



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF NATURAL RESOURCES  
LANSING



RODNEY A. STOKES  
DIRECTOR

May 21, 2012

TO: Rodney A. Stokes, Director

INFORMATION: Natural Resources Commission

Transaction: State Forest Land Exchange and Boundary Modification  
Crystal Falls Management Unit – Dickinson County  
Land Transaction Case #20120014

Applicant(s): David and Sandra Carey, Channing, Michigan.

Private Land Offered in Exchange

Location: In Dickinson County, Sagola Township, T43N, R30W, Section 10: the East 10 acres.

Size: 10 acres, more or less.

Value: Pursuant to equal area exchange provision, Subpart 3. The offered 10 acre private parcel is larger than the desired 6.35 acre state-owned land. A review of local property tax assessment records indicates that it is reasonable to conclude that the offered land is likely worth more than the desired State-owned land.

Rights to be acquired:

Surface: To be acquired.

Minerals: To be acquired to the extent that title work indicates that the applicant owns the mineral rights.

Land Divisions: No divisions under the Land Division Act of 1967 are to be granted.

State Lands Desired in Exchange

Location: In Dickinson County, Sagola Township, T44N, R30W, Section 21, as more particularly described on the signed Land Transaction Agreement.

Size: 6.35 acres, more or less.

Parcel History: Acquired in 1939 by tax reversion. As a result of this exchange, the offered private land will assume tax reversion status for management and Payment in Lieu of Taxes purposes.

Value: Pursuant to equal area exchange provision, Subpart 3. The desired 6.35 acre State parcel is smaller than the offered 10 acre parcel. The desired State-owned land is likely worth less than the offered private land.

Rights to be conveyed and reserved:

- Surface: To be conveyed.
- Minerals To be conveyed, to the extent that mineral rights to the offered private lands are being conveyed to the State.
- Land Divisions: No divisions under the Land Division Act of 1967 are to be granted.
- Aboriginal Antiquities: To be reserved in accordance with Part 761 of Act 451 of 1994.
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Summary of Transaction

Description of Offered Land:

The offered private property is located in a rural area of Dickinson County. It contains the following attributes:

- Adjacent State-owned land – the property is adjacent to State-owned land on one side.
- Project boundary – the property is located adjacent to Crystal Falls Management Unit project boundary.
- Access – the property will be accessed by the adjacent State-owned land.
- Water – 330 feet of the Ford River flows through the property.
- Topography – the property has a rolling topography.
- Cover – the property has a wooded cover.

Description of Desired Land:

The desired State property is located in a rural area of Dickinson County. It contains the following attributes:

- Adjacent state-owned land – the property is adjacent to State-owned land on one side.
- Project boundary – the property is located within the Crystal Falls Management Unit project boundary.
- Access – the property will be accessed by the applicant's adjacent land.
- Water – 1,000 feet of frontage on Long Lake.
- Topography – the property has a lowland topography.
- Cover – the property has a lowland, tag alder cover.

Review:

The proposed land exchange was recommended for approval by the Acting Natural Resources Deputy.

Boundary Modification:

Forest Resource Division staff have reviewed this exchange and determined that it is appropriate to modify the Crystal Falls project boundary as shown on the attached map.

- Recommendations:
- (1) That the exchange be approved, under authority of Part 21, Act 451 of 1994, as amended, with the state reserving aboriginal antiquities.
  - (2) That mineral rights be exchanged if the applicant is able to convey mineral rights to the state. If the applicant is not able to convey mineral rights, the state should retain its mineral rights.

