



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES
LANSING



KEITH CREAGH
DIRECTOR

February 11, 2014

TO: Keith Creagh, Director

INFORMATION: Natural Resources Commission

Transaction: State Forest Land Exchange
Newberry Management Unit– Luce County
Oswald Land Exchange
Land Transaction Case #20120242

Applicant: Dean Oswald, Newberry, MI

PA 240 of 2012: The parcels involved in the exchange are north of the Mason-Arenac line and will not result in a change of counted acres.
Excluded acres: None

Private Land Offered in Exchange:

Location: Luce County, McMillan Township, T46N, R10W, Section 1: A portion of the NE1/4, including a strip of land that extends to state trunkline M-123, being 160 acres, more or less.

Exchange Value: MCL 324.2106, Equal area exchange

DNR Managed Land Desired in Exchange:

Location: Luce County, McMillan Township, T47N, R10W, Section 32: The S1/2 of the NW1/4 and the W1/2 of the NE1/4, being 160 acres, more or less.

Exchange Value: MCL 324.2106, Equal area exchange

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

Notice: This item will appear on the Department of Natural Resources (Department) March 4, 2014 calendar, and is eligible for approval on March 11, 2014.

Comments: The offered and desired lands are located in McMillan Township, several miles north of Newberry, MI.

This exchange will provide legal, public and management access to large area of State-land which has been nearly inaccessible. In addition, the offered property will connect public lands northerly and southerly of the tract, consolidating State-ownership and increasing conservation and recreation opportunities. The offered tract contains a high degree of species diversity and contains good habitat for white tailed deer, black bear, woodcock, snowshoe hare, and ruffed grouse.

The desired land was acquired by tax reversion in 1939. The desired land is adjacent to the applicant's current private property. The acreage will be used to expand their captive black bear facility. Oswald's Bear Ranch has a Permit to Hold Wildlife in Captivity from the Department of Natural Resources, has a Class C Exhibitors license from USDA Animal Care, and is accredited with the Zoological Association of America.

The proposed exchange meets the goals and objectives of the Department's Managed Public Land Strategy by increasing access to DNR-managed public lands. In addition, this exchange will meet the objective of fostering regional economic prosperity. The exchange will assist in increasing tourism in an area of large public land holdings, enhancing the local economy, and consolidates public and private ownership.

As a result of this exchange, the offered private land will assume the tax reversion status of the desired public land.

The Mineral Management Section staff has determined the State will retain the mineral rights unless conveyed on the offered property.

The proposed land exchange was reviewed and recommended for approval by the Land Exchange Review Committee on May 22, 2013.

Support: Luce County and McMillan Township have been consulted regarding the transaction and have no concerns.

Recommendation(s): (1) That the exchange be approved with the State reserving mineral rights, unless conveyed on the offered tract, and aboriginal antiquities.

