



JENNIFER M. GRANHOLM  
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES  
DIRECTOR

September 17, 2007

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: State Forest Land Exchange, Sale of Dedicated State-owned Land, and Boundary Dedication  
Crystal Falls Management Unit – Iron and Dickinson Counties  
Land Transaction Case #20050436

Applicant: August J. and Kathleen T. Zurawski, Elmhurst, Illinois

Private Land Offered In Exchange: Dickinson County, Felch Township, T42N, R28W, Section 18: NW ¼ of the NW ¼, containing 40 acres more or less.

Appraised Value: \$36,000.00

State Land Desired In Exchange: Iron County, Crystal Falls Township, T44N, R32W, Section 20: the SE ¼ of the NE ¼, EXCEPT for the North 222 feet of said quarter-quarter, containing 33.28 acres more or less.

Appraised Value: \$36,000.00

State Land to be Purchased: Iron County, Crystal Falls Township, T44N, R32W, Section 20: the North 222 feet of the SE ¼ of the NE ¼, containing 6.72 acres more or less.

Sale Price: \$8,030.00 (includes transaction fee)

Authority: Part 21 of Act 451, Public Acts of 1994, as amended.

Notice: This item will appear on the Department of Natural Resources' (Department) October 1, 2007 Calendar, and is eligible for approval on October 8, 2007. The transaction was also posted in local newspapers as required by legislation.

Comments: The desired State-owned parcels are comprised of a contiguous 40-acre block. This land is best characterized as isolated, aspen covered upland, with frontage on county-maintained "WPA Road." The applicant owns a

landlocked property lying to the west of the desired State-owned land. The conveyance of this parcel to the applicant will provide permanent legal access to the private land, thereby resolving an outstanding inadvertent trespass issue.

The offered private land consists of a total of 40 acres of upland with high rolling ridges covered primarily with 14-year-old aspen. The property blocks in well with adjoining State-owned land and provides two-track access to several hundred acres of existing State-owned lands for public recreation and management purposes.

This transaction will contribute to the Department's Land Consolidation Initiative, enhance forest and wildlife management potential, and eliminate the need for Department personnel to monitor a total of two miles of existing boundary line.

The desired State-owned land was acquired by tax reversion in 1907. As a result of this exchange, the offered private land will assume tax reversion status.

This transaction was reviewed by Department staff and was recommended for approval by the Land Exchange Review Committee on December 14, 2006.

Mineral and Land Management Section staff of the Department's Forest, Mineral and Fire Management Division have determined that it is appropriate to exchange mineral rights, if available.

The Land Exchange Facilitation Fund (LEFF) Act allows the Department to sell rights in land and deposit the proceeds in a fund, which can then be used to acquire replacement property. Deposit of said proceeds will not cause the fund to exceed \$2,500,000.00, as stipulated by legislation. Proceeds from the sale will be deposited in the LEFF.

- Recommendations:
- (1) That the exchange and sale be approved under authority of Part 21, Act 451 of 1994, as amended, with the State reserving aboriginal antiquities.
  - (2) That the boundary of the Crystal Falls Management Unit be adjusted following completion of the purchase.
  - (3) That the proceeds from the sale be deposited into the LEFF.

David E. Freed, Chief  
Land and Facilities

Douglas A Reeves, Acting Chief  
Wildlife

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

Arminda S. Koch  
Resource Management Deputy

Dennis R. Fedewa  
Chief Deputy

I approve the staff recommendations.

