

SUBJECT: LAND ACQUISITION – BRULE RIVER STATE FOREST – DOUGLAS COUNTY

FOR: JUNE 2011 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 100 acres of land from Marvin Landreth for \$165,000 for the Brule River State Forest in Douglas County. The item is being submitted because the purchase price exceeds \$150,000.

The parcel is located in eastern Douglas County about eight miles south of Brule and about 27 miles to the southeast of Superior. The property adjoins state-owned lands on the north and east and the southeast corner of the parcel is located within 150 feet of the Brule River. This parcel is important for the consolidation of state owned lands within this project area. The majority of the property is forested with aspen and a fir-spruce secondary type. Other species include soft maple, white birch and black ash. Overall, the existing forest cover provides good wildlife habitat for grouse, deer, and woodcock. The parcel is a short distance from the Stone Bridge canoe landing on the Brule River. The acquisition of this parcel shall allow for continuity of natural resource management, provide public recreation, and will consolidate state ownership in the State Forest.

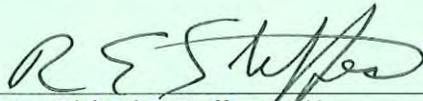
The Brule River State Forest is used by more diverse species of birds and mammals than any other northern Wisconsin acreage of similar size. The forest has many distinct landscapes that allow for a wide range of species such as deer, ruffed grouse, geese, bald eagles, osprey and songbirds. A majority of the public lands within the forest boundaries are open to hunting and trapping in season. The Bois Brule is one of the best-known rivers east of the Mississippi. For over a hundred years, it has been regarded as an exceptional trout stream. The Brule River contains resident brook, brown and rainbow trout. Lake, brown and rainbow trout along with Coho and Chinook salmon migrate up the Brule annually from Lake Superior.

RECOMMENDATION: That the Board approve the purchase of 100 acres for \$165,000 for the Brule River State Forest.

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 |

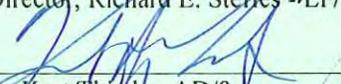
APPROVED:



Real Estate Director, Richard E. Steffes - LF/6

5-20-11

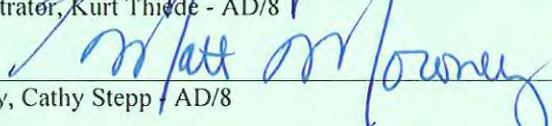
Date



Administrator, Kurt Thiede - AD/8

5-24-11

Date



Secretary, Cathy Stepp - AD/8

6/6/11

Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- J. Gozdziwski – Spooner
- R. Mather- FM/4

CORRESPONDENCE/MEMORANDUM

DATE: May 20, 2011
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Marvin Landreth Tract, File # NF 30056,
 Option Expires July 17, 2011

FILE REF: NF 30056

1. PARCEL DESCRIPTION:

Brule River State Forest
 Douglas County

Grantor:

Marvin Landreth
 8882 South Shortcut Road
 Lake Nebagamon, WI 54849

Acres: 100
Price: \$165,000
Appraised Value: \$165,000
Interest: Fee Title Acquisition

Improvements: NoneLocation: The property is located in Douglas County about 8 miles southwest of the City of Brule.Land Description: The subject land is gently rolling to hilly.Covertypes Breakdown:

	Type	Acreage
Upland Woodland		90.00
Lowland Woodland		10.00

Total: 100.00

Zoning: Forestry
Present Use: Recreation
Proposed Use: Public Recreation and Resource Protection
Tenure: More than 10 years
Property Taxes: \$2,080
Option Date: April 18, 2011

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.2. JUSTIFICATION:

The Department proposes to acquire 100-acre parcel from Marvin Landreth located in eastern Douglas County in the Town of Highland about eight miles south of Brule and about 27 miles to the southeast of Superior for the Brule River State Forest. The property that adjoins state-owned lands on the north and east and the southeast corner of the parcel is located within 150 feet of the Brule River. This

parcel is important for the consolidation of state owned lands within this project area. The majority of the property is forested with aspen and a fir-spruce secondary type. Other species include soft maple, white birch and black ash. Overall, the existing forest cover provides good wildlife habitat for grouse, deer, and woodcock. The parcel is a short distance from the Stone Bridge canoe landing on the Brule River. The acquisition of this parcel shall allow for continuity of natural resource management, provide public recreation, and will consolidate state ownership in the Brule River State Forest project boundary.

The Brule River State Forest was initiated in 1907 when Frederick Weyerhauser deeded 4,320 acres to the State of Wisconsin for forestry purposes. The boundaries of the forest now have an acreage goal of 82,650 acres. This state forest is used by more diverse species of birds and mammals than any other northern Wisconsin acreage of similar size. The forest has many distinct landscapes that allow for a wide range of species such as deer, ruffed grouse, geese, bald eagles, osprey and songbirds. A majority of the public lands within the forest boundaries are open to hunting and trapping in season. The Bois Brule is one of the best-known rivers east of the Mississippi. For over a hundred years, it has been regarded as an exceptional trout stream. The Brule River contains resident brook, brown and rainbow trout. Lake, brown and rainbow trout along with Coho and Chinook salmon migrate up the Brule annually from Lake Superior.

