



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES
DIRECTOR

August 17, 2009

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: Parks and Recreation and State Forest Land Exchange
Gladwin Management Unit – Isabella and Gratiot Counties
Sault Ste. Marie Management Unit – Mackinac County
Land Transaction Case #20080048

Applicant: Chippewa Watershed Conservancy, Riverdale, Michigan

Private Land Offered: Mackinac County, Clark Township, T42N, R01W, Section 24:
the S 3/4 of the SE 1/4 of the SW 1/4.
30 acres more or less.

Exchange Value: The offered land is nearly twice the size of the desired State-owned land which will be conveyed with Class 2 restrictions. In addition, comparative analysis of appraisal data indicates an estimated value in excess of the value of the desired land.

State Land Desired: 3.0 acres, Isabella County, Rolland Township T13N, R06W Section 16:
A strip of land in W 1/2, W 1/2 SE 1/4 100 feet wide being parallel with and adjacent to the northerly bank of the South Branch of the Pine River; also a strip of land 100 feet wide being parallel with and adjacent to the southerly bank of the South Branch of the Pine River.

5.0 acres, Gratiot County, Seville Township, T12N, R04W, Section 31, that part of SW 1/4 of NE 1/4 lying East of the Pine River and South of the Pere Marquette railroad road right-of-way and commencing at a point 150 feet East of Northwest corner of SW 1/4 of NE 1/4, East to North and South 1/8 line, South to Pere Marquette railroad road right-of-way, Westerly parallel with right-of-way to point South of beginning.

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8.0 acres Gratiot County, Seville Township, T12N, R04W, Section 31, that part of SW ¼ of NE ¼ lying East of the Pine River and South of the Pere Marquette railroad road right-of-way and commencing at a point 150 feet East of Northwest corner of SW ¼ of NE ¼, East to North and South 1/8 line, South to Pere Marquette railroad road right-of-way, Westerly parallel with right-of-way to point South of beginning.

Appraised Value: \$8,800.00 (with Class 2 restrictions as specified in recommendation below)

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 31, 2009 Calendar, and is eligible for approval on September 8, 2009.

Comments: This transaction benefits the Department by consolidating the Department's ownership and enhancing resource management capabilities within the Sault Ste. Marie Management Unit. The offered private land serves to secure additional land within the dedicated boundary and offers additional access via graveled North Blindline Road along the entire easterly boundary of the parcel. The offered land is covered in a mix of conifer and hardwood forest with some open areas of old-field and meadow. A broad open wetland area covers the southwesterly quarter of the property where Pearson Creek crosses the parcel.

The desired State-owned lands tax-reverted to the Department in 1941 and 1955. Department staff reviewed the desired land as a part of the Land Consolidation Strategy, and concur that it is surplus to Department needs. On May 8, 2006, the Director approved both parcels' classification as "Class 2" parcels to be offered to local units of government or alternate conservation organizations. Class 2 parcels are conveyed with a deed restriction insuring that the property remains in a generally undeveloped state and open for public recreational use.

The desired State-owned parcels are forested with stream courses crossing their boundaries. The Conservancy will add the desired land to an adjacent nature area that it currently manages. In addition, the Fred Meijer Heartland rail-trail corridor traverses the Gratiot County parcel and enhances public recreational use.

The proposed exchange was reviewed and recommended for approval by the Land Exchange Review Committee on February 19, 2009. The Department will acquire any mineral rights owned by the applicant relative to the offered land.

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In this transaction, the requirements for a land exchange are satisfied based on the equal acreage provision in statute. The State is conveying 16 acres of landlocked parcels in exchange for 30 acres of accessible land within the dedicated boundary of the Sault Ste. Marie Management Unit. For this reason, the expense of contracting for an appraisal of the offered land 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.

