



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES
LANSING



KEITH CREAGH
DIRECTOR

August 10, 2012

TO: Keith Creagh, Director

INFORMATION: Natural Resources Commission

Transaction: State Forest Land Acquisition
Cadillac Management Unit – Lake County
Smith, Bolman, Haley Tract
Land Transaction Case #20110166

Purchase: 40 acres, more or less. \$85,000.00

PA 240 of 2012: PILT Estimate: \$2,120.00
This parcel is south of the Mason-Arenac County line and will not result in an increase of counted acres.
Excluded Acres:
40 acres – accessing other land owned by the Department.

Description: Lake County, Cherry Valley Township, T18N, R12W, Section 5, NE ¼ of the SW ¼.

Seller(s): Jeffrey Smith, Ross Bolman, and Timothy Haley of Holland, MI.

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

Notice: This item will appear on the Department of Natural Resources (Department) September 4, 2012, calendar, and is eligible for approval on September 12, 2012.

Comments: The offered parcel is located in Lake County, approximately 7 miles northeast of Baldwin and within the Cadillac Management Unit. The parcel contains the following attributes, which collectively make this a priority acquisition:

- Adjacent State-owned land – bordered by State-owned land on three and one-half sides.
- Project boundary – the property is located within the Cadillac Management Unit project boundary.
- Access – access for the public and department staff will be via a two track road that crosses the adjacent State-owned land and this parcel as it travels to State-owned land along the east side of the Baldwin-Luther swamp.
- Topography – mostly level to gently rolling. Approximately 40% of the land is well drained and 60% is poorly drained.
- Cover – the entire property is wooded.

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Since the tract is bordered by State Forest land on three and one-half sides, acquisition by the Department will result in a net reduction of $\frac{3}{4}$ mile of property boundary that staff will need to monitor and maintain.

The sellers will remove all structures from the property prior to closing and convey any mineral rights that they own relative to this parcel.

Acquisition of this parcel will contribute to the Department's goals of consolidating State ownership, securing wildlife habitat, enhancing forest management, and increasing public recreation opportunities.

Recommendation: That the acquisition be approved, with payment to be made from the Michigan Natural Resources Trust Fund, Northern Lower Peninsula Eco-Regional Land Consolidation project.

