

SUBJECT: Land Acquisition – Black River State Forest – Jackson County

FOR: MAY 2015 BOARD MEETING

TO BE PRESENTED BY: Douglas J Haag

SUMMARY: The Department has obtained an option to purchase 80.00 acres of land from Robert Gebhardt for \$168,000.00 for the Black River State Forest in Jackson County, within the project boundary of the Black River State Forest (BRSF). The Black River State Forest was established in 1957 for forestry, natural resource management and outdoor recreation. The Black River State Forest provides a variety of recreational opportunities including hunting, fishing, trapping, cross-country skiing, hiking and nature appreciation. The BRSF encompasses approximately 69,000 acres of public land in Jackson County in central Wisconsin, near the City of Black River Falls.

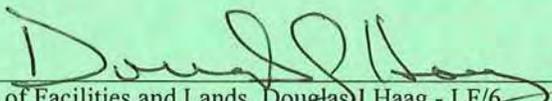
The subject tract is an 80 acre parcel of level to very gently rolling rural land with no improvements. Most of the subject is sparsely wooded; however, there are several finger shaped areas of open wetland located on the property. Low quality Oak, Aspen, Jack Pine and widely scattered White Pine trees are the primary species found on the higher elevations on the property. Nearly all of the timber on the subject is either of sapling or pulpwood size. No merchantable timber is present. There is a small, shallow open water pond found in a wetland area near the southeastern corner of the parcel. The subject property adjoins the Black River State Forest to the south and east and abuts public roadway along the north and west boundaries. The purchase of the Gebhardt property will provide for increased timber production, additional hunting opportunities close to Black River Falls and interstate 94 and blocks very well with existing Department land.

RECOMMENDATION: That the Board approve the purchase of the Robert Gebhardt property consisting of 80.00 acres of land for \$168,000.00 for the Black River State Forest in Jackson County.

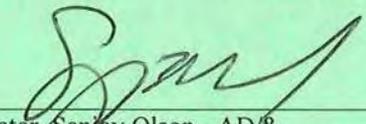
LIST OF ATTACHED MATERIALS:

- | | | | |
|--|---|---|----------|
| No <input checked="" type="checkbox"/> | Fiscal Estimate Required | Yes <input type="checkbox"/> | Attached |
| No <input checked="" type="checkbox"/> | Environmental Assessment of Impact Statement Required | Yes <input type="checkbox"/> | Attached |
| No <input type="checkbox"/> | Background Memo | Yes <input checked="" type="checkbox"/> | Attached |

APPROVED:


Bureau of Facilities and Lands, Douglas J Haag - LF/6

4-27-15
Date


Administrator, Sanjay Olson - AD/8

5/6/15
Date


Secretary, Cathy Stepp - AD/8

5/7/15
Date

- cc: S. Miller - LF/6
- D. Haag - LF/6
- L. Ross - AD/8
- T. Marty - FR/4

CORRESPONDENCE/MEMORANDUM

DATE: April 27, 2015
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Robert Gebhardt Tract, File # NF 30111,
 Option Expires July 17, 2015

FILE REF: NF 30111

1. PARCEL DESCRIPTION:

Black River State Forest
 Jackson County

Grantor:

Robert Gebhardt
 10 Larch Dr.
 Chester, NJ 7930

Acres: 80.00Price: \$168,000.00Appraised Value: \$168,000.00Interest: Fee Title PurchaseImprovements: NoneLocation: The property is located in Jackson County 1.25 miles South of City of Black River FallsLand Description: The subject land is level to gently rollingCovertypes Breakdown:

Type	Acreage
Upland Woodland	70.00
Water	0.50
Wetland	9.50
Total:	80.00

Zoning: A-2 Forestry and Limited AgriculturePresent Use: RecreationProposed Use: RecreationTenure: 50+ yearsProperty Taxes: \$2,783.88Option Date: March 19, 2015

Stewardship Land Access: This property will be open to the public for all nature based outdoor recreational activities to include hunting, fishing, trapping, hiking and cross country skiing. Physical features of the property may not be conducive to all these activities.