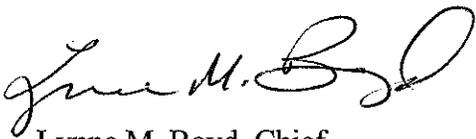
(2) That the State-owned land be conveyed with conditions requiring a) the property remain open to the general public, and b) development is restricted to outdoor recreation and support facilities only.



David E. Freed, Chief
Land and Facilities



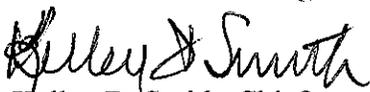
Russ Mason, Chief
Wildlife



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



Ronald A. Olson, Chief
Parks and Recreation



Kelley D. Smith, Chief
Fisheries



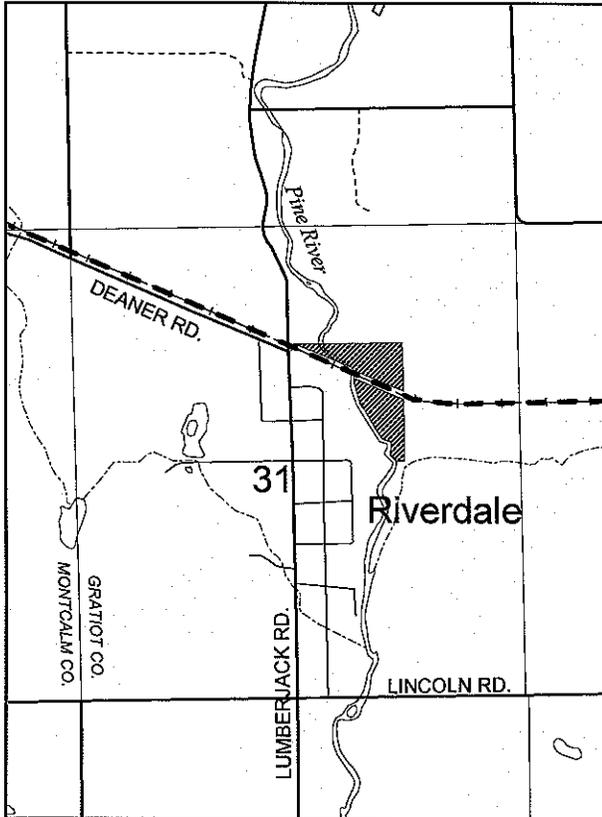
Arminda S. Koch
Resource Management Deputy

I approve the staff recommendations.

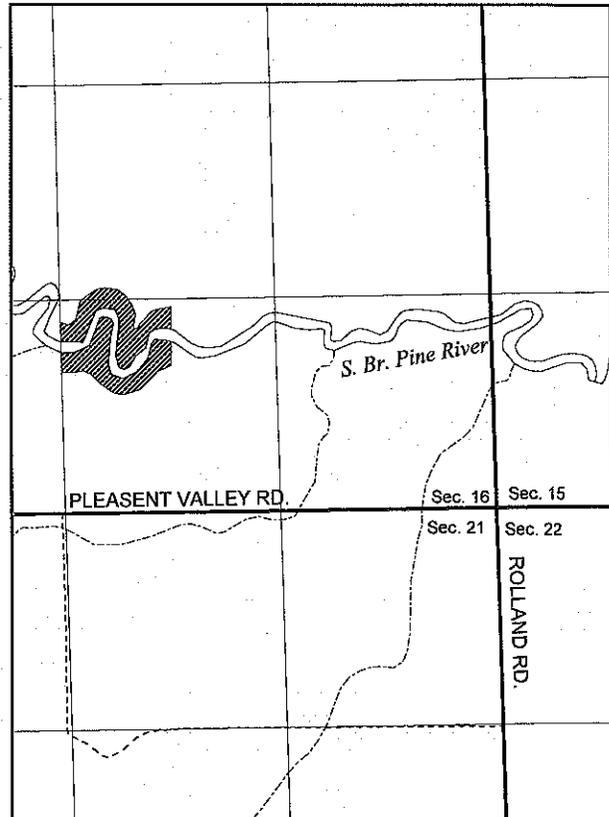
Rebecca A. Humphries
Director

Date Approved

**PARKS AND RECREATION
AND STATE FOREST LAND EXCHANGE**
Gladwin Management Unit - Isabella and Gratiot Counties
Sault Ste. Marie Management Unit - Mackinac County
Land Transaction Case #20080048
 (Map 1 of 2)



