



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES
DIRECTOR

December 8, 2008

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: Wildlife Land Acquisition
Gratiot-Saginaw State Game Area -- Gratiot County
The Sheila Potter Trust Tract
Land Transaction Case #20080222

Purchase Price: 140 acres -- \$370,000.00

Description: Gratiot County, Hamilton Township, T10N, R01W, Section 10: North $\frac{3}{4}$ of West $\frac{1}{2}$ of East $\frac{1}{2}$ and, Section 11: West $\frac{1}{2}$ of Northeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$.

Seller: Sheila Potter Trust, Ithaca, Michigan

Option Expires: January 20, 2009

Stipulation: Seller to remove property from PA 116 prior to closing

Reservation: A 51.80-acre portion of land in Section 10 is subject to a farming lease for the 2009 crop season. The State of Michigan will receive the land rental income (\$6,475.00) for that period.

Property Taxes: The 2007 property taxes were \$1,204.00

Authority: Part 5 of Act 451, Public Acts of 1994, as amended

Notice: This item will appear on the Department of Natural Resources' (Department) December 29, 2008 Calendar, and is eligible for approval on January 5, 2009.

Comments: The offered private property is located in east-central Gratiot County, nine miles east of Ithaca, in association with 15,892 acres of State-owned land managed as the Gratiot-Saginaw State Game Area.

The property consists of a 120-acre tract and a 20-acre tract which are located

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within one-half mile of each other.

The rectangular-shaped 120-acre parcel exhibits a level topography with generally well-drained soils. Approximately 52 acres of the tract is comprised of tillable agricultural land whereas the remaining 68 acres consists of northern hardwood forest with some grassy openings interspersed. The parcel contains a vacant farmhouse, barn, and several outbuildings that are in poor condition, contribute no value, and will be removed by the Wildlife Division following completion of the purchase. Access to this parcel is provided by 1,320 feet of frontage on Fillmore Road, a county-maintained roadway along the northern boundary of the property. State-owned land adjoins this tract on two sides.

The rectangular-shaped 20-acre parcel is vacant and exhibits a level topography with generally well-drained soils. Potato Creek bisects the property. The majority of the tract exhibits a brushy cover condition except for a wooded portion in the southeast corner. A small bridge, in need of repair or removal, is located at the northeast corner of the tract and provides access across Potato Creek. Access to this parcel is available along an unimproved county-owned right-of-way, easterly of Woodbridge Road that terminates at the northwest corner of the property. State-owned land adjoins this parcel on three sides.

Pheasants Forever, a non-profit habitat conservation group and long-time conservation partner of the Department, recognizes the significance of acquisition of this habitat type in this part of Michigan and desires to contribute funding for the purchase.

Acquisition of this private inholding will consolidate ownership, prevent further fractionalization and development, increase public recreational opportunities, secure additional wildlife habitat, and provide a valuable wildlife corridor connecting existing State ownership at the Gratiot-Saginaw State Game Area.

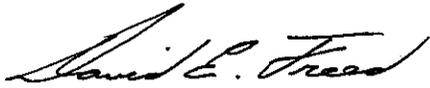
The purchase will include mineral rights owned by the seller.

- Recommendations:
- (1) That this tract be approved for purchase with payment as follows:
 - \$134,350.00 to be made from funds that remain for Turkey Habitat Acquisition, as provided for in Act 297, Public Acts of 2005
 - \$10,000.00 from Pheasants Forever
 - Remainder from the Michigan Natural Resources Trust Fund, Wildlife Land Consolidation Initiative, as contained in Act 59, Public Acts of 2007

December 8, 2008

(2) That the vacant buildings be removed by the Wildlife Division following completion of the purchase.

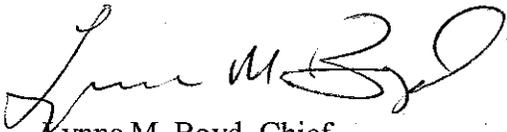
(3) That the gift of \$10,000.00 from Pheasants Forever be accepted with appreciation.



