



STATE OF MICHIGAN  
DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENT  
LANSING

JENNIFER M. GRANHOLM  
GOVERNOR

REBECCA A. HUMPHRIES  
DIRECTOR

April 12, 2010

**TO:** Rebecca A. Humphries, Director

**INFORMATION:** Natural Resources Commission

**Transaction:** Wildlife Land Acquisition  
Allegan State Game Area – Allegan County  
The Ellens Family Living Trust Tract  
Land Transaction Case #20090044

**Purchase Price:** 53.30 acres - \$400,000.00

**Description:** Allegan County, Manlius Township, T03N, R15W, Section 17: Government Lot #3 except commencing at the Northwest corner of Section 17, thence Southerly and Easterly along the centerline of the highway to a point 490 feet East of West section line; thence South to a point 686 feet South of North section line; thence East to the Kalamazoo River; thence Easterly along the river to the North and South ¼ line; thence North to the North ¼ post; thence West to beginning; Also Government Lot #4.

**Seller:** Ellens Family Living Trust, Farmington Hills, Michigan

**Option Expires:** June 8, 2010

**Stipulation:** Seller agrees to the sale of the above premises at \$400,000.00, however, said premises may have a monetary worth in excess of that amount, in which case any value in excess thereof is considered to be a gift to the State of Michigan.

**Property Taxes:** The 2008 property taxes were \$2,041.07.

**Authority:** Part 5 of Act 451, Public Acts of 1994, as amended

**Notice:** This item will appear on the Department of Natural Resources and Environment's (Department) April 26, 2010 Calendar, and is eligible for approval on May 3, 2010.

**Comments:** The offered privately-owned parcel is located in northwestern Allegan County, four miles north of the city of Fennville and in association with 46,426 acres of State-owned land managed as the Allegan State Game Area.

April 12, 2010

The property consists of an irregularly-shaped vacant parcel containing approximately 53.30 acres and over one-half mile of frontage along the Kalamazoo River. The tract exhibits a mixture of topography with the upland component being situated in the northwestern portion of the property and the remainder consisting of lowlands with marginally-drained soils along the river. Forest cover is the predominant vegetative-type on the property and consists of mixed hardwoods with some scattered conifers and open grassland. Access is available by frontage on Old Allegan Road along the northern boundary and 58<sup>th</sup> Street along the western boundary which will provide an ideal site for a small parking lot. State-owned land adjoins on the opposite side of the river at the easterly boundary of the tract.

Acquisition of this parcel complements several previous Department purchases in the area. The strategy is designed to protect the riverine corridor from development, provide increased streambank fishing, hunting, and general recreational opportunities, and secure additional wildlife habitat in an area near major population centers.

The purchase will include mineral rights owned by the seller.

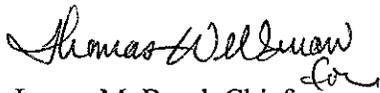
**Recommendation:** That this tract be approved for acquisition with payment of \$25,000.00 to be made from funds appropriated for Statewide Waterfowl Habitat Acquisition, as approved for Wildlife Division in Act 41, Public Acts of 2007, and the remainder from the Michigan Natural Resources Trust Fund, Southwest Lower Peninsula Eco-Region Land Consolidation, as approved in Act 278, Public Acts of 2008.



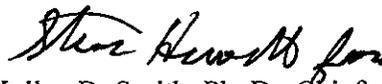
David E. Freed, Chief  
Land and Facilities



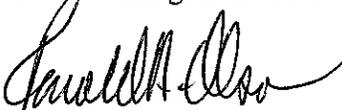
Russ Mason, Ph. D., Chief  
Wildlife Division



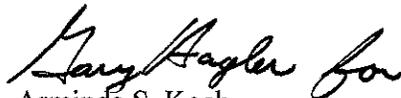
Lynne M. Boyd, Chief  
Forest Management Division



