STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENT

LANSING

JENNIFER M. GRANHOLM
GOVERNOR

REBECCA A. HUMPHRIES
DIRECTOR

February 8, 2010

TO:	Rebecca A. Humphries, Director
INFORMATION:	Natural Resources Commission
Transaction:	Forest Management Land Exchange Gladwin Management Unit – Clare, Gladwin, and Midland Counties Land Transaction Case #20060121
Applicant:	Redding Lodge South Camp LLC, Mount Pleasant, Michigan
Private Land Offered In Exchange:	Offered Parcel #1 - Midland County, Mills Township, T16N, R02E, Section 8: The NE ¼ of the NW ¼. 40 acres, more or less. Offered Parcel #2 - Gladwin County, Grim Township, T18N, R02E, Sections 2 and 11: As more particularly described on the attached "Exhibit A." 200 acres, more or less. Total Offered - 240 acres, more or less.
Exchange Value:	$290,000.00
State Land Desired In Exchange:	Desired Parcel #1 - Clare County, Redding Township, T19N, R06W, Section 18: The Fractional NW ¼ of Section 18, EXCEPT the N 50 acres thereof and ALSO EXCEPT the South 100 feet of the NW ¼ of Section 18. 86 acres, more or less. Desired Parcel #2 - Clare County, Redding Township, T19N, R06W, Section 19: The W ½ of the SE ¼ of the NE ¼, and the NW ¼ of SE ¼, and the W ½ of the NE ¼ of the SE ¼ of Section 19. 80 acres, more or less. Total Desired - 166 acres, more or less.
Reservations:	Within Desired Parcel #1, the State will reserve the right to harvest all forest products from inventory stands 7 and 84, as shown on the attached "Exhibit B" until December 31, 2011.
Exchange Value:	$290,000.00
Authority:	Part 21 of Act 451, Public Acts of 1994, as amended.

Notice: This item will appear on the Department of Natural Resources and Environment's (Department) February 22, 2010 Calendar, and is eligible for approval on March 1, 2010.

Comments: Offered parcel #1 is 40 acres of private land in Midland County which abuts State Forest land on three sides. It is accessed off the end of Saiko Road, and has vegetation primarily comprised of lowland species such as birch, willow, tag alder, and marsh grass. An abandoned railroad corridor crosses the northwest portion and is part of the Midland-Mackinaw Trail, which allows for non-motorized access into the property.

Offered parcel #2 is 200 acres of private land in Gladwin County with a long stretch of frontage on State Highway M-61. Forest cover varies significantly over the parcel and ranges from oak-pine types on well-drained sand at the east end to hummocky soils supporting marsh grass, red maple, white pine, and tag alder in the northern and western areas of the parcel. This land abuts existing State Forest on three sides.

The desired 166 acres of State-owned land are located in west-central Clare County, 12 miles west of Harrison. The two parcels have frontage on Kirby Avenue, which is a county-maintained gravel road. Soil types are sandy and the parcels are wooded with a mix of red pine, oak, and aspen. The mature red pine stand on the parcel in Section 18 represents a significant value component, and therefore the Department is reserving the right to harvest timber on that parcel until December 31, 2011; the appraisals took this reservation into account.

The proposed land exchange was reviewed and recommended for approval by the Land Exchange Review Committee on February 28, 2008. The exchange will aid in consolidating State-owned land by eliminating more than three miles of private boundary interface in the State Forest.

The desired State-owned land was acquired through a combination of federal land exchange and tax reversion in the years 1939, 1940, and 1943. As a result of this exchange, the offered land will assume tax-reverted status.

The Mineral and Land Management Section staff of the Department's Forest Management Division has determined that it is appropriate for the Department to exchange or dispose of the State's mineral rights.

Recommendation: That the exchange be approved, under authority of Part 21, Act 451 of 1994, as amended, with the State reserving timber harvest rights as shown on the attached "Exhibit B," and aboriginal antiquities.

David E. Freed, Chief
Land and Facilities

Russ Mason, Ph. D., Chief
Wildlife Division

Lynne M. Boyd, Chief
Forest Management Division

Kelley D. Smith, Ph. D., Chief
Fisheries Division

Ronald A. Olson, Chief
Recreation Division

Arminda S. Koch
Resource Management Deputy

I approve the staff recommendation.

