



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF NATURAL RESOURCES  
LANSING



KEITH CREAGH  
DIRECTOR

November 12, 2013

TO: Keith Creagh, Director

INFORMATION: Natural Resources Commission

Transaction: State Forest Land Acquisition  
Newberry Management Unit– Luce County  
Two Hearted Tract  
Land Transaction Case #20130115

Purchase: 200 acres, more or less. \$325,000.00

PA 240 of 2012: PILT Estimate: \$1,290.00  
This parcel is north of the Mason-Arenac County line and will result in an increase of 200 counted acres.  
Excluded Acres: There are no acres excluded with this parcel.

Description: Luce County, McMillan Township, T49N, R10W, the SE1/4 of the SE1/4, Section 10, and the NE1/4 except the NW1/4 of the NE1/4 and the NE1/4 of the SE1/4, Section 15, containing 200 acres, more or less.

Seller(s): TH River Properties, LLC, Newberry, MI.

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

Notice: This item will appear on the Department of Natural Resources (Department) December 3, 2013, calendar, and is eligible for approval on December 10, 2013.

Purpose: The acquisition of the parcel will assist in accomplishing the Department's Land Strategy goals for providing public access to water for recreation purposes, 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 200-acre tract is within the boundaries of the Newberry Management Unit, approximately 20-miles north of the village of Newberry in McMillan Township, and less than two miles south of Lake Superior's shoreline. The property contains the following characteristics:

- Adjacent to State-owned land – the parcel is completely surrounded by State-owned land, except a privately owned 40-acre tract located to the east of the parcel.
- Access – via two-tracks that cross the adjacent State-owned lands from Seven Mile Fire Line Road and High Banks Trail, which lead to County Road 410.

- Topography and cover – it is primarily low and level river valley, containing approximately 80% wetland. The tract contains upland pine/conifer and hardwoods, and lowlands contain conifer types and tag elder. The property was selectively harvested seven years ago.
- Water frontage – the property contains more than 4,800 feet of frontage on the Two Hearted River, which is designated as a natural river.
- Improvements – none.

Minerals will be conveyed by the landowner, if owned.

The recently completed “Department of Natural Resources Managed Public Lands Strategy” provides guidance concerning land acquisition priorities. It also places an emphasis on acquiring private holdings within DNR-managed public land project boundaries that further the goals, desired outcomes, and measurable objectives that are identified in the Strategy. As such, this acquisition furthers the following goals as outlined in the plan:

- Goal 1: Provide Quality Outdoor Public Recreation Opportunities
  - This acquisition increases the amount of land available for dispersed public recreation along the extensive natural river corridor.
- Goal 2: Foster Regional Economic Prosperity
  - The acquisition will add acreage to the State Forest system in order to meet the objective of sustainable timber harvest goals as established in the regional forest management plan. The added timber lands will assist in creating sustainable state forest product industries that support communities by providing jobs, products and diverse and resilient forests.
- Goal 3: Protect Natural and Cultural Resources
  - This acquisition will protect the natural 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.

Recommendation: That the acquisition be approved, with payment to be made from the Michigan Natural Resources Trust Fund, Public Land Access and Consolidation – Two Hearted, TF12-125.

