



STATE OF MICHIGAN  
DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENT

JENNIFER M. GRANHOLM  
GOVERNOR

LANSING

REBECCA A. HUMPHRIES  
DIRECTOR

February 8, 2010

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: Forest Management Land Exchange  
Atlanta and Gaylord Management Units – Cheboygan and Presque Isle  
Counties  
Land Transaction Case #20090098

Applicant: S&W Huggett Cheboygan Properties, LLC, Marlette, Michigan

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Private Land Offered In Exchange: Cheboygan County, Beaugrand Township, T38N, R02W, Section 17:  
The S ½ of the NW ¼, EXC E 30 acres thereof, and the W ½ of the NE ¼ of  
the NW ¼, and the NW ¼ of the SW ¼  
Presque Isle County, Ocqueoc Township, T35N, R03E, Section 36:  
The SE ¼ of the NW ¼, and the SW ¼ of the NE ¼.  
186 acres, more or less.

Appraised Value: \$202,000.00

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State Land Desired In Exchange: Cheboygan County, Benton, and Grant Townships, T37N, R01E:  
The N ½ of the NW ¼, Section 9, Benton Township, AND  
That part of the E ½ of the SE ¼, lying northerly of the centerline of the  
Alpena State Road, Section 17, Grant Township.  
143 acres, more or less.

Appraised Value: \$131,000.00

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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:

The desired 143 State-owned acres are located in northeast Cheboygan County, seven miles southeast of the City of Cheboygan. Both parcels adjoin the applicant's land, and are desired for integrating into its cranberry production operation. The southern parcel of 63 acres has frontage on Alpena State Road, a county-maintained gravel road. A new access route to the applicant's land will be built on this parcel. As part of this transaction, the applicant has agreed to cease use of a nearby road on State Forest land, which is proposed for eventual closure by the Department. This parcel was recently the subject of a timber sale by the Department, and that harvest is now complete. The parcel is lightly-wooded with a mix of red pine, maple, and aspen.

The northernmost desired parcel consists of 80 acres of forest land that is moderately stocked with pine, aspen, and mixed northern hardwood types. The parcel has no county road frontage, but will fit in well with applicant's ownership, which does have county road access.

The offered parcel #1 is 106 acres of private land in northwest Cheboygan County, six miles northwest of Cheboygan which abuts State Forest land on two sides. It is accessed via Old Mackinaw Road, on which it has 1/8 of a mile of frontage. The property has limited topographic relief and cover types of cedar, spruce, and fir, with areas of open marsh. The wetland portion of the parcel contributes significant wildlife habitat values, including several ponds.

The offered parcel #2 is 80 acres of private land in central Presque Isle County, four miles east of Millersburg. It is surrounded by State-owned forest land with access provided by unmaintained woods roads: Site topography ranges from sloping to steeply sloping, with areas of numerous hills and mounds. The property is well-stocked, with a variety of timber types consisting primarily of pine (red, white, and jack), northern red oak, maple, and aspen. Food plots and wildlife openings have been established on the property, as well as a useful network of interior trails. The property contains a cabin, and assorted outbuildings, which the applicant will remove as a condition of the transaction.

This exchange will aid in consolidating State-owned land by eliminating more than 2.5 miles of private/public boundary interface in the State Forest.

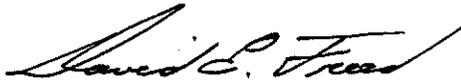
The desired State-owned land in Section 17 was acquired through tax reversion in 1939. The parcel in Section 9 was obtained by exchange in 1944. As a result of this exchange, the offered lands will assume tax-reverted status.

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.

February 8, 2010

The proposed land exchange was reviewed and recommended for approval by the Land Exchange Review Committee on August 27, 2009.

- Recommendations:
- (1) That the exchange be approved, under authority of Part 21, Act 451 of 1994, as amended, with the State reserving aboriginal antiquities.
  - (2) That approval shall be contingent on the following conditions:
    - a) That the applicant cease all use of adjacent State land for access to applicant's land by December 31, 2010.
    - b) That removal of improvements and associated debris be completed to the satisfaction of Forest Management Division field staff prior to closing.



