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GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES
DIRECTOR

July 13, 2009

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: State Forest Land Exchange
Crystal Falls Management Unit – Iron County
Land Transaction Case #20070278

Applicant: Richard A. White and Barbara J. Osborne, Davidsonville, Maryland

Land Offered: Iron County, Mansfield Township, T44N, R31W:
In Exchange: NW ¼ of the SW ¼ of Section 36 (40 acres more or less)

Exchange Value: The offered 40-acre parcel has attributes comparable and superior to the desired parcel.

State Land Desired: Iron County, Mansfield Township, T44N, R31W:
In Exchange: SE ¼ of the NE ¼ of Section 35 (40 acres more or less)

Exchange Value: The desired 40-acre parcel has attributes comparable to the offered parcel.

Authority: Part 21 of Act 451, Public Acts of 1994, as amended

Notice: This item will appear on the Department of Natural Resources' (Department) August 3, 2009 Calendar, and is eligible for approval on August 10, 2009.

Comments: The acquisition of the offered parcel will consolidate State ownership and contribute to efficient timber and wildlife habitat management. The conveyance of the desired property will have minimal effect on the adjacent State-owned land since it is located at the edge of State ownership and the county-maintained road that bisects it will continue to provide access to the nearby State-owned parcel on Lake Ellen.

NATURAL RESOURCES COMMISSION
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The offered and desired lands are located adjacent to each other, near the eastern border of Iron County. They share similar characteristics in that both parcels are comprised of 40 acres of wooded upland with small areas of lowland, have rolling terrain, and are bisected by the same county-maintained secondary road. The offered parcel is superior to the desired State-owned land in that it also has a significant amount of frontage on Channing Road, which is a county-maintained primary road.

This transaction was reviewed by Department staff and recommended for approval by the Land Exchange Review Committee on February 28, 2008. The Mineral and Land Management Section staff of the Department's Forest, Mineral and Fire Management Division has determined that it is appropriate to exchange mineral rights. If the offered mineral rights are not available, State minerals will be retained.

This transaction will contribute to Natural Resources Commission Policy 2627 and the Department's Land Consolidation Strategy through appropriate use of the Department's exchange authority. Through this exchange, the Department will acquire an in-holding that is more efficient to manage in exchange for a parcel of lesser public resource value. This acquisition will eliminate the need for the Department to monitor and maintain a mile of public/private boundary interface within the State Forest.

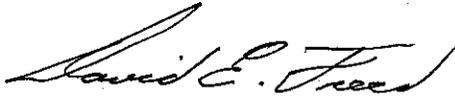
The surface rights to the desired State-owned land were acquired by exchange in 1946 and have tax reversion status, while the mineral rights were acquired by exchange in 1954. As a result of this exchange, the offered land will assume tax reverted status.

In this transaction, the fair value requirements for a land exchange are satisfied based on equal acreage, and because the offered private land assists in consolidating the State Forest. The land characteristics, resource values, and management efficiencies of this exchange are deemed to be in favor of the State. For these reasons, the expense of contracting for an appraisal of this exchange was not deemed to provide a benefit to the State and was therefore not undertaken.

Recommendations: (1) That the exchange be approved, under authority of Part 21, Act 451 of 1994, as amended, with the State reserving aboriginal antiquities.

July 13, 2009

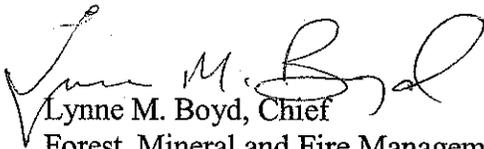
(2) That minerals be exchanged as part of the transaction provided that offered minerals are available. If offered minerals are not available, State mineral rights are to be retained.