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



Ronald A. Olson, Chief  
Recreation Division



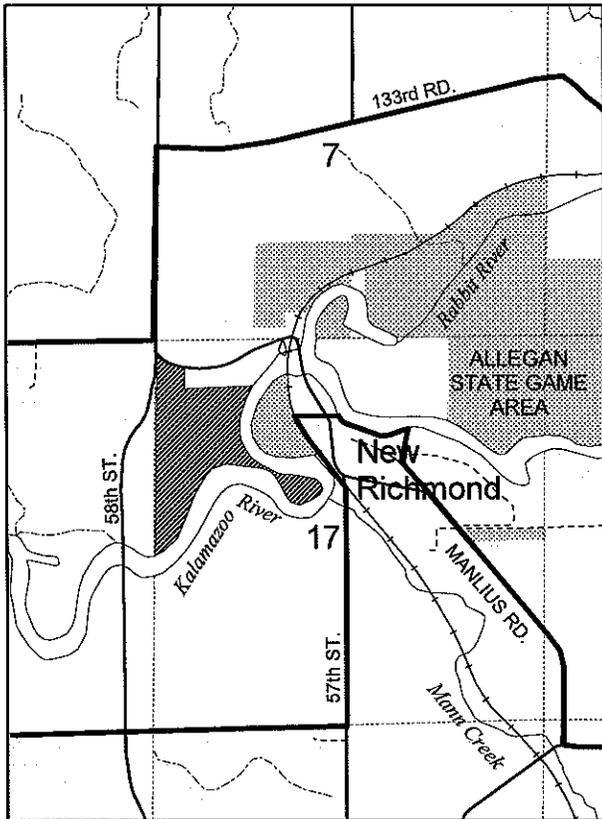
Arminda S. Koch  
Resource Management Deputy Director

I approve the staff recommendation.

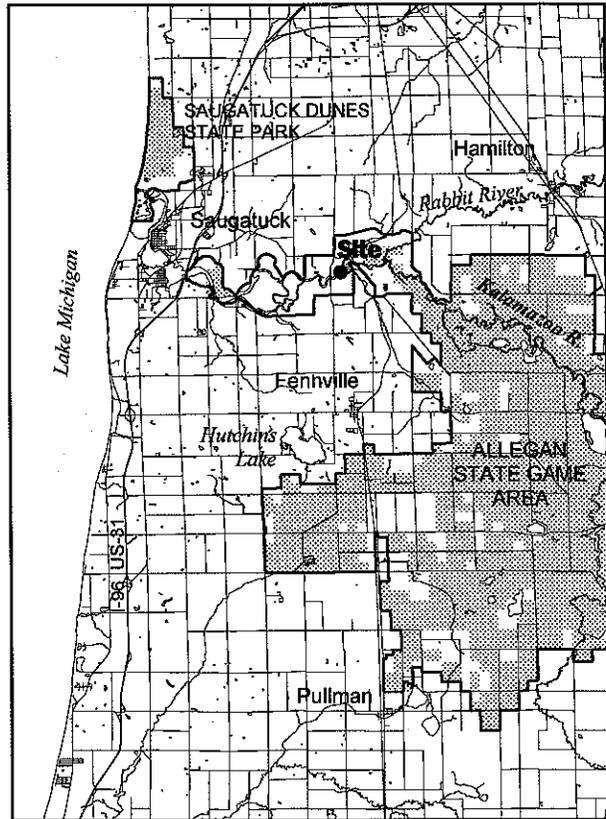
Rebecca A. Humphries  
Director

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

**WILDLIFE LAND ACQUISITION**  
**Alleghan State Game Area - Alleghan County**  
**The Ellens Family Living Trust Tract**  
**Land Transaction Case #20090044**

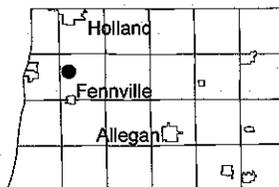


Section 17, T03N, R15W, Manlius Township



Regional Location

- State Park and Game Area boundaries
- Land offered to DNRE (53.30 acres - \$400,000.00)
- State land
- Private land



ALLEGAN COUNTY



DNRE-FMD  
 OLAF/20090044  
 04-01-10, 3:30 pm