



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF NATURAL RESOURCES  
LANSING



KEITH CREAGH  
DIRECTOR

October 18, 2012

Ms. Carolyn Taglauer  
Ellis Township Treasurer  
10397 Munger Road  
Afton, MI 49705

Dear Treasurer:

Subject: Notice of Estimated Payments in Lieu of Taxes  
DNR Land Transaction #20120018

In accordance with Public Act Numbers 240 and 294 of 2012, this notice is being provided to you as the Treasurer of the local taxing unit where the Department of Natural Resources is acquiring new public land. These Public Acts require the Department to estimate the amount of annual payments in lieu of taxes (PILT) on public lands that it is acquiring, and to provide that information to you at least 30 days before the acquisition. Please note that these are only estimates. The Department does not have the authority to determine the valuation of real property for the purposes of the annual PILT payments. Per MCL 324.2153 this authority lies with the State Tax Commission.

The following is a breakdown of the Department's estimate of annual PILT payments for public lands where Act 451 of 1994, Part 21, Subpart 14 directs the State to make these payments and for those lands where Subpart 13 directs the payment of taxes on tax reverted, recreation, and forest lands that are not covered under Subpart 14.

Subpart 13 – Estimated swamp tax: \$0.00.

Subpart 14 - Estimated Annual PILT Payments: \$5,200.00.

Also, for your information I have attached a copy of a memo that summarizes this acquisition of public land within your jurisdiction.

Should you have questions, please feel free to contact me at Real Estate Services Section, Acquisitions and Exchanges, P.O. Box 30448, Lansing, Michigan 48909-7948.

Sincerely,

Paul Johnson  
Real Estate Services Section  
Johnsonp1@michigan.gov  
(517) 373-1096 voice  
(517) 335-1880 fax

PJ/mh

Enclosures



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF NATURAL RESOURCES  
LANSING



KEITH CREAGH  
DIRECTOR

October 15, 2012

TO: Keith Creagh, Director

INFORMATION: Natural Resources Commission

Transaction: State Forest Land Acquisition  
Gaylord Management Unit – Cheboygan County  
The Cudlip Tract  
Land Transaction Case #20120018

Purchase: 480 acres - \$900,000.00

PA 240 of 2012: PILT Estimate: \$5,200.00  
Excluded Acres: There are no excluded acres with this parcel.

Description: Cheboygan County, Ellis Township, The South ½ and the Northeast ¼  
of Section 25, Township 34 North, Range 2 West.

Seller(s): Peter, James and Lynn Cudlip Denver, CO

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

Notice: This item will appear on the Department of Natural Resources  
(Department) October 29, 2012, calendar, and is eligible for approval on  
November 6, 2012.

Purpose: This parcel will provide buffer to the Pigeon River Country State Forest  
and direct access to the Pigeon River, a cold water trout stream and  
designated Natural River along a stretch of the Pigeon River where  
direct public access does not exist. This property will contribute 480  
acres of new timber to the market – it is not currently enrolled in CF or  
managed under a Forest Management plan.

Comments: The offered tract is located in Cheboygan County and borders the  
Pigeon River State Forest. Bounded on the east and south by State-  
owned land, the property includes many characteristics which  
collectively make it a priority acquisition for the Department. These  
characteristics include:

- Adjacent to State-owned land – the parcel is bordered on the  
east and south by state-owned land.
- Access – the property has ½ mile of frontage along Munger  
Road, a county-maintained road. The property also has over 1  
mile of Pigeon River frontage.

- Topography and cover – nearly the entire property is wooded with a mix of conifer and hardwood species. The property contains high rolling hills that slope towards the lowland river corridor.
- Fisheries and wildlife value – the property is located in the elk range. The property will provide public access to the Pigeon River, a state-designated Natural River and trout stream.

The sellers will convey any mineral rights they own in this transaction.

Recommendation: That the acquisition be approved with funds appropriated by the Michigan Natural Resources Trust Fund Pigeon River Property Acquisition PA16 of 2011.

