



DEPARTMENT OF THE ARMY  
OFFICE OF THE ASSISTANT SECRETARY  
CIVIL WORKS  
108 ARMY PENTAGON  
WASHINGTON DC 20310-0108

JUN - 8 2017

The Honorable Mac Thornberry  
Chairman, House Armed Services Committee  
United States House of Representatives  
Rayburn House Office Building  
Washington, D.C. 20515

Dear Mr. Chairman:

This letter provides to you the Department of the Army report on the McNary Project Land Acquisitions as required by the Conference Report to Accompany S. 2943, National Defense Authorization Act for Fiscal Year, 2017.

This report addresses the acquisition process for certain lands for the McNary Lock and Dam project along the Columbia River.

I am sending an identical letter to the Honorable Adam Smith, Ranking Member, House Armed Services Committee, United States House of Representatives.

Thank you for your interest in the Army Civil Works program.

Sincerely,

A handwritten signature in black ink, reading "Douglas W. Lamont".

Douglas W. Lamont, P.E.  
Senior Official Performing the Duties of the  
Assistant Secretary of the Army  
(Civil Works)

Enclosure

**Department of the Army Report in  
Response to the  
Joint Explanatory Statement by the Conference Committee of S.2943**

The Joint Explanatory Statement of the Conference Report to Accompany S.2943<sup>1</sup> requested that the Secretary of the Army report on the acquisition process for certain lands for the McNary Lock and Dam Project along the Columbia River.

**Joint Explanatory Statement Language:**

*The conferees direct the Secretary of the Army to provide a report to the congressional defense committees by March 1, 2017 on the process by which the Corps of Engineers acquired certain properties along the Columbia River in Washington as described in paragraph (2) of section 501(i) of the Water Resources Development Act of 1996 (Public Law 104-303; 110 Stat. 3752), and shall include in the report the specific legal documentation pursuant to which the properties were acquired.*

This report will answer the above inquiry by first discussing the process followed to acquire lands and easements for the McNary Lock and Dam Project along the Columbia River (Project). The report will then discuss and provide legal documentation and other details pertaining to the specifically requested areas.

The specific areas are described in section 501(i)(2) of the Water Resources Development Act of 1996 (Public Law 104-303; 110 Stat. 3752), hereafter referred to as WRDA 1996. See **Exhibit 1**. Section 501(i)(2) described the pertinent properties using identified leases and/or general location descriptions while acquisitions in this report are represented based on land ownership/tract. There is therefore imperfect alignment as a particular property acquisition might have been 100 acres, for example, but only a portion of it falls within the area identified in WRDA 1996. Area Descriptions used in exhibits to this report follow the same nomenclature as used in section 501(i)(2) WRDA 1996 with the exception of levees described in sections (i)(2)(B)(vi) and (i)(2)(E)(ii) which are identified by the levee number assigned to them, rather than the general reference identifying them as levees in Franklin County and the City of Pasco.

Section 501(i)(2)(G) provides authority to dispose of additional properties if the Secretary and local governments agree they are appropriate for disposal. Although some of the acreage in this report falls outside the areas identified in WRDA 1996, as explained above, no additional properties have been agreed to fall within the scope of Section 501(i)(2)(G). Included with this report as **Exhibit 2** is a map that shows the full extent of the areas that are the focus of this report.

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<sup>1</sup> The President signed S.2943 and it became P.L. 114-328, the National Defense Authorization Act for Fiscal Year 2017.

**Authority:**

Pursuant to the River and Harbor Act of 1945 (Public Law 79-14) Congress authorized the construction and operation of the McNary Lock and Dam, including land acquisition along the Columbia River in Oregon and Washington in accordance with the plan for development detailed in House Document 704 of the Seventy-Fifth Congress.<sup>2</sup>

**Multi-Purpose Project:**

McNary Dam is at River Mile 290 on the Columbia River. The Dam impounds Lake Wallula, which extends to approximately River Mile 350 at Richland, Washington on the Columbia River, and to River Mile 10 on the Snake River, at the next Dam in the System (Ice Harbor Lock and Dam). One of the primary objectives of building McNary Dam was to provide a navigation link on the Columbia River above Umatilla Oregon to the Ice Harbor Lock and Dam. This required a significantly higher water level, impacting the required number of land and easement tracts. Presently, the McNary Project is a multi-purpose project, which provides for hydropower, navigation, recreation, wildlife habitat, and incidental irrigation.

**Acquisition Planning:**

The Real Estate Section of the Definite Project Report (Report), prepared October 1, 1945<sup>3</sup>, included as **Exhibit 3**, describes the initial plan for land and easement acquisition to construct the McNary Project. In this Report the Corps of Engineers (Corps) estimated it needed 41,963 acres of lands and easements if it built levees to protect certain areas. The Corps identified it would need 59,668 acres of lands and easements if the Project did not use levees. The Corps incorporated levees into the Project which ultimately resulted in the acquisition of 39,808 acres of lands and easements when the Project was completed. Subsequent detailed Real Estate Planning Reports (Planning Reports) were completed before any acquisitions were approved.

The Corps prepared a series of 19 Planning Reports to determine lands needed to construct the McNary Project. The Corps divided the Project into thirty- three mapped segments; individual segments covered the area from below the McNary Dam site to the furthest extent of the Project at Richland, Washington. Each Planning Report examined one or more segment map areas to be acquired. The Planning Reports accounted for proposed acquisition of lands and easements to allow for inundation, flowage, the ability to construct and maintain McNary Dam, associated levees, drainage ponds and ditches, and all legally required relocations of highways, local and county roads, railroads and utility

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<sup>2</sup> House Document 704 described the requirements of building a dam at Umatilla to meet the objectives of providing for Navigation to Lewiston, Idaho, through a system of Locks and Dams on the Snake River. This influenced the size of the Project and ultimately the lands needed to complete the Project.

<sup>3</sup> Part of the Basis of design, Definite Project Report on McNary Dam, Columbia River, Oregon-Washington, Volume III Appendix F Flowage, approved by the Chief of Engineers on October 4, 1946.

Included with this report are **Exhibit 5** and **Exhibit 6**, which are maps and a tabbed spreadsheet corresponding to each of the areas identified in WRDA 1996. The spreadsheet lists the individual land tracts comprising the areas described in WRDA 1996. Each Column is labelled and explained as follows:

- a. TRACT NO. refers to the Project designator, segment map and particular tract number, i.e. MCN-QQ-3203.
- b. AREA means the area as noted in WRDA 1996, i.e. Port of Pasco.
- c. WRDA ACRES refers to the amount of land of that tract that falls within the WRDA area defined by the Public Law. WRDA ACRES are approximated using Geographic Information System (GIS) calculations. The approximated acres assist in identifying WRDA defined acreage from a tract's total acreage, which may fall outside of the area identified. WRDA ACRES are used for this report's reference only and are not validated.
- d. CONSIDERATION is the amount paid by the Federal government to acquire the land or easement, where applicable. This column only expresses monetary consideration, not information on relocated facilities or other exchanges of value. Any applicable information on relocations or other exchanges of value is contained in the transfer documents for each individual tract made a part of this report.
- e. ACQUIRED ESTATE is either fee or easement.
- f. EASEMENT TYPE refers to what an easement is for, if specified.
- g. ACQUIRED METHOD is either Donation, Purchase, Relocation or Declaration of Taking.
- h. CONVEYOR OF INTEREST is who the land or easement was acquired from.
- i. ACQUIRED DATE is when the tract was acquired.
- j. ACQUIRED ACRES refers to the total acres acquired in the tract.
- k. DISPOSED ACRES refers to any acreage disposed in that tract, since acquisition.
- l. CURRENT ACRES refers to acres remaining in the tract.

Of note; two land tracts extend into the McNary Project from the Ice Harbor Lock and Dam Project and are noted as part of the Port of Pasco area in WRDA 1996. The two tracts are IHRBR-A-105 and IHRBR-A-116. The Corps followed the same acquisition process to acquire these land parcels as discussed for the Project. IHRBR-A-105 was acquired by donation, and IHRBR-A-116 as part of a relocation for a railroad.

The last exhibit of this report is **Exhibit 7**, which contains scanned copies of the specific acquisition documents of the WRDA 1996 areas. Individual documents are named according to the tract(s) of land or easements covered by that document, and the type of document. Individual acquisition documents can cover one or more land tracts. For example: "P-861 P-879 P-880 Deed.pdf" means the tract(s) are in segment P, three tracts of land are covered in the document (P-861, P-879, and P-880) and it is a Deed. Another example would be: Q-1189 Judgement.pdf", which means the tract is in segment Q, one tract of land is covered (Q-1189) and it is a Court Judgement.

systems, etc.

The Chief of Engineers approved all the Planning Reports; resulting in the Chief's authorization for Corps staff to engage in acquisition efforts with landowners in the areas identified in each Planning Report. The Chief of Engineers approved the first McNary Project Planning Report on May 20, 1947; it included the areas within Map Segment AA, B and C, as depicted in Exhibit 4, McNary Lock and Dam Real Estate Segment Index Map. Seventeen additional Planning Reports were approved between 1948 and 1952. The last Planning Report covered the area in Map Segment U; it was approved on June 8, 1961.

### **Corps Acquisition Process**

After receiving authorization and funding, the Corps worked with individual land owners to negotiate the land or easement purchase. When the landowner was willing to sell the real estate interest the Corps required for the Project, the landowner received fair market value as determined by an appraisal and signed a deed that passed the land or easement title to the United States.

In four instances in the areas identified for this report, landowners donated property to the Federal Government. In these situations the landowner executed a deed to pass title to the land or easement to the Federal Government.

When the acquisition could not be completed through the negotiated sale process, the Corps used condemnation to acquire title to the land or easement. The Corps engaged the Department of Justice to work through the condemnation process. Landowners received fair market value for their property, as determined by a Federal Court..

In cases where the Corps determined the relocation of a road, railway, utility, or other facility was necessary for project construction, operation, and/or maintenance, the Corps purchased lands for a new facility. The Corps constructed the new facility and issued title by deed to the owner of the original facility. The owner of the new facility transferred title to the land for the old facility to the Federal Government, usually for \$1.00 or no consideration. In some instances, State law required the Corps to complete the acquisition through a court action.

In the identified areas of WRDA 1996, there are four land tracts that were owned by the United States prior to them being transferred to the Jurisdiction of the Corps for the Project. The Corps identification process for the Project assigns letters as designations for these tracts, and the letter assigned does not mean the land is located with a certain mapped segment as in other instances for the Project. Lands in Tracts C and F were transferred from the Pasco Engineer Depot, Department of the Army, to the Corps for use in completing the Project, which effectively changed the use from Military to Civil Works. The Corps gained jurisdiction for Tracts D and P from the Bureau of Reclamation.

# Exhibit 1

a flowage easement over portions of the properties that the Secretary determines to be necessary for operation of the project.

(4) **OTHER TERMS AND CONDITIONS.**—The conveyance of properties under this subsection shall be subject to such other terms and conditions as the Secretary considers necessary and appropriate to protect the interests of the United States.

(h) **BENBROOK LAKE, TEXAS.**—

(1) **IN GENERAL.**—The Secretary shall convey all right, title, and interest of the United States in and to a parcel of real property located at Longhorn Park, also known as “Pecan Valley Park”, Benbrook Lake, Benbrook, Texas, consisting of approximately 50 acres.

(2) **CONSIDERATION.**—Consideration for the conveyance under paragraph (1) shall be the fair market value of the real property as determined by the Secretary. All costs associated with the conveyance under paragraph (1) and such other costs as the Secretary considers appropriate shall be borne by the purchaser.

(3) **DESCRIPTION OF PROPERTY.**—The exact acreage and legal description of the parcel of real property to be conveyed under paragraph (1) shall be determined by a survey satisfactory to the Secretary. The cost of the survey shall be borne by the purchaser.

(4) **ADDITIONAL TERMS.**—The Secretary may require such additional terms and conditions in connection with the conveyance under paragraph (1) as the Secretary considers appropriate to protect the interests of the United States.

(5) **COMPLIANCE WITH NATIONAL ENVIRONMENTAL POLICY ACT.**—Prior to the conveyance of property under paragraph (1), the Secretary shall ensure that the conveyance complies with the National Environmental Policy Act of 1969 (42 U.S.C. 4321 et seq.).

(i) **TRI-CITIES AREA, WASHINGTON.**—

(1) **GENERAL AUTHORITY.**—As soon as practicable after the date of the enactment of this Act, the Secretary shall make the conveyances to the local governments referred to in paragraph (2) of all right, title, and interest of the United States in and to the property described in paragraph (2).

(2) **PROPERTY DESCRIPTIONS.**—

(A) **BENTON COUNTY, WASHINGTON.**—The property to be conveyed pursuant to paragraph (1) to Benton County, Washington, is the property in such county that is designated “Area D” on Exhibit A to Army Lease No. DACW-68-1-81-43.

