



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES
DIRECTOR

November 9, 2009

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: State Forest Land Acquisition and Boundary Modification
Traverse City Management Unit – Grand Traverse County
The GDO Tract
Land Transaction Case #20090004

Purchase: 227.25 acres more or less of forested land – \$957,200.00

Description: Grand Traverse County, Grant Township, T25N, R12W, parts of Sections 6 and 7 as more particularly described as:

The SE ¼ of the SW ¼ and the SW ¼ of the SE ¼ of Section 6; and, the South 200 feet lying West of Hall Creek Road of the NE ¼ of the NE ¼ and the NW ¼ of the NE ¼ and the NE ¼ of the NW ¼ of Section 7.

All that parcel of land lying West of the Betsie River in the N ½ of the NE ¼ of the SE ¼ of said Section 6, and also all the land that lies West of the Betsie River where the river adjoins Lots 5 through 9 of the Shorna Subdivision in the N ½ of the S ½ of the NE ¼ of the SE ¼ of same said Section.

That part of the NW ¼ of the SE ¼ of fractional Section 6 lying South of the center thread of the Betsie River.

That part of the NW ¼ of the SE ¼ of fractional Section 6 lying North of the center thread of the Betsie River.

Sellers: GDO Investments, Traverse City, Michigan

Property Taxes: The property taxes for 2008 were \$20,315.00

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

NATURAL RESOURCES COMMISSION

Keith J. Charters, Chair • Mary Brown • Hurley J. Coleman, Jr. • John Madigan • Timothy L. Nichols • J. R. Richardson • Frank Wheatlake

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Great Lakes, Great Times, Great Outdoors!

November 9, 2009

Notice: This item will appear on the Department of Natural Resources' (Department) November 23, 2009 Calendar, and is eligible for approval on November 30, 2009.

Comments: The offered private parcel is located in southwest Grand Traverse County, approximately ½ mile to the southwest of Green Lake.

This 227.25-acre tract of heavily forested recreational land has a level to rolling terrain, is bordered by State Forest land on two sides, has 6,700 feet of frontage on two waterways, and 200 feet of frontage on a seasonal county-maintained roadway.

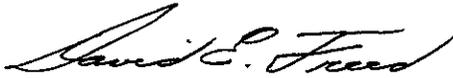
Of the two waterways, the Betsie River dominates the northern portion of the property. The Betsie River begins at the Green Lake outlet, which is approximately ¼ mile to the east of this property. For the 3,700 feet that the Betsie River travels across this property it is several feet deep and is 70 to 90-foot wide. The second waterway on the property is Hall Creek, which runs from south to north through the middle of the property for approximately 3,000 feet and is generally 3 to 5-foot wide. These waterways offer significant amounts of undeveloped forested wetlands that provide winter deer yard habitats and production areas for juvenile fish, amphibians, reptiles and other wildlife. The remainder of the property contains many areas that are dominated by early successional aspen forests. The combination of river frontage, winter deer yard habitats, and aspen forest make this a property that provides a unique mix of fishery, wildlife, and outdoor recreation benefits.

Acquisition of this parcel will contribute to the Department's goals of securing fisheries and wildlife habitat, enhancing forest management, and increasing public outdoor recreation opportunities.

The seller will convey any mineral rights that they may hold relative to the offered land.

November 9, 2009

- Recommendations:
1. That the acquisition be approved, with payment to be made from the Michigan Natural Resources Trust Fund, Betsie River State Forest Consolidation Project, Act 278, Public Acts of 2008.
 2. That the State Forest boundary be modified to include the small portion fronting on Hall Creek Road, as shown on the map.