Rebecca A. Humphries
Director

Date Approved

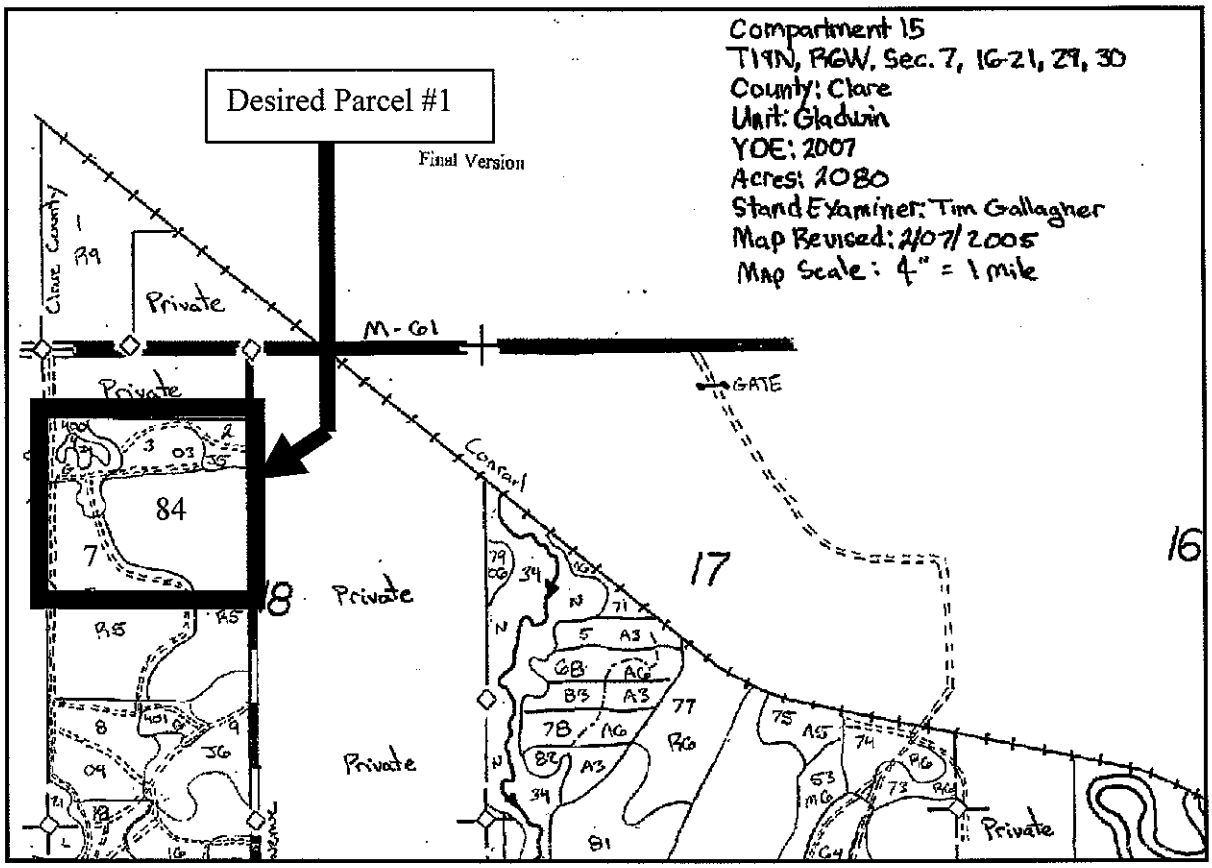
Exhibit A

Township of Grim, County of Gladwin, State of Michigan

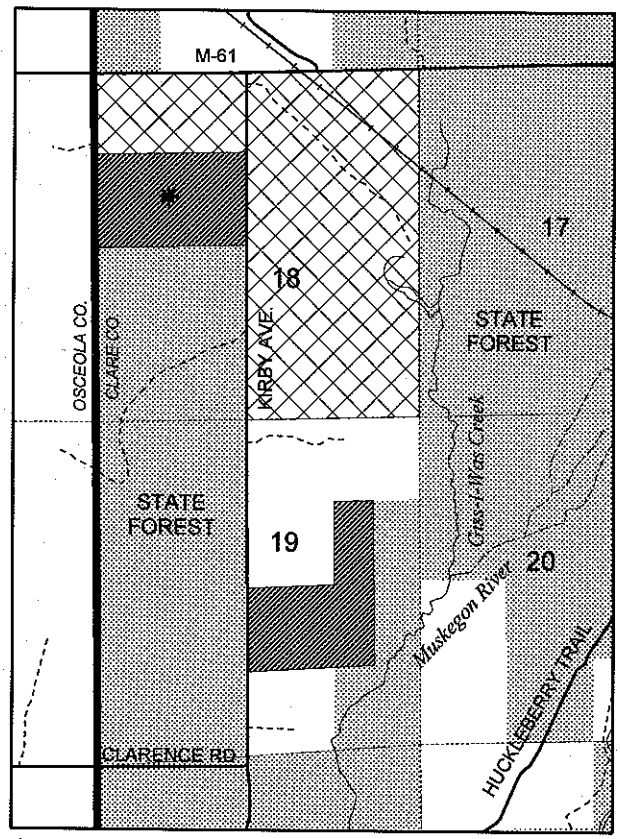
The Southeast 1/4 of the Southwest 1/4 and the West 1/ 2 of the Southeast 1/4 of Section 2, Township 18 North, Range 2 East; and All that part of the North 1/ 2 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 11, Township 18 North, Range 2 East, lying Northerly of Highway M-61; Subject to Right-of-way for Highway M-61 along the Southerly side and East Fireline Trail along the Northeasterly side thereof. All being in the Township of Grim, County of Gladwin, State of Michigan, more particularly described as: Beginning at the Northeast Corner of said Section 11; thence North 89°18'56" West, along the North line of said Section 11, 1323.86 feet to the East 1/8 line of said Section 2; thence North 00°23'05" West, along said East 1/8 line, 2632.63 feet to the East-West 1/4 line of said Section 2; thence North 89°05'06" West, along said East-West 1/4 line, 1319.26 feet to the Interior 1/4 Corner of said Section 2; thence South 00°16'57" East, along the North-South 1/4 line of said Section 2, 1318.92 feet to the South 1/8 line of said Section 2; thence North 89°12'02" West, along said South 1/8 line, 1321.48 feet to the