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

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

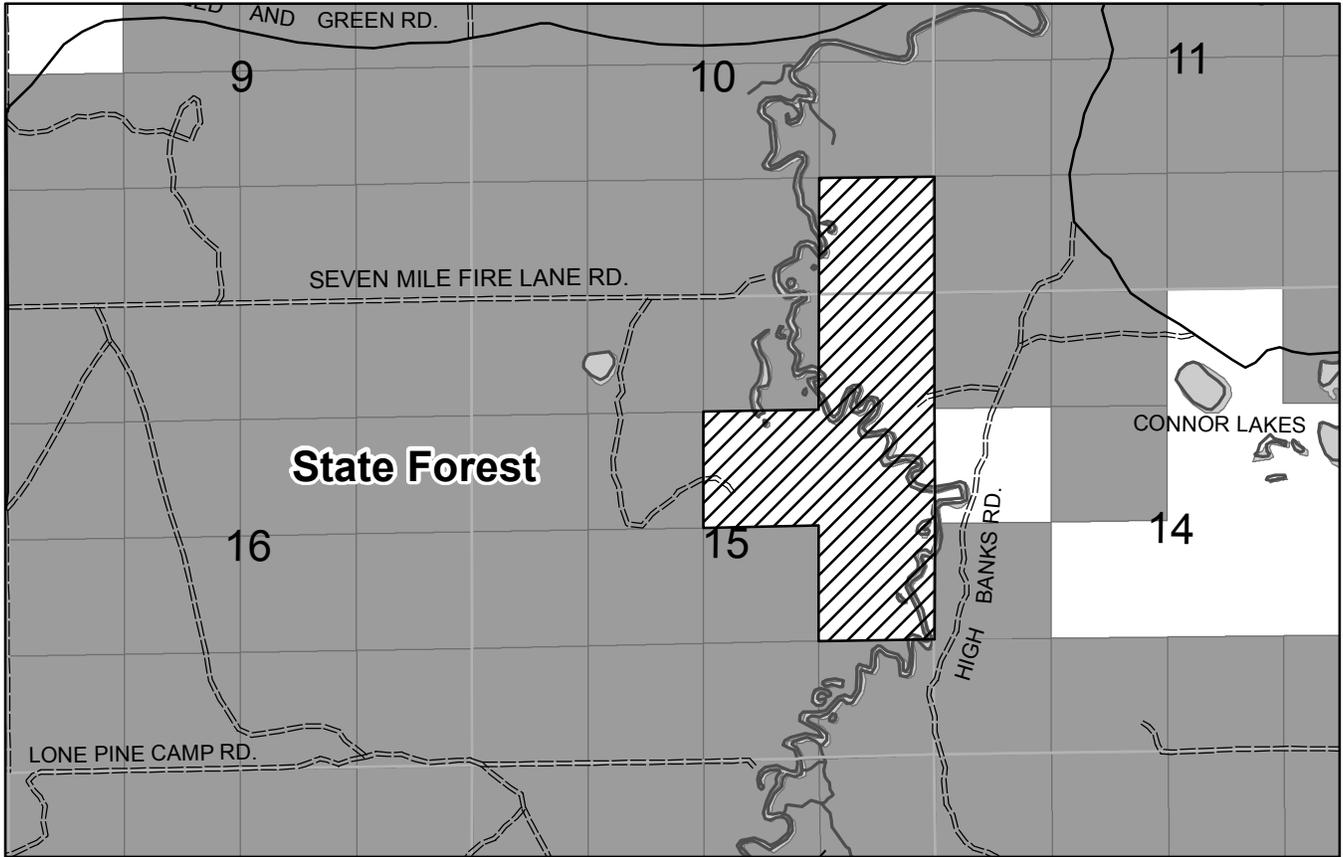
Keith Creagh  
Director

\_\_\_\_\_  
Date Approved

# STATE FOREST LAND ACQUISITION

## Newberry Management Unit -- Luce County

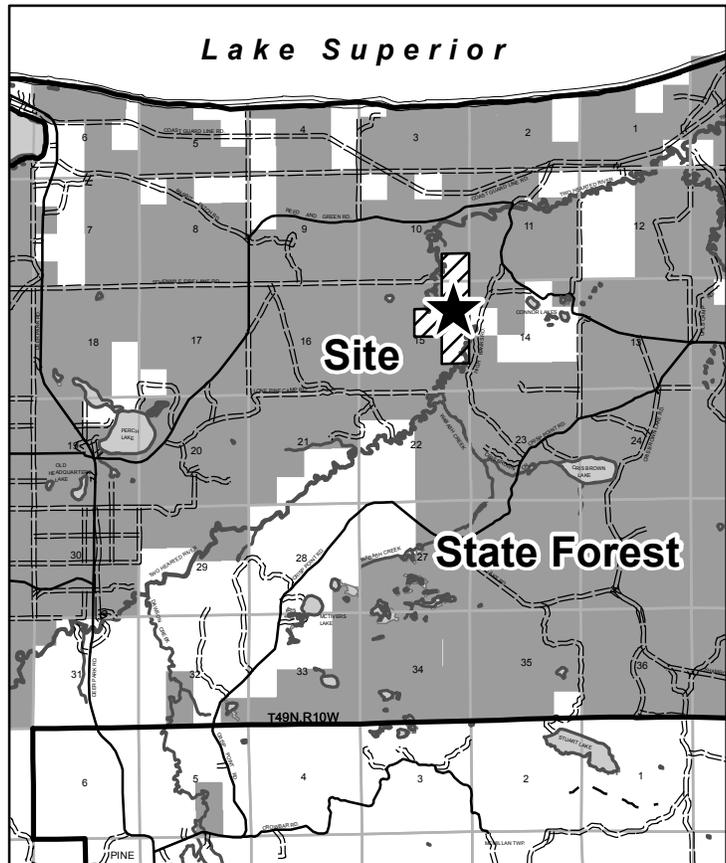
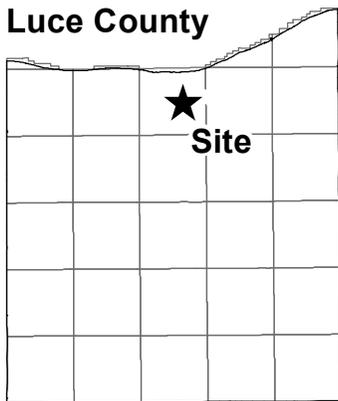
### Two Hearted Tract -- Land Transaction Case #20130115



#### Sections 10 & 15, T49N, R10W McMillan Township

-  State Forest Boundary
-  Land Offered to DNR  
(200 acres -- \$325,000)
-  State Land
-  Private Land

#### Luce County



#### Regional Location



DNR -- Finance & Operations Division  
Real Estate Services Section  
11/04/2013