2. JUSTIFICATION:

The Department has obtained an option to purchase 80.00 acres of land from Robert Gebhardt for \$168,000.00 for the Black River State Forest in Jackson County, within the project boundary of the Black River State Forest (BRSF). The Black River State Forest was established in 1957 to protect and manage part of the Black River watershed for forestry and other natural resources in the region. In addition the Department provides



opportunities for the public to pursue a variety of recreational uses on the property, including hunting, fishing, trapping, cross-country skiing, hiking and nature appreciation. The BRSF encompasses approximately 69,000 acres of public land in Jackson County in central Wisconsin, near the City of Black River Falls.

The subject tract is an 80 acre parcel of level to very gently rolling rural land with no improvements. Most of the subject is sparsely wooded; however, there are several finger shaped areas of open wetland located on the property. Low quality Oak, Aspen, Jack Pine and widely scattered White Pine trees are the primary overstory species found on the higher elevations on the property. Nearly all of the timber on the subject is either of sapling or pulpwood size. No merchantable timber is present. The parcel consists of poorly drained soils with the water table very near the surface on most of the northern 40 acres of the subject. There is a small, shallow open water pond found in a wetland area near the southeastern corner of the parcel. The property is part of the Black River State Forest and is important to long term property management goals. The purchase of the Gebhardt property will provide for increased timber production, additional hunting opportunities and blocks very well with existing Department land.

3. LAND MANAGEMENT:

The management objectives for the subject property include management of the property for forestry products, wildlife and other public recreational opportunities including hunting. The parcel is located adjacent to existing land. The exterior boundaries of the parcel along public roads will be posted with signs indicating state ownership. No additional management costs are expected. The property will produce some timber revenue over time.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$1,320,000.00	\$900,134.00

5. ACQUISITION STATUS OF THE BLACK RIVER STATE FOREST:

Established: 1957
Acres Purchased to Date: 68,430.91
Acquisition Goal: 91,518.00
Percent Complete: 74.77 %
Cost to Date: \$7,007,055.36

6. APPRAISAL:

Appraiser: Tom Smith
Valuation Date: December 18, 2014
Appraised Value: \$168,000.00
Highest and Best Use: Forestry and Outdoor Recreation

Allocation of Values:

- a. land: 80.00 acres @ \$2,100.00 per acre: \$168,000.00
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$1,863.00 - \$2,300.00 per acre

Appraisal Review:

Phil Lepinski

Date: 2/3/2015

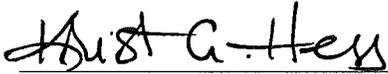
RECOMMENDED:



Douglas J Haag, Deputy Facilities and Lands Bureau Director

41-27-15

Date



Kristin A. Hess, Bureau of Legal Services

4/28/15

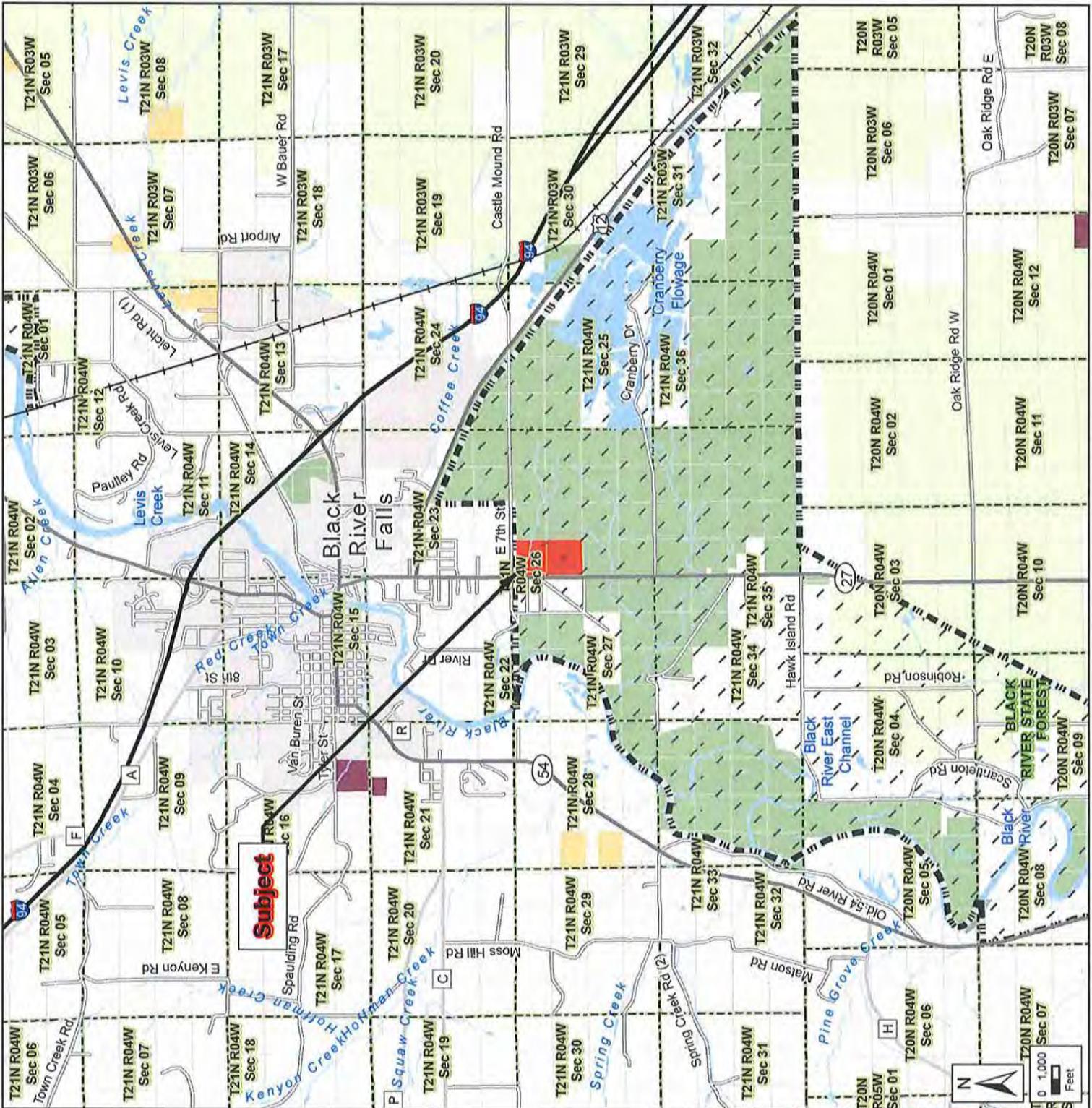
Date



Sanjay Olson, Land Division Administrator

5/6/15

Date



Robert Gabhardt - Fee
 Black River
 State Forest
 NR 30111
 T21N R4W Sec 26
 Town of Brockway
 Jackson County

- Subject**
- DML (Fee Only)
- DNR Easement
- DNR Easement (Closed to Public Access)
- Project Boundary Not Subject to Act 20
- County Forest
- Tribal Land
- Public Land - Funded by Stewardship Grants
- PLSS Section Line
- QQ Section Boundary

Regional View

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
 Bureau of Facilities of Lands
 Map Created: Apr 15, 2015 kmh

0 1,000 Feet

Location of Property

The data shown on this map have been obtained from various sources, and are of varying age, reliability and resolution. This map is not intended to be used for navigation, nor is this map an authoritative source of information about legal land ownership or public access. Users of this map should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or locality of the information depicted on this map.

Robert Gebhardt - Fee

T21N R4W Sec 26, Town of Brockway, Jackson County



Black River State Forest



Subject

-  DNR Fee Title
-  Section Line
-  Project Boundary Not Subject to Act 20
-  QQ Section Lines