Russ Mason, Ph.D., Chief  
Wildlife Division

William O'Neill, Chief  
Forest Resources Division

James L. Dexter, Chief  
Fisheries Division

Ronald A. Olson, Chief  
Parks and Recreation Division

William E. Moritz, Ph.D.  
Natural Resources Deputy

Mark H. Hoffman  
Chief Administrative Officer

I approve the staff recommendations

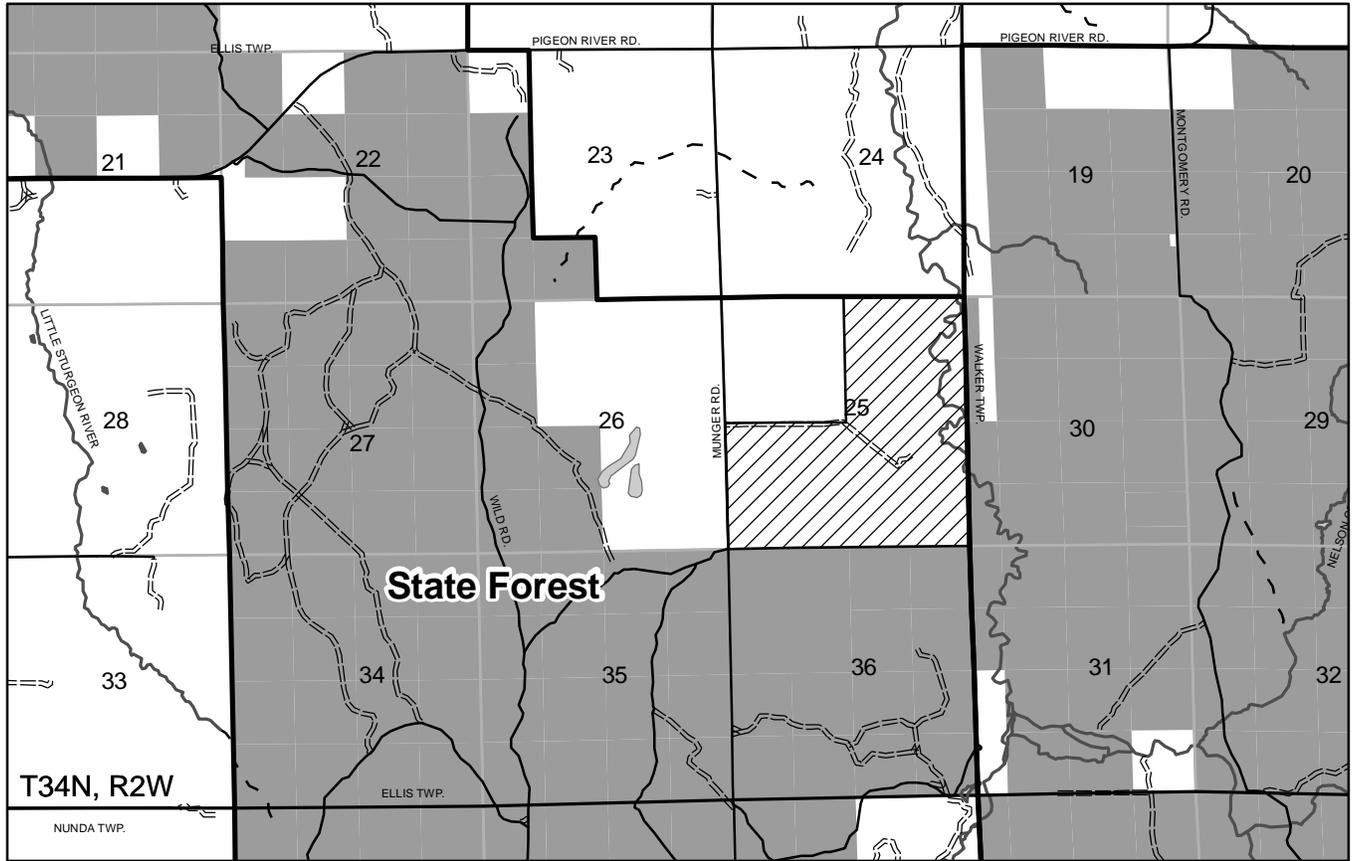
Keith Creagh  
Director

