RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES
LANSING

KEITH CREAGH
DIRECTOR

January 20, 2015

TO:	Keith Creagh, Director
INFORMATION:	Natural Resources Commission
Transaction:	State Forest Land Acquisition Pigeon River Country Forest Management Unit – Otsego County The Skiba Tract Land Transaction Case #20140203
Purchase:	147 acres, more or less. $410,000.00
PA 240 of 2012:	PILT Estimate: $3,491.98 This parcel is north of the Mason-Arenac County line and will result in an increase of 147 counted acres. There are no excluded acres as a part of this transaction.
Description:	Otsego County, Corwith Township, T32N, R01W, Section 30: The S1/2 of the NW1/4 and the SW1/4 of Section 30, lying north of the Pigeon River.
Seller(s):	Mr. Eugene Skiba, Gaylord, Michigan
Authority:	Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.
Notice:	This item will appear on the Department of Natural Resources (Department) February 3, 2015, calendar, and is eligible for approval on February 10, 2015.

Comments: The Skiba tract is located in the northeast region of Otsego County, approximately 15 miles northeast of the city of Gaylord, and is within the Pigeon River Country Forest Management Unit. The property contains the following characteristics:

- Access – the property is accessed from East Sturgeon Valley Road southerly through a recorded, granted easement by Song of the Morning Ranch (Golden Lotus Inc.) over their property to the subject tract.
- Topography and cover – the property is rolling with the highest area extending diagonally across the tract sloping down to Beaver Marsh and the Pigeon River, which represents the southern boundary. The uplands contain primarily mixed northern hardwoods that have been actively managed and lowland areas contain a mix of brush and conifer tree species.

- Water frontage – the tract contains an estimated ¾-mile of frontage on the Pigeon River. The Pigeon River is a designated natural river and a blue ribbon cold water fishery that travels through the heart of the Pigeon River State Forest.
- Wildlife - this parcel provides for a diverse wildlife habitat and will offer significant winter thermal cover for a variety of species. It is located in the central range of the Michigan elk herd, and also provides for 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: Otsego County and Corwith Township both support the acquisition.

Recommendation: That the acquisition be approved, with payment to be made from the Michigan Natural Resources Trust Fund project 13-123, Pigeon River Property.

Russ Mason, Ph.D., Chief
Wildlife Division

for 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

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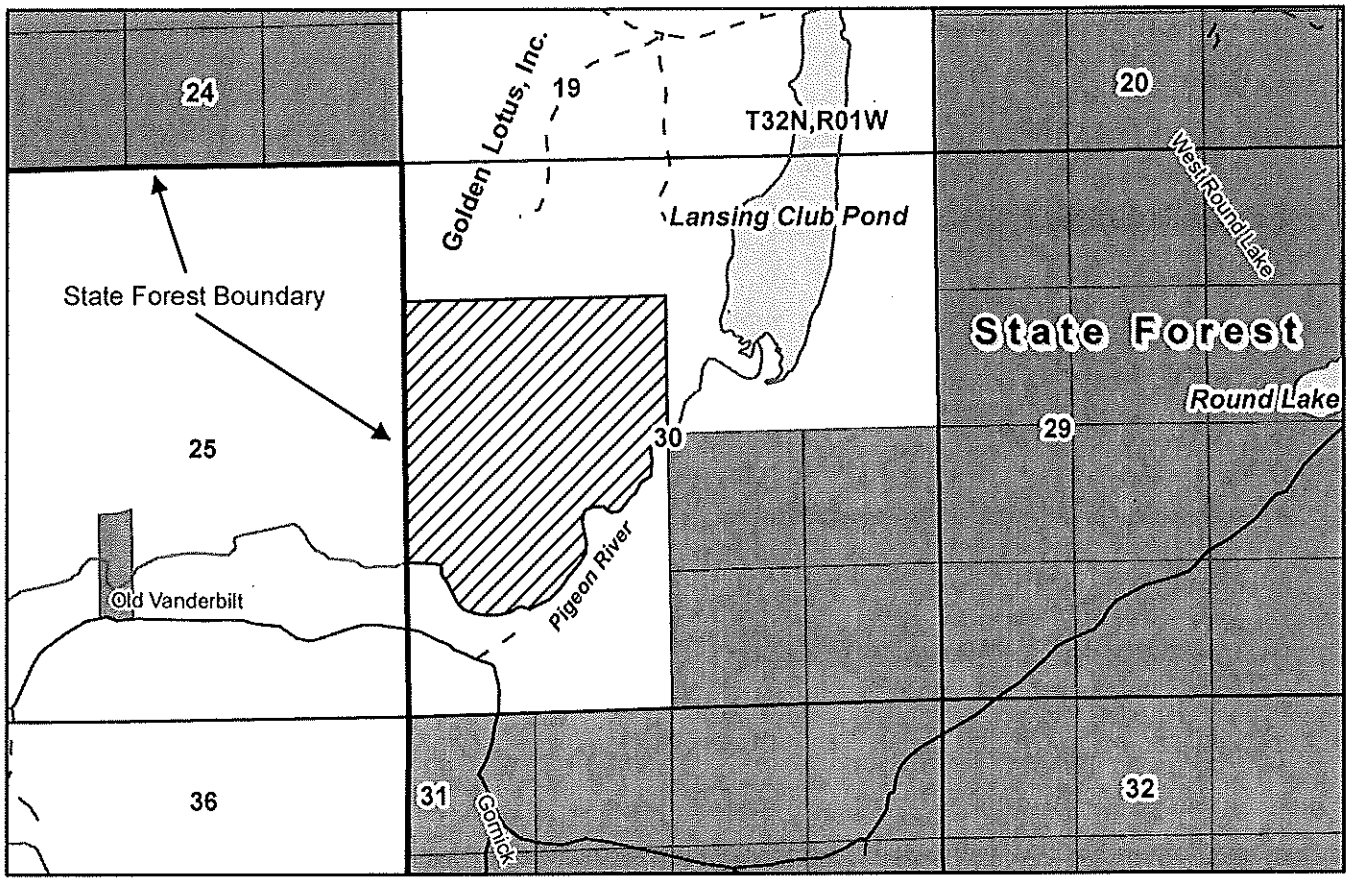
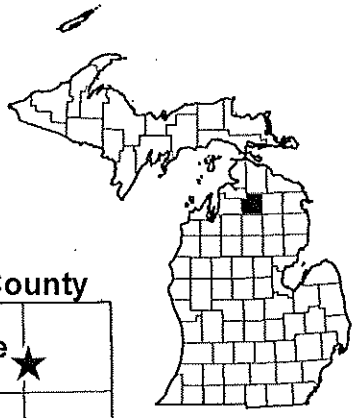
Date Approved

