



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES
LANSING



KEITH CREAGH
DIRECTOR

March 17, 2014

TO: Keith Creagh, Director

INFORMATION: Natural Resources Commission

Transaction: State Forest Land Acquisition
Cadillac Management Unit – Wexford County
Wheeler Creek Tract
Land Transaction Case #20130114

Purchase: 247 acres, more or less. \$468,000.00

PA 240 of 2012: PILT Estimate: \$3,338.00 plus special assessments, if applicable
This parcel is north of the Mason-Arenac County line and will result in an increase of 247 counted acres.
Excluded Acres: There are no acres excluded with this parcel.

Description: Wexford County, Hanover Township, T24N, R11W, N1/2 of S1/2 of Section East of Wheeler Creek, NE1/4 of NE1/4 except one square acre in NE corner, S1/2 of NE1/4, Section 30, and NW1/4 of SW1/4 except commencing at the SE corner: W 800 ft; N32D E 595 ft to point 500 ft North of 1/8 line; E 500 ft; S to beginning Section 29.

Sellers: Steven Vanderford, Interlochen, MI.

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

Notice: This item will appear on the Department of Natural Resources (Department) April 1, 2014 calendar, and is eligible for approval on April 8, 2014.

Purpose: The acquisition of this critical in-holding is a strategic investment in the State's forest lands. It will assist in accomplishing the Department's Land Strategy goals for providing public access to water for recreation purposes and protection of a high quality cold water trout stream. In addition, the timber on the property will be managed in a sustainable manner to assist in meeting the goals established in the regional state forest management plans and the acquisition will assist in strengthening the timber industry to boost career-related jobs.

- Comments: The 247-acre tract is within the boundaries of the Wexford Forest Management Unit and approximately five miles northeast of the village of Mesick in Hanover Township. The property contains the following characteristics which make it a priority acquisition:
- Adjacent to State-owned land – the parcel is adjacent to State land to the north, east and south. The majority of the westerly boundary is made up of Wheeler Creek frontage. One small one-acre inholding will be retained by the seller in the northeast corner of the tract. The added timber lands will assist in meeting timber harvest goals and creating sustainable state forest product industries that support communities by providing jobs, products and diverse and resilient forests.
 - Access – access for public and management purposes via No. 15 Road, a seasonal County road that is used extensively by snowmobiles during the winter months.
 - Topography and cover – the tract consists of predominately upland forest, including 18 acres of forested wetlands
 - Wildlife – the acquisition is a critical wildlife corridor for movement and habitat of game species such as white-tailed deer, bear, bobcat and ruffed grouse, and also rare non-game species, such as bald eagles and Northern Goshawk. Conifer swamp exists on the tract providing valuable winter deeryard.
 - Water frontage – the property contains approximately 2,640 feet of Wheeler Creek frontage. The creek is a cold water trout stream with a self-sustaining brook trout population and will increase the amount of land available for dispersed public recreation along the extensive river corridor. This acquisition will protect the river corridor and preserve the habitats of wildlife species that use the riverine system as a travel corridor, nesting or foraging sites and escape cover.
 - Improvements – the tract contains hunting blinds, a main cabin, pole barn, and a sleeping cabin. The seller will not be removing the improvements which may be done by the Department when funding is allocated for such project.

Gas and oil rights will be retained by the landowner for a 10-year period, which will revert to the DNR at the end of that time period or when oil and gas cease to be produced in paying or commercial quantities.

- Engagement: The Department has engaged Hanover Township and Wexford County in discussions regarding the targeted acquisition of this tract and no concerns were found.

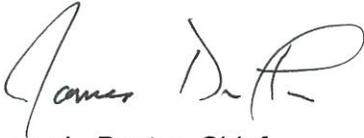
- Recommendation: That the acquisition be approved, with payment to be made from the Michigan Natural Resources Trust Fund, Wheeler Creek Property, TF 12-131.



