

DEPARTMENT OF THE ARMY  
SUBMITTED BY OFFICE, CHIEF OF ENGINEERS  
REAL ESTATE  
DISPOSAL REPORT NO. 230

31 MAY 1966

Submitted pursuant to Title 10, United States Code, Section 2662.

Installations:	18 Nike Hercules Sites and related Housing Areas
Using Service:	U. S. Army Air Defense Command
Former Use:	Defense of various Strategic Air Command Bases
Proposed Action:	Disposal
Authority:	Federal Property and Administrative Services Act of 1949 (63 Stat. 377)

1. This statement is submitted for the purpose of reporting to the Committees on Armed Services of the Senate and House of Representatives the facts concerning the proposed disposal of 18 Nike Hercules batteries and improvements thereon, and related off-post family housing areas.

2. In 1958-1959 the Department of the Army initiated a program to install Nike Hercules batteries around a number of Strategic Air Command bases in order to provide surface-to-air missile defense for the retaliatory forces of the United States against bomber attacks. In December 1965 the Secretary of Defense announced plans to discontinue operation of these batteries. The decision to withdraw Nike Hercules protection from these installations is based on the changing posture of our strategic defensive forces, taking into consideration such factors as the increasing shift to intercontinental ballistic missiles, the reduced bomber threat and the establishment of passive defense measures, including air-borne alert and aircraft dispersal concepts. At the present time sufficient warning of enemy bomber attack is available to permit our bombers to be air-borne prior to enemy attack. With the completion of programs for dispersed and hardened facilities for various defense installations, continued use of these Nike batteries is no longer necessary. Accordingly, deactivation of Nike Hercules Defense Areas around nine Strategic Air Command bases will be completed by mid-July 1966. Thereafter, the Department of the Army will have no requirement for the real property and related facilities utilized for these defense areas.

3. The Nike Hercules batteries involved total 18 in number, with two each deployed around the following nine Air Force bases: Barksdale AFB, Louisiana, Bergstrom AFB, Texas, Dyess AFB, Texas, Fairchild AFB, Washington, Lincoln AFB, Nebraska, Loring AFB, Maine, Offutt AFB, Iowa and Nebraska, Robins AFB, Georgia, and Turner AFB, Georgia. The Secretary of Defense has announced plans for deactivation of Air Force missions at two of these installations - the Lincoln and Turner Air Force Bases. At the Fairchild and Loring Air Force Base Defense Areas, separate off-post family housing sites (Capehart) were established to accommodate Army Air Defense Command personnel in the vicinities. There are no related family housing facilities at the other defense areas.

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a. Tactical Sites

Each battery has separate sites for the launcher area and control area, for which lands were acquired in fee. Outside these areas, easement interests were acquired for safety zones, clear lines-of-sight and rights-of-way for access roads and utilities. The sites for these facilities were acquired by the United States, principally in 1959-1960, for the specific purpose of establishing Nike Hercules batteries, with the exception of those at the Fairchild and Loring Air Force Base Defense Areas, which originally were acquired, beginning in 1956, for the establishment of Nike Ajax defenses, later converted to Nike Hercules. Also, to the extent feasible, portions of the Air Force bases were used by the Department of the Army under permits from the Department of the Air Force for auxiliary activities, such as maintenance shops. Although there is some variation in individual sites, construction on the batteries follows a basically standard pattern, with missile launching pads, missile assembly and testing facilities, radar pads, storage and administrative facilities, barracks with capacities ranging from 80 to 110 men, canine kennels, shop type facilities and other appurtenances, utilities and roads. It is proposed to report all fee lands and easement interests under jurisdiction and control of the Department of the Army which comprise these 18 Nike batteries, together with improvements thereon, to the General Services Administration, thereby resulting in the excessing of a total of 732.58 acres of land acquired by the United States in fee at a cost of \$267,251, 2,308.245 acres of easement interests acquired at a cost of \$170,169, and improvements constructed at an aggregate cost of \$21,148,620. An overall estimate of \$30,635,844 in operating and personnel costs will be saved annually as a result of this action. Statistics on individual battery sites are furnished on the attached exhibit.

b. Related Housing Areas

Within the Fairchild Air Force Base Defense Area there are two off-post housing (Capehart) sites, both located in Spokane County. One, adjacent to the Air Force Base, contains 48 units of family housing and the other, at Cheney, Washington, contains 16 units, for a total of 64 units. There are four separate Capehart housing sites for the Loring Air Force Base Defense Area, all in Aroostook County, Maine, and each containing 16 units, for a total of 64 family housing units. With the phasing out of the Defense Areas, the Army will have no need for this housing. The Housing sites contain a total of 41.45 acres of land acquired in fee at a cost of \$43,731, 0.34 of an acre of easement interests acquired at a cost of \$1,826 and were improved at an aggregate cost of \$1,280,900. Statistics on each housing area are shown on attached chart. Since the Department of the Air Force has a requirement for all of these housing facilities, the Department of the Army proposes to transfer the housing sites to the jurisdiction and control of the Department of the Air Force.