Russ Mason, Ph.D., Chief  
Wildlife Division

William O'Neill, Acting Chief  
Forest Resources Division

James L. Dexter, Chief  
Fisheries Division

Ronald A. Olson, Chief  
Parks and Recreation Division

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

Mark H. Hoffman  
Chief Administrative Officer

I approve the staff recommendations

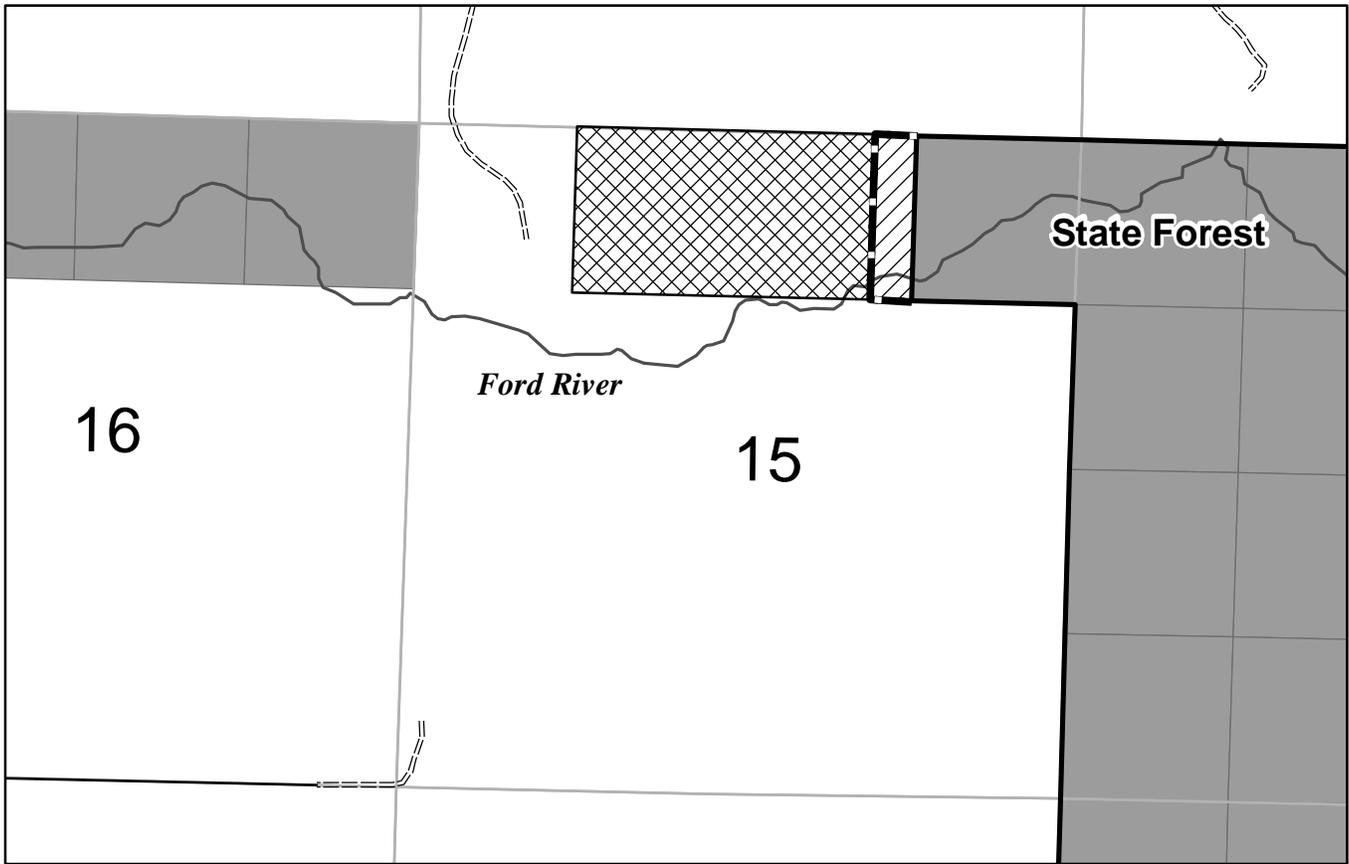
Rodney A. Stokes  
Director

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Date Approved

# STATE FOREST LAND EXCHANGE AND BOUNDARY MODIFICATION

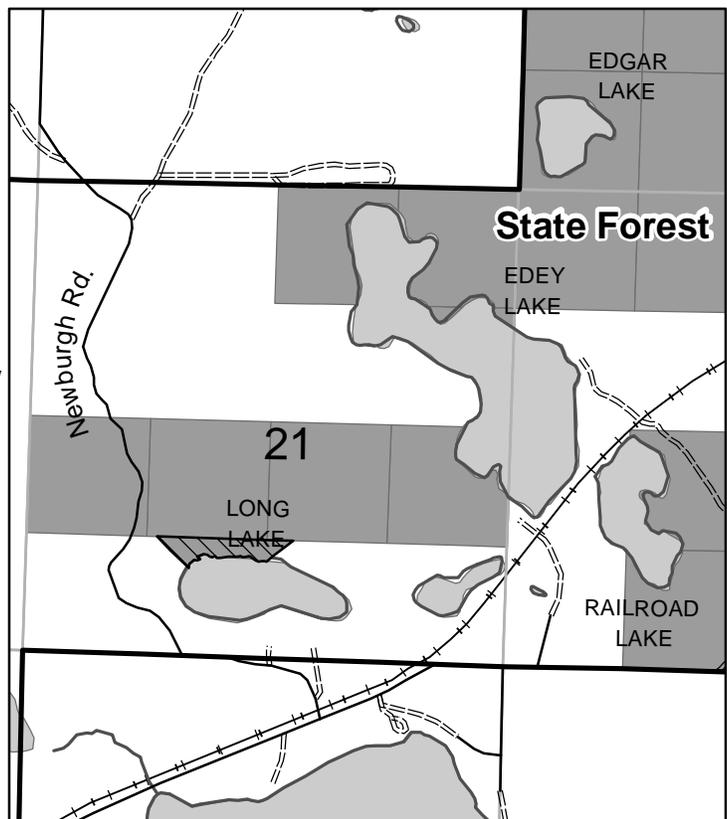
## Crystal Falls Management Unit -- Dickinson County

### Land Transaction Case #20120014



#### Offered Land -- Section 15, T43N, R30W, Sagola Township

-  State Forest Boundary
-  State Forest Boundary Modification
-  Private Land Offered to DNR in Exchange (10 acres m/l)
-  Applicant's Other Land
-  State Land Desired from DNR in Exchange (6.35 acres m/l)
-  State Land
-  Private Land



#### Desired Land -- Section 21, T44N, R30W, Sagola Township

