



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: State Forest Land Exchange  
Gladwin Management Unit – Arenac and Gladwin Counties  
Land Transaction Case #20080087

Applicant: Hugo Land Club L.L.C., Linwood, Michigan

Private Land Offered Gladwin County, Bentley Township, T17N, R02E, Section 7:  
In Exchange: The SE ¼ of the NE ¼. 40.0 acres more or less.

Appraised Value: \$62,000.00

State Land Desired Arenac County, Adams Township, T19N, R03E, Section 17:  
In Exchange: The North 600 feet of the Southeast ¼. 36.5 acres more or less.

Appraised Value: \$62,000.00

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

Notice: This item will appear on the Department of Natural Resources' (Department)  
August 31, 2009 Calendar, and is eligible for approval on September 8, 2009.

Comments: The desired 36.5-acre parcel of State-owned land is located in western  
Arenac County, six miles west of Sterling. It is located between the end of a  
county-maintained road and the applicant's property. With the exception of a  
narrow band of upland, the parcel is entirely lowland. The upland area  
contains a two-track that connects the county road to the applicant's property.  
The applicant intends to use the desired land and the two-track for access to  
their adjacent property.

NATURAL RESOURCES COMMISSION

Keith J. Charters, Chair • Mary Brown • Hurley J. Coleman, Jr. • John Madigan • Timothy L. Nichols • J. R. Richardson • Frank Wheatlake

STEVENS T. MASON BUILDING • P.O. BOX 30028 • LANSING, MICHIGAN 48909-7528  
[www.michigan.gov/dnr](http://www.michigan.gov/dnr) • (517) 373-2329

*Great Lakes, Great Times, Great Outdoors!*

August 17, 2009

The offered 40-acre parcel is located in southeast Gladwin County, 11 miles east of Beaverton and is completely surrounded by State-owned land. Until recently, the property was divided into four separate 10-acre parcels with several different owners. The applicant has purchased and assembled these parcels for the purposes of this exchange. The land consists of a thick growth of lowland brush and includes regenerating aspen, tag alder, willow, and dogwood saplings. While the property currently contains several improvements and personal items, the applicant has agreed to remove them prior to completing the exchange.

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

The west half of the desired State-owned land was acquired by tax reversion in 1929 while the east half was purchased with State Game Funds in 1935. As a result of this exchange, the south half of the offered land will assume State Game Fund status, while the north half will assume tax reversion status.

The Mineral and Land Management Section staff of the Forest, Mineral and Fire Management Division has determined that the Department owns the mineral rights on the offered and desired lands. Therefore, the State should retain all mineral rights.

The proposed land exchange was reviewed and recommended for approval by the Land Exchange Review Committee on February 19, 2009.

August 17, 2009

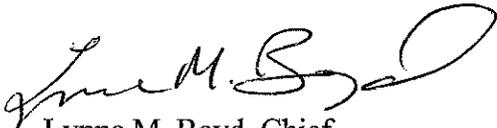
- Recommendation: (1) That the exchange be approved, under authority of Part 21, Act 451 of 1994, as amended, with the State reserving minerals and aboriginal antiquities.
- (2) That the deed to applicant include language as requested by the Michigan Department of Environmental Quality to notify applicant that the desired land is subject to wetland protection laws.



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 recommendation.