(B) **FRANKLIN COUNTY, WASHINGTON.**—The property to be conveyed pursuant to paragraph (1) to Franklin County, Washington, is—

(i) the 105.01 acres of property leased pursuant to Army Lease No. DACW-68-1-77-20 as executed by Franklin County, Washington, on April 7, 1977;

(ii) the 35 acres of property leased pursuant to Supplemental Agreement No. 1 to Army Lease No. DACW-68-1-77-20;

(iii) the 20 acres of property commonly known as “Richland Bend”, which is designated by the shaded portion of Lot 1, Section 11, and the shaded portion of Lot 1, Section 12, Township 9 North, Range 28 East, W.M. on Exhibit D to Supplemental Agreement No. 2 to Army Lease No. DACW-68-1-77-20;

(iv) the 7.05 acres of property commonly known as “Taylor Flat”, which is designated by the shaded portion of Lot 1, Section 13, Township 11 North, Range 28 East, W.M. on Exhibit D to Supplemental Agreement No. 2 to Army Lease No. DACW-68-1-77-20;

(v) the 14.69 acres of property commonly known as “Byers Landing”, which is designated by the shaded portion of Lots 2 and 3, Section 2, Township 10 North, Range 28 East, W.M. on Exhibit D to Supplemental Agreement No. 2 to Army Lease No. DACW-68-1-77-20; and

(vi) all levees within Franklin County, Washington, as of the date of the enactment of this Act, and the property on which the levees are situated.

(C) **CITY OF KENNEWICK, WASHINGTON.**—The property to be conveyed pursuant to paragraph (1) to the city of Kennewick, Washington, is the property in the city that is subject to the Municipal Sublease Agreement entered into on April 6, 1989, between Benton County, Washington, and the cities of Kennewick and Richland, Washington.



(D) CITY OF RICHLAND, WASHINGTON.—The property to be conveyed pursuant to paragraph (1) to the city of Richland, Washington, is the property in the city that is subject to the Municipal Sublease Agreement entered into on April 6, 1989, between Benton County, Washington, and the cities of Kennewick and Richland, Washington.

(E) CITY OF PASCO, WASHINGTON.—The property to be conveyed pursuant to paragraph (1) to the city of Pasco, Washington, is—

(i) the property in the city of Pasco, Washington, that is leased pursuant to Army Lease No. DACW-68-1-77-10; and

(ii) all levees in the city, as of the date of the enactment of this Act, and the property on which the levees are situated.

(F) PORT OF PASCO, WASHINGTON.—The property to be conveyed pursuant to paragraph (1) to the Port of Pasco, Washington, is—

(i) the property owned by the United States that is south of the Burlington Northern Railroad tracks in Lots 1 and 2, Section 20, Township 9 North, Range 31 East, W.M.; and

(ii) the property owned by the United States that is south of the Burlington Northern Railroad tracks in Lots 1, 2, 3, and 4, in each of Sections 21, 22, and 23, Township 9 North, Range 31 East, W.M.

(G) ADDITIONAL PROPERTIES.—In addition to properties described in subparagraphs (A) through (F), the Secretary may convey to a local government referred to in subparagraphs (A) through (F) such properties under the jurisdiction of the Secretary in the Tri-Cities area as the Secretary and the local government agree are appropriate for conveyance.

### (3) TERMS AND CONDITIONS.—

(A) IN GENERAL.—The conveyances under paragraph (1) shall be subject to such terms and conditions, including payment of reasonable administrative costs, as the Secretary considers necessary and appropriate to protect the interests of the United States.

(B) SPECIAL RULE FOR FRANKLIN COUNTY.—The property described in paragraph (2)(B)(vi) shall be conveyed only after Franklin County, Washington, has entered into a written agreement with the Secretary that provides that the United States shall continue to operate and maintain the flood control drainage areas and pump stations on the property conveyed and that the United States shall be provided all easements and rights necessary to carry out that agreement.

(C) SPECIAL RULE FOR CITY OF PASCO.—The property described in paragraph (2)(E)(ii) shall be conveyed only after the city of Pasco, Washington, has entered into a written agreement with the Secretary that provides that the United States shall continue to operate and maintain the flood control drainage areas and pump stations on the property conveyed and that the United States shall be provided all easements and rights necessary to carry out that agreement.

### (D) CONSIDERATION.—

(i) PARK AND RECREATION PROPERTIES.—Properties to be conveyed under this subsection that will be retained in public ownership and used for public park and recreation purposes shall be conveyed without consideration. If any such property is no longer used for public park and recreation purposes, title to such property shall revert to the Secretary.

(ii) OTHER PROPERTIES.—Properties to be conveyed under this subsection and not described in clause (i) shall be conveyed at fair market value.

### (4) LAKE WALLULA LEVEES.—

#### (A) DETERMINATION OF MINIMUM SAFE HEIGHT.—

(i) CONTRACT.—Not later than 30 days after the date of the enactment of this Act, the Secretary shall contract with a private entity agreed to under clause (ii) to determine, within 6 months after that date, the minimum safe height for the levees of the project for flood control, Lake Wallula, Washington. The Secretary shall have final approval of the minimum safe height.

(ii) AGREEMENT OF LOCAL OFFICIALS.—A contract shall be entered into under clause (i) only with a private entity agreed to by the Secretary, appropriate representatives of Franklin County, Washington, and appropriate representatives of the city of Pasco, Washington.



(B) **AUTHORITY.**—A local government may reduce, at its cost, the height of any levee of the project for flood control, Lake Wallula, Washington, within the boundaries of the area under the jurisdiction of such local government to a height not lower than the minimum safe height determined pursuant to subparagraph (A).

(j) **APPLICABILITY OF OTHER LAWS.**—Any contract for sale, deed, or other transfer of real property under this section shall be carried out in compliance with all applicable provisions of section 120(h) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. 9620(h)) and other environmental laws.

## SEC. 502. NAMINGS.

### (a) MILT BRANDT VISITORS CENTER, CALIFORNIA.—

(1) **DESIGNATION.**—The visitors center at Warm Springs Dam, California, authorized by section 203 of the Flood Control Act of 1962 (76 Stat. 1192), shall be known and designated as the “Milt Brandt Visitors Center”.

(2) **LEGAL REFERENCES.**—Any reference in a law, map, regulation, document, paper, or other record of the United States to the visitors center referred to in paragraph (1) shall be deemed to be a reference to the “Milt Brandt Visitors Center”.

### (b) CARR CREEK LAKE, KENTUCKY.—

(1) **DESIGNATION.**—Carr Fork Lake in Knott County, Kentucky, authorized by section 203 of the Flood Control Act of 1962 (76 Stat. 1188), shall be known and designated as “Carr Creek Lake”.

(2) **LEGAL REFERENCES.**—Any reference in a law, map, regulation, document, paper, or other record of the United States to the lake referred to in paragraph (1) shall be deemed to be a reference to “Carr Creek Lake”.

### (c) JOHN T. MYERS LOCK AND DAM, INDIANA AND KENTUCKY.—

(1) **DESIGNATION.**—Uniontown Lock and Dam, on the Ohio River, Indiana and Kentucky, shall be known and designated as the “John T. Myers Lock and Dam”.

(2) **LEGAL REFERENCES.**—Any reference in a law, map, regulation, document, paper, or other record of the United States to the lock and dam referred to in paragraph (1) shall be deemed to be a reference to the “John T. Myers Lock and Dam”.

### (d) J. EDWARD ROUSH LAKE, INDIANA.—

(1) **REDESIGNATION.**—The lake on the Wabash River in Huntington and Wells Counties, Indiana, authorized by section 203 of the Flood Control Act of 1958 (72 Stat. 312), and known as Huntington Lake, shall be known and designated as the “J. Edward Roush Lake”.

(2) **LEGAL REFERENCES.**—Any reference in a law, map, regulation, document, paper, or other record of the United States to the lake referred to in paragraph (1) shall be deemed to be a reference to the “J. Edward Roush Lake”.

### (e) RUSSELL B. LONG LOCK AND DAM, RED RIVER WATERWAY, LOUISIANA.—

(1) **DESIGNATION.**—Lock and Dam 4 of the Red River Waterway, Louisiana, shall be known and designated as the “Russell B. Long Lock and Dam”.

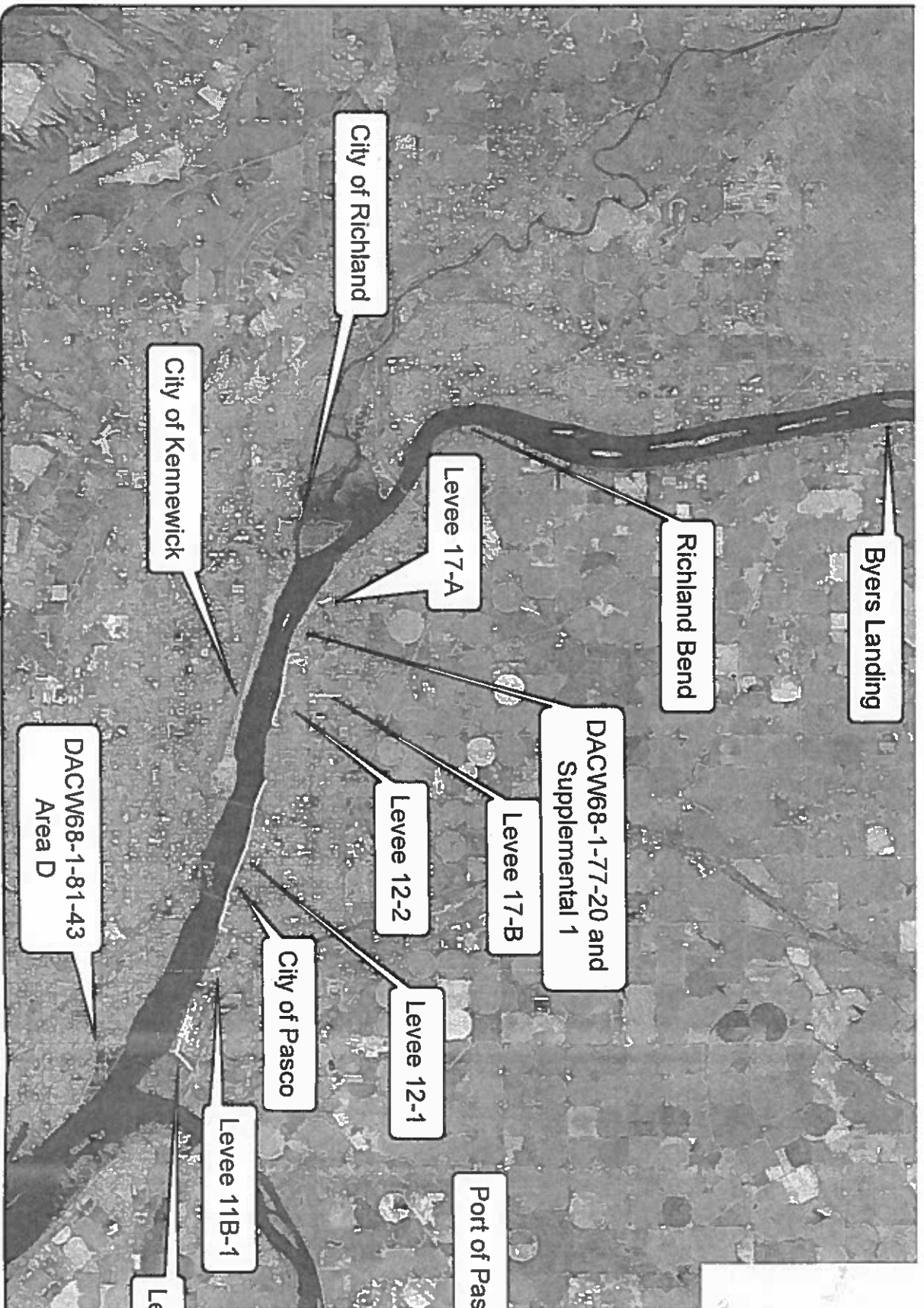
(2) **LEGAL REFERENCES.**—Any reference in a law, map, regulation, document, paper, or other record of the United States to the lock and dam referred to in paragraph (1) shall be deemed to be a reference to the “Russell B. Long Lock and Dam”.

### (f) LOCKS AND DAMS ON TENNESSEE-TOMBIGBEE WATERWAY.—

(1) **DESIGNATIONS.**—The following locks, and locks and dams, on the Tennessee-Tombigbee Waterway, located in the States of Alabama, Kentucky, Mississippi, and Tennessee, are designated as follows:

- (A) Gainesville Lock and Dam at Mile 266 designated as Howell Heflin Lock and Dam.
- (B) Columbus Lock and Dam at Mile 335 designated as John C. Stennis Lock and Dam.
- (C) The lock and dam at Mile 358 designated as Aberdeen Lock and Dam.
- (D) Lock A at Mile 371 designated as Amory Lock.
- (E) Lock B at Mile 376 designated as Glover Wilkins Lock.
- (F) Lock C at Mile 391 designated as Fulton Lock.
- (G) Lock D at Mile 398 designated as John Rankin Lock.
- (H) Lock E at Mile 407 designated as G.V. “Sonny” Montgomery Lock.
- (I) Bay Springs Lock and Dam at Mile 412 designated as Jamie Whitten Lock and Dam.