West 1/8 line of said Section 2; thence South 00°10'38" East, along said West 1/8 line, 1321.54 feet to the North line of said Section 11; thence South 00°09'34" East, along the West 1/8 line of said Section 11, 1329.90 feet to the Center line of Highway M-61; thence along said Center line on the following three courses: North 81°06'45" East, 2024.48 feet; thence on a curve to the Left, having a Long Chord Bearing North 76°20'56" East, 1231.73 feet and a tangant of 618.00 feet; thence North 71°35'07" East, 814.00 feet to the East line of said Section 11; thence North 00°15'02" West, along said East Section line, 421.84 feet back to the place of beginning.

Exhibit B
Desired Parcel #1 Timber Reservation

Within Desired Parcel #1, the State reserves the right to harvest all forest products from inventory stands 7 and 84, as shown on the following map.

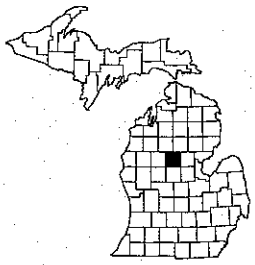


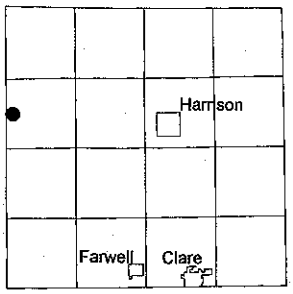
FOREST MANAGEMENT LAND EXCHANGE
Gladwin Management Unit - Clare, Gladwin, and Midland Counties
Land Transaction Case #20060121
(Map 1 of 2)



Clare County, Redding Township
Sections 18 and 19, T19N, R06W

- State Forest boundary
- State land desired from DNRE in exchange (166.00 acres total)
- Applicant's land
- State land
- Private land
- ✱ Parcel with DNRE timber reservation