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



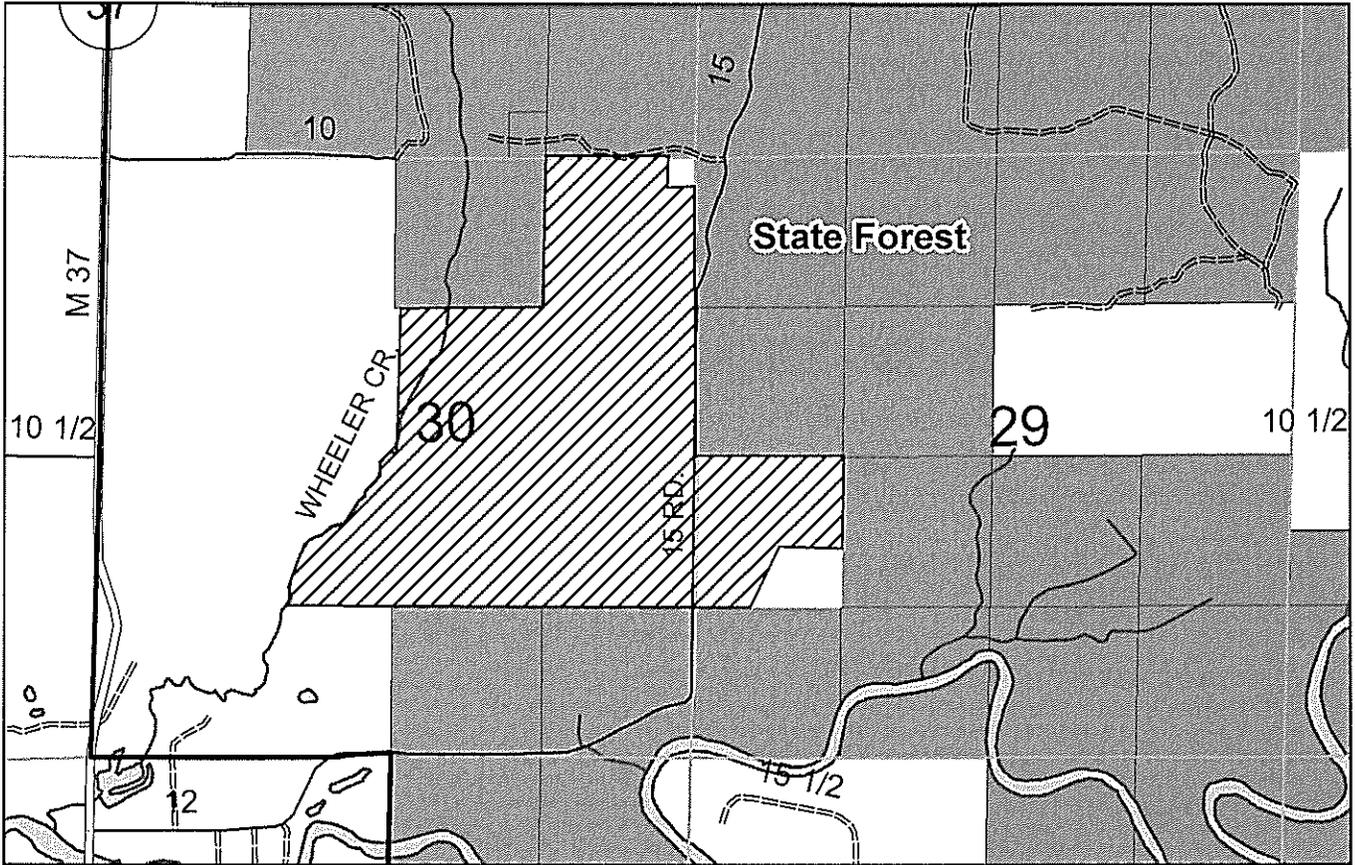
Mark H. Hoffman
Chief Administrative Officer

I approve the staff recommendations

Keith Creagh
Director

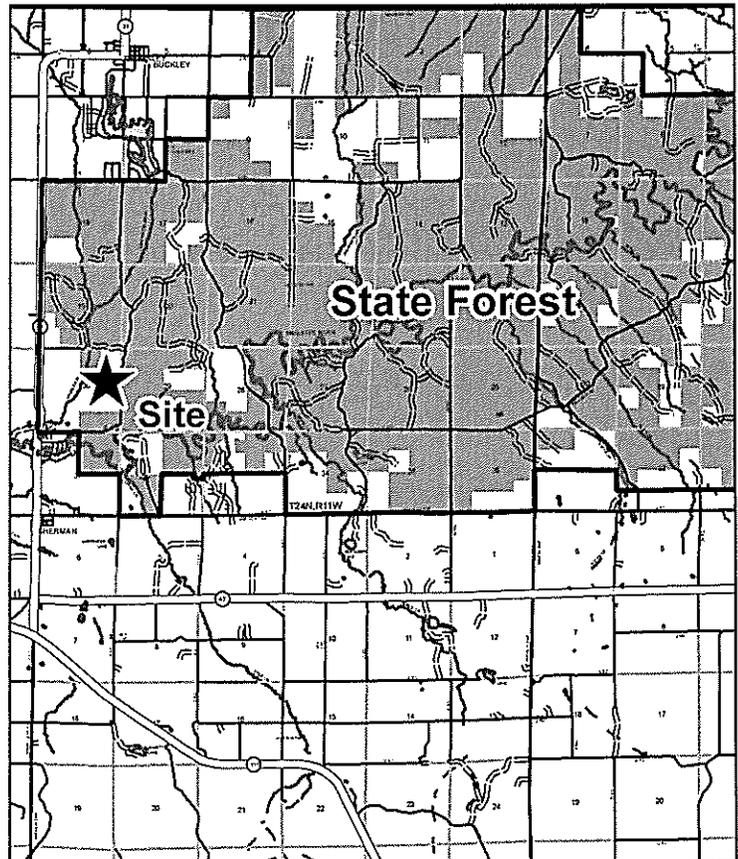
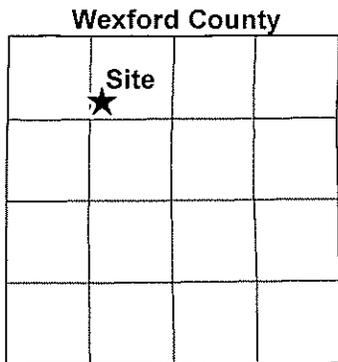
Date Approved

**STATE FOREST LAND ACQUISITION
 Cadillac Management Unit -- Wexford County
 Wheeler Creek Tract -- Land Transaction Case #20130114**



**Sections 29 & 30, T24N, R11W
 Hanover Township**

-  State Forest Boundary
-  Land Offered to DNR (247 acres m/l)
-  State Land
-  Private Land



Regional Location



DNR -- Finance & Operations Division
 Real Estate Services Section
 03/06/2014

