Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.11

SUBJECT: LAND ACQUISITION AND PROJECT BOUNDARY MODIFICATION – PERSHING WILDLIFE AREA – TAYLOR COUNTY

FOR: August 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 80 acres of land from the Estate of Anne J. Horvath for $98,000 for the Pershing Wildlife Area in Taylor County. The item is being submitted because More than 40 acres are outside the project boundary.

The parcel is located in western Taylor County about 20 miles west of Medford in the Town of Pershing. Department-owned lands abut the parcel along both the north and east boundaries in the general area connecting the northern and southern units. The 80-acre property consists of approximately five acres of cropland and 75 acres of upland wooded. Access to the property is provided via CTH M located on the south boundary of the property. Purchasing the property will provide public access, land protection and the opportunity to manage and enhance the habitat as well as consolidate state ownership in this block of the Pershing Wildlife Area.

The Pershing Wildlife Area was established as a public hunting ground in 1954 and currently consists of approximately 8,000 acres in two separate geographical units, the northern unit and the southern unit, connected by a narrow corridor of land on the eastern side of the project boundary. A feasibility study is currently underway to consider a boundary expansion of the Pershing Wildlife Area. The proposed boundary expansion would create a common boundary by focusing on the 6,080 acres between the current northern and southern units, and add an additional 920 acres to the northwest corner of the northern unit. The proposed boundary expansion has the potential to maximize the open space between the northern and southern units and to increase access to the existing property in seven locations. The subject property is located just outside of the current boundary, but within the proposed new project area. The study will be brought before the Natural Resources Board at a later date, but this parcel is offered for sale at this time.

This 80-acre acquisition will help to further consolidate public ownership and provide area for public hunting.

RECOMMENDATION: That the Board approve the purchase of 80 acres of land for $98,000 for the Pershing Wildlife Area in Taylor County and approve a boundary modification to include the parcel in the project.

LIST OF ATTACHED MATERIALS:

No ☒	Fiscal Estimate Required	Yes ☐	Attached
No ☒	Environmental Assessment of Impact Statement Required	Yes ☐	Attached
No ☐	Background Memo	Yes ☒	Attached

APPROVED:

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

Administrator, Laurie Osterndorf - AD/8 — Date 7/17/08

Secretary, Matthew J. Frank - AD/8 — Date

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/8
T. Hauge – WM/6
J. Gozdialski – NOR/Spooner

State of Wisconsin

CORRESPONDENCE/MEMORANDUM

DATE: July 11, 2008 FILE REF: WM 60003 *

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Estate of Anne J. Horvath Tract, File WM 60003, Option Expires October 24, 2008

1. PARCEL DESCRIPTION:

Pershing Wildlife Area
Taylor County

Grantor:

Estate of Anne J. Horvath
c/o Teresa Horvath
337 East Jefferson Street
Brandon, WI 53919

Acres: 80
Price: $98,000
Appraised Value: $98,000
Interest: Fee
Improvements: None

Location: The property is located in Taylor County in the Town of Pershing about 25 miles north of Marshfield.

Land Description: The subject land is flat to gently rolling situated in an area of glacial activity known as ground moraine and outwash.

Covertype Breakdown:

Type:	Acreage:
Upland/Woodland	75
Cropland	5
TOTAL	80

Zoning: None
Present Use: Agriculture, Forestry and Recreation
Proposed Use: Idle
Tenure: In the family for decades.
Property Taxes: $1,443
Option Date: 6/24/2008
Stewardship Land Access: The property will be open to the public for all nature-based outdoor recreational activities including hunting, fishing, cross-country skiing and trapping.

2. JUSTIFICATION:

The Department has negotiated an option to purchase an 80-acre parcel from the Estate of Anne J. Horvath for the Pershing Wildlife Area. Department-owned lands abut the parcel along both the north and east boundaries in the general area connecting the northern and southern units of the project. The 80-acre property consists of approximately five acres of cropland and 75 acres of upland wooded. Access to the

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property is provided via CTH M located on the south boundary of the property. Purchasing the property will provide protection and opportunity to manage and enhance the habitat as well as consolidate state ownership in this block of the Pershing Wildlife Area.

The Pershing Wildlife Area was established as a public hunting ground in 1954 and currently consists of approximately 8,000 acres in two separate geographical units, the northern unit and the southern unit, connected by corridor of land on the eastern side of the project boundary. A feasibility study is currently underway to consider a 7,000-acre boundary expansion of the Pershing Wildlife Area. The proposed boundary expansion will create a common boundary by focusing on the 6,080 acres between the current northern and southern units, and add an additional 920 acres to the northwest corner of the northern unit. The proposed boundary expansion has the potential to maximize the open space between the northern and southern units and to increase access to the existing property in seven locations. The subject property is located just outside of the current northern unit, but within the proposed 7,000-acre boundary expansion area. The Natural Resources Board will consider the feasibility of a project expansion in several months. This parcel is for sale now, to help settle an estate.