The Department recommends the purchased of the Landreth property to consolidate state ownership in this area, to provide opportunities for outdoor recreation and to allow natural resource management in the Brule River State Forest project boundary.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$5,439,492	\$1,399,872

4. ACQUISITION STATUS OF THE Brule River State Forest:

Established: 1907
Acres Purchased to Date: 47,230.84
Acquisition Goal: 82,650.00
Percent Complete: 57.15 %
Cost to Date: \$10,309,123.79

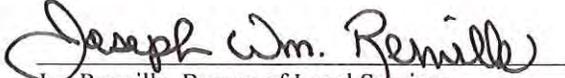
5. APPRAISAL:

Appraiser: Lee Steigerwaldt
Valuation Date: February 11, 2011
Appraised Value: \$165,000
Highest and Best Use: Recreation
Allocation of Values:
a. land: 100.00 acres @ \$1,650 per acre: \$165,000
b. market data approach used, 5 comparable sales cited
c. adjusted value range: \$1,175.75 - \$1,758.75 per acre
Appraisal Review: Peter Wolter - March 3, 2011

RECOMMENDED:


Richard E. Steffes, Real Estate Director

5-20-11
Date


Joe Renville, Bureau of Legal Services

5-20-11
Date


Kurt Thiede, Division Administrator

5-24-11
Date

RES:dv

Marvin Landreth Parcel & Access Easement

Brule River State Forest

NF 30056

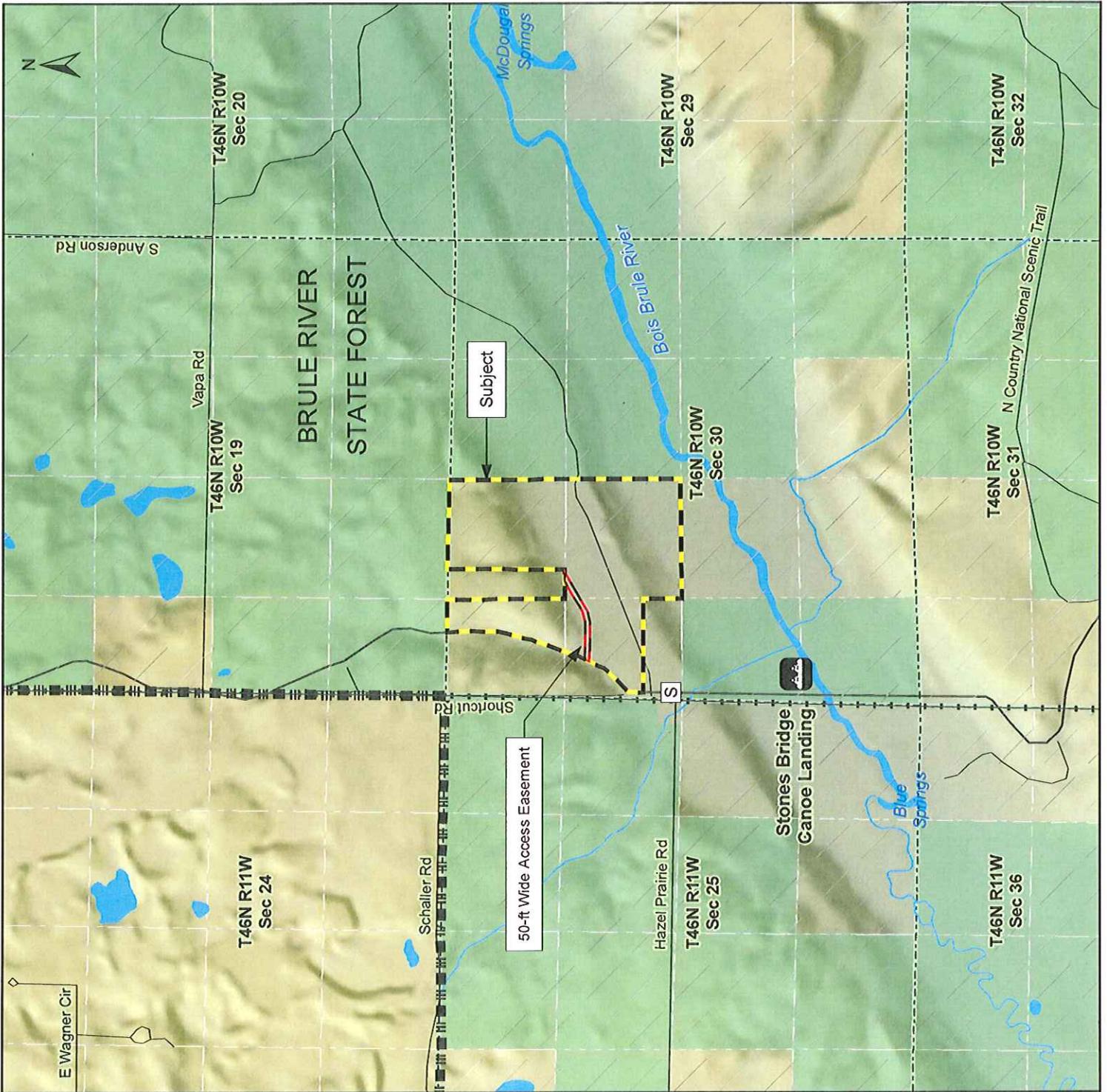
T46N R10W Sec 30
Town of Highland
Douglas County

