



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES
LANSING



KEITH CREAGH
DIRECTOR

November 10, 2014

TO: Keith Creagh, Director

INFORMATION: Natural Resources Commission

Transaction: State Forest Land Acquisition
Pigeon River Country Forest Management Unit – Cheboygan County
The Castle Tract
Land Transaction Case #20140201

Purchase: 40 acres. \$158,000.00

PA 240 of 2012: PILT Estimate: \$823.96
This parcel is north of the Mason-Arenac County line and will result in an increase of 40 counted acres. There are no excluded acres as a part of this transaction.

Description: Cheboygan County, Forest Township, T33N, R1E, Section 25:
The NW1/4 of the NW1/4.

Seller(s): Erin Castle, Malcolm C. Castle and Nancy L. Castle, and
Alan L. Fitzpatrick, Romeo, Michigan

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

Notice: This item will appear on the Department of Natural Resources (Department) December 2, 2014, calendar, and is eligible for approval on December 9, 2014.

Comments: The Castle tract is located in Cheboygan County, approximately more than 15 miles southeast of the city of Wolverine, and is within the Pigeon River Country Forest Management Unit. The property contains the following characteristics:

- Adjacent to State-owned land – the parcel is adjacent to State-owned land on three sides, with the eastern boundary abutting private property.
- Access – the property is accessed from an existing state forest road which travels southerly to the parcel from county local Canada Creek Road.
- Topography and cover – the property is generally level and sloping from the north to the south. The parcel is wooded with the upland areas consisting of pine, oak and aspen, and the lowland areas being comprised of high density conifers. The southerly half contains creek frontage and is largely conifer swamp, which provides substantial wildlife habitat and thermal cover.

- Water frontage – Oxbow Creek traverses the southerly portion of the tract. Oxbow Creek is a tributary of the Upper Black River and while it is seasonal in flow, has formed a pond in the southwest corner of the parcel.
- Improvements – the tract is improved with a 1,500 square foot single-story residence, a detached guest house, and a 3,600 square foot pole building. As outlined in the Pigeon River Revised Concept of Management, improvements on acquired private lands shall be removed as soon as practical.
- Wildlife - this parcel provides quality wildlife habitat for a variety of wildlife species including the central range of the Michigan elk herd, grouse, bobcat, woodcock, deer, and beaver.

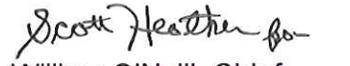
The sellers will convey mineral rights relative to this tract, if owned.

Acquisition of this parcel will further consolidate the Pigeon River Country Forest Management Unit, which contains the most consolidated state forest land ownership of any forest management unit statewide. The purchase is consistent with the Pigeon River Revised Concept of Management, including meeting DNR's objectives by protecting elk corridors and the stream habitat, providing recreational activities for people in keeping with the wild character of the area, and managing forest resources in a sustainable manner for desired future conditions.

Engagement: The Cheboygan County Board of Commissioners provided Resolution 14-17 fully supporting the acquisition. The Forest Township supervisor provided a letter in support of the purchase.

Recommendation: That the acquisition be approved, with payment to be made from the Land Exchange Facilitation Fund.


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.

