



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES
LANSING



M. SCOTT BOWEN
DIRECTOR

July 14, 2025

MEMORANDUM TO THE DIRECTOR

Information: Natural Resources Commission

Transaction: Wildlife Division Land Acquisition
Beaver Island State Wildlife Research Area – Charlevoix County
Double L Camp Tract
Land Transaction Case #20240088

Purchase: 240 acres

Purchase Price: \$350,000.00

Funding Source: Land Exchange Facilitation Fund (LEFF) - \$300,000
Wetland General Fund (WGF) - \$50,000

Description: Charlevoix County, Peaine Township, T38N, R10W described as:
Section 33:
Parcel 1: The SE1/4 of the SE 1/4
Parcel 2: The SW1/4 of the SE1/4
Parcel 3: The NW1/4 of SE1/4
Section 34:
Parcel 1: The SE1/4 of the SE 1/4
Parcel 2: The SW1/4 of the SE1/4
Parcel 3: The NW1/4 of SE1/4

PA 240 of 2018: PILT Estimate: \$9,194.85
This parcel is located north of the Mason-Arenac county line and will result in an increase of 240 acres of DNR-managed lands.

Seller: Wayne E. Duncan, Alexis, Illinois.

Authority: Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

Notice: This item will appear on the Department of Natural Resources (Department) August 5, 2025, calendar and is eligible for approval on August 12, 2025. Public notice of this proposed transaction was published in the Charlevoix Courier on July 4, 2025, and is posted on the department's webpage at www.michigan.gov/publiclandnotices.

Management Purpose: The subject property will be managed as part of the Beaver Island State Wildlife Research Area.

Comments:

The subject property is a pair of 120-acre L-shaped groupings of three 40-acre parcels. Referred to collectively as Double L Camp, the parcels are inholdings nearly surrounded by Wildlife managed land at the Beaver Island State Wildlife Research Area. Only the northerly boundary of the “East L” borders another private inholding. The “West L” has minimal topographic variation and is covered in northern hardwoods with small areas of white pine and hemlock. The southwesterly corner of the “West L” buffers a high-quality bog on adjacent Wildlife managed land. The “East L” has minimal topographic variation with the northerly two thirds covered in northern hardwood forest and the southerly third hosts a wetland with a mix of cedar, aspen and fir, and some areas of standing water.

The seller will convey what mineral rights they possess.

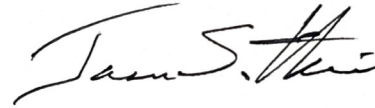
Recommendations:

1. That the acquisition be approved, with payment to be made from the LEFF and the WGF.
2. That this land be dedicated as part of the Beaver Island State Wildlife Research Area.

July 14, 2025



Sara Thompson, Chief
Wildlife Division



Jason S. Haines, Chief
Law Enforcement Division



Jeffery J. Stampfly, Chief
Forest Resources Division



Kristen Kosick, Chief
Parks and Recreation Division



Randall M. Claramunt, Chief
Fisheries Division



Jon Spieles, Chief
Marketing and Outreach Division



Dan Lord, Chief
Finance and Operations Division



Shannon Lott
Natural Resources Deputy

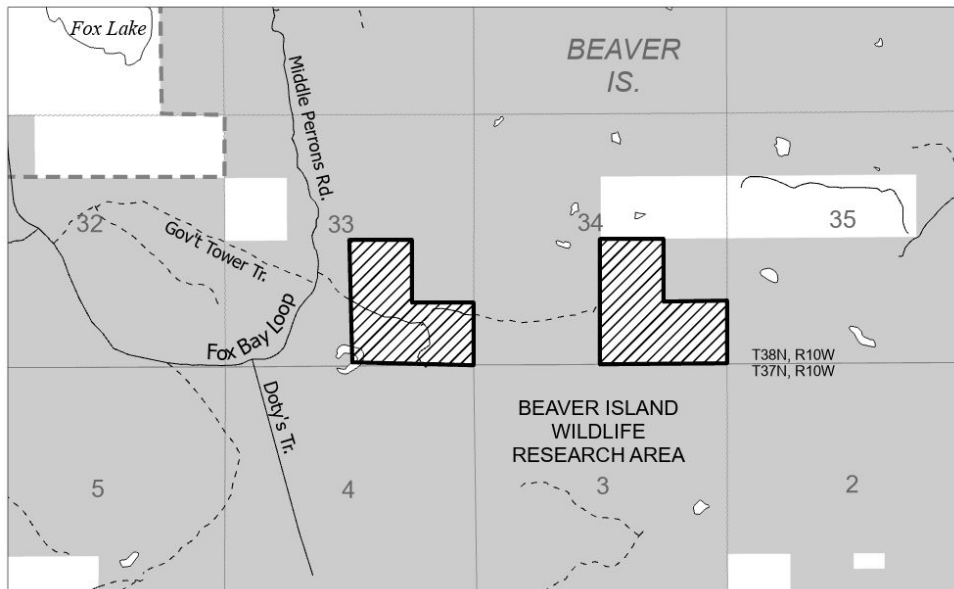


Kristin Phillips
Chief Administrative Officer




M. Scott Bowen
Director

Date Approved:

WILDLIFE LAND ACQUISITION
Eastern Lower Peninsula District – Charlevoix County
Land Transaction Case #20240088



Sections 33 and 34, T38N-R10W, Peaine Township

-  Land to be acquired by DNR (240 acres)
-  State land
-  DNR Project Boundary