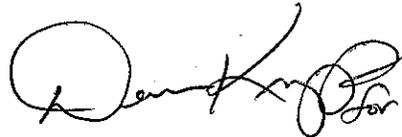
David E. Freed, Chief
Land and Facilities



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



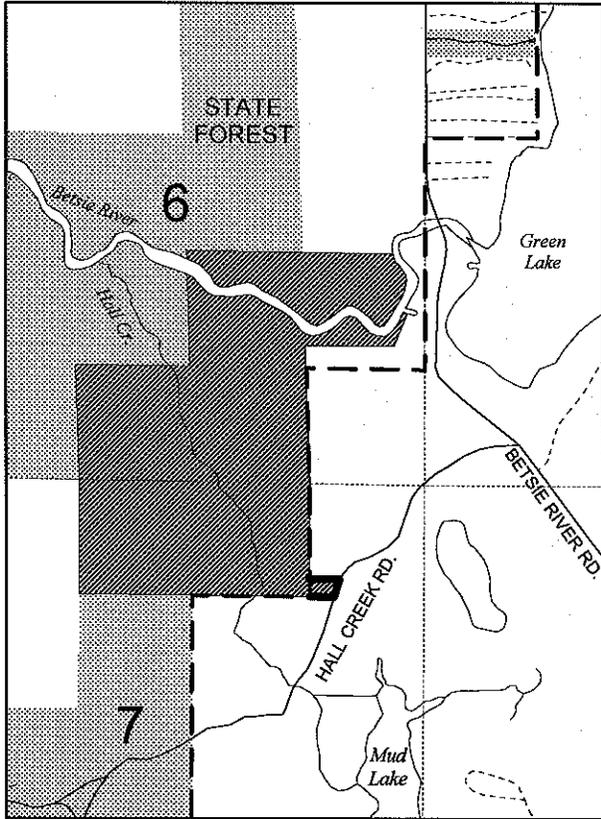
Arminda S. Koch
Resource Management Deputy

I approve the staff recommendation.

Rebecca A. Humphries
Director

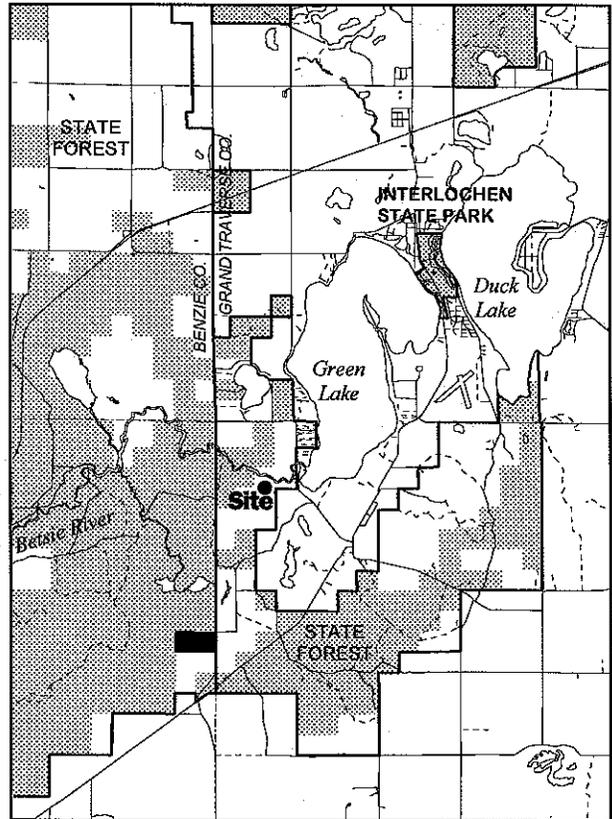
Date Approved

**STATE FOREST LAND ACQUISITION
AND BOUNDARY MODIFICATION**
Traverse City Management Unit - Grand Traverse County
The GDO Tract
Land Transaction Case #20090004



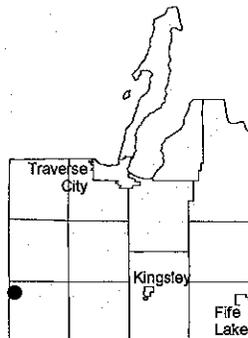
Sections 6 and 7, T25N, R12W
Grant Township

- - State Forest boundary
- Proposed boundary modification
- ▨ Land offered to DNR
(227.25 acres - \$957,200.00)
- State land
- Private land



Regional Location

- State Forest boundary
- Purchase pending (Case #20090005)
- ▨ State land
- Private land



GRAND TRAVERSE COUNTY



DNR-FMFM
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Commission_Memos\
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