



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES
LANSING



KEITH CREAGH
DIRECTOR

February 11, 2014

To: Keith Creagh, Director

Transaction: Sale of DNR Managed Public Land
Atlanta Management Unit – Montmorency County
Land Transaction Case #20140035

Sale: 4.16 acres more or less, to be divided into approximately eight lots

Sale Price: Properties will be sold to adjoining property owners at appraised fair market value

Description: Montmorency County, Albert Township, T29N, R02E, that part of the NE1/4 of the NE1/4 of Section 3 lying north of the centerline of Skyline Drive, being 4.16 acres, more or less.

Applicant(s): DNR Identified Surplus

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

Notice: This item will appear on the DNR Business Calendar March 4, 2014 and is eligible for Director Approval March 11, 2014. The transaction is also posted in a local newspaper as required by statute.

Acquired: By tax reversion in 1907

Minerals: The State will retain the mineral rights.

Comments: The property is located approximately five miles south of Atlanta, MI, in Montmorency County and is within the current management boundaries of the Atlanta Management Unit. The Department nominated surplus land is currently used by private landowners located northerly of the tract to access their properties from Skyline Drive.

The surplus tract contains driveway encroachments from the county maintained public road to their adjacent property. The adjoining properties are improved with year-round residences which do not have legal access. The land has little management and recreational value to the public and has the appearance of being privately owned.

The adjacent landowners will be offered the opportunity to purchase the adjoining lands at appraised fair market value once they provide a certified survey of the surplus properties. If adjacent landowners then decline the opportunity for the direct sale, the Department may offer the tract at auction.

Proceeds will be deposited into the Land Exchange Facilitation Fund (LEFF). The LEFF allows the DNR to sell rights in land and deposit the proceeds in a fund which can then be used to acquire replacement property.

- Recommendation:
- (1) That the land be sold to the adjoining property owners from the centerline of Skyline Drive to their property line once a certified survey of the property is conducted and approved.
 - (2) The land is sold at appraised fair market value.
 - (3) The Department may, at its own discretion, dispose of the property via auction.
 - (4) That the proceeds of the sale be deposited in the LEFF.
 - (5) That the State of Michigan retain mineral rights 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