## Exhibit 2



**WRDA 1996 Lands**

**as identified in PL 104-303 Sec 501 i**

## Legend

Franklin\_County\_Levees

McNary Lock and Dam

WRDA 1996 Lands

MAP ID: WRDA\_Temp1  
DATE: 2/24/2017  
DISCLAIMER  
This product was produced for informational purposes only. It is not intended for use in any legal proceeding or for any other purpose other than those for which it was created. The user assumes all liability for any errors or omissions in this product.

## **Exhibit 3**

**PART II**

**LANDS, IMPROVEMENTS AND RIGHTS-OF-WAY**

**(Real Estate Section of Definite Project Report)**



Real Estate Section  
of  
Definite Project Report

M c N A R Y   D A M

POWER AND NAVIGATION PROJECT

COLUMBIA RIVER

OREGON - WASHINGTON

1 October 1945

1. PROJECT DESIGNATION: McNary Dam.

2. LOCATION:

Approximately 292 miles upstream from the mouth of the Columbia River, and 168 miles east by air line from Portland, Oregon. River mileage shown on the attached Drawing No. O-UD-1 and Plate I, UD-20-1/1 is measured from the upstream terminus of the Celilo Canal.

3. ESTIMATED TOTAL ACREAGE AFFECTED - Based on Normal Pool Elevation 340 Feet, Inclusive of Government Owned Lands.

a. Without Levees: 59,668 Acres.

b. With Levees: 41,963 Acres.

4. GENERAL DESCRIPTION OF THE AREA AFFECTED:

a. Location:

The lands affected are situated on both banks of the Columbia River and its tributary streams - the Snake, Walla Walla and Yakima Rivers.

The subject lands are situated in Umatilla County, Oregon and Walla Walla, Franklin and Benton Counties, Washington.

b. Topography and Soils:

The subject lands have a wide variation in topography. From the proposed dam site to the mouth of the Walla Walla River, the subject lands are predominantly rough broken grazing lands extending back from both banks of the Columbia River to the upland terrace or plateau lands which rise rather abruptly on both sides of the river. A limited area of sandy loam soil in the vicinity of Umatilla, Oregon is cultivated and irrigated. Other small areas of sandy loam soil along both banks, or on islands in the river, are cultivated and irrigated by pumping.

Upstream from the mouth of the Walla Walla River to the vicinity of Richland, the subject lands consist chiefly of level to gently rolling and undulating river bench lands. The main bodies of cultivated and cultivable land are found in this area. Predominant soils are sandy loams, sands and gravelly sandy loams.



From the vicinity of Richland to the head of the proposed 340 foot pool, the river terraces are narrow and cultivable land is found only in limited areas. The main body of cultivated land in this area lies in Franklin County in the vicinity of Ringold. Topography is predominantly rough broken, with a considerable area of sand dunes in Benton County extending back from the river bank. Sands and sandy loams are the principal soils.

Shifting sand dunes are found throughout the entire area, more particularly in the upper portion in and adjacent to the proposed pool.

c. Accessibility:

The subject lands are amply served by land and water transportation facilities. Shallow draft barge transportation is available as far upstream as Pasco and Kennewick and railroads parallel both sides of the river to the same vicinity. Federal, state and county highways and roads provide ample service to the towns and cultivated areas as well as portions of the subject lands utilized solely for grazing purposes. Existing transportation facilities and proposed relocations are set forth on the attached Drawing No. C-UD-1 and Plate I, UD-20-1/1.

d. Present Use and Adaptability:

The lands affected by the proposed 340 foot pool, with and without levees, are classified subsequently in this report according to present usage. Cultivated lands are adapted to all irrigated crops common to the general area - deciduous fruits, grapes, forage and grain crops, mint, asparagus and other garden truck and speciality crops. Poultry and dairy products are also important sources of farm income. The general area is noted for its early crops which consequently command a premium over less favorably located areas.

A considerable portion of the lands classified as cultivable, particularly in Walla Walla County, were brought under irrigation in connection with speculative development projects and subsequently abandoned when water supplies proved inadequate or too costly for profitable and competitive operation. Scattered tracts previously served by individual pumping installations have been abandoned due to similar difficulties.

e. Highest and Best Use:

The present use of the subject lands as shown in this report is also the highest and best use. Expansion of the irrigated and urban-industrial areas is possible with further development of the subject and adjacent lands.

f. Climate and Rainfall:

The mean annual temperature for the general area is approximately 53.6 degrees as shown by data covering a period of 35 years for the vicinity of Kennewick, Washington. During the same period, the maximum temperature was 115 degrees and the minimum 29 degrees below zero.

The area is classed as arid, with a mean annual precipitation of 7.01 inches, with a variation from a low of 3.58 inches to a high of 12.04 inches during the period 1884 to 1930 for the Kennewick district.

The average length of the growing season is 178 days at Kennewick, Washington.

g. Irrigation and Drainage:

In addition to individual pumping installations, the subject lands are located in part within four irrigation districts. The Columbia Irrigation District includes approximately 8500 acres in Benton County, Washington; Franklin County Irrigation District No. 1 embraces approximately 4200 acres located westerly and northwesterly from Pasco, Washington; Burbank Irrigation District No. 4 and Attalia Irrigation District No. 1 include lands in the vicinity of Burbank and Attalia in Walla Walla County.

The Columbia Irrigation District obtains water from the Yakima River by gravity and serves lands adjacent to the Columbia River. Bonded indebtedness is not regarded as excessive. Current annual charge is \$5.00 per acre.

Franklin County Irrigation District No. 1 is a pumping project and obtains water from the Columbia River. Bonded indebtedness is expected to be paid off in 1946. Current annual charge is \$8.00 per acre for lands supplied with water. Pipe lines are admittedly inadequate to supply all lands within the district.

Burbank Irrigation District No. 4 is a pumping project and at present obtains water from the Snake River. The district is in process of being reorganized and at present only a limited area is supplied with water.

Attalia Irrigation District No. 1 is being refinanced but otherwise inactive at present. Both Burbank Irrigation District No. 4 and Attalia Irrigation District No. 1 are wholly or in part within the proposed South District of the Columbia Basin Project and further investigation will be necessary as development, reorganization and refinancing plans progress.

The Richland Irrigation District which obtains water from the Yakima River by gravity was reportedly acquired in its entirety by the Government in connection with the acquisition of lands for the Hanford Engineer Works.

A portion of the subject lands in the vicinity of Umatilla, Oregon is served by the Brownell Ditch Co., Inc., a privately owned company which obtains water from the Umatilla River.

Natural drainage is adequate to excessive throughout the general area. In the irrigated areas, supplementary drainage is sometimes necessary however, to carry off waste water and prevent surface concentrations of alkali.

#### h. Ownerships:

The estimated total acreage affected by flowage, based on normal pool of 340 foot elevation, with and without levees, involves approximately 1650 and 2500 ownerships respectively, varying in size from single lots in the platted areas to farm units containing 10 to 40 acres and more in the irrigated and grazing areas.

#### i. Relocation of Property Owners:

As shown in the classification of improvements on Page 9b, approximately 165 sets of farm buildings and 156 city and suburban residences will be taken in the event the levees are constructed as shown on the attached Drawing O-UD-1. Based on 1940 census statistics for the respective counties, it is estimated that approximately 1150 people will be required to move, however approximately 275 of the people affected now live in the town of Wallula Junction which will probably be rebuilt when the railroad

yards are relocated. In view of the actual and contemplated development of large areas of irrigated lands under the Yakima and Columbia Basin Projects, it is believed that displaced owners will have no difficulty in relocating and will be financially able to do so with the aid of existing sources of credit.

The carrying capacity of the grazing lands involved as shown on Page 9b is so limited and the lands so widely dispersed along a river frontage of approximately 120 miles that the disturbance to livestock operators using a portion of the subject lands for seasonal grazing is of no importance.

5. LOCAL ECONOMIC CONDITIONS AND FACTORS AFFECTING REAL ESTATE VALUES IN THE AREA:

The general increase in the price of farm products and the influx of workers and military personnel in connection with Government installations in the area appear largely responsible for the prevailing real estate values as disclosed by recent sales throughout the area.

Expected future development of lands within the Columbia Basin Project and the contemplated construction of the subject dam also appear to have had a stimulating effect on real estate values.

6. OUTSTANDING WATER RIGHTS AND MINERAL CLAIMS:

a. Water Rights

The only fully utilized water right in the dam site and reservoir area that will be extinguished by the acquisition of its appurtenant land is that of the Brownell Ditch Company, a 4.39 cubic foot adjudicated right on the Umatilla River, south of the town of Umatilla and serving the irrigated lands at the dam site. In Benton County, Washington, the interlocking Columbia and Kennewick Irrigation Districts use one intake in the Yakima River, well above the flowage. In the event that some of the proposed levees were not built the Columbia Irrigation District would lose about 5,000 acres out of the 7,000 being irrigated, and cannot avoid losing a smaller amount if the levees are constructed, a matter that is covered in the alternate appraisals herein.



In Walla Walla County, the original hydraulic turbine pumping plant of the Burbank Irrigation District had its machinery and piping removed years ago, and the high level ditches are abandoned and in bad condition. The only present activity in this District is at a low level electric pumping plant serving 300 acres. The Pasco Power and Water Company, is entirely inoperative, but it is reported that some of the former owners are still paying the taxes on the land. The original Attalia Irrigation System obtained a gravity water supply from the Walla Walla River, but its siphons are gone, and its ditches are overgrown, dry and blocked by Railroad fills. The only active irrigation at Attalia is done by private parties who pump from wells. Repeated bankruptcy and reorganizations of the districts and lack of proper recording of rights and transfers, have created a bad condition that is still under investigation and study. With the exception of the adjudicated Brownell Ditch Company water grant, all of the other water rights investigated were found to have been appropriated and in use before the passage of the Hydraulic Conservation laws, and as a result they do not appear in the state records.

b. Mining Claims:

From field investigation and search of the records it has been determined there are no active mining operations within the reservoir area and no patented mining claims were found of record. One old abandoned mining operation in Section 12, Township 9 North, Range 28 East Willamette Meridian, North of Pasco was noted in the field investigation. Any potential mineral value has been included in land values.

The gravel bars along the Snake and Columbia Rivers which might have mineral deposits are below the line of ordinary high water and the Government has the paramount right to these lands. It is our opinion there are no mineral rights within the reservoir area.

7. ATTORNEY'S CONCLUSIONS REGARDING VACATION, ABANDONMENT OF ROADS AND HIGHWAYS.

a. State Highways

In those cases in which the state has only an easement for highway purposes and the Government acquires the underlying fee the estate so acquired will not be subject to the burden of the highway easement when the highway is vacated and abandoned. It has, however, in recent years, in both the States of Washington and Oregon, been the practice to acquire rights-of-way for state highways in fee.

1. Washington

State Highways within the State of Washington are under the jurisdiction of the Department of Highways, which agency is vested with authority to establish, vacate and abandon such highways. Therefore, as regards the relocation of the Washington State Highways within the area the Department of Highways is cloaked with authority to establish relocated highways and vacate and abandon highways no longer needed. The Attorney General, State of Washington, has ruled that the Department of Highways has no authority to convey vacated and abandoned highways other than as provided by the statutes. The statutes provide that the Department of Highways, with the consent of the Governor, may offer for sale by bid such land as the Director of Highways has found is no longer needed for highway purposes. Condemnation proceedings will, therefore, be necessary to acquire vacated and abandoned portions of the Washington State Highways within the project.

2. Oregon

As regards the establishment, vacation, abandonment and disposal of highways within the State of Oregon, the State Highway Commission is vested with authority to establish, vacate and abandon highways under its jurisdiction. The State Highway Commission may, therefore, establish such relocated roads as are necessary to replace those that are vacated and abandoned because of flowage conditions created by the construction of the subject project. The statutes of the State of Oregon authorize the highway commission to vacate and abandon roads under its jurisdiction and, in the name of the State of Oregon, sell and convey such rights-of-way as are not needed for highway purposes and to receive the consideration paid therefor which consideration shall be turned over to the State Treasurer.

b. County Roads

Where the Government acquires the underlying fee and the county has only an easement for road purposes the rights of the county will be extinguished when the road is vacated and abandoned in both Washington and Oregon.

