately held and EFM has negotiated an acquisition price of \$1.8M. An appraisal has been commissioned.



Property Description

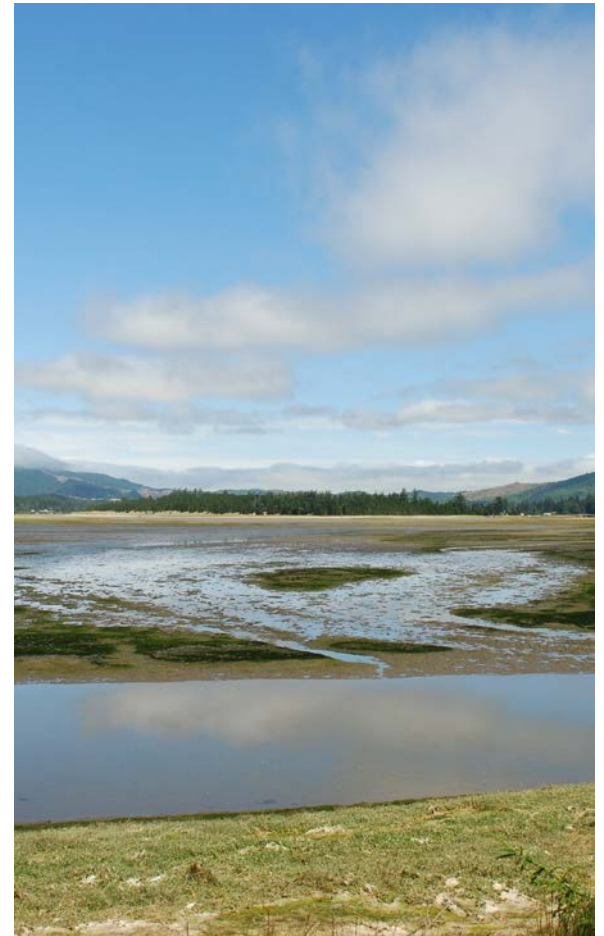
- The Sand Lake property is referred to as the Beltz Farm – the property was farmed by the Beltz family prior to its purchase by its current owners in 1992. The property consists of 244 acres of oceanfront land (wetlands, marsh, dunes) and 113 acres with two older dwellings.
- The current owners purchased the property to develop a golf course - a permitted but conditional use that requires County permission. They have been unsuccessful to date, but a new effort is underway with a successful golf course developer.
- Ecotrust has a Purchase and Sale Agreement to acquire the property for \$1.8million subject to diligence, including a satisfactory acquisition agreement with State Parks and securing grant funding to fund Ecotrust's closing and holding costs estimated at \$200,000.
- Closing is scheduled for on or before April 30.
- State Parks intends to acquire the property within two years and Ecotrust and State Parks are in the process of executing an Option Agreement..



PLAT MAP

Conservation importance

- Of the 36 major estuaries recognized in Oregon, the Sand Lake estuary is just one of four bar-built estuaries found along the coast giving it a unique status. Classified as a relatively pristine estuary, sand lake is the only remaining estuary of its size on the Oregon coast that is dominated by a diverse set of native plant associations due to very little agricultural or commercial development.
- .The Sand Lake property and estuary support a large bird population with recent surveys identifying over 43 species using the sand lake property. These species include the bald eagle, dunlin, rufous hummingbird, and willow flycatcher which are all North Coast basin priority species. In addition, the property has excellent habitat for the endangered snowy plover. Bear and cougar have been sighted and the property provides important habitat for coho and chum salmon and steelhead.
- This potential acquisition supports other recent conservation and open space acquisitions in the estuary by TNC and other conversation groups. .



Photos

Sand Lake provides exceptional habitat for migratory shorebirds, as well as salmonids.



Photos

The property currently contains 20 acres of wetlands and has the opportunity to restore an additional 80 acres of wetlands and salt marsh by modifying a dike built to create pasture for the former Beltz Farm.



Photos

Two miles of beachfront, with limited access and modest use, provide excellent habitat opportunities for the snowy plover and for quiet enjoyment.

