



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES
LANSING



KEITH CREAGH
DIRECTOR

September 14, 2015

TO: Keith Creagh, Director

INFORMATION: Natural Resources Commission

Transaction: Sale of Surplus DNR-Managed Land
Gladwin Management Unit – Arenac County
Land Transaction Case #20140237

Sale: 682.39 acres

Sale Price: Minimum price to be determined by the Department. Sale price determined at auction.

Description: Arenac County, Adams Township, T19N, R03E, Sections 17, 18, 20, and 21: as more particularly described in the case file.

Authority: Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

Notice: This item will appear on the Department of Natural Resources (Department) September 29, 2015, calendar, and is eligible for approval on October 6, 2015. The transaction is also posted in a local newspaper as required by statute.

Acquired: Portions of the property were purchased with State Game Funds in 1938 and by tax-reversion in 1909, 1927, and 1929.

Minerals: To be retained.

Comments: These parcels are located in Arenac County, five miles west of Sterling.

The recommendation to declare these parcels surplus is part of a proactive effort to identify relatively high-maintenance lands with little resource value or public benefit so that the proceeds from the sale of these lands may be reinvested in properties that provide greater resource and public benefits.

The eastern parcel is located in Sections 17, 20, and 21, and has frontage on a seasonal county-maintained road. While a notable portion of the parcel is wet, it provides a significant amount of upland that is accessible from the road. A portion of this property likely does not have legal access due to its location on the other side of a high-voltage transmission line corridor from the county-maintained road.

The western parcel is located entirely within Section 18, and is accessed by way of a two-track which traverses a portion of Section 7, from the county-maintained Sterling Truck Trail to the north border of this parcel. The sale of the western parcel will require the Department to convey access easement rights across the two-track in Section 7, to the Sterling Truck Trail right-of-way. While the north border of this parcel is upland, the remainder is either wetland or can be accessed only via a narrow footpath and small foot-bridges.

As a part of determining the sale prices, Department staff may split the parcels into smaller portions in order to maximize their desirability.

The proposed land disposal was reviewed and recommended for approval by the Land Exchange Review Committee on December 18, 2014.

Proceeds from the sale of these tax-reverted and State Game Fund parcels 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.

Engagement: The Department is engaging Adams Township and Arenac County in discussions regarding these sales.

Recommendation:

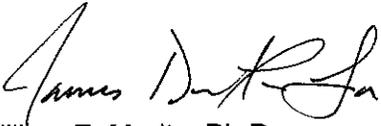
- (1) That the lands be offered via auction to the highest bidder.
- (2) That the state convey access easement rights across the two-track in Section 7, to the sale parcel(s) in Section 18.
- (3) That Department staff may split the larger parcels in order to maximize the marketability of the surplus parcels.
- (4) That the proceeds of the sale of the lands that were acquired by tax-reversion be deposited in the unallocated portion of the Land Exchange Facilitation Fund; while the proceeds of the sale of the lands that were acquired by purchase with State Game Funds be deposited into the Game and Fish Subfund of the Land Exchange Facilitation Fund.
- (5) That the state retain aboriginal antiquities and mineral rights.


