



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENT
LANSING



REBECCA A. HUMPHRIES
DIRECTOR

August 16, 2010

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: State Forest Land Acquisition
Roscommon Management Unit – Roscommon County
The Frankel Tract
Land Transaction Case #20090131

Purchase: 1,635 acres, more or less, of forest, lake, stream, and marsh –
\$2,500,000.00

Description: Roscommon County, Roscommon Township: East ½ of Section 3, West ½ of Section 2, East ½ of Section 10, West ½ of Section 11, North ½ of Northeast ¼ of Section 15, and North ½ of Northwest ¼ of Section 14, all in T21N, R4W.

Also, the S ½ of the NW ¼ and the N ½ of SW ¼, Section 3 T21N-R4W, and that part of SE ¼ of NE ¼ Section 4 lying SE'ly of Dead Stream Road EXCEPTING therefrom: Commencing at the NE corner of Section 4, T21N, R4W, thence S0°11'07"W along the section line 1283.1 feet; thence S89°53'50"W along the 1/8 line 531.65 feet for a place of beginning; thence continuing S89°53'50"W 209.83 feet to the center of Dead Stream Rd; thence S39°19'18"W along said centerline 174.14 feet; thence S46°33'46"E 463.45 feet; thence N61°44'36"E 337.0 feet; thence N46°47'40"W 429.71 feet to the place of beginning, being part of the SE ¼ of the NE ¼ of Section 4, T21N, R4W.

Sellers: Stuart Frankel, Stanley D. Frankel as Trustee of the Stanley D. Frankel Trust, Bruce Frankel, and Jo Elyn Nyman, Troy, Michigan

Property Taxes: The property taxes for 2009 were \$13,945.00

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

Notice: This item will appear on the Department's August 30, 2010 Calendar, and is eligible for approval on September 7, 2010.

August 16, 2010

Comments:

The offered private parcel is located in southwest Roscommon County, approximately four miles south of Houghton Lake. This purchase is a MNRTF “line item” acquisition known as the Wolf Creek Corridor and Flooding Complex Project, TF # 08-122.

This diverse 1,635-acre tract features 3.5 miles of frontage on Wolf Creek and its tributaries, and has 1,200 acres of wetlands, 250 acres of forested uplands, 185 acres of open water, 400 acres of deer wintering yard, and frontage on three county-maintained roads. These areas support a wide variety of fish and game species, such as brook trout, northern pike, rock bass, yellow perch, white suckers, deer, bear, bobcat, snowshoe hare, and excellent waterfowl habitat.

This tract is bordered by State Forest land on three sides. As such, this acquisition will eliminate the need for the Department to monitor and maintain 5.5 miles of private boundary interface within the State Forest.

Acquisition of this parcel will contribute to the Department’s goals of consolidating State ownership, limiting land fragmentation, securing wildlife habitat, enhancing forest management, and increasing public recreation opportunities. If acquired, the Department plans to manage the habitat by maintaining and enhancing the natural features of the site with an emphasis on preserving and enhancing the deer winter yards and habitat for known species of concern, such as the bald eagle, great blue heron, osprey, and loons.

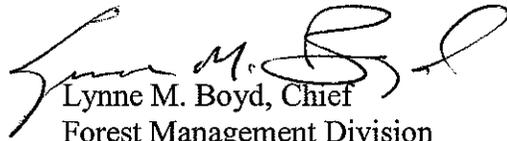
The sellers will convey mineral rights in that part of the offered land where they hold them. The State already owns mineral rights in the NW ¼ of SE ¼ of Section 10, the NW ¼ of SW ¼ of Section 11, and the NW ¼ of NE ¼ of Section 15. It is expected that title work will confirm that the sellers own the remaining mineral rights.

August 16, 2010

Recommendation: That the acquisition be approved, with payment to be made from the Michigan Natural Resources Trust Fund, Wolf Creek Corridor and Flooding Complex Acquisition Project, Act 23, Public Acts of 2009.