- Landreth Fee (100 acres-deed)
- Landreth 50-ft Access Easement (1.13 acres)

- WDNR Owned
- DNR Project Boundary
- QQ Section Boundary
- PLSS Section Line

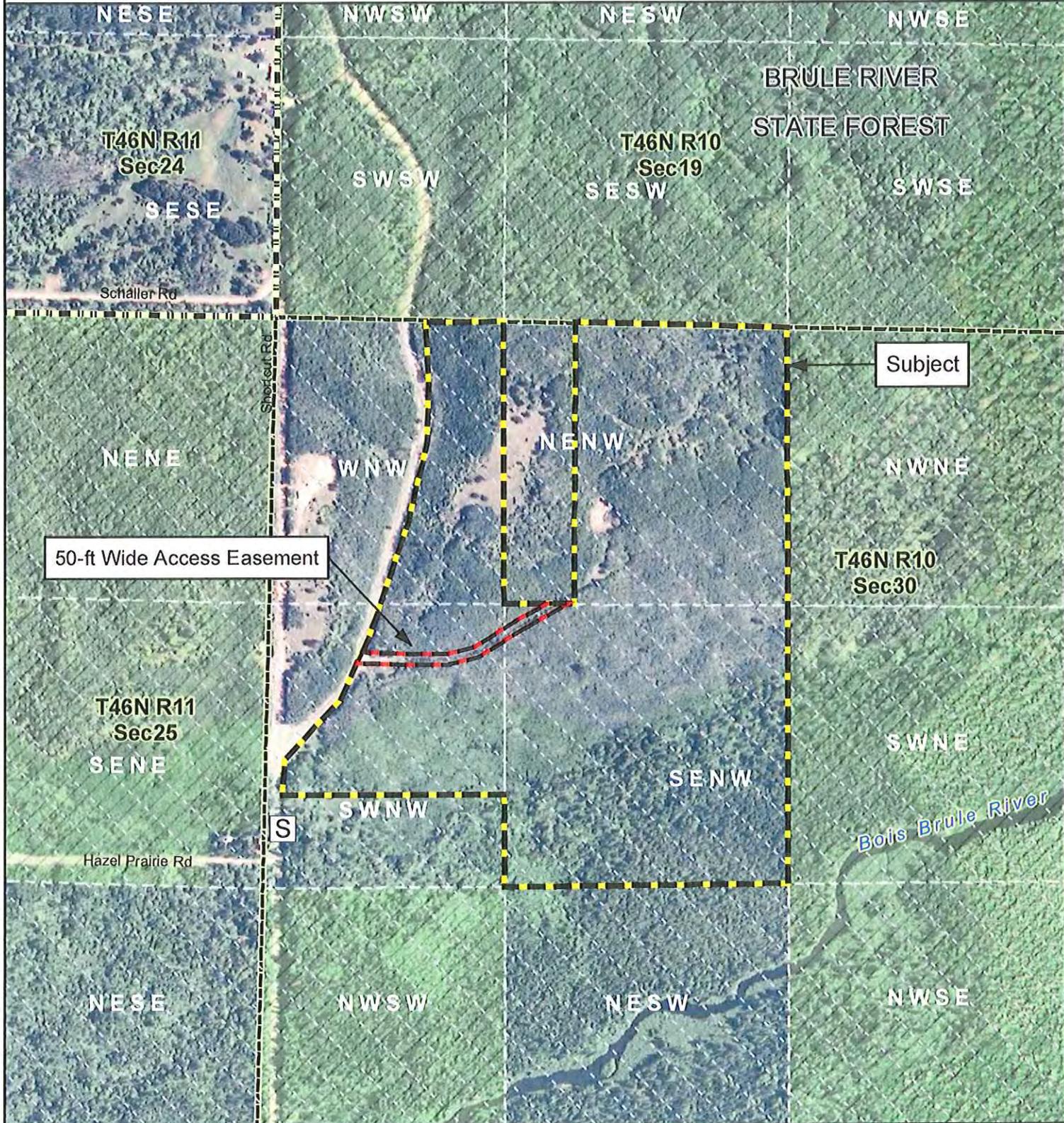


WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Bureau of Facilities or Lands
Map Created: May 17, 2011 .acr



Marvin Landreth Parcel & Access Easement

T46N R10W Section 30, Town of Highland, Douglas County



**Brule River State Forest
NF 30056**

- Landreth Fee
- Landreth 50-ft wide Access Easement

<ul style="list-style-type: none"> DNR Owned DNR Project Boundary 	<ul style="list-style-type: none"> Section Line 1/4-1/4 Section Line 	<p>0 500 1,000 1,500 Feet</p>
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May 17, 2011
Real Estate Section
Bureau of Facilities and Lands