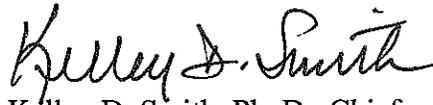
David E. Freed, Chief  
Land and Facilities



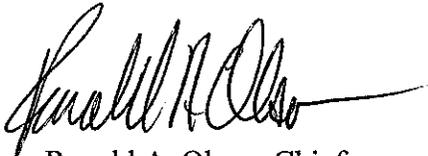
Russ Mason, Ph. D., Chief  
Wildlife Division



Lynne M. Boyd, Chief  
Forest Management Division



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



Ronald A. Olson, Chief  
Recreation Division



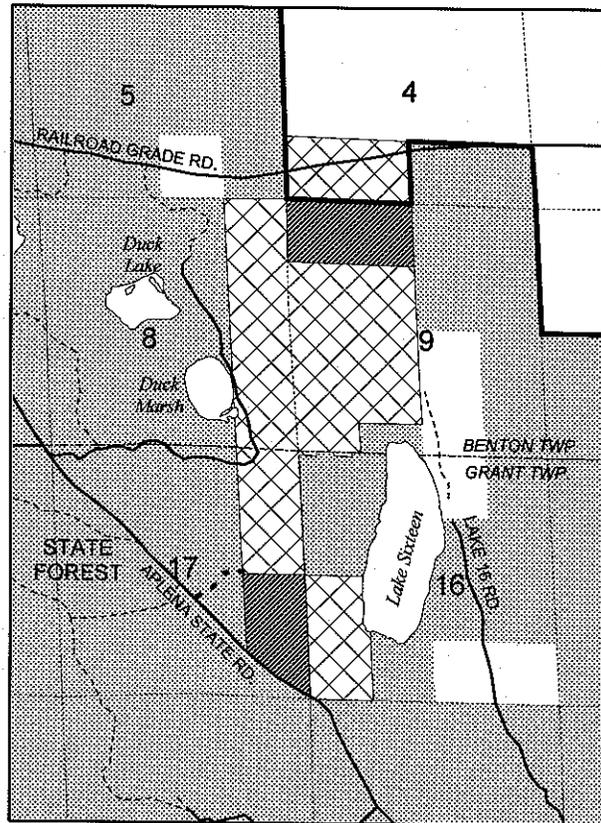
Arminda S. Koch  
Resource Management Deputy Director

I approve the staff recommendations.

Rebecca A. Humphries  
Director

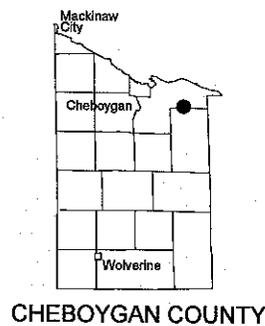
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Date Approved

**FOREST MANAGEMENT LAND EXCHANGE**  
**Atlanta and Gaylord Management Units - Cheboygan and Presque Isle Counties**  
**Land Transaction Case #20090098**  
**(Map 1 of 2)**