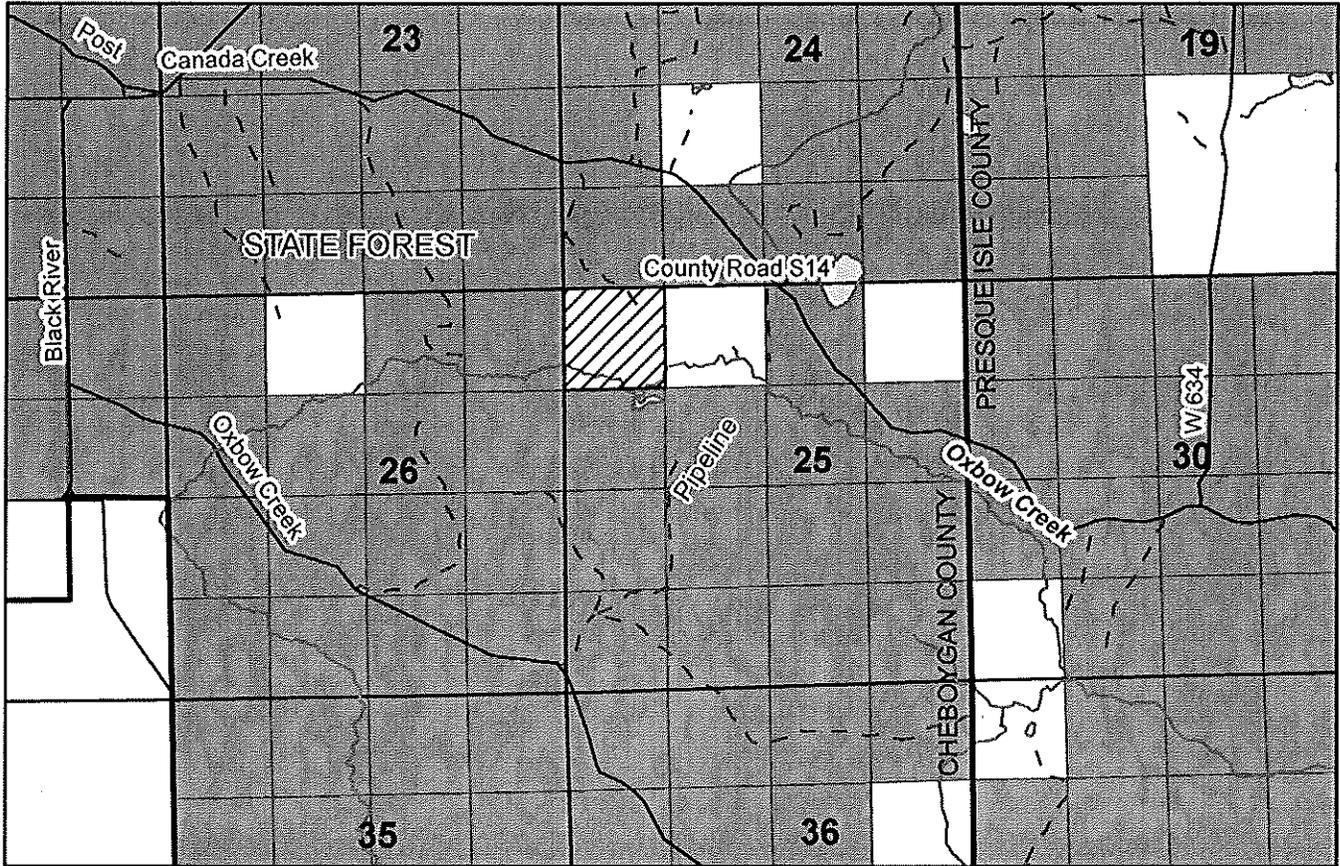
Keith Creagh
Director

Date Approved

STATE FOREST LAND ACQUISITION

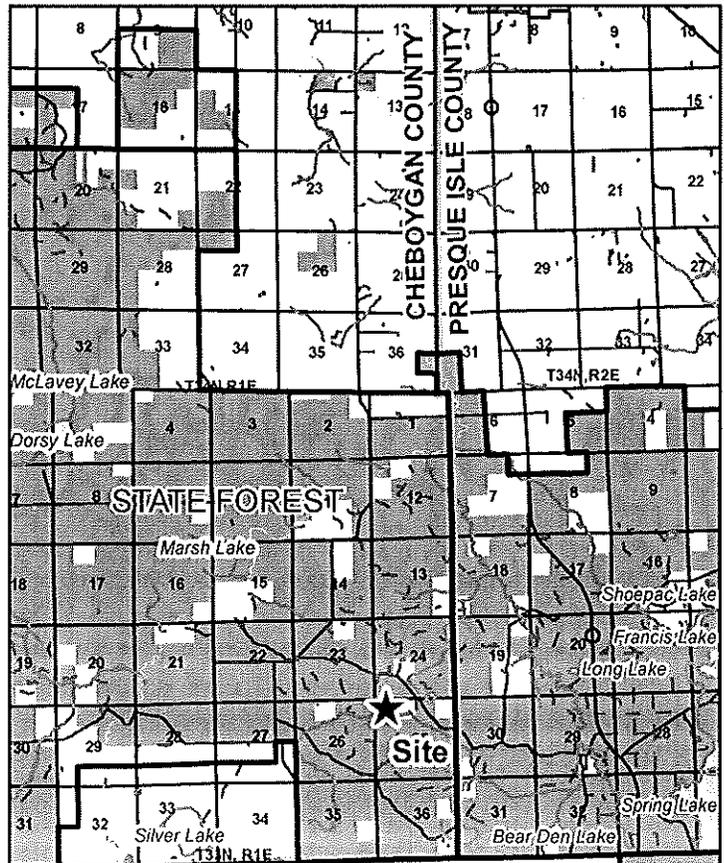
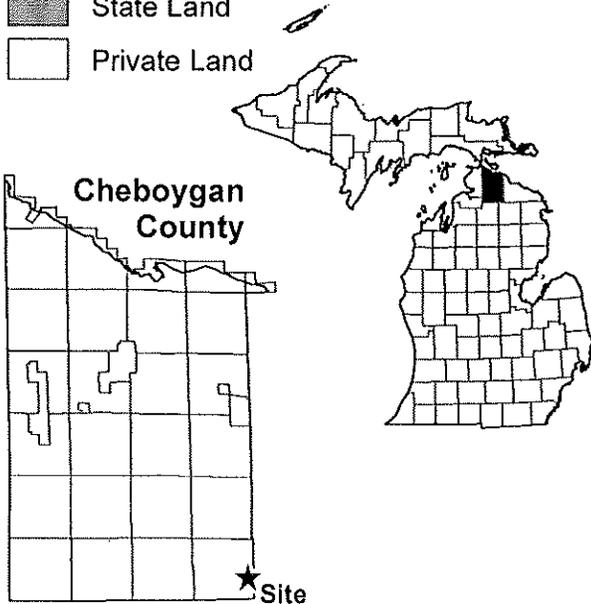
Pigeon River Forest Management Unit -- Cheboygan County

The Castle Tract -- Land Transaction Case #20140201



Section 25, T33N, R1E Forest Township

- State Forest Boundary
- Land to be acquired by DNR (40 acres)
- State Land
- Private Land



Regional Location



DNR -- Finance & Operations Division
Real Estate Services Section
10/16/2014

