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GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES
DIRECTOR

February 11, 2008

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: State Forest Land Exchange and Sale of Dedicated State-owned Land
Atlanta Management Unit – Presque Isle County
Land Transaction Case #20070147

Applicant: Gerard W. Schepke, Hawks, Michigan

Private Land Offered In Exchange: Presque Isle County, Case Township, T34N, R03E, Section 24:
That part of the Southwest ¼ lying south of the centerline of County Road 638 (Wildcat Highway), as more particularly described in a survey from Delmer E. Porter dated February 8, 2007, containing 10.64 acres more or less.

Appraised Value: \$35,000.00

State Land Desired In Exchange: Presque Isle County, Bismarck Township, T34N, R04E, Section 24:
The SW ¼ of the NW ¼; EXCEPT for the SE ¼ of the SW ¼ of the NW ¼, containing 30.0 acres more or less.

Appraised Value: \$35,000.00

State Land to be Purchased: Presque Isle County, Bismarck Township, T34N, R04E, Section 24:
The SE ¼ of the SW ¼ of the NW ¼, containing 10.0 acres more or less.

Sale Price: \$18,700.00 (includes transaction costs)

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

Notice: This item will appear on the Department of Natural Resources' (Department) February 25, 2008 Calendar, and is eligible for approval on March 3, 2008. The transaction was also posted in local newspapers as required by legislation.

NATURAL RESOURCES COMMISSION
Keith J. Charters, Chair • Mary Brown • Hurley J. Coleman, Jr. • Darnell Earley • John Madigan • J. R. Richardson • Frank Wheatlake

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Comments:

The desired parcels form a contiguous 40-acre block of State-owned land. This land is located outside of project boundaries and was reviewed under the Land Consolidation Strategy, designated as Class 3, and may be conveyed without deed restrictions. This landlocked property exhibits a level topography with poorly-drained soils and standing timber of limited commercial value.

The offered private land is a 10.64-acre parcel located midway between the communities of Millersburg and Hawks. This 1,700-foot-long property runs along County Road 638 and exhibits a generally level topography with 500 feet of frontage on McIntosh Lake. The property will provide the public with permanent access to the lake, through the management of the site by the Parks and Recreation Division (PRD) as a primitive public water access site (PWAS).

On August 23, 2007, the Land Exchange Review Committee recommended that the proposed exchange be approved.

The desired State-owned land was acquired by tax reversion in 1939.

Mineral and Land Management Section staff of the Department's Forest, Mineral and Fire Management Division have determined that it is appropriate for the State to convey mineral rights to the desired State-owned land if mineral rights are included with the offered land.

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. The State will convey mineral rights to the desired State-owned land if the offered private land includes mineral rights, otherwise state mineral rights will be retained.

(2) That the sale parcel be sold with proceeds from the sale to be deposited into the LEFF.

(3) That the offered land be managed by PRD as a PWAS.

David E. Freed, Chief
Land and Facilities

Douglas A. Reeves, Acting Chief
Wildlife

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

Ronald A. Olson, Chief
Parks and Recreation

Kelley D. Smith, Chief
Fisheries

Arminda S. Koch
Resource Management Deputy

Dennis R. Fedewa
Chief Deputy

I approve the staff recommendations.

Rebecca A. Humphries
Director

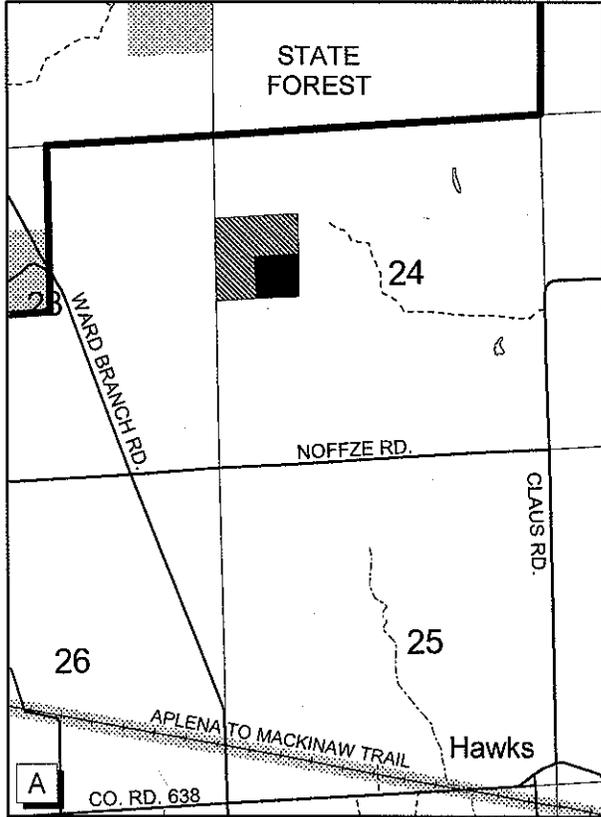
Date Approved

STATE FOREST LAND EXCHANGE AND SALE

Atlanta Management Unit - Presque Isle County

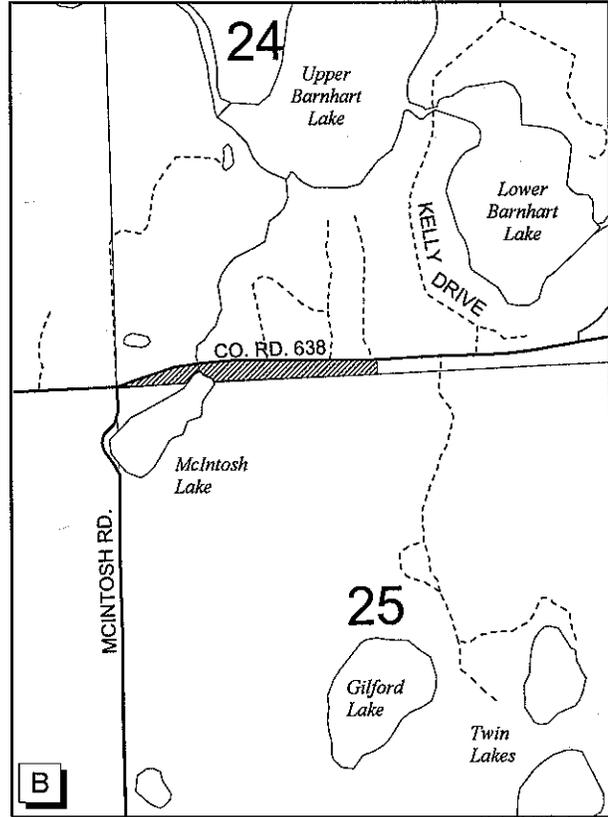
Land Transaction Case #20070147

DESIRED



Section 24, T34N, R04E, Bismarck Township

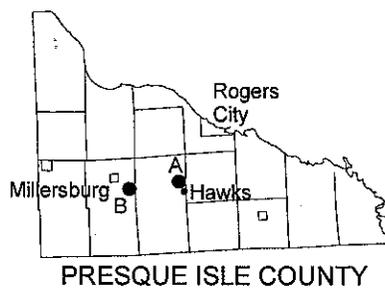
OFFERED



Section 24, T34N, R03E, Case Township

- State Forest Boundary
- Land Desired From DNR in Exchange (30.00 acres)
- State Land to be Sold (10.00 acres - \$18,700.00)
- State Land
- Private Land

- Land offered to DNR in Exchange (10.64 acres)
- State Land
- Private Land



DNR-FMFM
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