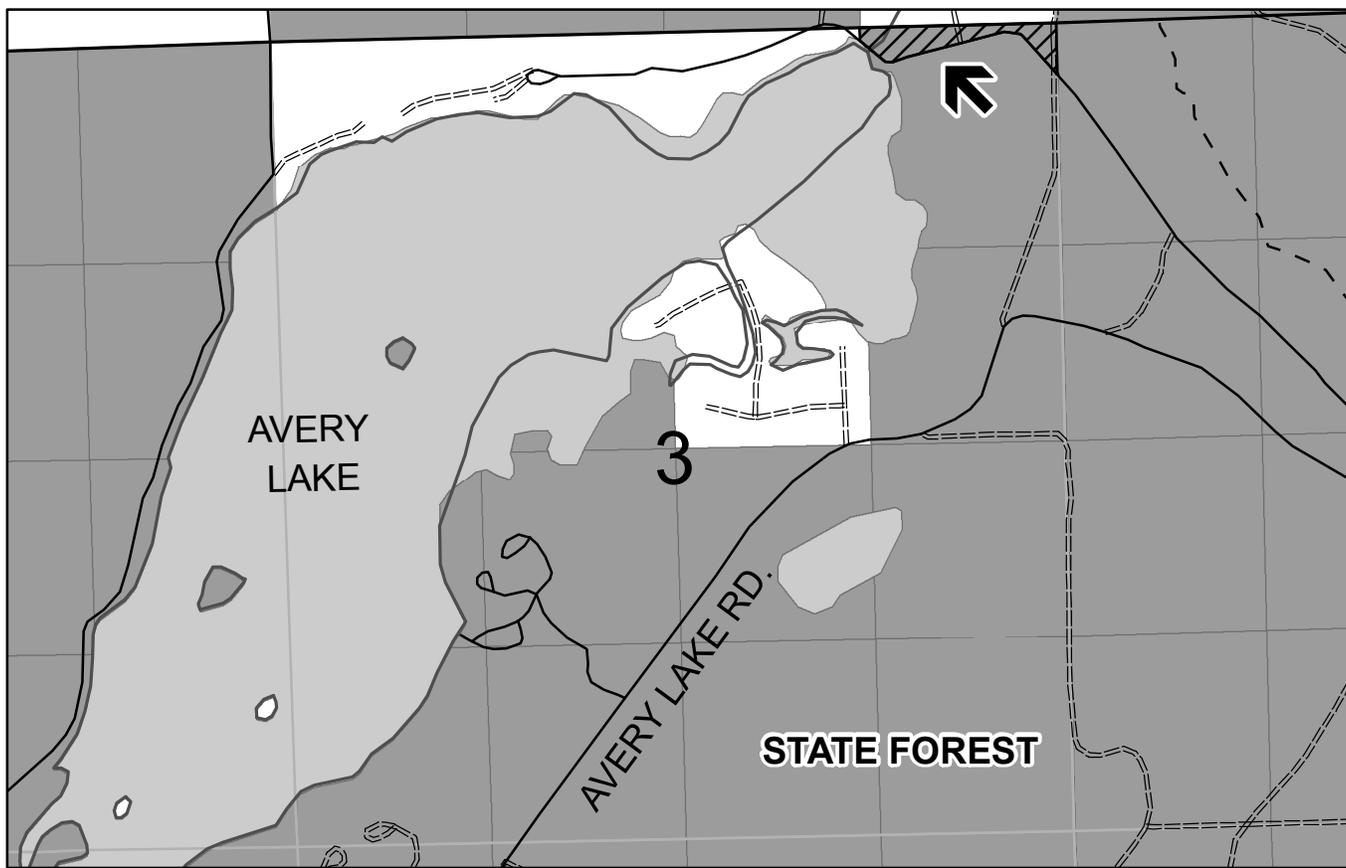
Keith Creagh
Director

Date Approved

SALE OF DNR MANAGED PUBLIC LAND

Atlanta Management Unit -- Montmorency County

Land Transaction Case #20140035

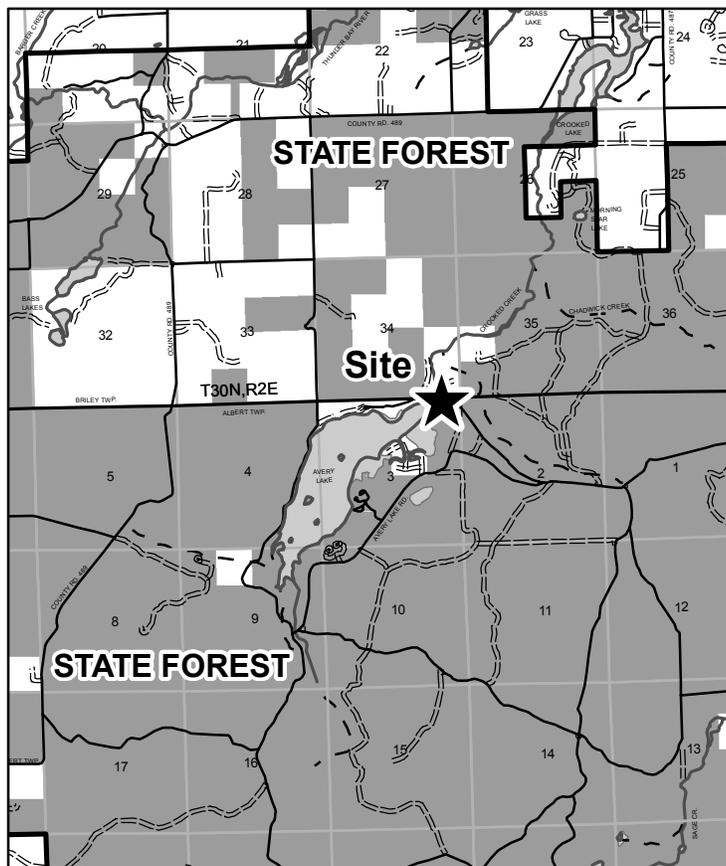
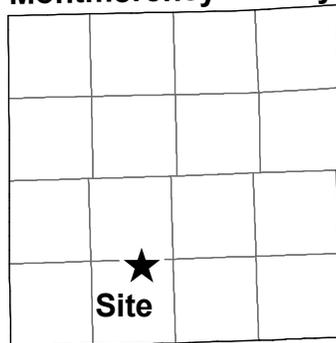


Section 3, T29N, R2E
Albert Township

-  State Forest Boundary
-  DNR Land to be Sold -- 4.16 A
-  State Land
-  Private Land



Montmorency County



Regional Location



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