1. Washington

In the State of Washington the Board of County Commissioners has jurisdiction and control over the establishment, vacation and abandonment of county roads. Said board is, therefore, empowered to vacate and abandon roads within the flowage area and establish such relocated roads as are necessary to provide for the public convenience and necessity. The Board of County Commissioners has statutory authority by majority vote to sell and convey to the Government for the purpose of flood control, navigation and power development, county owned property when the board adjudges that it is desirable and for the general welfare and benefit of the people of the county and for the interest of the county to convey the property. The Board of County Commissioners may, therefore, convey to the Government a vacated and abandoned road right-of-way which has been acquired in fee for road purposes.

2. Oregon

County Roads in the State of Oregon are under the jurisdiction and control of the County Court of the county in which the roads are located. The County Court has authority to establish, vacate and abandon roads within the county. Therefore, no difficulty should be encountered in relocating roads within the flowage area. County Courts are authorized by statute to sell and convey property to the Government at such price and/or on such terms as may be deemed to be for the best interest of the county. County Courts, in conveying county owned property to the Government, are authorized to receive as partial or full consideration other real property. The acquisition of vacated and abandoned county roads could, therefore, be accomplished by exchanging rights-of-way.

8. ATTORNEY'S CONCLUSIONS REGARDING REMOVAL OR RELOCATION OF RAILROADS, PIPELINES AND OTHER UTILITIES.

Nothing has been found in the Statutes of Washington and Oregon which would preclude the relocation by contract of railroads, pipelines and other utilities, including the acquisition by the Government of the abandoned right-of-way of such utilities.



9. ESTIMATED COST OF LAND EASEMENTS AND RIGHTS-OF-WAY REQUIRED FOR PROPOSED RELOCATIONS:

The area to be acquired, based on available information relative to proposed normal pool elevation of 340 feet, is deemed sufficient to include lands required for flowage, levees, temporary construction camp sites, permanent project installations, borrow areas, and relocation of highways, pipe lines, roads and railroads and related facilities.

Due to the lack of detailed surveys, severance damages have not been segregated in this report. The estimated total value of the area to be acquired is sufficient to take care of the depreciated values of residual ownerships.

9a. ESTIMATED COST OF RELOCATION OF HIGHWAYS, ROADS, RAILROADS AND PUBLIC UTILITIES:

District Engineer's figures are not available at this date. As soon as these figures are available a supplementary report will be furnished.

10. GROSS APPRAISAL OF THE LANDS AFFECTED:

a. Schedule of values

The following classification of estimated total acreage and summary of estimated total value of the lands affected is based on a schedule of values as follows:

Grazing Lands	\$2.00 to	\$5.00 per acre
Non-irrigated Cultivable Lands	20.00 to	80.00 per acre
Irrigated Lands	150.00 to	250.00 per acre
Vineyards	350.00 to	500.00 per acre
Orchards	800.00 to	1000.00 per acre
Urban-Industrial Lands	1500.00 to	4000.00 per acre

b. Estimated Cost of Acquisition

A - Without Levees

Land and Improvements	\$11,716,765.00
Contingencies - 15 per cent	<u>1,757,514.00</u>
TOTAL	\$13,474,279.00

B - With Levees

Land and Improvements	\$3,853,360.00
Contingencies - 15 per cent	<u>578,004.00</u>
TOTAL	\$4,431,364.00

No values have been assigned in this report to Government owned lands, installations or facilities. Approximate cost of the Pasco Holding and Reconsignment Depot is reported to be \$5,000,000.00 for land and improvements. The cost of the village of Richland is reported to be approximately \$38,000,000.00 exclusive of land and buildings thereon which were not removed or destroyed.

The estimated acreage and total value is based on field inspection, aerial photographs, opinions of informed people familiar with the area, maps furnished by the office of the Portland District Engineer relative to flowage and proposed relocations, with due consideration being given to values of the respective classifications of lands affected as disclosed by recent sales in the vicinity.

11. SALES DATA:

Recent sales of farms and platted acreage and subdivisions throughout the area are submitted, together with estimated breakdowns of the sale values indicated.

# HOHARY DAM

## SUMMARY OF ESTIMATED ACREAGE AFFECTED BY FLOODING, BASED ON NORMAL POOL OF 340 FOOT ELEVATION.

	Estimated Total Acres	Acres Grazing	Acres Irrigated Cultivated	Acres Dry Land Vineyards	Acres Orchards	Acres Urban- Industrial	Value Land	Value Improvements	Estimated Total Value
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### (A) TAKING, WITHOUT LEVEES

Walla Walla County	19,710.	15,181.	875.	3,425.	17.	105.	\$457,547.00	\$1,230,175.00	\$1,687,722.00
Franklin County	8,792.	4,650.	1,598.	924.	60.	4,053.	1,273,299.00	1,731,200.00	3,004,499.00
Benton County	24,274.	12,677.	5,084.	1,003.	353.5	4,899.	3,247,879.00	3,516,800.00	6,764,679.00
Wentworth County	6,892.	6,035.	667.	190.	- - -	- - -	177,765.00	82,100.00	259,865.00
TOTAL	59,668.	38,543.	8,558.	5,602.	477.5	46,057.	\$5,156,490.00	\$6,560,275.00	\$11,716,765.00

\* Of this acreage, 5072 acres are U. S. Gov't. owned; 701 acres in Franklin Co. (Pasco H. & R. Depot); 1571 acres in Benton Co. (H.E.W. at Richland).

### (B) TAKING, WITH LEVEES

Walla Walla County	16,030.	12,524.	622.	2,783.	17.	105.	381,036.00	1,106,175.00	1,487,211.00
Franklin County (with Levees 11, Alt. 12, & 17)	5,714.	4,551.	549.	248.	54.	283.	359,349.00	284,700.00	644,049.00
Benton County	13,327.	10,239.	933.	427.	104.	1,579.	607,535.00	854,700.00	1,462,235.00
Wentworth County	6,892.	6,035.	667.	190.	- - -	- - -	177,765.00	82,100.00	259,865.00
TOTAL	41,963.	33,349.	2,771.	3,588.	175.	41,967.	\$1,535,685.00	\$2,327,675.00	\$3,863,360.00

\* Of this acreage, 1580 acres are U. S. Gov't. owned; 194 acres in Franklin Co. (Pasco H. & R. Depot); 1306 acres in Benton Co. (H.E.W. at Richland).

### (C) AREA PROTECTED BY LEVEES

Walla Walla County	3,680.	2,657.	253.	762.	None	None	76,511.00	124,000.00	200,511.00
Franklin County (with Levees 11, Alt. 12, & 17)	3,078.	99.	1,443.	616.	6.	770.	913,950.00	1,146,500.00	2,360,450.00
Benton County	10,947.	2,138.	1,091.	576.	249.5	3,320.	2,640,344.00	2,662,100.00	5,302,444.00
Wentworth County	None	- - -	- - -	- - -	- - -	- - -	- - - - -	- - - - -	- - - - -
TOTAL	17,705.	5,194.	5,787.	2,014.	255.5	44,090.	\$3,630,805.00	\$4,232,600.00	\$7,863,405.00

\* Of this acreage, 3482 acres are U. S. Gov't. owned; 507 acres in Franklin Co. (Pasco H. & R. Depot); 2985 acres in Benton Co. (H.E.W. at Richland).

In addition to the above Government-owned lands classified as urban-industrial, there are included in the taking approximately 3589 acres of Government-owned grading lands. No values have been assigned to Government-owned lands in this report.

# MOHAWY DAM

## COMPARISON OF PROPOSED FRANKLIN COUNTY LEVEES

	Estimated Total Acreage	Acres Grating	Acres Irrigated Cultivated	Acres Dry Land Cultivable	Acres Vineyards	Acres Orchards	Acres Urban- Industrial	Value Land	Value Improvements	Estimated Total Value
Estimated taking under Levees 11, 12, 16, and 17.	6,144	4,565	718	351	59	58	393	\$3,290.00	\$3,290.00	\$978,559.00
Estimated taking under Levees 11, 12, 16, and 17.	5,714	4,551	542	218	29	54	283	359,349.00	284,700.00	644,049.00
NET DIFFERENCE	130	24	169	103	30	4	110	\$276,310.00	\$58,200.00	\$334,510.00

## CLASSIFICATION OF IMPROVEMENTS OF ESTIMATED ACREAGE AFFECTED BY FLOODING, BASED ON FURNAL POOL OF 340 FOOT ELEVATION

	Farm Bldg. Sets	Residences City or Suburban	Commercial Buildings	Industrial Establishments	Schools and Churches	Cemeteries	Parks	Total for County
Halla Halla County - with Levees	58	77	11	4	4	2	---	156
Franklin County - with Levees 11, 12, 16, and 17.	21	17	1	3	---	---	2	44
Benton County - with Levees	66	61	32	2	2	---	---	163
Davilla County	20	1	---	---	---	---	---	21
TOTAL FOR PROJECT	165	156	44	9	6	2	2	384

The number of improvements in the Franklin County taking will increase as follows, in the event that Levee plan 11, 12, 16, and 17 is used; Farm building sets---11; Residences---44; Commercial buildings---1.

## PERMITS DATA:

- 5 of the above farm building sets and one residence appeared to be vacant and abandoned at time of inspection.
- The two cemeteries in Halla Halla County contain approximately 240 graves.
- Commercial buildings shown above consist of stores, taverns, service stations, garages, shops, cabin-courts, etc.
- Industrial establishments affected by the taking consist of 2 grain elevators, 1 oil tank-farm, 1 car icing plant, 2 irrigation district pumping plants, 1 boat building shop, 1 river-freight dock, and 1 mine. This mine was inoperative at time of inspection.
- The improvements above listed do not include any of the structures or facilities of the Sanford Engineer Works in Benton County, or the Passco H. and E. Depot in Franklin County.

# SALES IN AREA AND VICINITY

## Benton County, Washington

<u>SALE</u>	<u>DATE</u>	<u>CONSIDERATION</u>	<u>LOCATION</u>	<u>ASSESSED VALUE</u>
(1) Garst to Christensen	5/25/45	\$300.00	Lots 5,6&7, Blk. 1, Island View Plat	\$90.00
(Above 3 vacant lots at \$100.00 each)				
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(2) Kimes & Garst to Saunders	2/17/45	\$200.00	Lots 22 & 23, Blk. 3, Island View Plat	\$60.00
(Above 2 vacant lots at \$100.00 each)				
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(3) Kimes to McFall	7/24/45	\$2400.00 On Con- tract	Lot 3, Blk. 3, Island View Plat	\$50.00 (Bldg. not assessed)
(Highway frontage lot with unpainted 5-room house. Lot reported sold last year for \$400.00 without Impvts.)				
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(4) Paulson to Kimes	12/26/44	\$2500.00	Tract 3 of Paulson's Plat	\$3100.00 (1946 assess.)
(This was vacant land between River and Highway when purchased - Owner has since built tourist camp on site)				

SALES IN AREA AND VICINITY (Cont'd.)  
Benton County, Washington

<u>SALE</u>	<u>DATE</u>	<u>CONSIDERATION</u>	<u>LOCATION</u>	<u>ASSESSED VALUE</u>
5) Paulson to Kidder	11/24/44	\$700.00	Lot 4, Blk. 6, Paulson's Plat.	\$20.00 (1946 assess.) (Bldg. not assessed)

<u>Estimated Breakdown of Sale</u>		(Small house 16x20 on lot when purchased. Has since built addition to house and built garage and hen house.)
Lot	\$200.00	
House	500.00	
Total	\$700.00	

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(6) Kennedy to Swan	2/1/45	\$1500.00	Lot 1, Blk. 6, Paulson's Plat	\$20.00 (1946 assess. Imprts. not assess. yet)
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(Above had new 4-room house and well-  
when purchased. Bare lot sold in 1944  
for \$225.00)

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(7) Paulson to Roberts	4/9/45	\$450.00	Lots 17 & 18, 1 $\frac{1}{2}$ Lot 16, Blk. 2, Paulson's Plat	\$60.00 (Bldgs. not assessed)
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(Above were vacant lots when purchased.  
Owner has since built small house,  
garage and well house and driven a  
well on property)

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(8) Larsen to Standley	9/25/44	\$2000.00	Lots 1 & 2 Blk. 3, Larsen's Plat	\$1650.00 (1946)
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(Above were vacant business lots on  
Highway #410 when purchased. Has since  
put two buildings on Lot 2. Used for  
2nd hand-store and doughnut shop)

SALES IN AREA AND VICINITY (Cont'd.)  
Benton County, Washington

	<u>SALE</u>	<u>DATE</u>	<u>CONSIDERATION</u>	<u>LOCATION</u>	<u>ASSESSED VALUE</u>
(9)	Campbell to Juergens	1/2/45	\$500.00	South 50 ft. of W. 60 ft. of Lot 4, Blk. 2, Larsen's Plat.	\$150.00

(Unimproved lot back of business lot on  
which purchaser has junk store)

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(10)	Shryock to Carraher	2/16/45	\$2600.00	Lot 3, Blk. 5, Larsen's Plat	\$1200.00
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Estimated Breakdown of Sale  
 Lot \$250.00  
 Impvts. 2350.00  
 Total \$2600.00

(Included new 3-rm. house with bath and  
closed sun porch and a small 1-rm. cabin.  
Bare lot reported to have sold for \$150.  
in 1943. Owner has built fence and  
cement walks since purchase and improved  
lot)

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(11)	Ringuette to Johnson	8/28/43	\$25.00	Lots 6, 7 and 8, Blk. 8 Town of Finley	\$20.00
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(Three vacant lots when purchased.  
Owner has since built small 2-room  
house and put in lawn)

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(12)	Columbia Irrig. Co. to Holdstock	7/7/44	\$100.00	Lots 9 to 12, incl. Blk. 8, Town of Finley	(Not assess. this year)
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(Four unimproved lots)



SALES IN AREA AND VICINITY (Cont'd.)  
Benton County, Washington

<u>SALE</u>	<u>DATE</u>	<u>CONSIDERATION</u>	<u>LOCATION</u>	<u>ASSESSED VALUE</u>
(13) Hanes to Hughes	4/18/44	\$60.00	Lot 19 to 24 incl. Blk. 9, Town of Finley	\$30.00 Bldgs. not assessed

(6 unimproved lots when purchased.  
Owner has since built concrete block  
store building 32x48 with 12x16 annex  
and 16x24 basement and electric pump  
etc. - Value \$7000.00)

(14) Brinkley to Roberson & Pierce	2/8/45	\$2000.00	SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ - Sec. 15 Twp. 8 N., Rge. 30E., (10 acres) (\$200.00 per acre)	\$450.00
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Estimated Breakdown of Sale

1.00 acre Bldg. site & garden	at \$150.	-3150.
2.00 acres asparagus (poor)	at 150.	300.
7.00 acres open crop land	at 100.	700.
Bldgs.		850.
Total		\$2000.