The project boundary area is intensively managed primarily for wildlife habitat and waterfowl production. Habitat types include brush, forest and marsh and the principal wildlife species managed on the property include sharp-tailed grouse, woodcock, sandhill cranes, eagles, osprey, ducks, and geese. The project provides and is used by the public for hunting, trapping, cross-country skiing, hiking, and other outdoor compatible, nature-oriented recreation. The project is one of few public recreational properties established in Taylor County.

The subject property is flat to gently rolling terrain situated in an area of glacial activity known as ground moraine and outwash, which consists of low swales/ridges interrupted by wet drainage ways and depressional areas. A small wildlife pond was developed in the southeast corner of the NE-SE, which can be used as a contribution towards breeding habitat, food and cover for waterfowl and other wildlife habitat. Because the department owns land along the northern and eastern sides of the subject property, this acquisition will block well.

The Department recommends the acquisition of this parcel to consolidate state ownership, to provide additional opportunities for public recreation and to better protect the natural and scenic resources of this site by preventing development incompatible with the goals of the project and proposed boundary expansion and by promoting natural resource management.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$4,000,000	$2,627,852

4. ACQUISITION STATUS OF THE PERSHING WILDLIFE AREA:

Established: 1956
Acres Purchased to Date: 8,277.85
Acquisition Goal: 7,960.00
Percent Complete: 104%
Cost to Date: $591,825.32

5. APPRAISAL:

Appraiser: Mike Augustyn - (Private Appraiser)
Valuation Date: May 8, 2008
Appraised Value: $98,000
Highest and Best Use: Rural Residential/Recreational

Allocation of Values:

a. land: 80 @ $1,225 per acre: $98,000.00
b. market data approach used, 4 comparable sales cited
c. adjusted value range: $1,195 to $1,239

Appraisal Review: Ron Olson on June 10, 2008

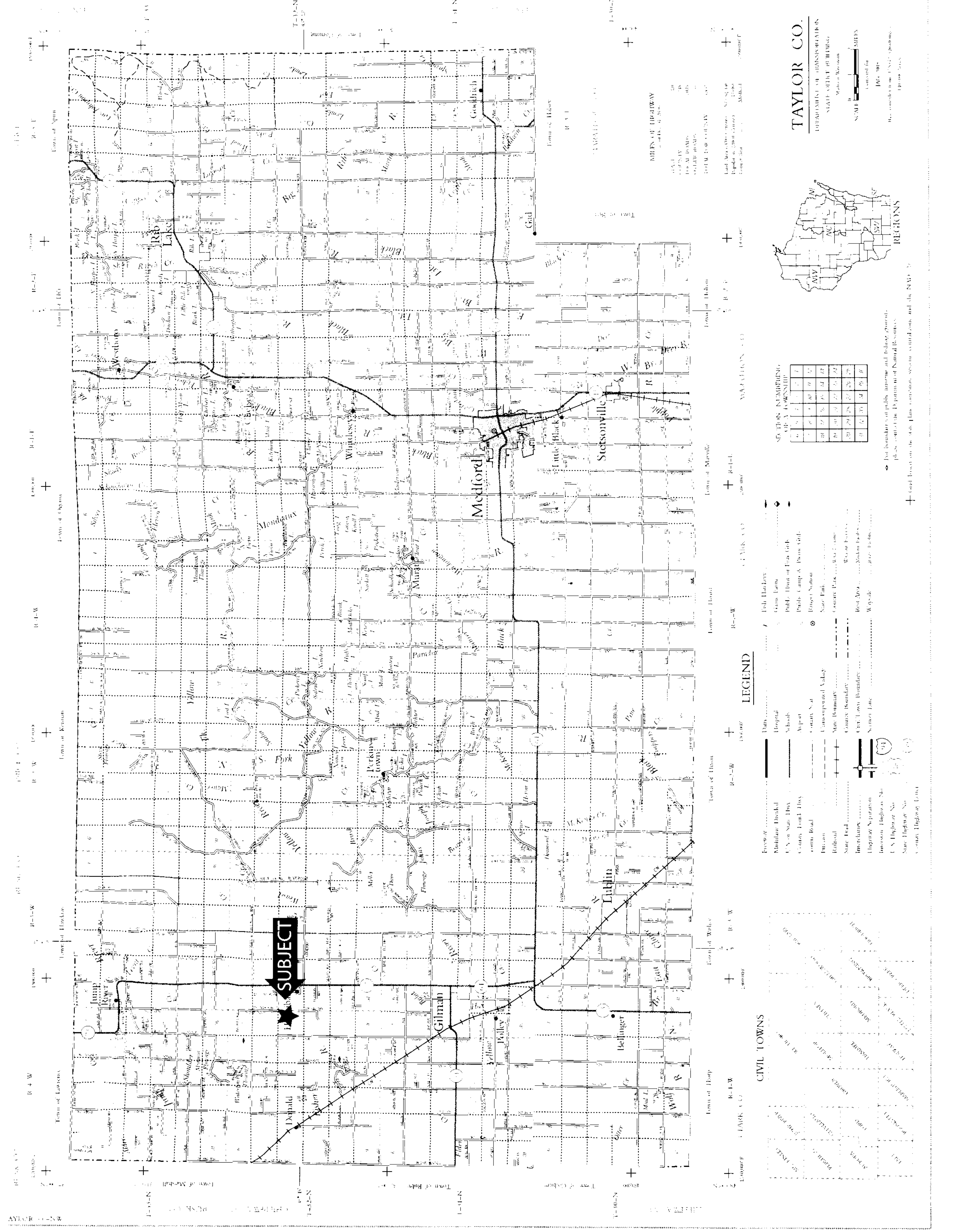
RECOMMENDED:

