



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF NATURAL RESOURCES  
LANSING



KEITH CREAGH  
DIRECTOR

September 16, 2013

TO: Keith Creagh, Director

INFORMATION: Natural Resources Commission

Transaction: State Trail Acquisition  
Kal-Haven Trail State Park– Van Buren County  
Riverwoods on the Trail  
Land Transaction Case #20130223

Purchase: 58.15 acres more or less - \$830,000.00

PA 240 of 2012: PILT Estimate: \$3,000.00  
This parcel is south of the Mason-Arenac County line and will result in an increase of 58.15 counted acres. There are no excluded acres as a part of this transaction.

Description: Van Buren County, South Haven Township, T1S, R17W, a 58.15 acre parcel of land, more or less, lying in Section 2, and more completely described in the case file.

Seller: Bank of America, Chicago, Illinois

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

Notice: This item will appear on the Department of Natural Resources (Department) October 1, 2013, calendar, and is eligible for approval on October 8, 2012.

Purpose: The acquisition of this foreclosed property will provide for additional recreation opportunities in southwestern Michigan. The Parks and Recreation Division intends to take advantage of the parcels proximity to the Kal-Haven Trail State Park and it's 1,380 feet of frontage along the Black River to develop Michigan's first Blue Water Trail park, providing both rustic and modern recreational vehicle camping along the Black River and Michigan's growing state trail system.

Comments: Located just east of the City of South Haven, the property contains the following characteristics:

- Adjacent to State-owned land – the parcel abuts the 33.5 mile long Kal-Haven Trail State Park.
- Water frontage - 1,380 feet of frontage along the Black River just two miles east of Lake Michigan.
- Access – there are two entrances, one from Blue Star Memorial Highway, and another from Second Avenue.

September 16, 2013

- Topography and cover – the property is rolling with severe ravines that cleave the heavily wooded parcel. A significant portion abutting the river appears to low and wet.
- Utilities - extensive and up-to-date underground utility system for 39 undeveloped building lots.
- Improvements - modern log-beam picnic/meeting pavilion, a wooded walkway hugging the river, and blacktop roads that snake through a portion of the parcel

This property also gained importance as a result of the major flooding that occurred earlier this year. A major portion of the Kal-Haven Trail was removed along the edge of this parcel. Emergency repairs were made on a temporary basis with permanent repairs estimated to cost in excess of \$500,000.00. The purchase of this property would allow for a permanent reroute of the trail through this parcel of land.

Acquisition of this parcel will contribute to achieving Department and Division goals and strategies by providing additional public recreation opportunities in existing Park and Recreation Areas, and developing new trail camping opportunities along a water and hiking/bike and snowmobile trail. This site is in Southern Michigan, neighboring the Blue Star Memorial Highway.

Recommendation:

- 1) That the acquisition be approved, with payment to be made from the Michigan Natural Resources Trust Fund, State Trails Initiative, as contained in Act 16 of 2011, and South West Michigan Land Consolidation, as contained in Act 16 of 2011.
- 2) That the property be dedicated for public use and administered by the Parks and Recreation Division.