(Run down 10 acre irrigated tract.  
Large old 8 room house, fair barn,  
old hen house, shed and garage.  
Good well, place all piped for  
irrigation)

NOTE: Pierce bought out Roberson's  
one half interest in this  
tract for \$1600.00 on 7/18/45.

(15) Duncan to Trykall	8/29/45	\$900.00	W $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ South of Canal and East 1.84 acres of SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 10, Twp. 8 N.R.30E. (6 acres) \$150. per acre	\$140.00 (1945)
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Estimated Breakdown of Sale

1 acre alfalfa	at \$200.	-200.
5 acres open irrigable	at 140.	700.
Total		\$900.

(6 acre tract under Columbia Irrig.  
Dist. Ditch but not piped yet for  
irrigating. No buildings.

SALES IN AREA AND VICINITY (Cont'd.)  
Benton County, Washington

<u>SALE</u>	<u>DATE</u>	<u>CONSIDERATION</u>	<u>LOCATION</u>	<u>ASSESSED VALUE</u>
(16) Calvin to Piert	Feb. 1945	\$4000.00 Contract \$2000.00 down 2 yrs. on balance	SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 15 Twp. 8 N.R., 30 E. (40 acres) \$100.00 per acre	\$1170.00 (1945)

Estimated Breakdown of Sale

40.00 acres open		
irrigated land at \$80.	-	\$3200.
Improvements		800.
Total		\$4000.

40 acre irrigated tract - run down  
not farmed this year. Owner  
running turkeys. Old 5 room house  
with bath - 2 wells - Irrigation  
piping poor condition.

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(17) Rambow to Brodbeck	2/23/45	\$3500.00	W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 15 Twp. 8 N.R. 30E. (28.88 acres) \$121.00 per acre	\$870.00 (1945)
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Estimated Breakdown of Sale

6 acres alf.	at \$130.	\$780.
1.5 " asparagus	at 200.	300.
15.5 ac. open irrig.		
crop land	at 80.	1240.
1.0 ac. Bldg.		
site	at 150.	150.
3.0 ac. dry		
pasture	at 10.	30.
1.88 ac. rds. ditches and waste		
Buildings		1000.
		\$3500.

28.88 acre tract of which 24 acres  
are irrigated from Columbia Irrig.  
Dist. ditch. Good 1 $\frac{1}{2}$  story house  
with full basement. Old shed barn,  
small hen house and garage - well.

(Owner has put in 6 acres of  
peppermint since purchase)

Sale considered below average  
prices being received.

SALES IN AREA AND VICINITY (Cont'd.)  
Benton County, Washington

<u>SALE</u>	<u>DATE</u>	<u>CONSIDERATION</u>	<u>LOCATION</u>	<u>ASSESSED VALUE</u>
(18) Carter to Weber	1/22/45	\$1700.00	NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 16 Twp. 8 N.R. 30 E. 10 acres \$170.00 per acre	\$90.00 (1945) Bldgs. not assessed

Estimated Breakdown of Sale

2.50 A. alfalfa	at \$180.	\$450.	Irrigated tract - 4 room shack and small shed barn and hen house.
1.50 A. asparagus	at 250.	375.	
.50 A. Bldg. Site	at 150.	75.	
5.00 A. open crop and pasture	at 80.	400.	
.50 A. waste Buildings		400. \$1700.	

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(19) Columbia Irrig. Dist. to C. W. Brown	6/7/44	\$600.00	NE $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 23, Twp. 8 N.R. 30 E. 40 acres \$15.00 per acre	\$380.00 (1946) Not assess. in 1945
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Unimproved sage brush land.

# SALES IN AREA AND VICINITY

## Franklin County, Washington

<u>SALE</u>	<u>DATE</u>	<u>CONSIDERATION</u>	<u>LOCATION</u>	<u>ASSESSED VALUE</u>
(1) Denton to Eckery	1/20/45	\$5250.00	SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 26 Twp.9N., R.29E. (10 acres) (\$525. per acre)	\$725.00 (year 1945)
<u>Estimated Breakdown of Sale</u>			10 acre irrigated tract-Buys water from Franklin Co.Irrig. Dist. Small old 4 rm. house. Old 2 story barn - Old hen- house and garage - 40' well. Farm on oiled highway.	
7.50 A. grapes	at \$500.	\$3750.		
1.00 A. Open Truck & garden land	at \$200.	200.		
.50 A. Irrig. Past.	at \$150.	75.		
.50 A. Homesite	at \$300.	150.		
.50 A. Alfalfa	at \$200.	100.		
Buildings		975.		
Total		\$5250.		
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(2) West to Terrell	5/18/45	\$4000.00	NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 26, Twp.9N., R.29E. (10 acres) (\$400. per acre)	\$725.00 (year 1944) (Not assess. in 1945)
<u>Estimated Breakdown of Sale</u>			10 acre irrigated tract-Under Franklin Co.Irrig. Dist. Ditch Small 3 rm. house, barn, bunk- house and a large covered basement. Oiled road - 16 prune trees along road. Small mixed orchard. Irrigation piping was in poor condition. Now being repaired.	
4.00 A. grapes	at \$450.	\$1800.		
1.00 A. Bldg. site & family orchard	at \$400.	400.		
1.00 A. Alfalfa	at \$200.	200.		
4.00 A. (Idle-Irrigable not being irrig. now)	at \$100.	400.		
Buildings		1200.		
Total		\$4000.		

SALES IN AREA AND VICINITY (Cont'd.)  
Franklin County, Washington

<u>SALE</u>	<u>DATE</u>	<u>CONSIDERATION</u>	<u>LOCATION</u>	<u>ASSESSED VALUE</u>
(3) Haw and Stepleton to Eddings	2/4/44	\$2600.00	NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 26 Twp.9N., R.29E. (10 acres) (\$260. per acre)	\$700.00 (year 1945)

Estimated Breakdown of Sale

5.00 A. grapes	at \$325.	- \$1625.	10 acre irrigated tract.
3.00 A. alfalfa	at \$150.	450.	Improved and all concrete piped.
1.00 A. seeded Past.	at \$100.	100.	14x28 house & small barn, lawn
.50 A. Homesite	at	150.	and shade trees & shrubbery.
Buildings		275.	27' well for house.
Total		\$2600.	Has built new house since
This is considered a bar-			purchase. Plowed up alfalfa
gain sale and considerably			and set out 3 acres grapes.
below average market price.			

(4) Ballard to Klopfenstein	10/17/44	\$4500.00	E $\frac{1}{2}$ Lot 2, Sec. 26, Twp.9N., R.29E. (17.67 acres) (\$254.+ per acre)	\$535.00 (1945)
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Estimated Breakdown of Sale

3.00 A. Homesite at	\$400.	- \$1200.	2 acres were in alfalfa when
(Riverfront-Including			purchased & balance unimproved
fruit trees and garden			except for shrubbery & fruit
land.)			trees on building site. 4 rm.
13.00 A. unimproved			house with bath, no basement.
irrigable land at	\$ 80.	1040.	Garage and wellhouse. Well for
1.67 A. Waste and rds.	---	---	house use and irrigating garden
Improvements		2260.	and alfalfa patch. This land
Total		\$4500.	is under Franklin Co. Irrig.
Note: Owner has built			District ditch but has not been
another room on			improved and irrigated.
house since purchase.			Bought for homesite because of
			River frontage and trees.

SALES IN AREA AND VICINITY (Cont'd)  
Franklin County, Washington

SALE	DATE	CONSIDERATION	LOCATION	ASSESSED VALUE
(5) Havstad to Copeland	6/16/45	\$ 2600.00	E.40 rods of Lot 1, Twp. 9N., R. 29E. (17.13 Acres ) (\$151.77 per A.)	\$170.00 (1945)

Estimated Breakdown of Sale

4.00 A. River-front homesite at \$350. - \$1400.	All unimproved irrigable land un- der Franklin Co. Irrigation Dist.
12.0 A. Unimproved irri- gable land at \$100. - 1200.	Ditch. Oiled road on North and Columbia River on South. (No improvements.)
1.13 A. Rds. and waste --- - ---	
Total \$2600.	

(6) Carter to Cordley	6/19/44	\$ 2600.00 Contract	W $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 25, Twp. 9N., R. 29E. (5 acres ) (\$520. per A.)	\$475.00 (1946)
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Estimated Breakdown of Sale

2.5 A. Levelled Irrig. homesite at \$200. - \$ 500.	5-acre homesite tract on oiled road. About 2 $\frac{1}{2}$ acres levelled for irrigation and 2 $\frac{1}{2}$ acres unimproved.
2.5 A. Unimproved land at \$100. - 250.	New 3-rm. house on concrete founda- tion. $\frac{1}{2}$ basement. Small garage.
Improvements 1850.	Owner has put down 32' well for irrigating since purchase.
Total \$2600.	

(7) McKalip to Benson	7/24/44	\$ 3850.00	Lot 6 & NW $\frac{1}{2}$ Lot 7, Blk. 5 of Riverside Addit. to Pasco.	\$550.00
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Estimated Breakdown of Sale

Lots ----- \$ 450.	Old residence, 1-story with 4 rms., sleeping porch and utility room.
Buildings ----- 3400.	Full basement with dirt floor.
Total \$3850.	Lawn and shade trees. Garage.



SALES IN AREA AND VICINITY (Cont'd)  
Franklin County, Washington

<u>SALE</u>	<u>DATE</u>	<u>CONSIDERATION</u>	<u>LOCATION</u>	<u>ASSESSED VALUE</u>
(8) Scanlon to Weaver	3/5/45	\$ 5500.00	S $\frac{1}{2}$ Lot 7 & all Lots 8,9&10, Blk. 5 of Riverside Addit. to Pasco	\$880.00
<u>Estimated Breakdown of Sale</u> Lots --- \$ 750. Buildings -- 4750. Total \$5500.		Fairly good house but old. 3 rooms on main floor and finished basement with 3 bedrooms and dinette. Nice lawn, trees and shrubbery. Garage. Lots 9 and 10 on corner are vacant.		
-----				
(9) Roberson to Evans	6/1/45	\$ 1500.00	Lots 1 & 2, Blk. 6, Riverside Addit. to Pasco.	\$275.00
<u>Estimated Breakdown of Sale</u> Lots --- \$ 250. Buildings -- 1250. Total \$1500.		3-rm. house and enclosed back porch. Water in house but not modern. Building bathroom, since purchase but not finish. House and small lawn on Lot 1. Lot 2 is enclosed in yard but not improved except small shed in back part.		
-----				
(10) Rainbath to Collins	4/18/44	\$ 1500.00	Lots 1, 2 & 3, Blk. 28, Riverside Addit. to Pasco.	\$100.00
<u>Estimated Breakdown of Sale</u> Lots --- \$ 375. Buildings -- 1125. Total \$1500.		3-rm. shack type house, paper roof, partly shingled sides. Built on back of Lot. Also old henhouse and shed. Owner has built enclosed porch on 2 sides and put in a bathroom since pur- chase. Also built a new shed barn for cow.		
-----				



# SALES IN AREA AND VICINITY

## Walla Walla County, Washington

<u>SALE</u>	<u>DATE</u>	<u>CONSIDERATION</u>	<u>LOCATION</u>	<u>ASSESSED VALUE</u>
(1) Parker to Rose	4/23/45	\$ 1400.00	Lots 1 to 7 incl., Blk.9, Townsite of Burbank.	\$335.00

### Estimated Breakdown of Sale

Lots	-- \$ 200.00
Improvements	-- 1200.00
Total	\$1400.00

Seven lots with 5-room house and bath. 50' well, shed, Fenced. Residence district near school.

