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GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES
DIRECTOR

November 10, 2008

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: State Forest Land Acquisition and Boundary Adjustment
Baraga Management Unit – Baraga County
The Conservation Fund
Land Transaction Case #20070315

Purchase Price: 681 acres with 18,500 feet of frontage on the Sturgeon River –
\$1,182,000.00

Description: Baraga County, Covington Township, T48N, R34W, Part of Section 5
(475 acres), Section 6 (143.98 acres), and Section 7 (62.02 acres), more
particularly described on the attached “Exhibit A.”

Seller: The Conservation Fund, Arlington, Virginia

Option Expires: December 20, 2008

Property Taxes: The parcel was assessed as part of a larger parcel. However, property
taxes for 2008 were estimated to be \$3,405.00.

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

Notice: This item will appear on the Department of Natural Resources’
(Department) November 24, 2008 Calendar, and is eligible for approval on
December 1, 2008.

Comments: This acquisition is the final phase of a two-part transaction in which the
Department is partnering with The Conservation Fund (TCF) to acquire a
total of 1,054 acres formerly owned by Wisconsin Electric Energies (WE),
a Wisconsin-based utility company. TCF also assisted the State of
Wisconsin and the United States Forest Service in acquiring lands in
Michigan and Wisconsin from WE. Due to the need of WE to sell in a
short time-frame, TCF agreed to assist the Department with bridge
funding. This provided time for the Department to apply for a grant from
the Michigan Natural Resources Trust Fund (MNRTF) for this, the final

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phase of the project. The grant request was approved by the MNRTF Board in December 2007, and was appropriated in October 2008.

The offered private property is located in southwestern Baraga County, four miles northwest of Covington and 13 miles southwest of L'Anse. The tract contains a total of 681 acres with just over three miles of frontage along the Sturgeon River. Steep to hilly terrain exists along the river which includes ¼ mile of frontage along Tibbets Falls, a special feature of the property. In addition, the parcel exhibits a generally well-drained upland soil type and provides scenic views from ridge tops overlooking the river.

Forest cover consists of a mixture of pine and northern hardwoods with limited areas of swamp conifer species. Approximately 211 acres of the 681-acre tract was affected by a forest fire that burned much of the pine timber on the western one-third of the tract in April or May of 2007. The impact of the fire is reflected in the estimate of market value.

Primary access is available along Plains Road, a county-maintained roadway that traverses the easterly portion of the tract. Additional access is provided by good interior trails. State-owned land adjoins the property along its northern boundary.

The purchase will include such mineral rights as are owned by the seller.

Portions of this tract are located inside the boundary of the Baraga Management Unit. A boundary adjustment is proposed to include the land in Sections 5 and 7 that is outside the existing boundary.

Acquisition of this 681-acre tract will secure additional wildlife and fishery habitat, and permanently enhance public recreational opportunities along a particularly scenic stretch of the Sturgeon River.

Recommendations: (1) That this tract be approved for purchase with payment to be made from funds appropriated from the MNRTF, Wisconsin Electric Energies Land Acquisition - TF# 07-167, as contained in Act 278, Public Acts of 2008.

(2) That the boundary of the Baraga Management Unit be adjusted to include this tract following completion of the purchase.

(3) That the assistance and partnership of TCF be acknowledged with appreciation.

David E. Freed, Chief
Land and Facilities

Kelley D. Smith, Chief
Fisheries

Russ Mason, Chief
Wildlife

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

Ronald A. Olson, Chief
Parks and Recreation

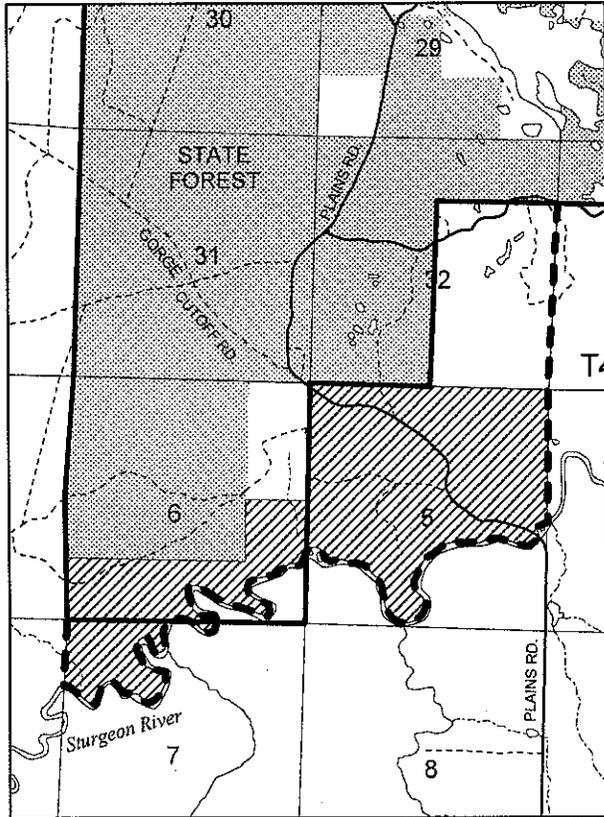
Arminda S. Koch
Resource Management Deputy

I approve the staff recommendations.

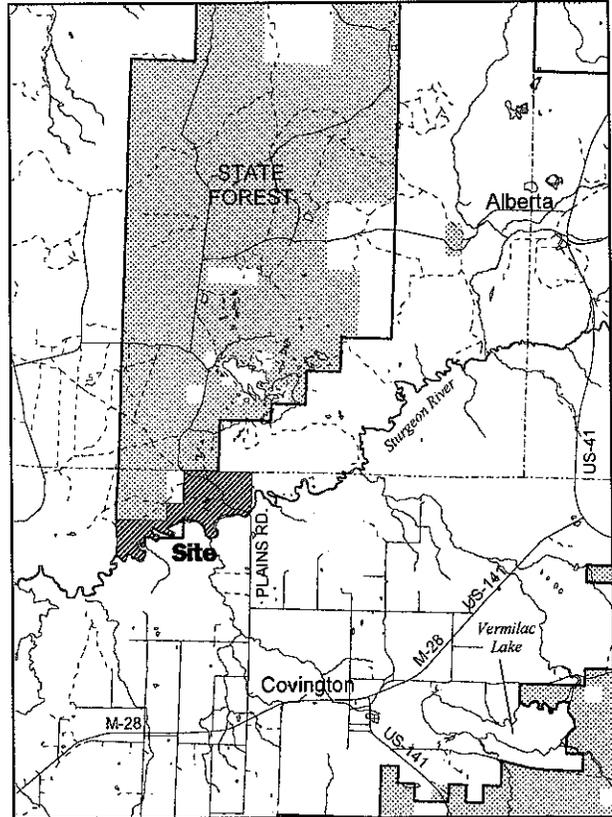
Rebecca A. Humphries
Director

Date Approved

**STATE FOREST LAND ACQUISITION
AND BOUNDARY ADJUSTMENT
Baraga Management Unit - Baraga County
Land Transaction Case #20070315**

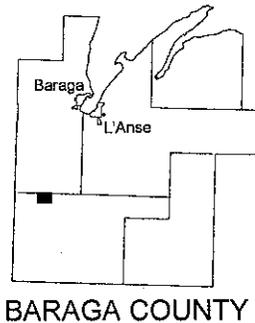


Sections 5, 6, and 7, T48N, R34W
Covington Township



Regional Location

- State Forest boundary
- - - Proposed boundary adjustment
- ▨ Land offered to DNR (681.00 acres - \$1,182,000.00)
- ▤ State land
- Private land



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