



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 Trail Acquisition  
North Central State Trail – Cheboygan County  
The Jennie Johnson/LTC Tract  
Land Transaction Case #20120004

**Purchase:** 147 acres more or less – \$750,000.00

**PA 240 of 2012:** PILT Estimate: \$7,500.00  
This Parcel is North of the Mason-Arenac Line and will result in an increase of 130.23 counted acres.  
Excluded Acres:  
0.69 acres – trail located within an abandoned railroad right-of-way  
16.08 acres – trail not located within an abandoned railroad right-of-way

**Description:** Cheboygan County, Mullett Township, T36N, R02W, All that part of Section 31, Township 36 North, Range 2 West, Cheboygan County, Michigan, as recorded July 14, 2009 in Liber 1131, page 121, together with crossing easements as set forth in “Easements for Driveway Purposes” recorded April 9, 2009 in Liber 1122, Page 794, and in Liber 1131, page 123, Cheboygan County Records, excluding a small strip of land west of the highway that the Vendor will retain to clear up title issues prior to closing.

**Seller:** Little Traverse Conservancy, Harbor Springs, Michigan.

**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 147 acre parcel is located between the communities of Indian River and Topinabee and between Straits Highway (M-27) and the southwest shore of Mullett Lake in Cheboygan County. The parcel contains the following attributes, which collectively make this a priority acquisition:

- over 1,500 feet of lake frontage on the southwestern portion of Mullett Lake;
- the North Central State Trail crosses the property very near the shoreline creating public access opportunities to the lake from the trail;

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- undulating terrain with a high ridge that circles the land and is dominated by a mature forest with a variety of mixed conifer tree species and associated northern hardwoods;
- standing timber that includes numerous mature specimen-quality pine and hemlock making for an exceptional forest canopy;
- approximately 35% of the parcel is designated as Palustrine wetlands (substantially covered with emergent vegetation--trees, shrubs, moss, etc.) with a 0.60 acre fresh water pond;
- together with a good two-track trail system (7,005+/- feet), the parcel is improved with a one-story single unit residential structure containing 1,723 square feet built in 1946 on a concrete foundation with an associated garage and shed;
- archeological excavations indicate the site had been used repeatedly as a cold-season campsite (ca. A.D. 600 to contact).

The seller will convey any mineral rights that they own relative to this parcel. The seller also will place a restriction on the deed that states that not more than one dock (seasonal) is allowed and no marinas.

Acquisition of this parcel will preserve the lakeshore and create public access opportunities not only to the lake from the trail but from the lake to the trail. Other potential recreation opportunities are being considered at this site including natural and historical interpretive sites, a trailhead with parking, restroom facilities, picnic pavilion, benches, seasonal dock, potable water and dispersed camping.

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.
- (2) That the property be dedicated for public use and administered by the Parks and Recreation Division.



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



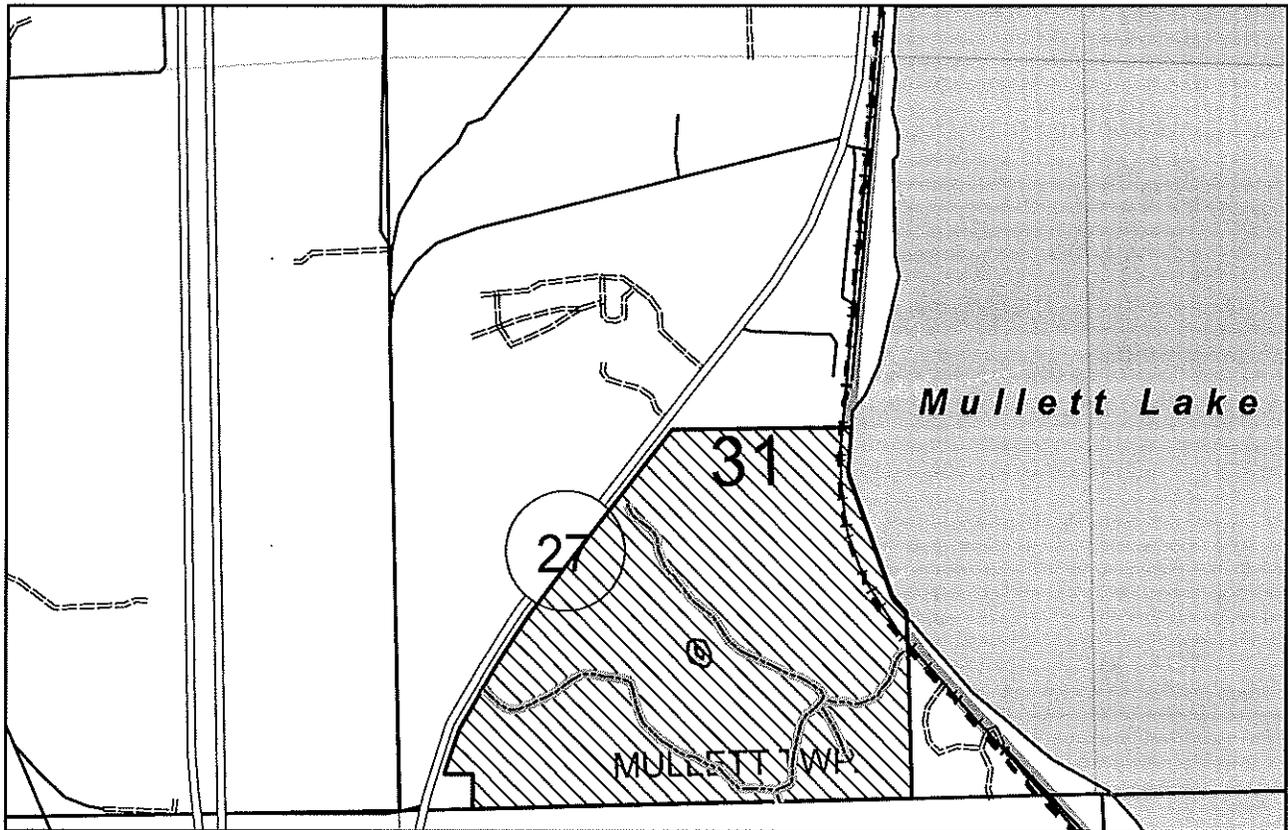
Mark H. Hoffman  
Chief Administrative Officer