for Russ Mason, Ph.D., Chief
Wildlife Division


for William O'Neill, Chief
Forest Resources Division


James L. Dexter, Chief
Fisheries Division


for Ronald A. Olson, Chief
Parks and Recreation Division


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

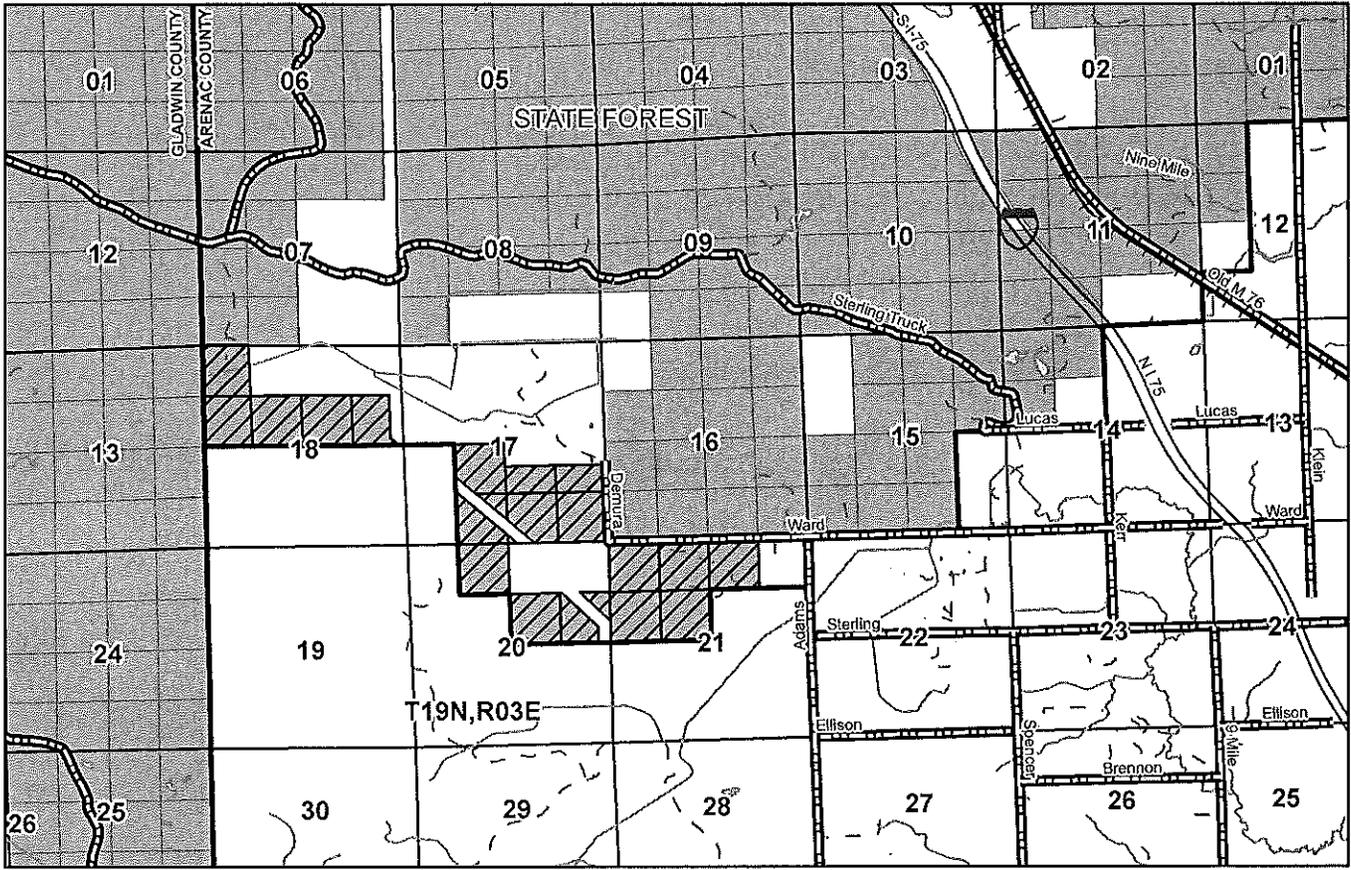

Mark H. Hoffman
Chief Administrative Officer

I approve the staff recommendations.

Keith Creagh
Director

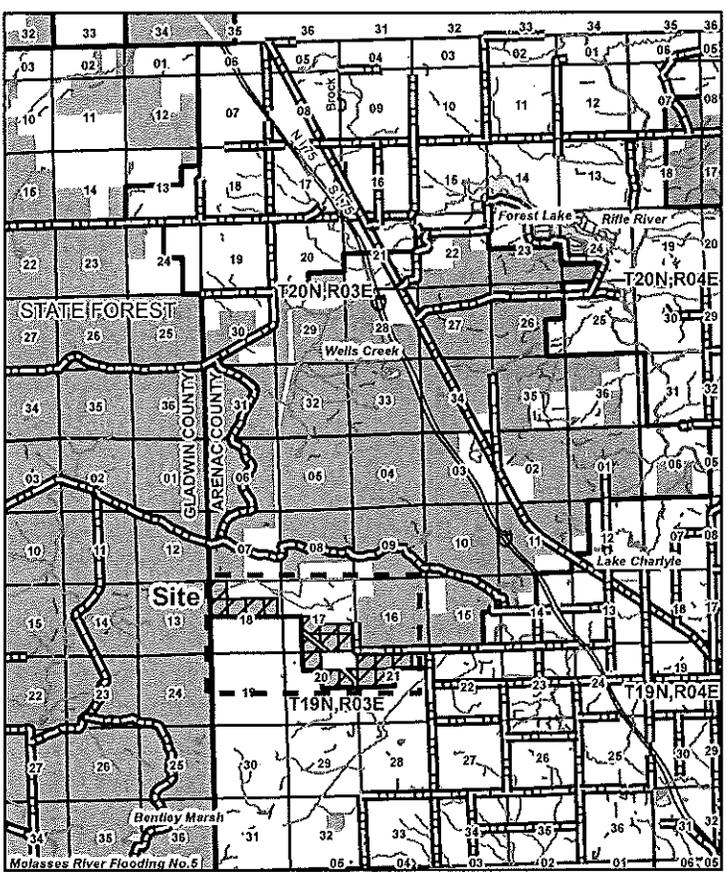
Date Approved

SALE OF SUPPLUS DNR-MANAGED LAND Gladwin Management Unit -- Arenac County Land Transaction Case #20140237



**Sections 17, 18, 20 & 21, T19N, R3E
Adams Township**

- State Forest Boundary
- DNR Land to be Disposed (682.39 acres)
- County Roads
- State Land
- Non-State Land



Regional Location



DNR -- Finance & Operations Division
Real Estate Services Section
08/28/2015