4. This disposal action has been approved by the Assistant Secretary of Defense (Installations and Logistics).

## SUMMARY OF REAL ESTATE DATA

I. Tactical Sites

<u>Site</u>	<u>Fee</u>		<u>Easement</u>		<u>Improvement Cost</u>
	<u>Acres</u>	<u>Cost</u>	<u>Acres</u>	<u>Cost</u>	
<u>Barksdale AFB Defense Area</u>					
BD-10, Bossier Parish, La.	47.10	\$ 7,470	114.19	\$ 5,680	\$ 1,143,500
BD-50, DeSoto Parish, La.	36.27	21,654	98.28	3,725	1,017,100
	<u>83.37</u>	<u>\$ 29,124</u>	<u>212.47</u>	<u>\$ 9,405</u>	<u>\$ 2,160,600</u>
<u>Bergstrom AFB Defense Area</u>					
BG-40, Bastrop Co., Texas	38.11	\$ 4,903	175.29	\$ 2,646	\$ 833,449
BG-80, Travis Co., Texas	43.21	34,591	216.47	36,361	1,230,500
	<u>81.32</u>	<u>\$ 39,494</u>	<u>391.76</u>	<u>\$ 39,007</u>	<u>\$ 2,063,949</u>
<u>Dyess AFB Defense Area</u>					
DY-10, Jones Co., Texas	33.63	\$ 13,451	124.53	\$ 9,116	\$ 1,081,887
DY-50, Taylor Co., Texas	33.07	6,944	136.80	6,597	1,174,633
	<u>66.70</u>	<u>\$ 20,395</u>	<u>261.33</u>	<u>\$ 15,713</u>	<u>\$ 2,256,520</u>
<u>Fairchild AFB Defense Area</u>					
F-45, Spokane Co., Wash.	65.57	\$ 7,069	58.98	\$ 6,166	\$ 2,093,508
F-87, Spokane Co., Wash.	66.14	18,563	75.87	4,202	1,939,743
	<u>131.71</u>	<u>\$ 25,632</u>	<u>134.85</u>	<u>\$ 10,368</u>	<u>\$ 4,033,251</u>
<u>Lincoln AFB Defense Area</u>					
L-01, Lancaster Co., Nebr.	39.92	\$ 25,439	120.59	\$ 5,202	\$ 918,100
L-50, Lancaster Co., Nebr.	42.14	16,316	102.78	4,194	781,500
	<u>82.06</u>	<u>\$ 41,755</u>	<u>223.37</u>	<u>\$ 9,396</u>	<u>\$ 1,699,600</u>
<u>Loring AFB Defense Area</u>					
L-13, Aroostook Co., Me.	27.50	\$ 4,440	58.69	\$ 2,410	\$ 1,650,700
L-58, Aroostook Co., Me.	30.92	15,786	46.21	2,715	1,579,100
	<u>58.42</u>	<u>\$ 20,226</u>	<u>104.90</u>	<u>\$ 5,125</u>	<u>\$ 3,229,800</u>
<u>Offutt AFB Defense Area</u>					
OF-10, Pattawattami Co., Ia.	54.36	\$ 29,640	101.99	\$ 7,914	\$ 1,142,700
OF-60, Cass Co., Nebr.	39.74	28,981	122.185	7,991	868,500
	<u>94.10</u>	<u>\$ 58,621</u>	<u>224.175</u>	<u>\$ 15,905</u>	<u>\$ 2,011,200</u>
<u>Robins AFB Defense Area</u>					
R-28, Twiggs Co., Ga.	31.96	\$ 4,775	321.77	\$ 19,868	\$ 888,700
R-88, Peach Co., Ga.	34.17	3,760	185.80	8,024	962,100
	<u>66.13</u>	<u>\$ 8,535</u>	<u>507.57</u>	<u>\$ 27,892</u>	<u>\$ 1,850,800</u>
<u>Turner AFB Defense Area</u>					
TU-79, Lee Co., Ga.	32.16	\$ 11,506	143.69	\$ 24,452	\$ 943,300
TU-28, Worth Co., Ga.	36.61	11,963	104.13	12,906	899,600
	<u>68.77</u>	<u>\$ 23,469</u>	<u>247.82</u>	<u>\$ 37,358</u>	<u>\$ 1,842,900</u>
<b>TOTALS</b>	<u>732.58</u>	<u>\$267,251</u>	<u>2,308.245</u>	<u>\$170,169</u>	<u>\$21,148,620</u>

II. Housing Sites (Capehart)

Fairchild AFB Defense Area  
Spokane County, Washington

	<u>Acres</u> <u>Fee</u>	<u>Cost</u> <u>Fee</u>	<u>Acres</u> <u>Easements</u>	<u>Cost</u> <u>Easements</u>	<u>Improvement</u> <u>Cost</u>
1. FDA Housing Site, adjacent to FAFB - 48 units	16.40	\$ 4,000	-	-	\$ 796,052
2. F-87 Housing Site, Cheney 16 units	<u>4.70</u>	<u>8,500</u>	<u>-</u>	<u>-</u>	<u>283,068</u>
Subtotal -	21.10	\$ 12,500	-	-	\$ 1,079,120

Loring AFB Defense Area  
Aroostook County, Maine

1. L-13 Housing Area (Caswell) 16 units	6.01	\$ 2,250	-	-	\$ 333,100
2. L-58 Housing Area (Garibou) 16 units	4.79	21,026	-	-	333,100
3. L-31 Housing Area (Limestone) 16 units	5.27	6,290	0.34	\$ 1,826	259,700
4. L-85 Housing Area (Connor) 16 units	<u>4.28</u>	<u>1,665</u>	<u>-</u>	<u>-</u>	<u>355,000</u>
Subtotal -	20.35	\$ 31,231	0.34	\$ 1,826	\$ 1,280,900
TOTAL -	41.45	\$ 43,731	0.34	\$ 1,826	\$ 2,360,020

GRAND TOTAL (Housing & Batteries) 774.03 \$310,982 2,308.585 \$171,995 \$23,508,640