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

# STATE FOREST LAND ACQUISITION

## Gaylord Management Unit -- Cheboygan County

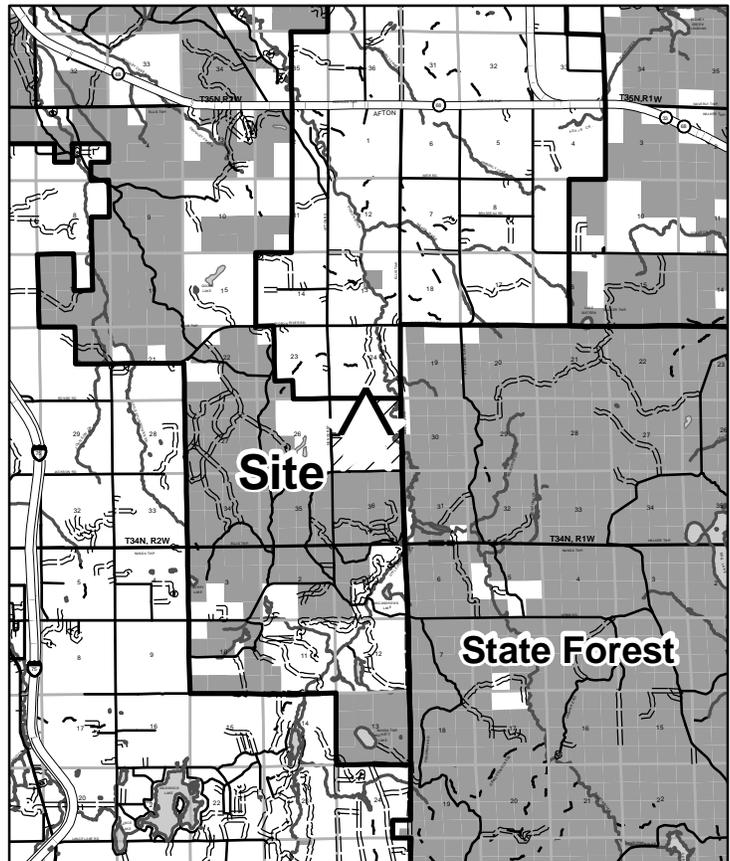
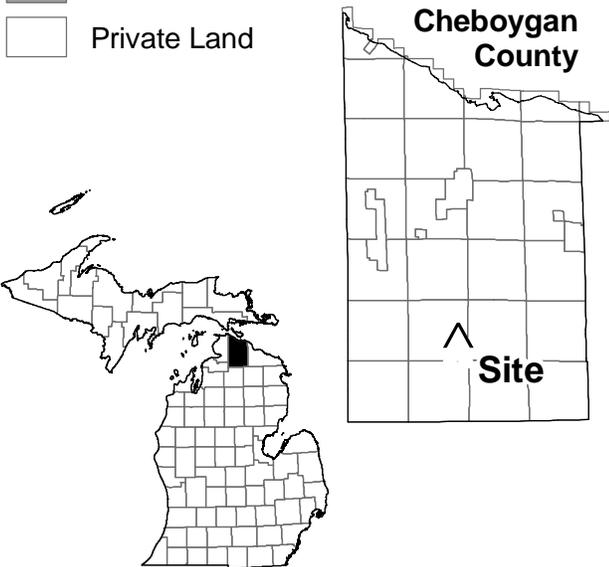
### Cudlip Property -- Land Transaction Case #20120018



### Section 25, T34N, R2W

### Ellis Township

- State Forest Boundary
- Land Offered to the DNR (480 acres)
- State Land
- Private Land



**Regional Location**