(2) Burbank Irrigation Dist.#4 to Nellie Doan	5/9/44	\$ 60.00	Lots 4,5,6,7, Blk. 15, Townsite of Burbank.	Not assessed this year.
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4 vacant lots at \$15.00 each, adjacent to owners residence.

(3) Ganguet to Ricard	5/11/45	\$ 2850.00	Lots 6,7,12&13, Blk.2, Townsite of Burbank.	\$315.00
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### Estimated Breakdown of Sale

Lots	--- \$ 150.00
Buildings	--- 2700.00
Total	\$2850.00

4-rm. house with bath and porch. 1-single rm.cabin. 1-2-rm.cabin. 2-car garage with dirt floor.Lawn and shade trees. Fenced. Lots are in residence district near school.

(4) Heirs of Bauer Estate to Walker	2/26/45	\$ 1250.00	Lots 19 & 20, Blk. 5, & Lots 21&22, Blk.6, McMorris Plat to Wallula Junction.	\$500.00
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### Estimated Breakdown of Sale

Lots	--- \$ 150.00
Buildings	--- 1100.00
	\$1250.00

Lots 21 & 22, Blk.6, have old run-down dilapidated hotel bldg.on them. Lots 19 & 20, Blk. 5, have a well which is piped to the Hotel Bldg. on Lots 21 and 22, Blk. 6.

SALES IN AREA AND VICINITY (Cont'd)

Walla Walla County, Washington

<u>SALE</u>	<u>DATE</u>	<u>CONSIDERATION</u>	<u>LOCATION</u>	<u>ASSESSED VALUE</u>
(5) Lansing to Arbuckle	4/10/44	\$ 1000.00	Lots 1 and 16, Blk. 6 of Reids 2nd Addit. to Wallula Junction.	\$ 230.00

Estimated Breakdown of Sale

Lots --- \$ 25.00  
Buildings --- 975.00  
Total \$1000.00

Old 6-room house and some old sheds  
on property.  
Owner has built new henhouse since  
purchase.

(6) Bowen to Hearn	8/29/45	\$ 150.00	All of Blk. "D" of Reids 2nd Addit. to Wallula Junction.	\$ 30.00
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Estimated Breakdown of Sale

Land --- \$ 75.00  
Building -- 75.00  
Total \$150.00

Approximately .75 acre of River  
Bottom land and 2-room shack.  
Owner claims building is actually  
set off this land on adjacent  
property which he owns.

(7) Walla Walla County to Braden	5/1/45	\$ 2500.00	Gov. Lots 3 and 4 & E $\frac{1}{2}$ SE $\frac{1}{4}$ of Sec. 33, except R/W's of O.W. this year. R. & N. Co. and State (was County Hwy., all of Sec. owned at 34 and S $\frac{1}{2}$ S $\frac{1}{2}$ of Sec. assessment 27, All in Twp. 7N., time.) R. 31 E. (930.60 A. more or) (less. ) (\$ 2.68 per Acre )	Not assessed
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All unimproved grazing land.

**SALES IN AREA AND VICINITY**  
**Umatilla County, Oregon**

<u>SALE</u>	<u>DATE</u>	<u>CONSIDERATION</u>	<u>LOCATION</u>	<u>ASSESSED VALUE</u>
(1) Kendler to Crume	3/8/44	\$1000.00	That part of SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec.16,Twp.5N.R. 28E.lying N.of North line of Hwy.#730 & approx.2A. in SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec.17,T.5N.,R.28E. North of highway. (See desc. in Bk. 172) (Page 556 of deeds) Approx. 8 acres. \$125. per acre.	\$150.00

Estimated Breakdown of Sale

6 acres irrigated	at \$150. -	\$900.
2 acres dry	at \$ 50. -	100.
Total		\$1000.

Irrigated tract under Brownell  
Ditch. About 6 acres irrigated  
and 2 acres dry. Irrigated land  
was levelled but had not been  
farmed for years. No buildings  
when purchased. Owner has since  
put up set of small farm build-  
ings and raises berries and truck  
crops. State highway on South.  
Oiled road on East.

---

(2) Kendler to Eisele	July 1945 Cash deal- Now in Escrow pending title report and ab- stract.	\$6000.00	Part of SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 16 & part of SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec.17,Twp.5 N.R.28E. (Desc. in Book 169) (Page 128 of Deeds) Approx. 25 acres \$240. per acre.
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Estimated Breakdown of Sale

0.50 A. Homesite	at \$400. -	\$200.
1.00 A. Family Orch.	at \$400.	200.
6.00 A. Alfalfa	at \$180.	1080.
17.00 A. Open truck & irrig. past. land	at \$150.	2250.
.50 A. Waste Buildings		1770.
Total		\$6000.

Irrigated farm under Brownell  
Ditch. Set of farm buildings,  
1 ac. family orchard, apricots,  
prunes & peaches. 6 acres  
alfalfa and bal. open truck and  
pasture. Lawn, shade trees and  
shrubbery on home site.

SALES IN AREA AND VICINITY (Cont'd.)  
Umatilla County, Oregon

<u>SALE</u>	<u>DATE</u>	<u>CONSIDERATION</u>	<u>LOCATION</u>	<u>ASSESSED VALUE</u>
(3) Harryman to Bloom	6/25/45	\$3400.00	Part of NE <sup>1</sup> / <sub>4</sub> NE <sup>1</sup> / <sub>4</sub> of Sec.16,Twp.5N.R.28 E. Cont.24.716 A. more or less excepting R/W's for rds. & ditches. (See desc. Bk. 167) (Page 181 of deeds) (22 acres assessed- \$154.54 per acre)	\$700.00

Estimated Breakdown of Sale

20 A. Irrig.crop land at \$120. -	\$2400.
2 A. Non-irrig. past at 20.	40.
Buildings	960.
Total	\$3400.

Irrigated tract under Brownell  
Ditch. House, barn and sheds.  
Good well.  
Not in crop this year.

(4) Rathke to Shepler	8/5/45 Contract	\$4000.00
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E<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>S. of R.R. \$690.00  
in Sec. 9,&E<sup>1</sup>/<sub>2</sub>NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub>  
N. & W. of road in  
Sec. 16 & Tax Lot  
18-A, all in Twp.5N.,  
R.28E. (33.8 acres)  
(\$118.+ per acre)

Estimated Breakdown of Sale

19.00 A. open irrig.land at \$110. -	\$2090.
24.80 A. Unimp. irrigable	
by pumping at 50.	1240.
Buildings	670.
Total.	\$4000.

Value of well reflected  
in land values.

Unpainted 3 room house and 3  
sm. sheds. Good new 90' well,  
grantor claims cost \$750.  
19 acres irrigated by gravity  
from Brownell Ditch. Water  
right for all 33 acres but  
balance not irrigated at  
present and would require  
pumping.

SALES IN AREA AND VICINITY (Cont'd.)  
Umatilla County, Oregon

<u>SALE</u>	<u>DATE</u>	<u>CONSIDERATION</u>	<u>LOCATION</u>	<u>ASSESSED VALUE</u>
(5) Johnson to Winchell	Jan. 1945 Contract	\$10,000.00	34A., more or less in E $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 16, Twp. 5N., R. 28E., being Tax Lot #7, less 7 A. State Highway as shown on Assessors records. (\$294.+ per acre)	\$1720.00

Estimated Breakdown of Sale

1.00 A. Homesite and family orch. at \$400. - \$400.			Improved irrigated farm. Five room house with basement.
10.00 A. Alfalfa at \$200. 2000.			Shingled sides. 1-2room cabin,
23.00 A. Truck and irrig. past. at \$160. 3680.			1-3room cabin. Barn, garage and hen house. 45 ft. well.
Buildings 3920.			Water right from Brownell Ditch.
Total \$10000.			

---

(6) Brownell to Swauger	4/13/45	\$ 1,000.00	The E. 483 feet of the SE $\frac{1}{4}$ Sec. 16, Twp. 5 N., R. 28 E. (12 acres more or less. \$83.33 per acre)	\$400.00
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Unimproved nearly level tract.  
 Highway frontage close to  
 Umatilla.

SALES IN AREA AND VICINITY (Cont'd.)  
Umatilla County, Oregon

<u>SALE</u>	<u>DATE</u>	<u>CONSIDERATION</u>	<u>LOCATION</u>	<u>ASSESSED VALUE</u>
(7) Brownell to Higgins	1/2/45	\$700.00	W. 660' of SW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 16, Twp. 5N., R. 28E. south of Brownell Ditch R/W & W. 660 ft. of NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE of said Sec. 16, north of Col. River Highway. (8 acres, more or less) (\$87.50 per acre)	\$200.00
Unimproved sagebrush land along highway. Owner has since put down 112 ft. well at claimed cost of \$672.00 and is intending to put cabin camp on property.				
-----				
(8) State of Oregon to Chas. Kik	6/1/44	\$1221.22	Lots 1, 2, 3, 4, S $\frac{1}{2}$ NW $\frac{1}{2}$ , SW $\frac{1}{4}$ & W $\frac{1}{2}$ SE $\frac{1}{4}$ Sec. 16, Twp. 5 N., R. 29 E. (469.7 acres) (\$2.60 per acre)	Not assessed
Unimproved sagebrush grazing land, bordering on Columbia River.				



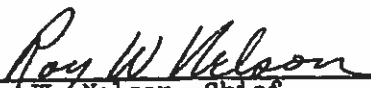
12. PHOTOGRAPHS:

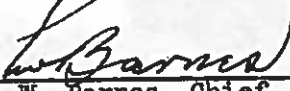
Photographs showing lands, improvements and installations affected are attached.

13. MAPS:

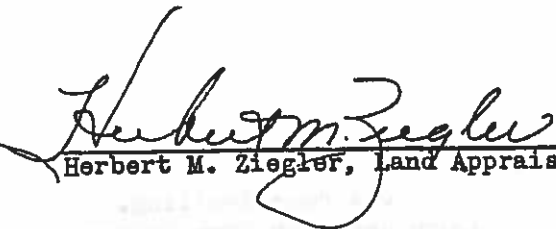
Drawing No. O-UD-1, Sheets 1 to 8, and Plate I, UD-20-1/1 are attached.

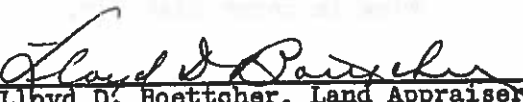
Approved by:

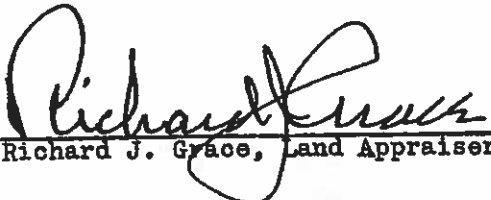
  
Roy W. Nelson, Chief  
Planning and Appraisal Section

  
E. W. Barnes, Chief  
Portland Sub-Office

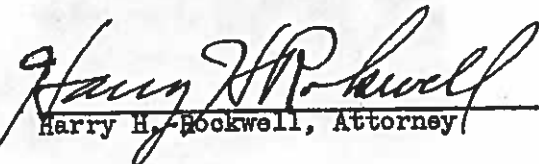
Prepared by:

  
Herbert M. Ziegler, Land Appraiser

  
Lloyd D. Boettcher, Land Appraiser

  
Richard J. Grace, Land Appraiser

  
Frank A. Wight, Land Appraiser

  
Harry H. Rockwell, Attorney

BENTON COUNTY, WASHINGTON

August 1945



Church building at Hover,  
Washington.

Poor type farm dwelling.  
South and east from Kenne-  
wick in Hover district.