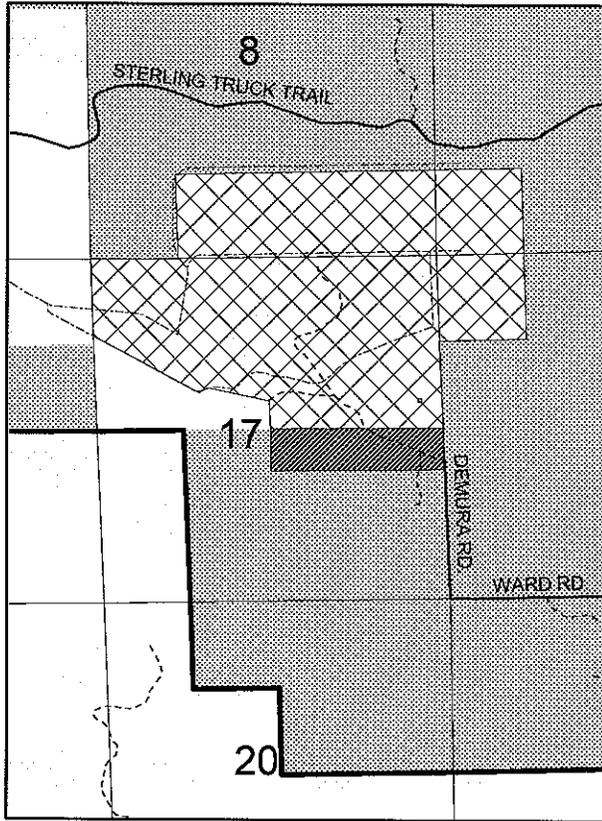
Rebecca A. Humphries  
Director

\_\_\_\_\_  
Date Approved

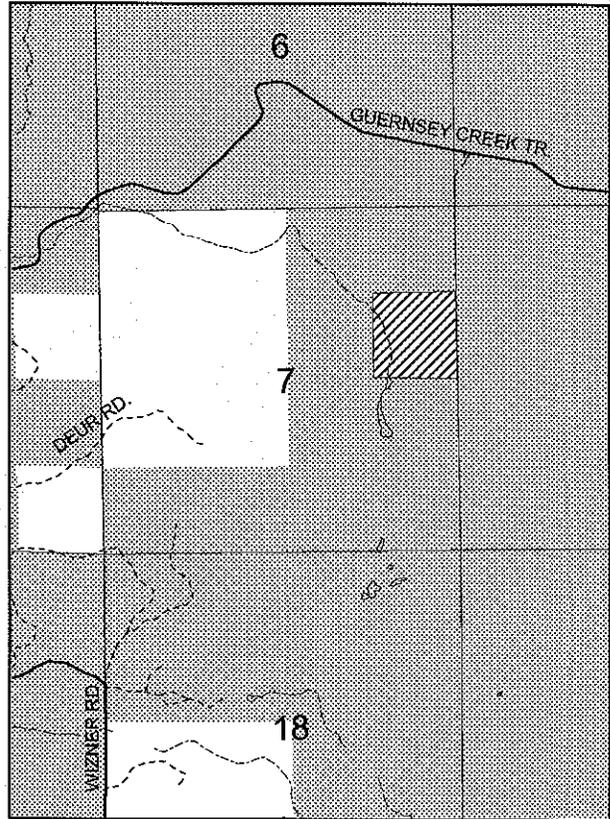
# STATE FOREST LAND EXCHANGE

## Gladwin Management Unit - Arenac and Gladwin Counties

### Land Transaction Case #20080087

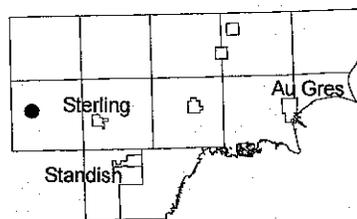


Section 17, T19N, R03E, Adams Township  
Arenac County

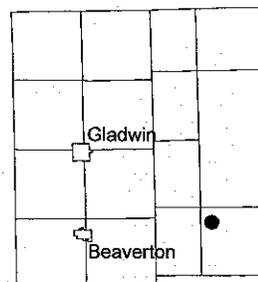


Section 7, T17N, R02E, Bentley Township  
Gladwin County

- State Forest boundary
- State land desired from DNR in exchange (36.50 acres)
- Private land offered to DNR in exchange (40.00 acres)
- Applicant's land
- State land
- Private land



ARENAC COUNTY



GLADWIN COUNTY



DNR-FMFM  
Dnrfile2\RAU\_Projects\Commission\_Memos\OLAF\20080087  
08-03-09, 4:30 pm