CLARE COUNTY

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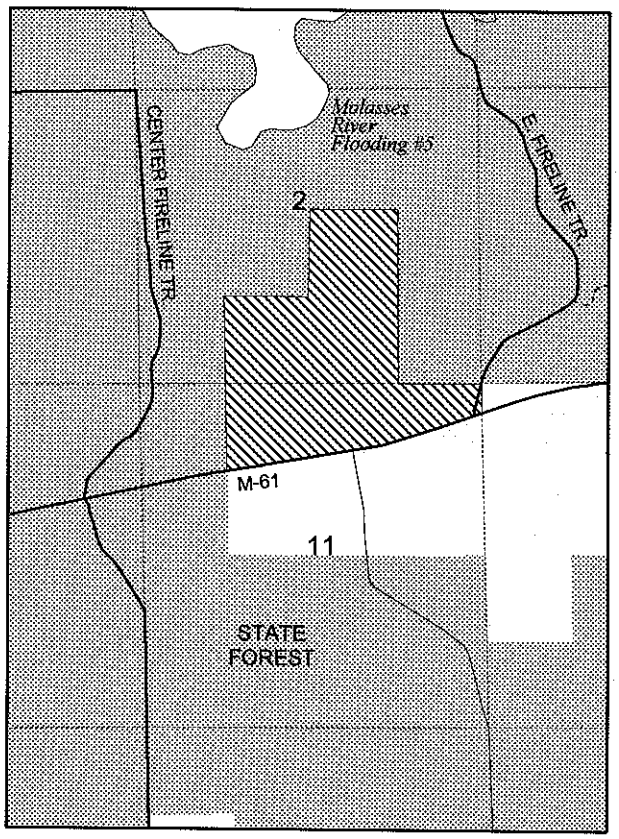
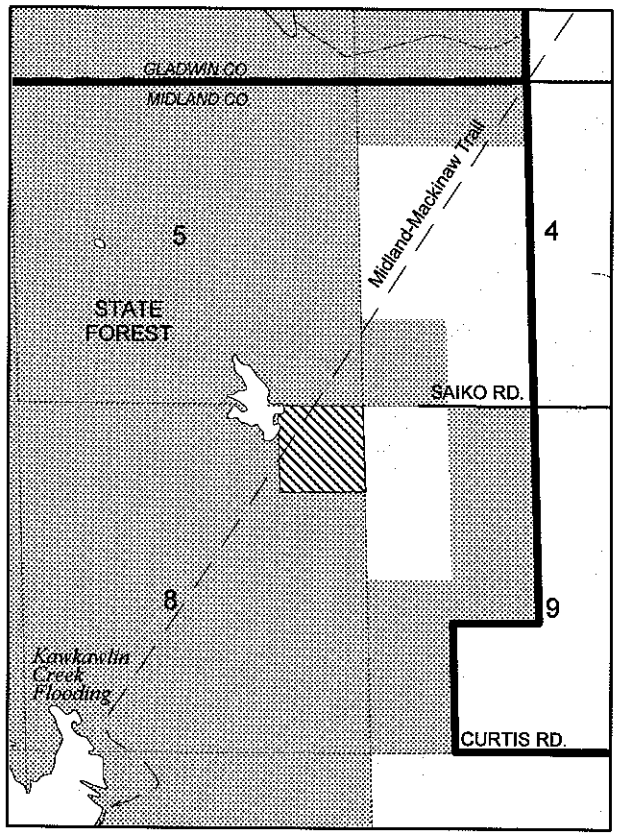
FOREST MANAGEMENT LAND EXCHANGE
Gladwin Management Unit - Clare, Gladwin, and Midland Counties
Land Transaction Case #20060121
(Map 2 of 2)



Gladwin County, Grim Township
Sections 2 and 11, T18N, R02E



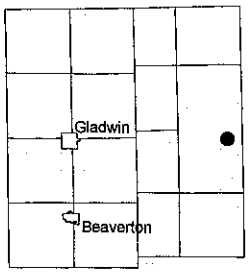
Midland County, Mills Township
Section 8, T16N, R02E

State Forest boundary

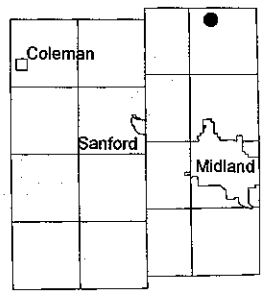
Private land offered to DNRE in exchange (240.00 acres total)

State land

Private land



GLADWIN COUNTY



MIDLAND COUNTY

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