I approve the staff recommendations

Keith Creagh  
Director

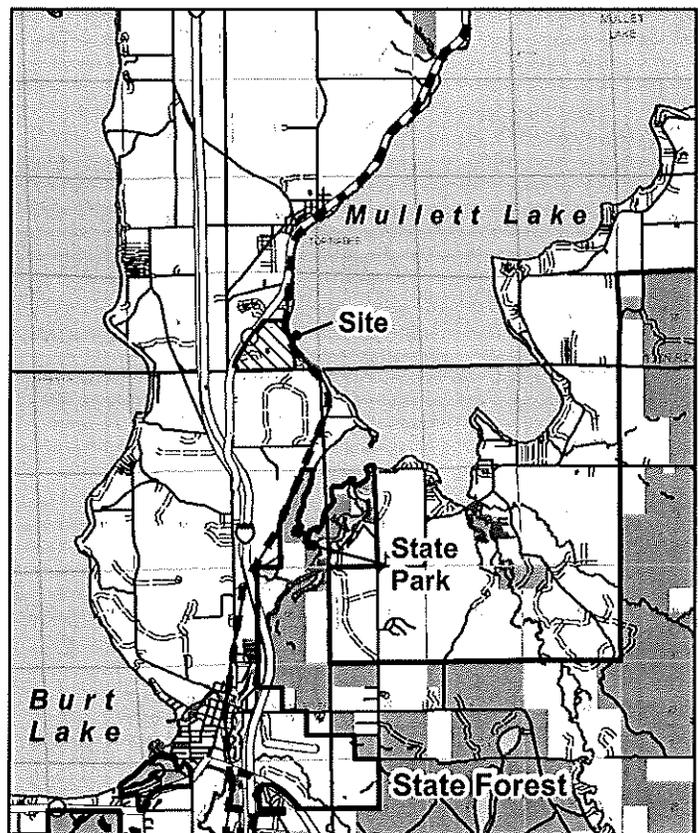
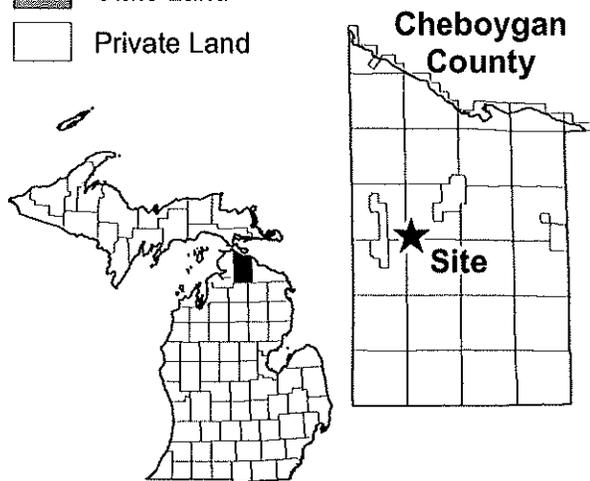
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Date Approved

**STATE TRAIL ACQUISITION**  
**North Central State Trail -- Cheboygan County**  
**The Jennie Johnson/LTC Tract -- Land Transaction Case #20120004**



**Section 31, T36N, R2W**  
**Mullett Township**

-  DNR Project Boundaries
-  Land Offered to DNR  
(147 acres -- \$750,000.00)
-  8 ft. wide +/- trail  
(approx. 7,005.21 ft. in length)
-  North Central State Trail
-  State Land
-  Private Land



**Regional Location**



DNR -- Finance & Operations Division  
 Real Estate Services Section  
 07/26/2012