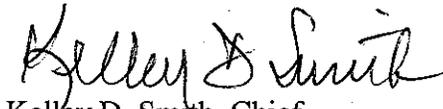
David E. Freed, Chief
Land and Facilities



Russ Mason, Chief
Wildlife



Lynne M. Boyd, Chief
Forest, Mineral and Fire Management



Kelley D. Smith, Chief
Fisheries



Ronald A. Olson, Chief
Parks and Recreation



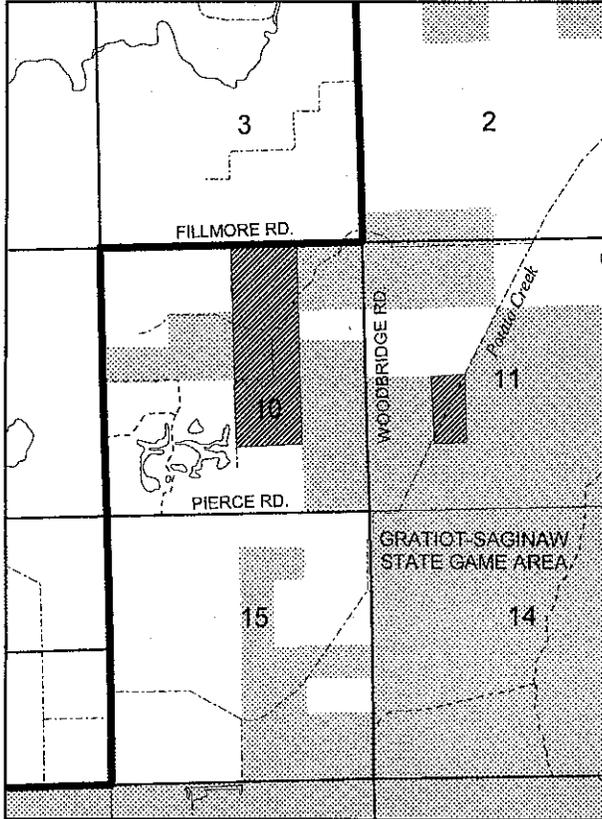
Arminda S. Koch
Resource Management Deputy

I approve the staff recommendations.

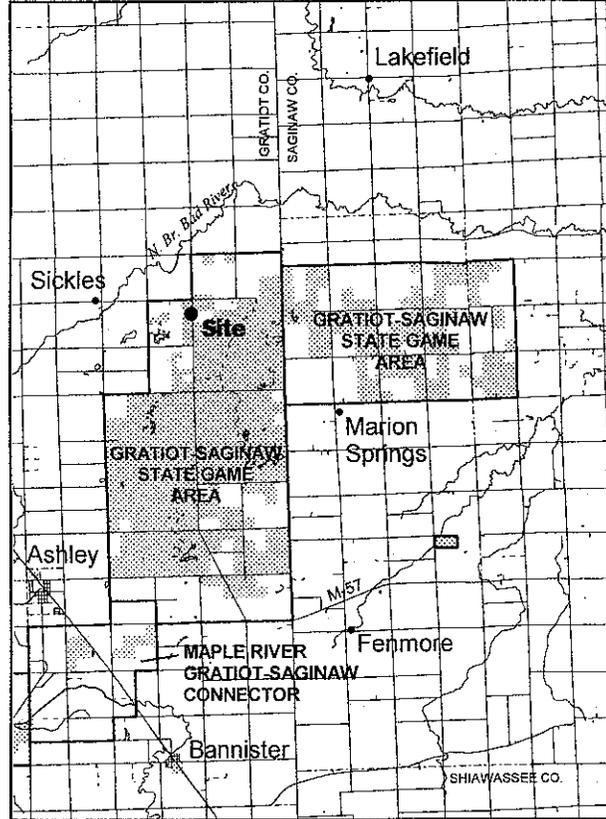
Rebecca A. Humphries
Director

Date Approved

WILDLIFE LAND ACQUISITION
Gratiot-Saginaw State Game Area - Gratiot County
The Sheila Potter Trust Tract
Land Transaction Case #20080222

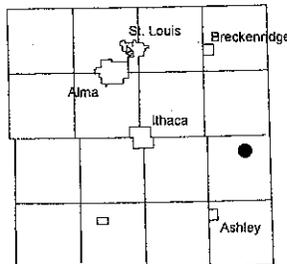


Sections 10 and 11, T10N, R01W
Hamilton Township



Regional Location

- Game area boundary
- Land offered to DNR (140.0 acres - \$370,000.00)
- State land
- Private land



GRATIOT COUNTY



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