September 16, 2013

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

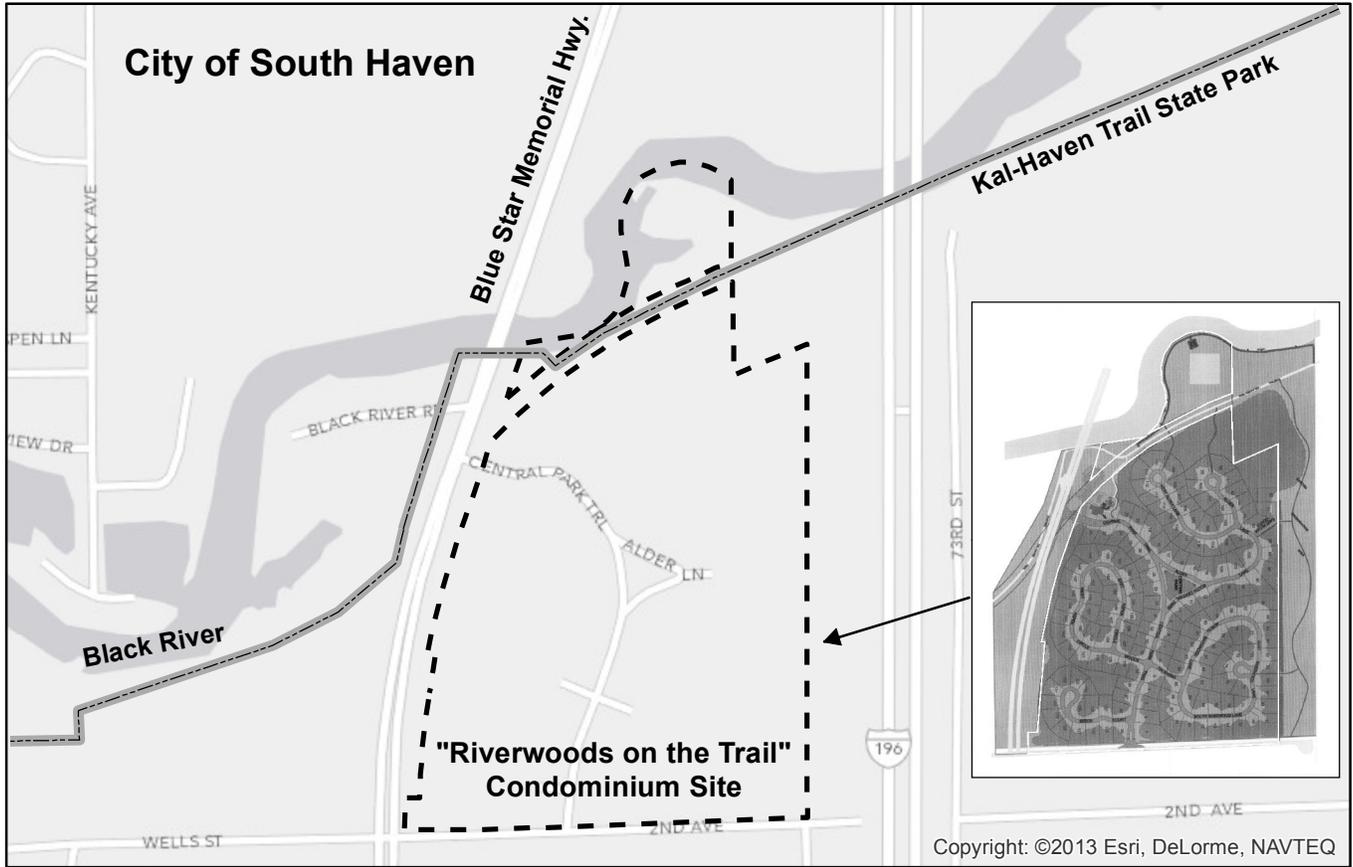
Keith Creagh  
Director

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Date Approved

# STATE TRAIL ACQUISITION

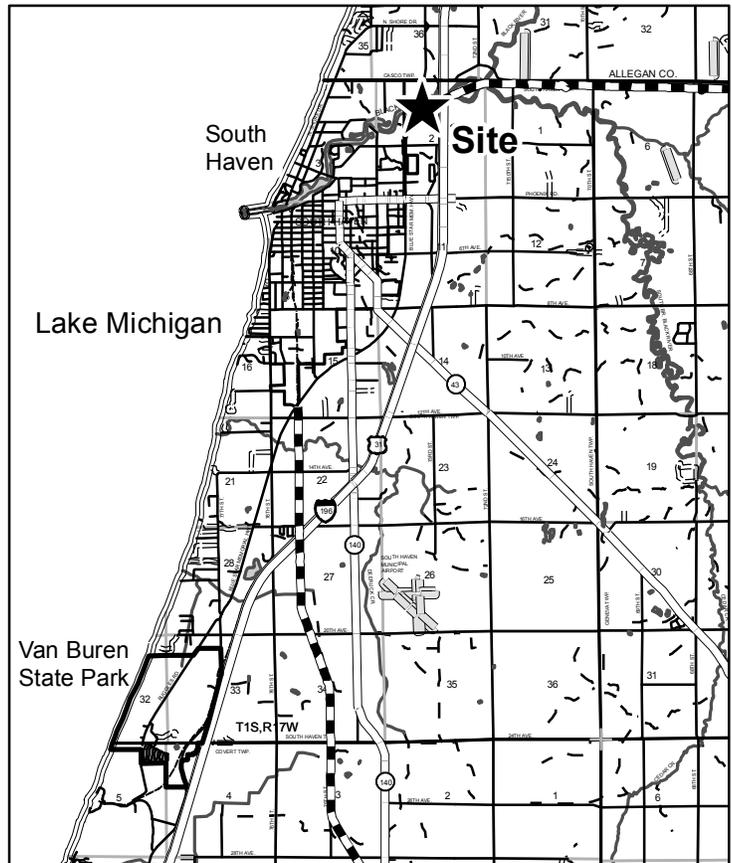
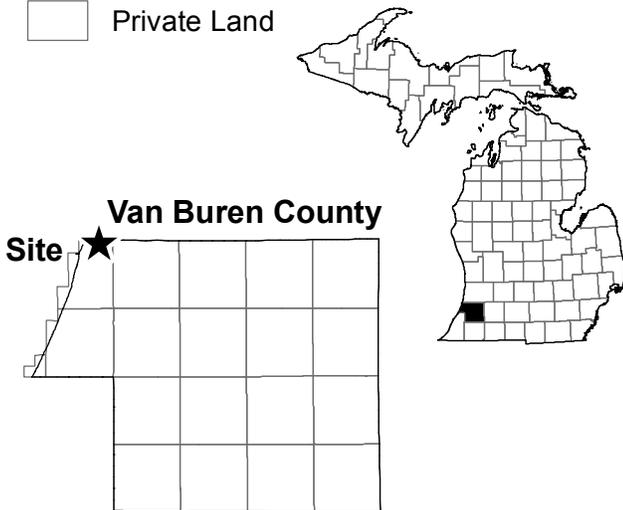
## Kal-Haven Trail State Park -- Van Buren County

### "Riverwoods on the Trail" -- Land Transaction Case #20130223



## Section 2, T1S, R17W South Haven Township

- DNR Project Boundary
- State Trails
- Land Offered to DNR  
(58.15 acres -- \$830,000)
- State Land
- Private Land



**Regional Location**



DNR -- Finance & Operations Division  
Real Estate Services Section  
09/18/2013