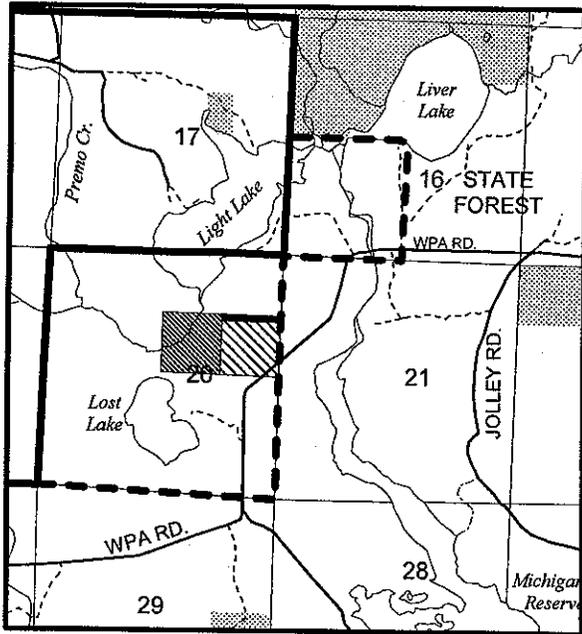
Rebecca A. Humphries  
Director

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Date Approved

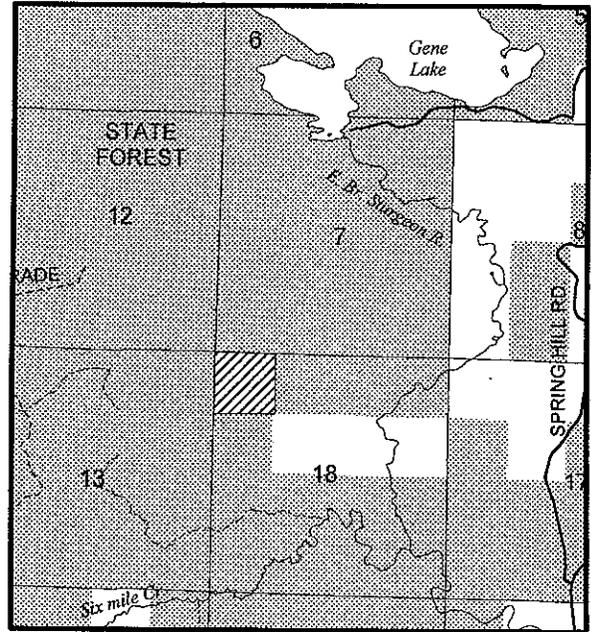
# STATE FOREST LAND EXCHANGE, SALE AND BOUNDARY ADJUSTMENT

## Crystal Falls Management Unit - Iron and Dickinson Counties

### Land Transaction Case #20050436

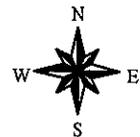
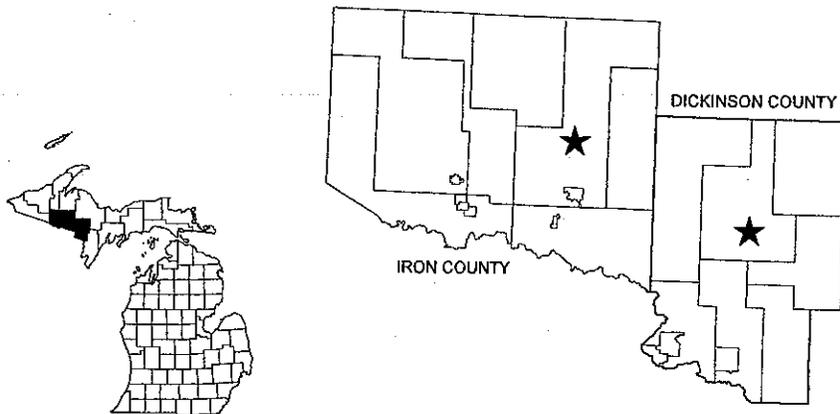


Iron County, Crystal Falls Township  
Section 20, T44N, R32W



Dickinson County, Felch Township  
Section 18, T42N, R28W

- State Forest Boundary
- Proposed Boundary Adjustment
- State Land Desired from DNR in Exchange (33.28 acres)
- Private Land Offered to DNR in Exchange (40.00 acres)
- State Land to be Purchased (6.72 acres - \$8,030.00)
- Applicant's Land
- State Land
- Private Land



DNR - FMFM  
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