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

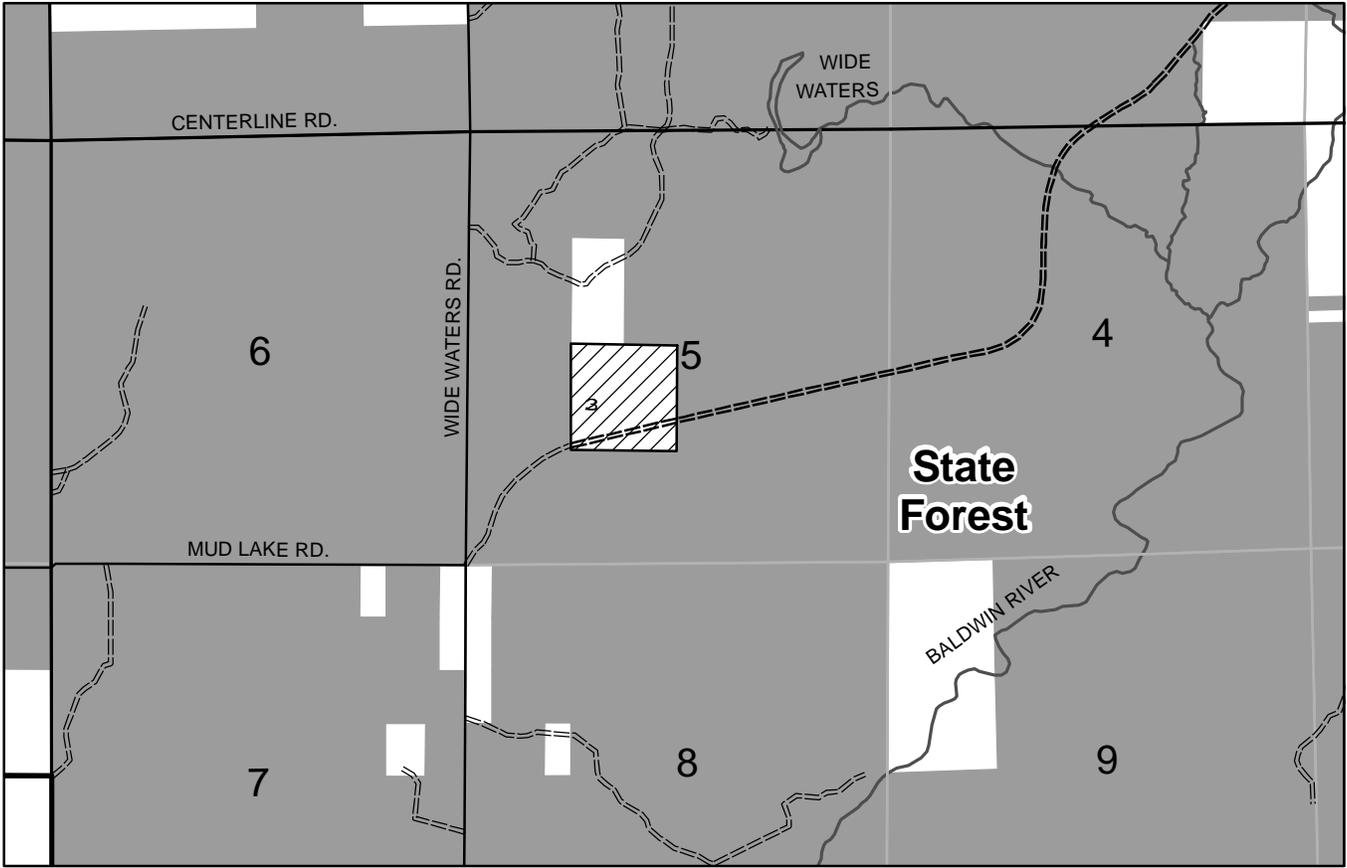
Keith Creagh
Director

Date Approved

STATE FOREST LAND ACQUISITION

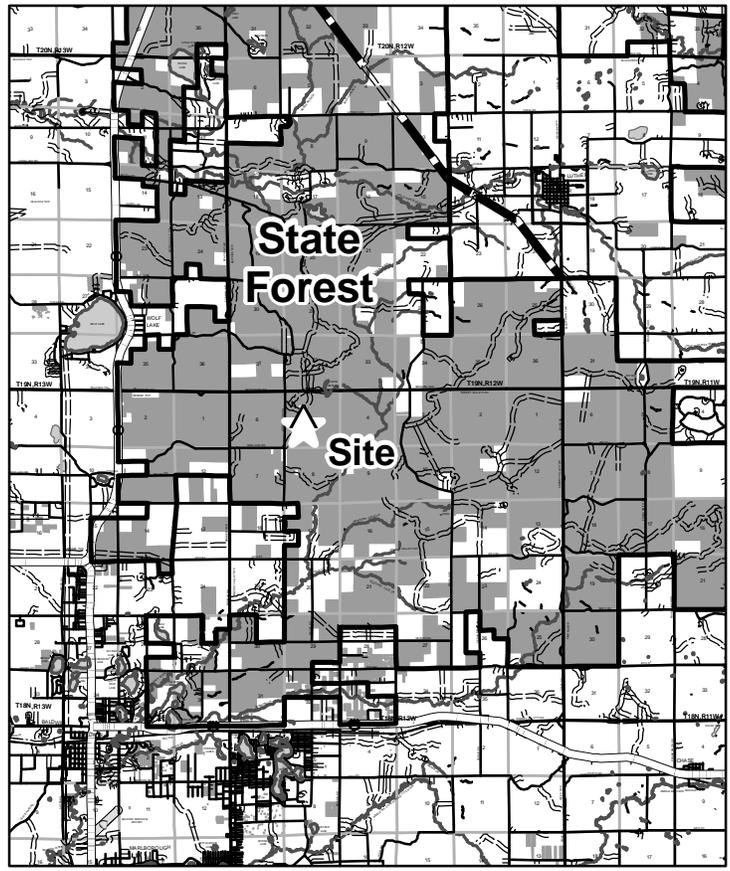
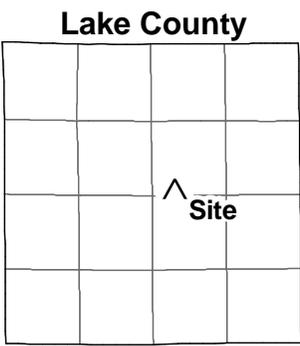
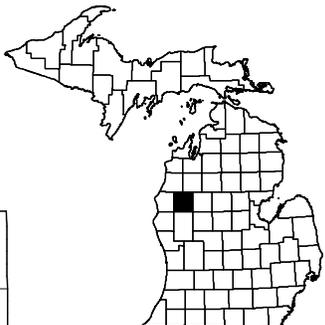
Cadillac Management Unit -- Lake County

Smith, Bolman, and Haley Tract -- Land Transaction Case #20110166



Section 5, T18N, R12W Cherry Valley Township

- State Forest Boundary
- Land Offered to DNR
(40 acres -- \$85,000.00)
- Cabin
- State Land
- Private Land



Regional Location