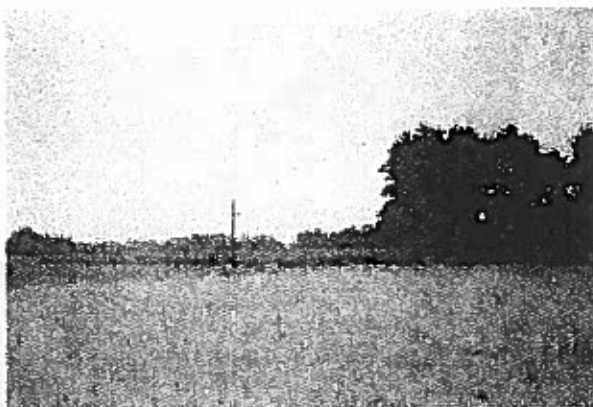


Hover school building.  
South and east of Kennewick

AUGUST 1945

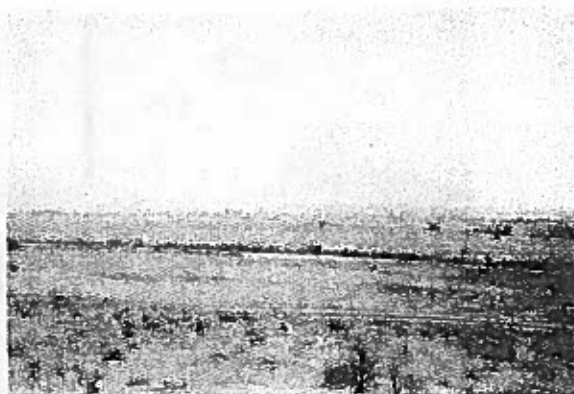
BENTON COUNTY, WASHINGTON

Irrigated farm lands  
Benton County, Washington



Benton County Irrigated Tract.  
(Mint field in the foreground)

Bottom lands of Yakima River.  
(Richland, Wash., in the  
background.)



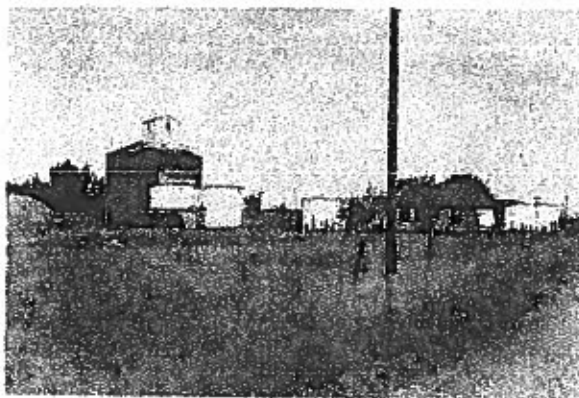
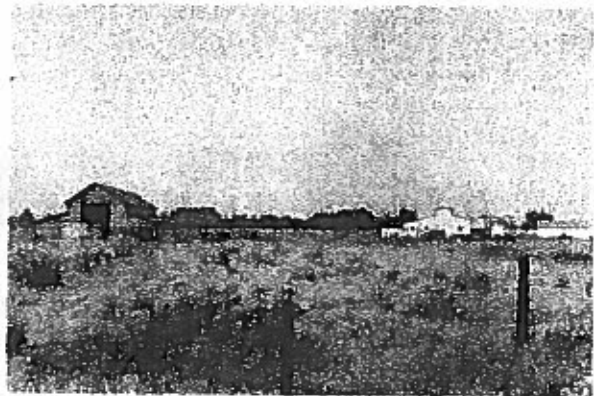
AUGUST 1945

BENTON COUNTY, WASHINGTON



General view of Twin City Livestock and Poultry Co.'s Plant. Located just east of Kennewick, Washington.

Feeding barn and pens of Twin City Livestock and Poultry Co. Kennewick, Washington.

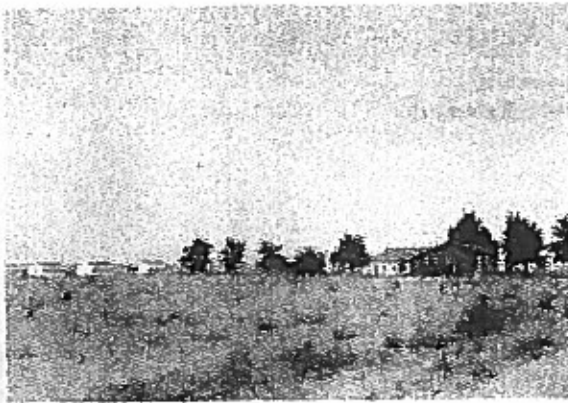


Grain elevator and tanks at Hedges Station, on U.P. Ry.

AUGUST 1945

BENTON COUNTY, WASHINGTON

Pheasant Farm. State of Washington Fish and Game Commission. Located near Finley, Washington.



Typical Poultry Farm.  
In Finley district, south  
and east of Kennewick.

Finley School Building,  
South and east of Kennewick.



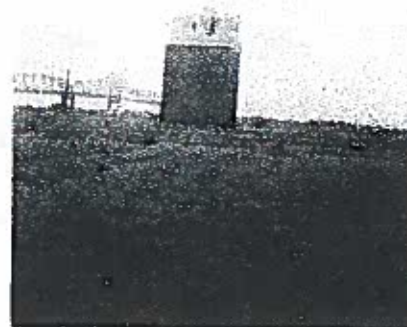
AUGUST 1945

BENTON COUNTY, WASHINGTON



Loading dock and conveyor.  
Port of Kennewick Grain ele-  
vator. (N.P.&S.P.&S.Railroad  
bridge in background.)

Port of Kennewick Grain Elevator.  
(Hiway bridge to Pasco in background.)



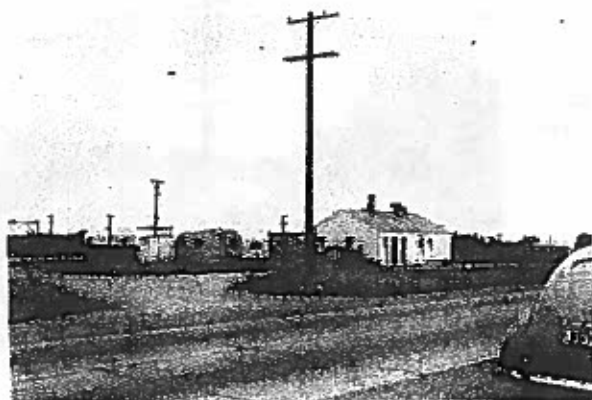
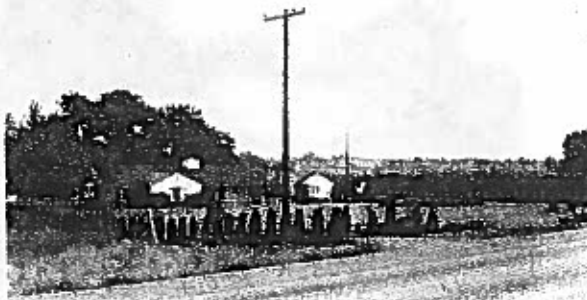
U. S. Farm Labor Camp.  
Kennewick, Washington.

AUGUST 1945



BENTON COUNTY, WASHINGTON

Best type suburban home, on  
banks of Columbia River west of  
Kennewick. Located on U.S.Hwy.  
#410



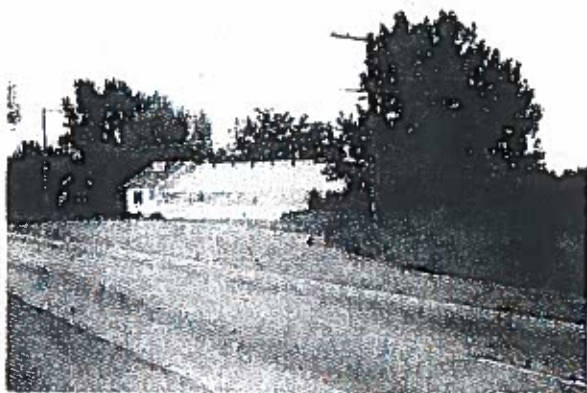
Trailer Camp on U. S. Hiway  
#410, west of Kennewick.

Tourist Camp. One of many lo-  
cated on land lying between  
Columbia River bank and U.S.Hwy.  
#410. West of Kennewick.



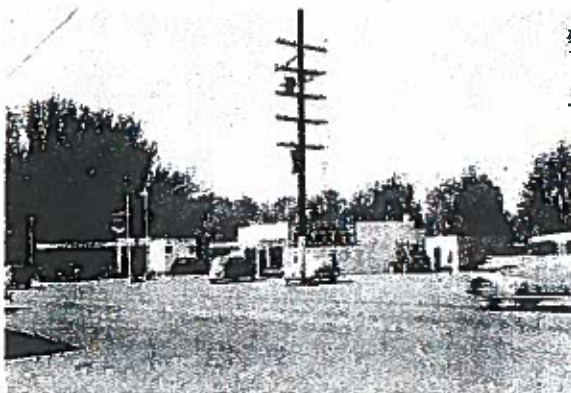
**AUGUST 1945**

BENTON COUNTY, WASHINGTON



Commercial Greenhouse on U.S.  
Hwy. #410, west of Kennewick,  
Washington.

Market and Service Station on  
U.S. Hwy. #410 in city of Kenne-  
wick.

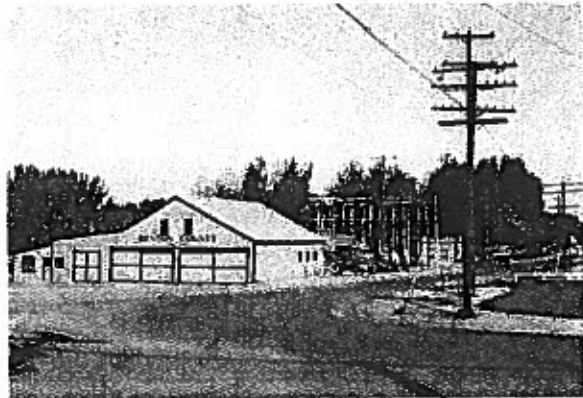


Garage building on U.S. Hwy.  
#410 - between Kennewick and  
Richland, Washington.

AUGUST 1945

BENTON COUNTY, WASHINGTON

Benton County Road Maintenance  
Shops and Pacific Power and Light  
Company's transformers - Kenne-  
wick, Washington.



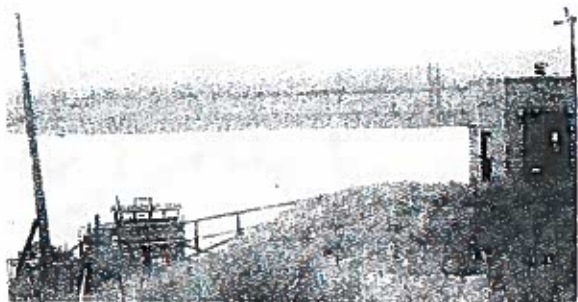
Store and Tavern, in Town of  
Kennebec, Wash. Located on U.S.  
Hwy. #10.

Typical small residence,  
Kennebec, Washington.

AUGUST 1945



Franklin County, Washington



Irrigation Pumping Plant of  
Franklin County Irrigation  
District #1.

Good type irrigated farm  
land, west of Pasco, Wash.  
(baled alfalfa hay in the  
field.)

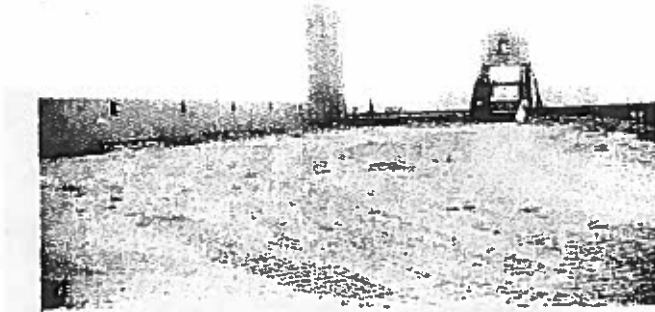
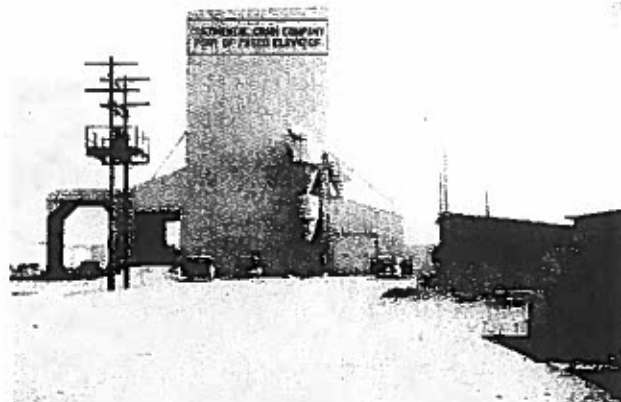


Irrigated vineyard, - peach  
orchard in background. Frank-  
lin County irrigated lands,  
west of Pasco, Washington.

AUGUST 1945

Franklin County, Washington

Continental Grain Company's  
Elevator. Port of Pasco,  
Washington.



Conveyor, loading dock, and  
freight elevator. Continental  
Grain Company, Pasco, Wash.

River Terminals Company's  
Tank Farm - Pasco, Wash.



**AUGUST 1945**

Franklin County, Washington



New suburban dwelling, on banks  
of Columbia river, 2 miles  
west of Pasco, Wash.

Farmstead on bank of Colum-  
bia river - West of Pasco,  
Wash.