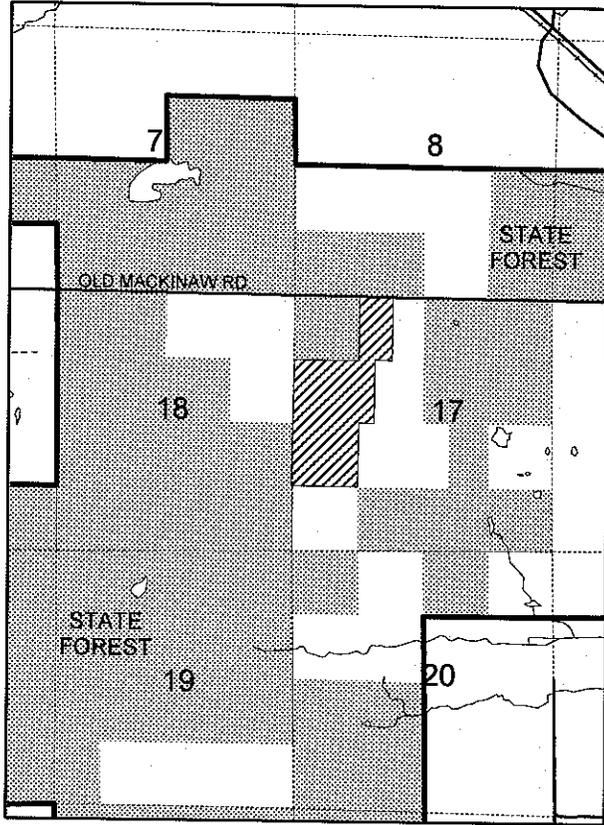


Cheboygan County  
 Benton and Grant Townships  
 Sections 9 and 17, T37N, R01E

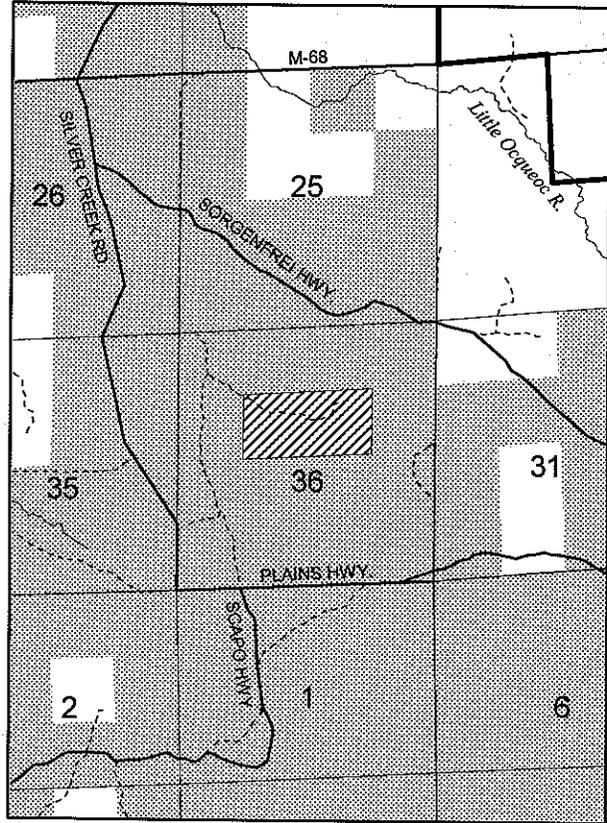
- State Forest boundary
- Road on state land to be abandoned by applicant
- State land desired from DNRE in exchange (143.00 acres total)
- Applicant's land
- State land
- Private land



**FOREST MANAGEMENT LAND EXCHANGE**  
**Atlanta and Gaylord Management Units - Cheboygan and Presque Isle Counties**  
**Land Transaction Case #20090098**  
**(Map 2 of 2)**

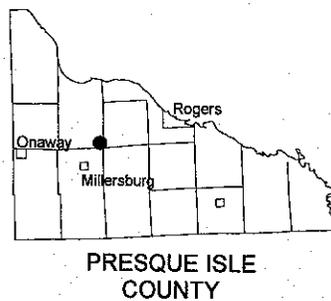
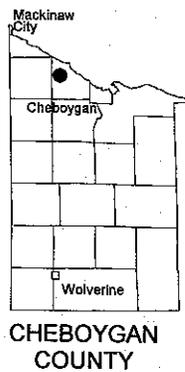


Cheboygan County, Beaugrand Township  
 Section 17, T38N, R02W



Presque Isle County, Ocqueoc Township  
 Section 36, T35N, R03E

- State Forest boundary
- Private land offered to DNRE in exchange (186.00 acres total)
- State land
- Private land



DNRE-FMD  
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 Commission\_Memos\  
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