James M. Kasprzak, Chief
Administration Division



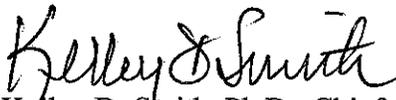
Lynne M. Boyd, Chief
Forest Management Division



Russ Mason, Ph.D., Chief
Wildlife Division



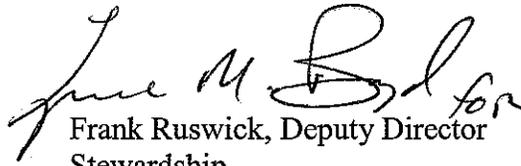
Ronald A. Olson, Chief
Recreation Division



Kelley D. Smith, Ph.D., Chief
Fisheries Division



Mindy Koch, Deputy Director
Resource Management



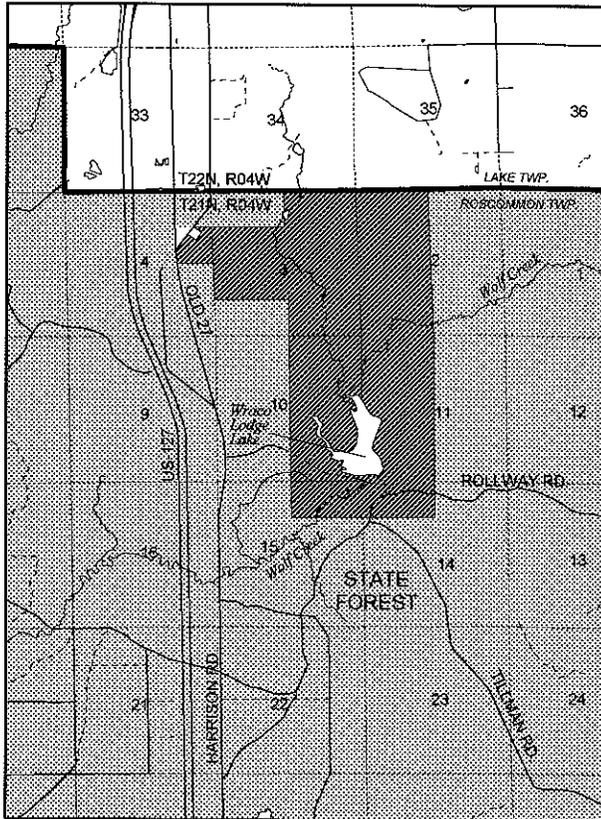
Frank Ruswick, Deputy Director
Stewardship

I approve the staff recommendation.

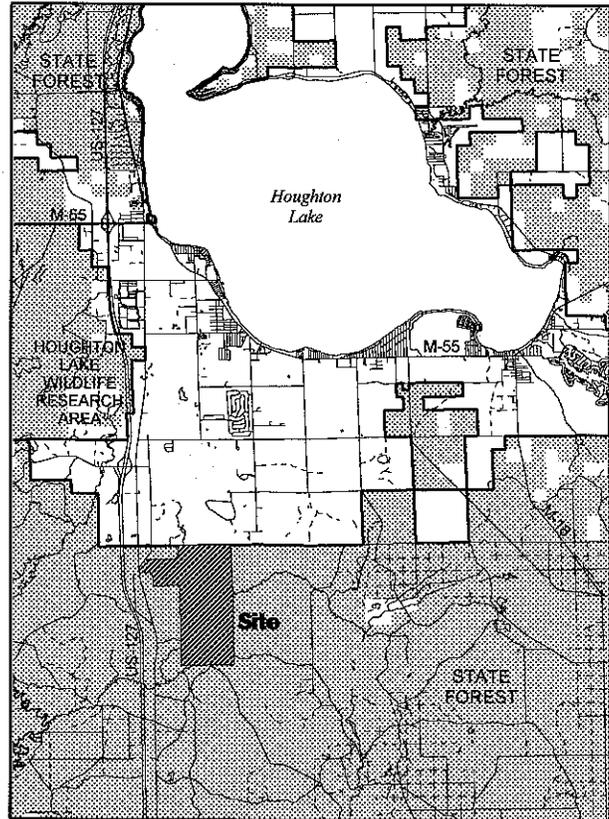
Rebecca A. Humphries
Director

Date Approved

STATE FOREST LAND ACQUISITION
Roscommon Management Unit - Roscommon County
The Frankel Tract
Land Transaction Case #20090131

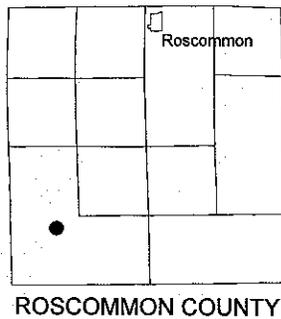


Sections 2, 3, 4, 10, 11, 14 and 15, T21N, R04W
 Roscommon Township



Regional Location

- State Forest boundary
- ▨ Land offered to DNRE (1,635 acres - \$2,500,000.00)
- ▤ State land
- Private land



ROSCOMMON COUNTY