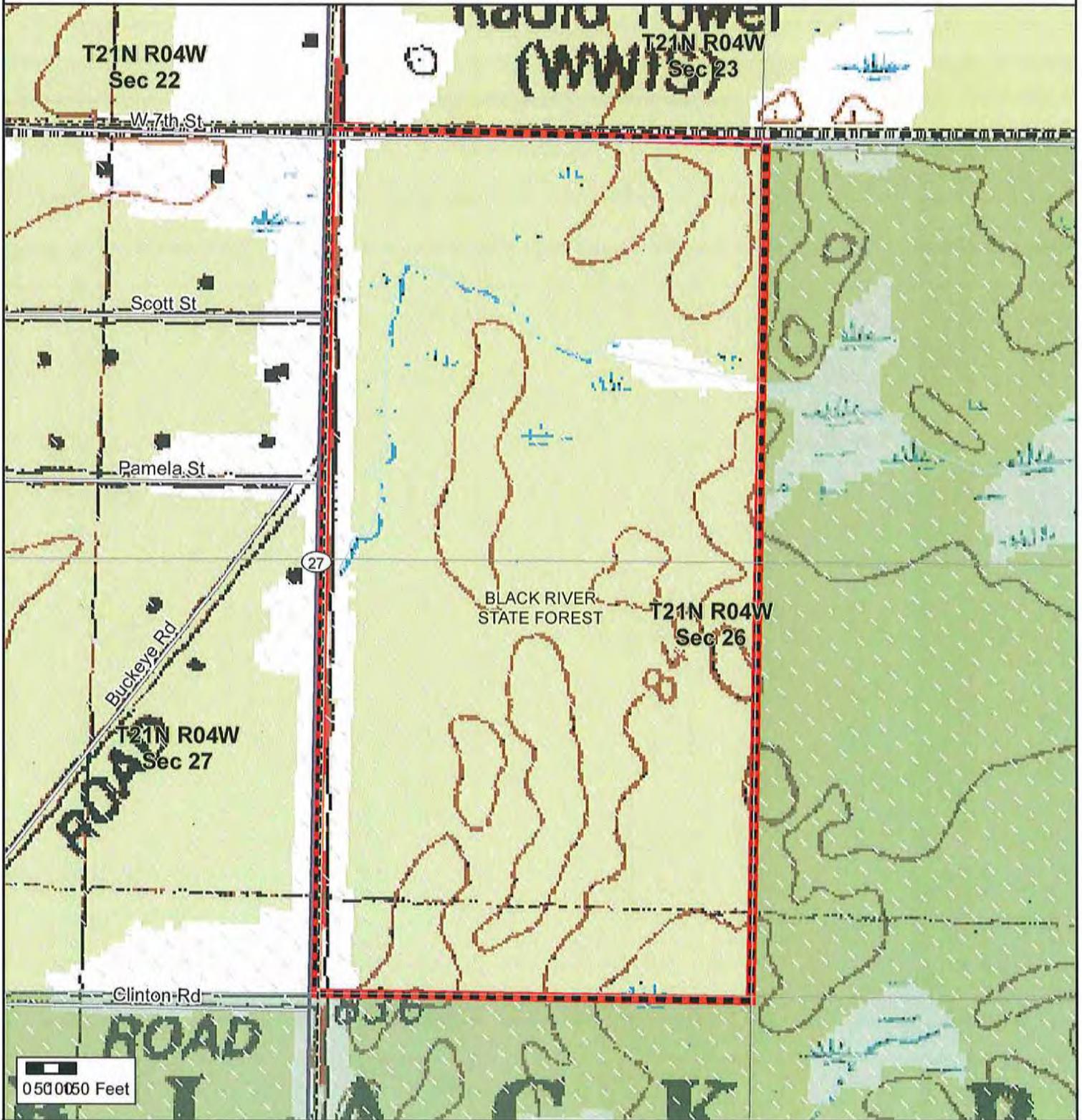
Apr 15, 2015 kmh

Real Estate Section
Bureau of Facilities and Lands

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Robert Gebhardt - Fee

T21N R4W Sec 26, Town of Brockway, Jackson County



Black River State Forest



- DNR Fee Title
- Section Line
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- QQ Section Lines
- Subject to Act 20



Apr 15, 2015 kmh

Real Estate Section
Bureau of Facilities and Lands

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Directions from 101 S Webster St to 799 Gebhardt Rd