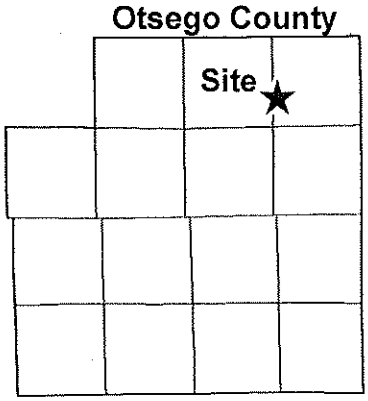
STATE FOREST LAND ACQUISITION
Pigeon River Country Management Unit -- Otsego County
The Skiba Tract -- Land Transaction Case #20140203

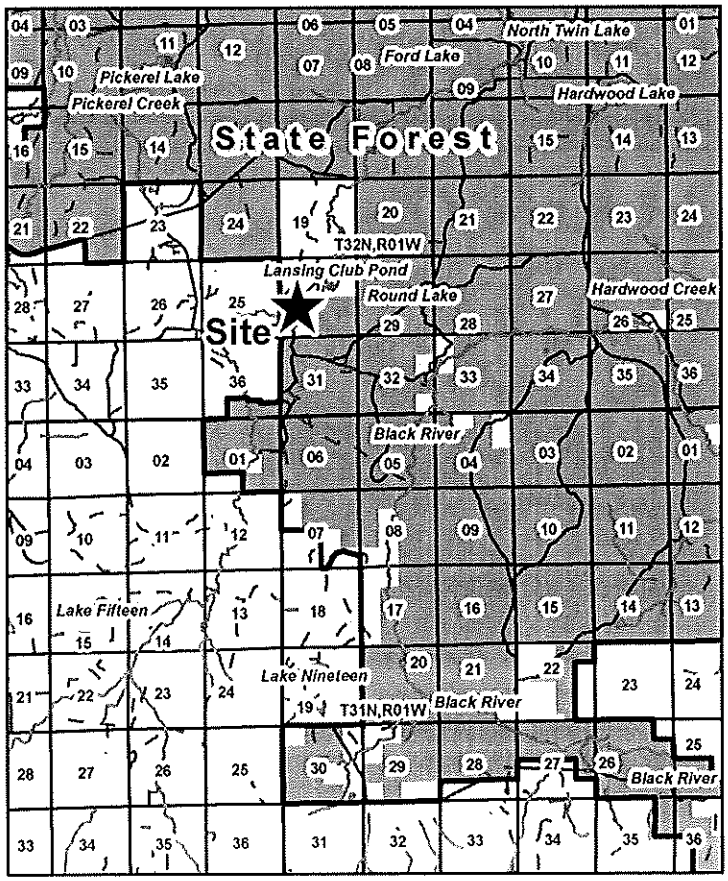


Section 30, T32N, R1W
Corwith Township

- State Forest Boundary
- Land to be Acquired by DNR (147 acres m/l)
- State Land
- Private Land







Regional Location

DNR -- Finance & Operations Division
Real Estate Services Section
01/05/2015