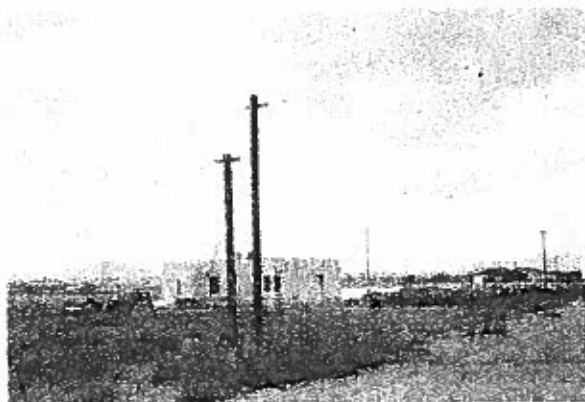
Typical small farmstead - west  
of Pasco, Washington. Franklin  
County irrigated lands.

AUGUST 1945



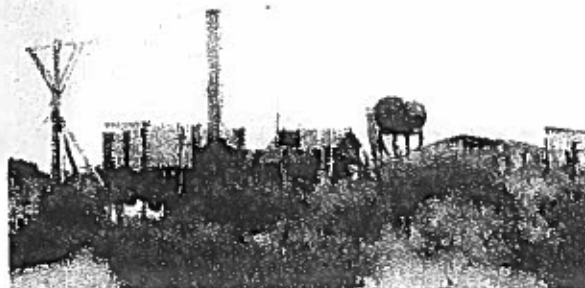
Franklin County, Washington

Irrigated Alfalfa land  
west of Pasco, Wash.



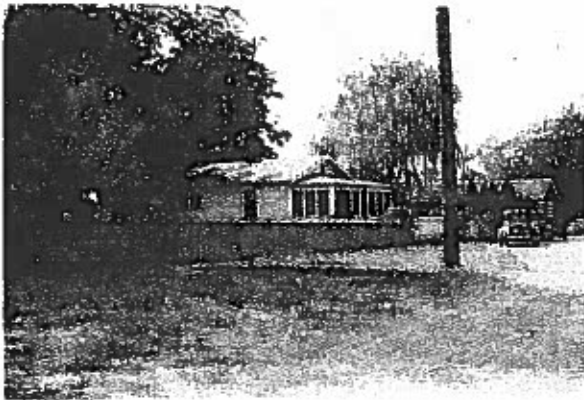
New dwelling, under construc-  
tion, on banks of Columbia  
river west of Pasco, Wash.

Peppermint distillation plant  
on pump-irrigated farm, 7  
miles west of Pasco, Wash.



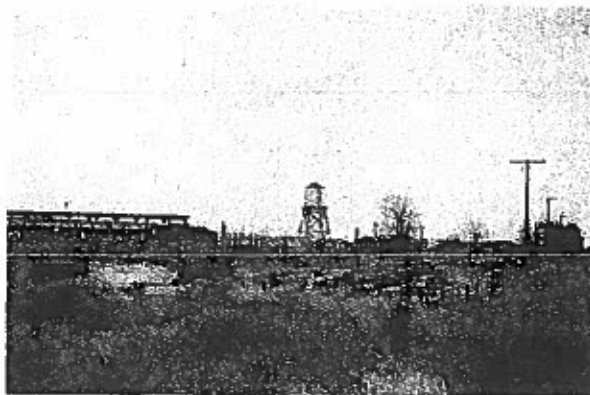
**AUGUST 1945**

Franklin County, Washington



Typical residence, City of  
Pasco, Washington.

Pasco Union Stockyards near  
mouth of Snake river, and  
southeast of Pasco, Wash.



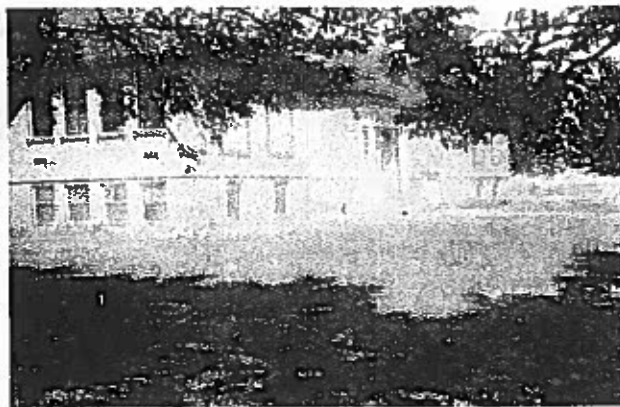
**AUGUST 1945**

Walla Walla County, Washington



Two Rivers school building,  
Walla Walla County, inundated  
lands.

Grandstand and athletic  
field - Two Rivers school.

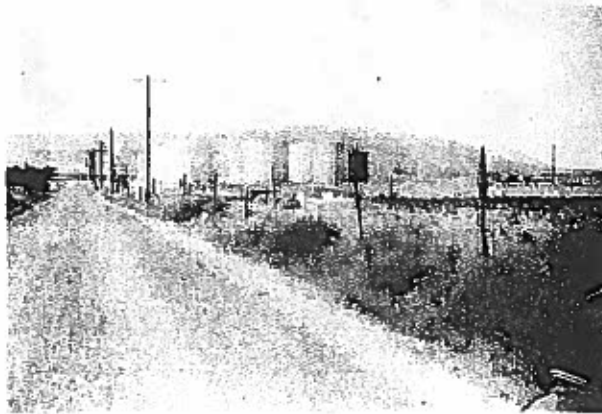


Wallula School building,  
Walla Walla County inun-  
dated lands

**AUGUST 1945**

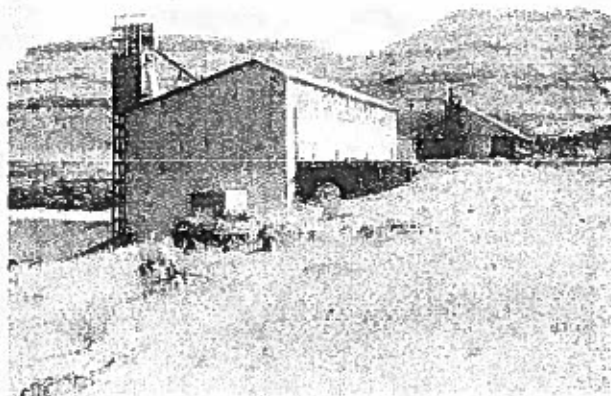
Walla Walla County, Washington.

Shaver Transportation Company's Tank Farm, On Walla Walla County inundated lands.



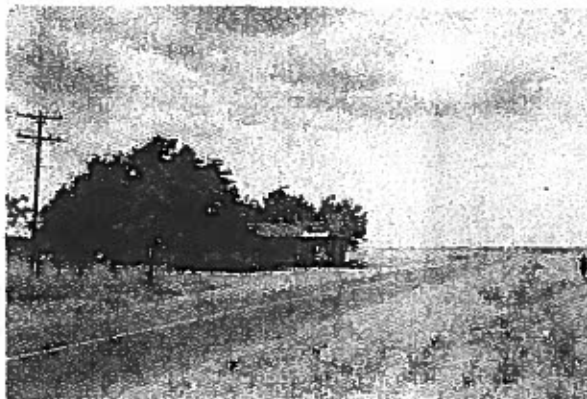
Machine -shop garage and Office building - Attalia Tank farm.

"Port Kelley" - Grain elevator and dock of the Walla Walla Grain Growers, Inc.



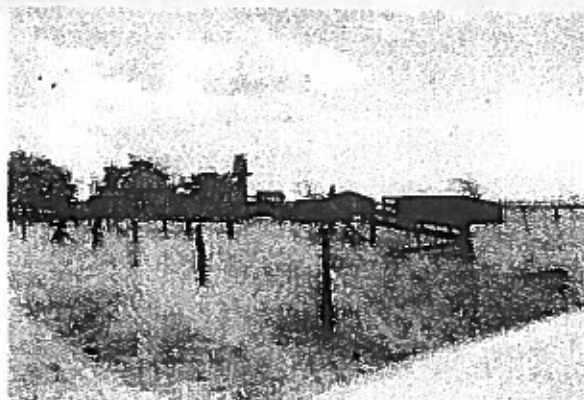
AUGUST 1945

Walla Walla County, Washington



Two Rivers store and Post Office, Two Rivers, Wash. On U.S. Hwy. 395, Between Wallula and Pasco.

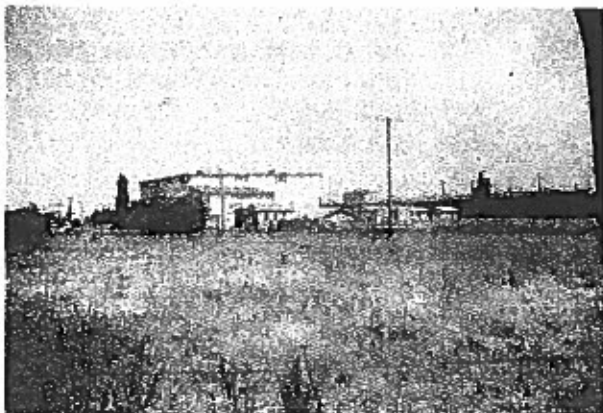
Farm buildings near Two Rivers, Wash. Walla Walla County inundated lands.



Vineyard and Irrigated lands, near Burbenk, Washington.

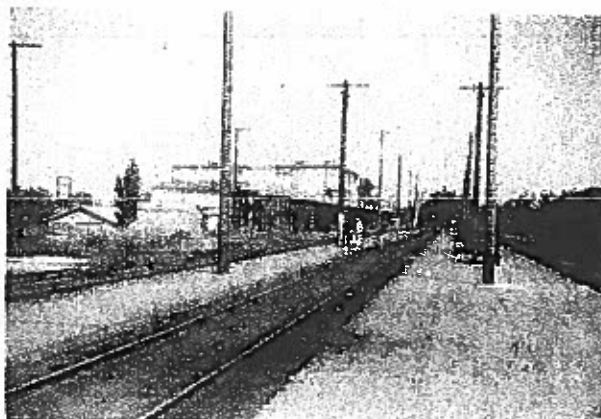
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Walla Walla County, Washington



Wallula Icing Plant - Pacific  
Fruit Express Company, Wallula,  
Washington.  
General view at plant.

Wallula Icing Plant - Pacific  
Fruit Express Company, Wallula,  
Washington. View of icing  
platform and trackage.



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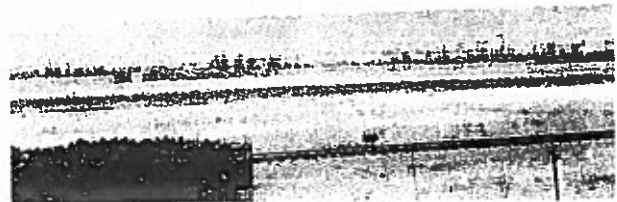
Umatilla County, Oregon

Farmstead. Umatilla County  
lands near dam site.



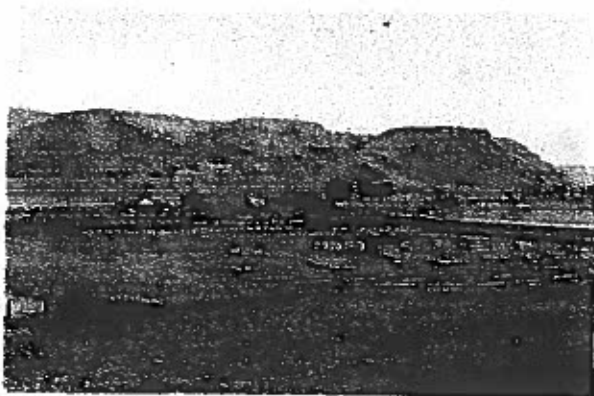
Typical building set, Umatilla County lands, at dam site.

Umatilla County lands near  
dam-site. Hills of Washington on north-bank of  
river, in background.



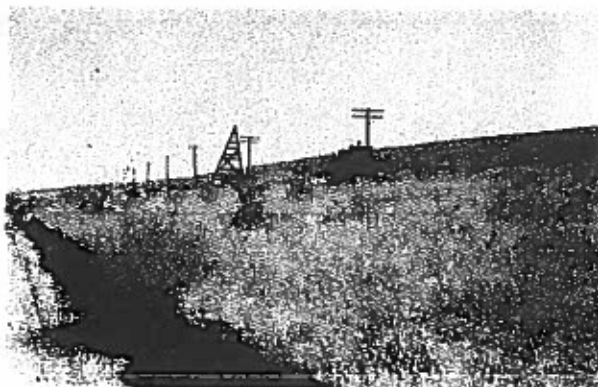
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Umatilla County, Oregon



Sheep ranch. South bank  
Columbia River, east of  
Umatilla.

Grazing land, near southern  
axis of dam.  
(engineers test pit in  
foreground.)



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