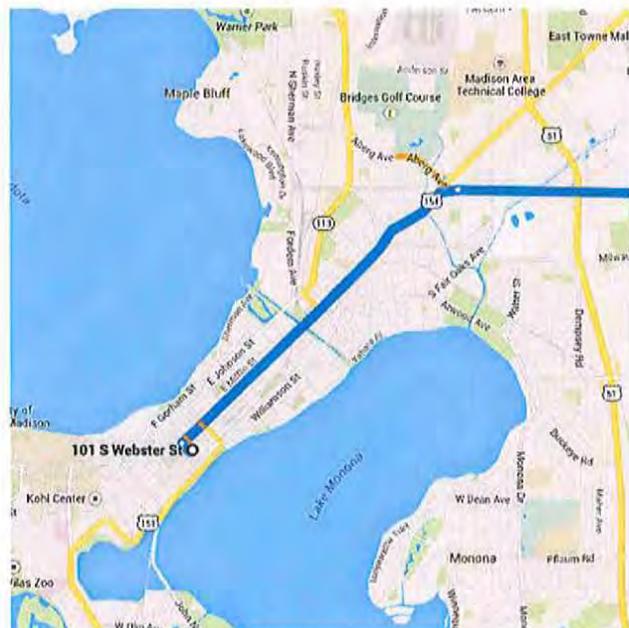


○ 101 S Webster St
Madison, WI 53703

Get on WI-30 E

3.3 mi / 8 min

- ↑ 1. Head northwest on S Webster St toward E Main St
0.1 mi
- 2. Turn right onto E Washington Ave
2.9 mi
- ⬆ 3. Take the Wisconsin 30 E ramp to Interstate 94/Interstate 90
0.2 mi



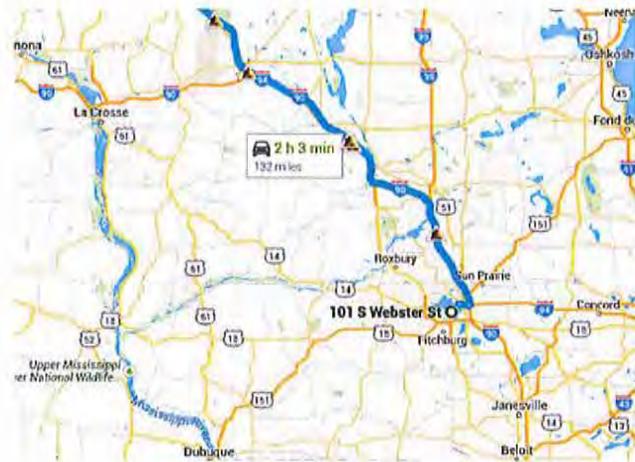
Follow I-90 W and I-94 W to WI-54 W/WI-54 Trunk W in Brockway. Take exit 116 from I-94 W

Map data ©2015 Google



126 mi / 1 h 50 min

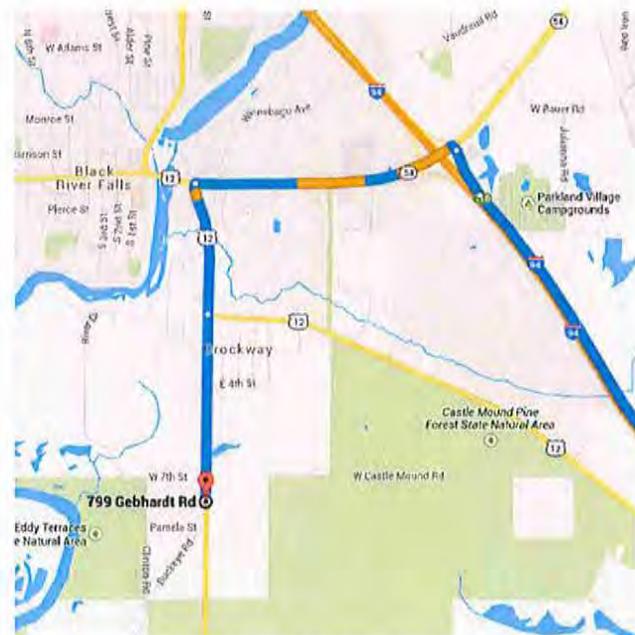
- ↑ 4. Continue onto WI-30 E 2.6 mi
- ↘ 5. Take the exit on the left onto I-39 N/I-90 W toward I-94 W/Wis Dells
92.7 mi
 - ➊ Continue to follow I-90 W
- ↘ 6. Keep right at the fork to continue on I-94 W 30.5 mi
- ↘ 7. Take exit 116 for WI-54 toward Wis Rapids/Black River Falls 0.2 mi



Follow WI-54 W/WI-54 Trunk W to WI-27 S

2.4 mi / 5 min

- ↙ 8. Turn left onto WI-54 W/WI-54 Trunk W (signs for Interstate 94 N/Wisconsin 54 N) 1.1 mi
- ↙ 9. Turn left onto US-12 E/WI-27 S/S Roosevelt Rd
0.5 mi
 - ➊ Continue to follow US-12 E/WI-27 S
- ↑ 10. Continue straight onto WI-27 S
0.8 mi
 - ➋ Destination will be on the left



📍 799 Gebhardt Rd

Black River Falls, WI 54615

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.