David E. Freed, Chief
Land and Facilities



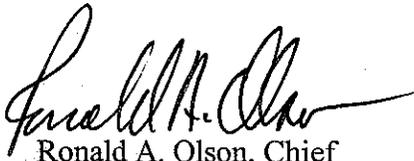
Russ Mason, Chief
Wildlife



Lynne M. Boyd, Chief
Forest, Mineral and Fire Management



Kelley D. Smith, Chief
Fisheries



Ronald A. Olson, Chief
Parks and Recreation



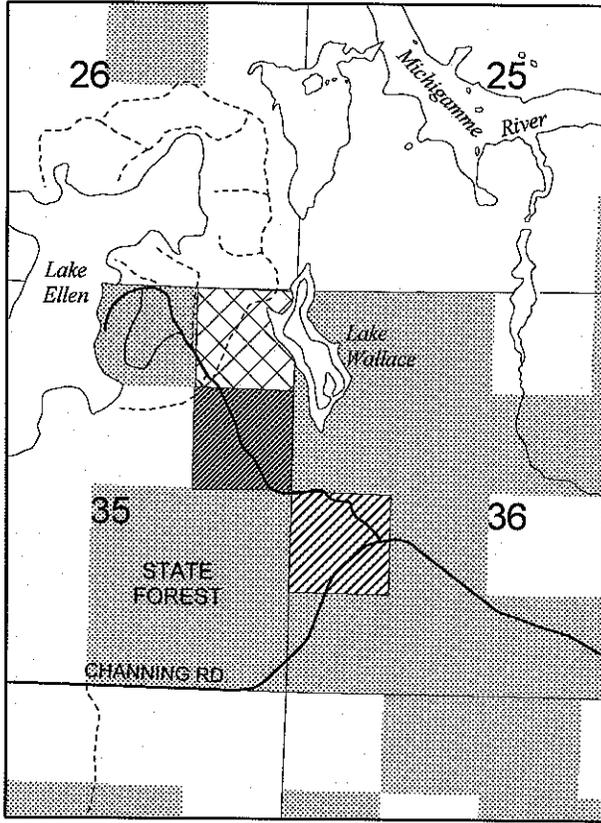
Arminda S. Koch
Resource Management Deputy

I approve the staff recommendations.

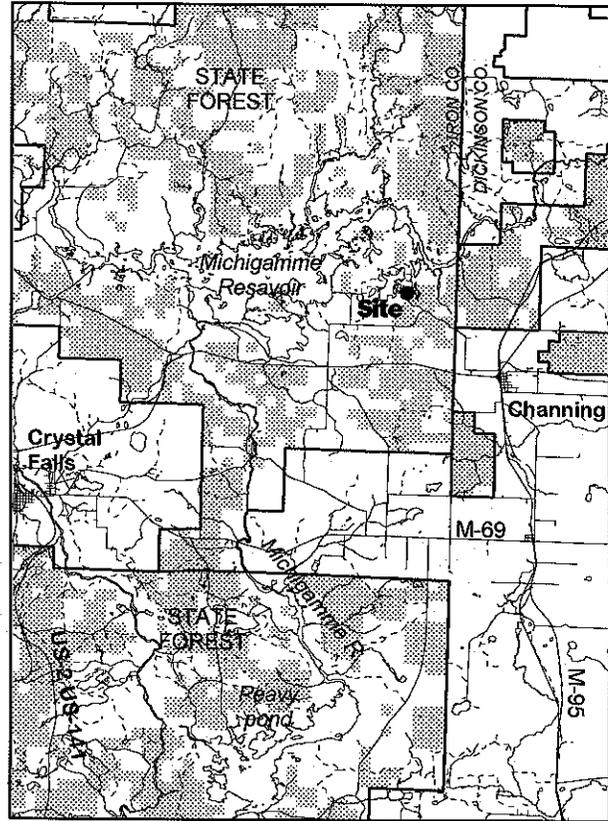
Rebecca A. Humphries
Director

Date Approved

STATE FOREST LAND EXCHANGE
Crystal Falls Management Unit - Iron County
Land Transaction Case #20070278

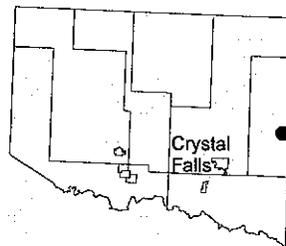


Sections 35 and 36, T44N, R31W
 Mansfield Township

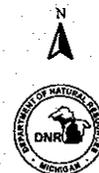


Regional Location

- State Forest boundary
- ▨ State land desired from DNR in exchange (40.00 acres)
- ▧ Private land offered to DNR in exchange (40.00 acres)
- ⊠ Applicant's property
- ▤ State land
- Private land



IRON COUNTY



DNR-FMFM
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