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

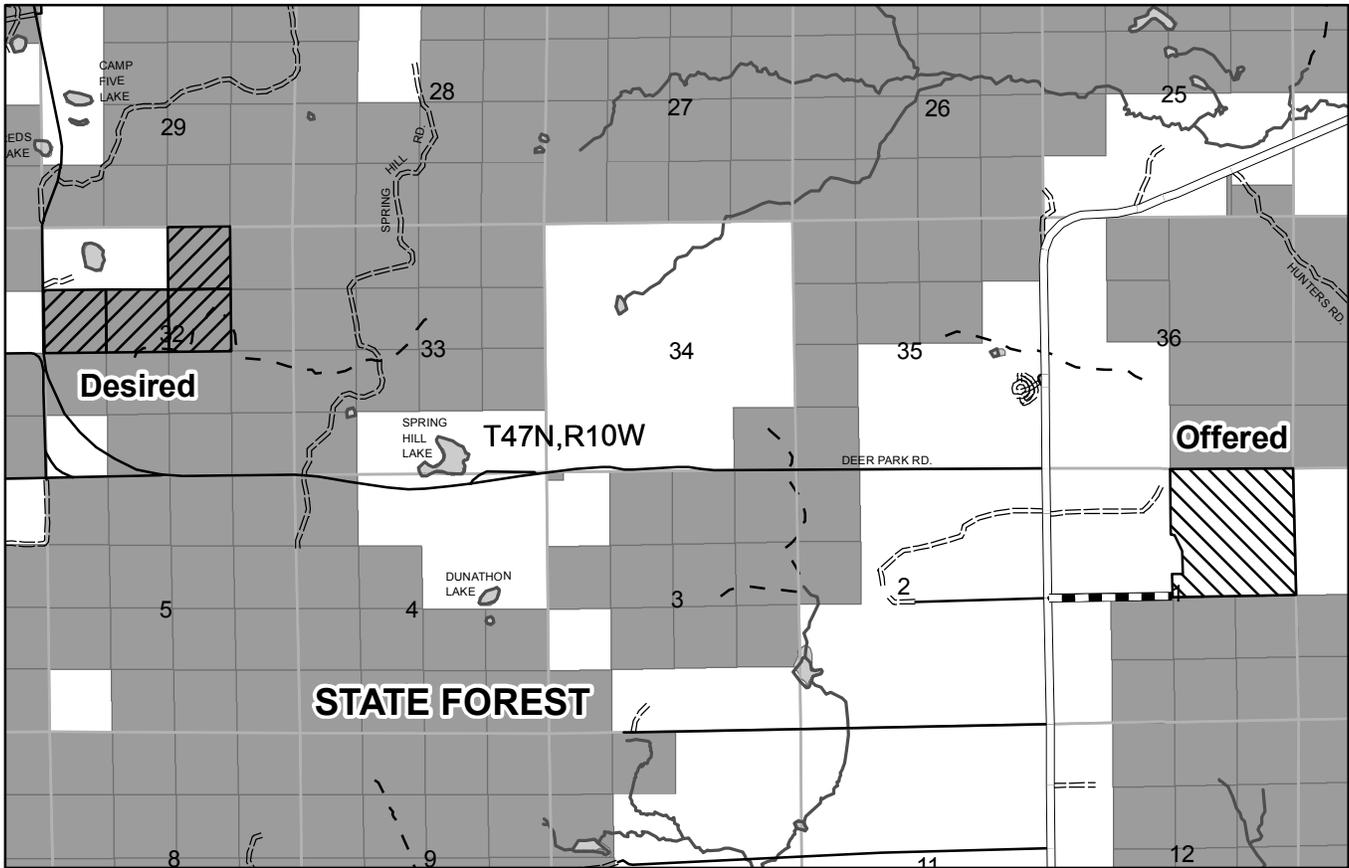
Keith Creagh
Director

Date Approved

STATE FOREST LAND EXCHANGE

Newberry Management Unit -- Luce County

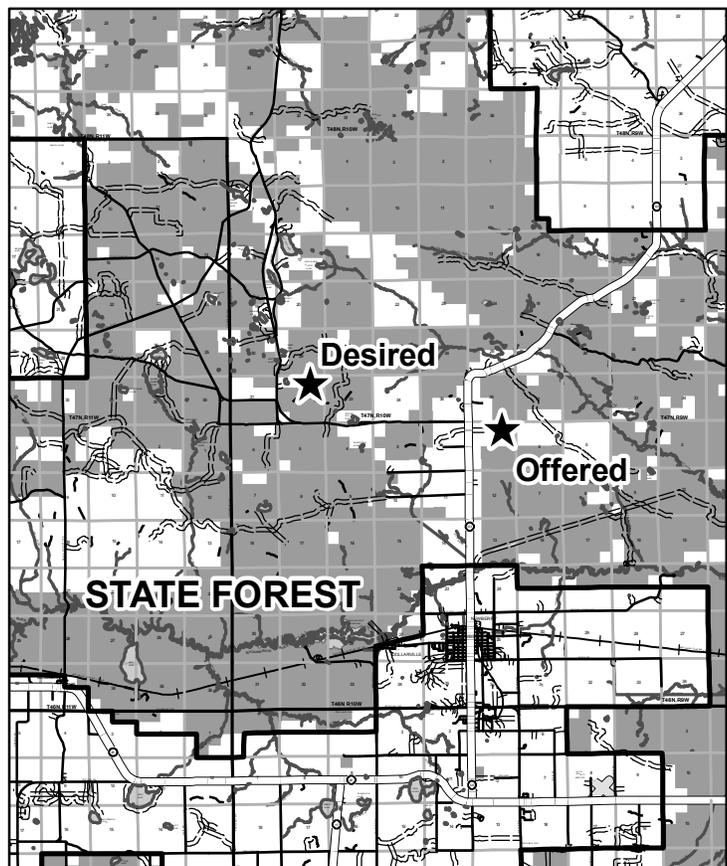
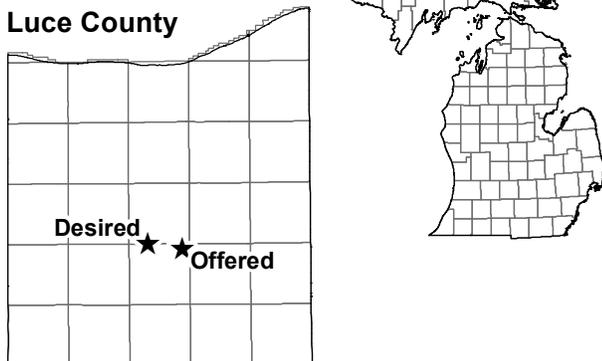
Oswald Exchange -- Land Transaction Case #20120242



**Section 1, T46N, R10W
McMillan Township (Offered)**
**Section 32, T47N, R10W
McMillan Township (Desired)**

-  State Forest Boundary
-  Land Offered to DNR -- 157 A
-  Land Offered to DNR -- 3 A
-  DNR Land Desired -- 160 A
-  State Land
-  Private Land

Luce County



Regional Location



DNR -- Finance & Operations Division
Real Estate Services Section
01/28/2014