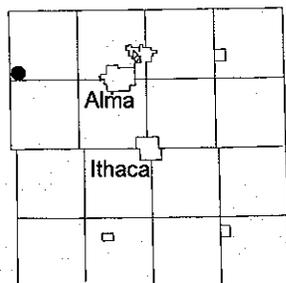
Gratiot County, Seville Township
Section 31, T12N, R04W



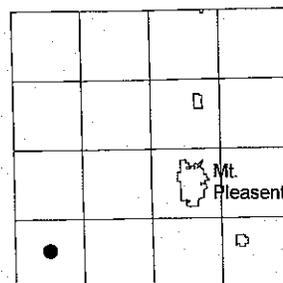
Isabella County, Rolland Township
Section 16, T13N, R06W

- - Fred Meijer Heartland Trail
- State land desired from DNR in exchange (13.00 acres)
- State land
- Private land

- State land desired from DNR in exchange (3.00 acres, more or less)
- State land
- Private land



GRATIOT COUNTY

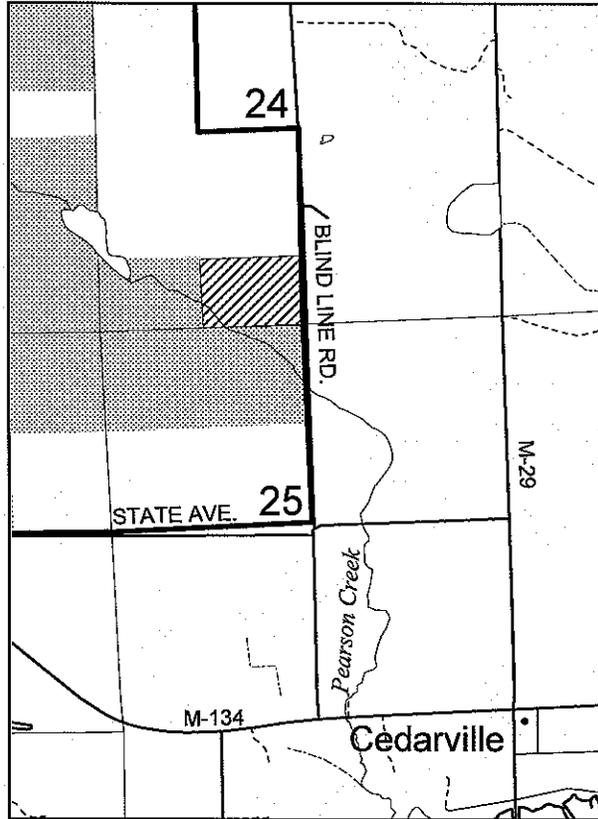


ISABELLA COUNTY



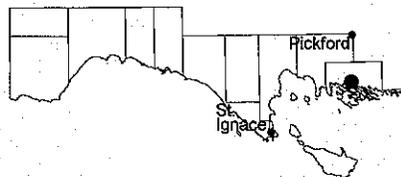
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**PARKS AND RECREATION
AND STATE FOREST LAND EXCHANGE**
 Gladwin Management Unit - Isabella and Gratiot Counties
 Sault Ste. Marie Management Unit - Mackinac County
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 (Map 2 of 2)



Mackinac County, Clark Township
Section 24, T42N, R01W

- State Forest boundary
- Private land offered to DNR in exchange (30.00 acres)
- State land
- Private land



MACKINAC COUNTY



DNR-FMFM
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