



STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



JENNIFER M. GRANHOLM  
GOVERNOR

REBECCA A. HUMPHRIES  
DIRECTOR

July 14, 2008

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: State Forest Land Exchange  
Grayling Management Unit – Oscoda County  
Land Transaction Case #20060294

Applicants: Muriel E. Straight, Trustee and her Successors in Trust under the Muriel E. Straight Revocable Trust, Mt. Pleasant, Michigan

Private Land Offered In Exchange: Oscoda County, Clinton Township, T28N, R03E: the E ¼ of the SW ¼ of Section 10, containing 40 acres more or less.

Exchange Value: The offered 40-acre parcel has legal access, creek and road frontage, is primarily wooded upland, and superior attributes compared to the desired parcel. It has access to electric power.

State Land Desired In Exchange: Oscoda County, Clinton Township, T28N, R03E: the NW ¼ of the SW ¼ of Section 10, containing 40 acres more or less.

Exchange Value: The desired 40-acre parcel does not have legal access or access to electric power. It does have creek frontage and is primarily wooded upland.

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

Notice: This item will appear on the Department of Natural Resources' (Department) August 4, 2008 Calendar, and is eligible for approval on August 11, 2008.

Comments: The offered and desired lands are located 660 feet from each other, near the northern edge of Oscoda County. They are located approximately thirteen miles northeast of Mio.

The desired 40-acre State-owned parcel is wooded, with frontage on Gilchrist Creek. The parcel is isolated from the nearby State Forest land base, and it does not have access to the public road system.

The offered 40-acre parcel is wooded and has frontage on Gilchrist Creek. The parcel is adjacent to an 80-acre tract of State Forest land. In addition, unlike the desired State-owned parcel, it has frontage on a county-maintained road, and has access to electric power, both of which make the offered parcel more attractive and valuable in the real estate marketplace.

This transaction will contribute to the Department's Land Consolidation Strategy by exchanging land that does not have access for the public, and improves management by acquiring land that does have access. The transaction will enhance forest and wildlife management objectives, improve access for public recreation, and eliminate  $\frac{3}{4}$  of a mile of property boundary in the State Forest.

This transaction was reviewed by Department staff and recommended for approval by the Land Exchange Review Committee on April 26, 2007. The Mineral and Land Management Section staff of the Department's Forest, Mineral and Fire Management Division has determined that it is appropriate to exchange mineral rights.

The desired State-owned land was acquired by tax reversion in 1927. As a result of this exchange, the offered private land will assume tax-reverted status.

In this transaction, the requirements for a land exchange is satisfied based on equal acreage and because the offered private land has superior value, due to its road frontage, and access to public utilities. The land characteristics, resource values, and management efficiencies of this exchange, are deemed to be in favor of the State. For these reasons, the expense of contracting for an appraisal of this exchange was not deemed to provide an additional benefit to the State and was therefore not requested.

Recommendations: (1) That the exchange be approved, under authority of Part 21, Act 451 of 1994, as amended, with the State reserving aboriginal antiquities.

(2) That the State convey mineral rights relative to the desired land if it receives the mineral rights to the offered land.

David E. Freed, Chief  
Land and Facilities

Douglas A Reeves, Acting Chief  
Wildlife

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

Kelley D. Smith, Chief  
Fisheries

Arminda S. Koch  
Resource Management Deputy

I approve the staff recommendations.

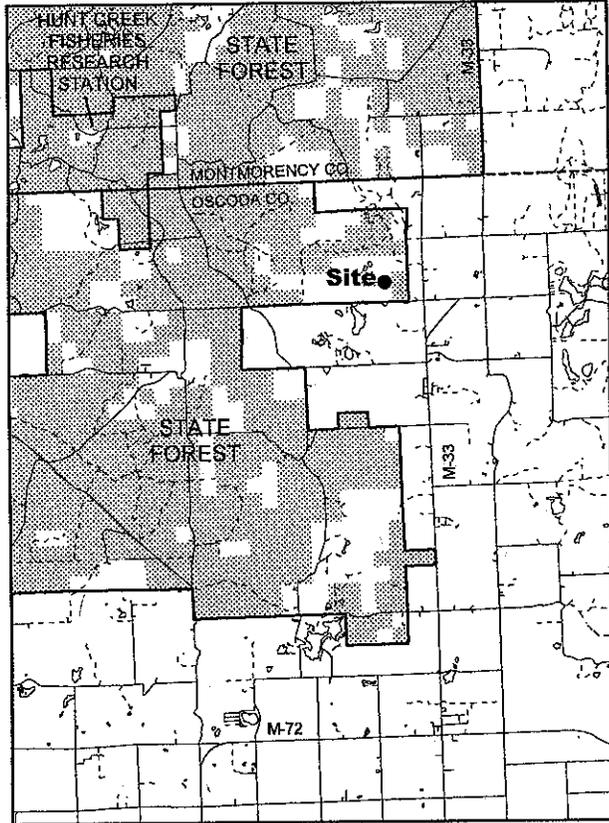
Rebecca A. Humphries  
Director

\_\_\_\_\_  
Date Approved

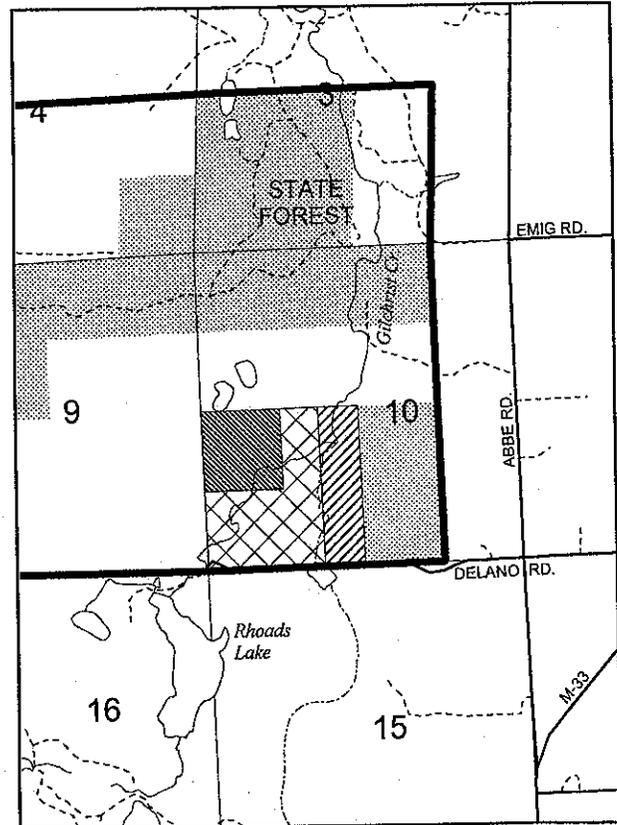
# STATE FOREST LAND EXCHANGE

## Grayling Management Unit - Oscoda County

### Land Transaction Case #20060294

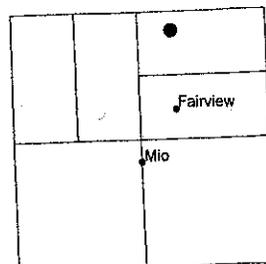


Regional Location



Section 10, T28N, R03E, Clinton Township

- State Forest Boundary
- Land Desired from DNR in Exchange (40.00 acres)
- Land Offered to DNR in Exchange (40.00 acres)
- Applicant's Land
- State Land
- Private Land



OSCODA COUNTY



DNR-FMFM  
 Dnrgis1:\Com\_Memo\ memo\20060294  
 05-29-08, 9:15 am