Richard E. Steffes — Date

Joseph Wm. Renville
Bureau of Legal Services — Date 7/11/08

Laurie Osterndorf (sgd)
Laurie Osterndorf — Date 7/14/08

RES:dv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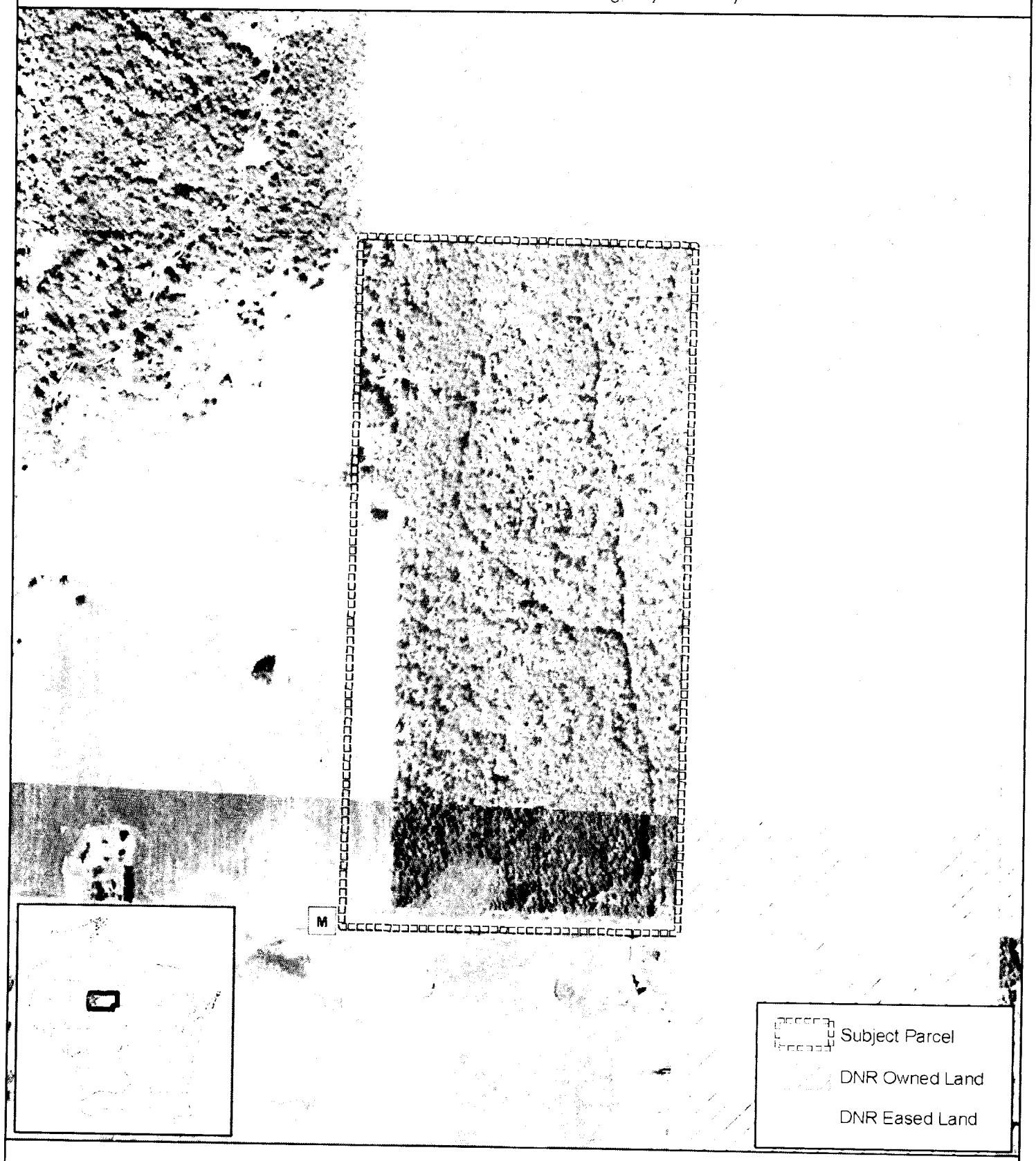
Horvath Property

T 32N, R 4W, Section 13, Town of Pershing, Taylor County



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0 437.5 875 1,750 2,625 Feet

Created by Bureau of Facilities and Lands
Real Estate Section
July 10, 2008

Horvath Property

Pershing Wildlife Area

Subject Property

WDNR Owned

WNDR Eased

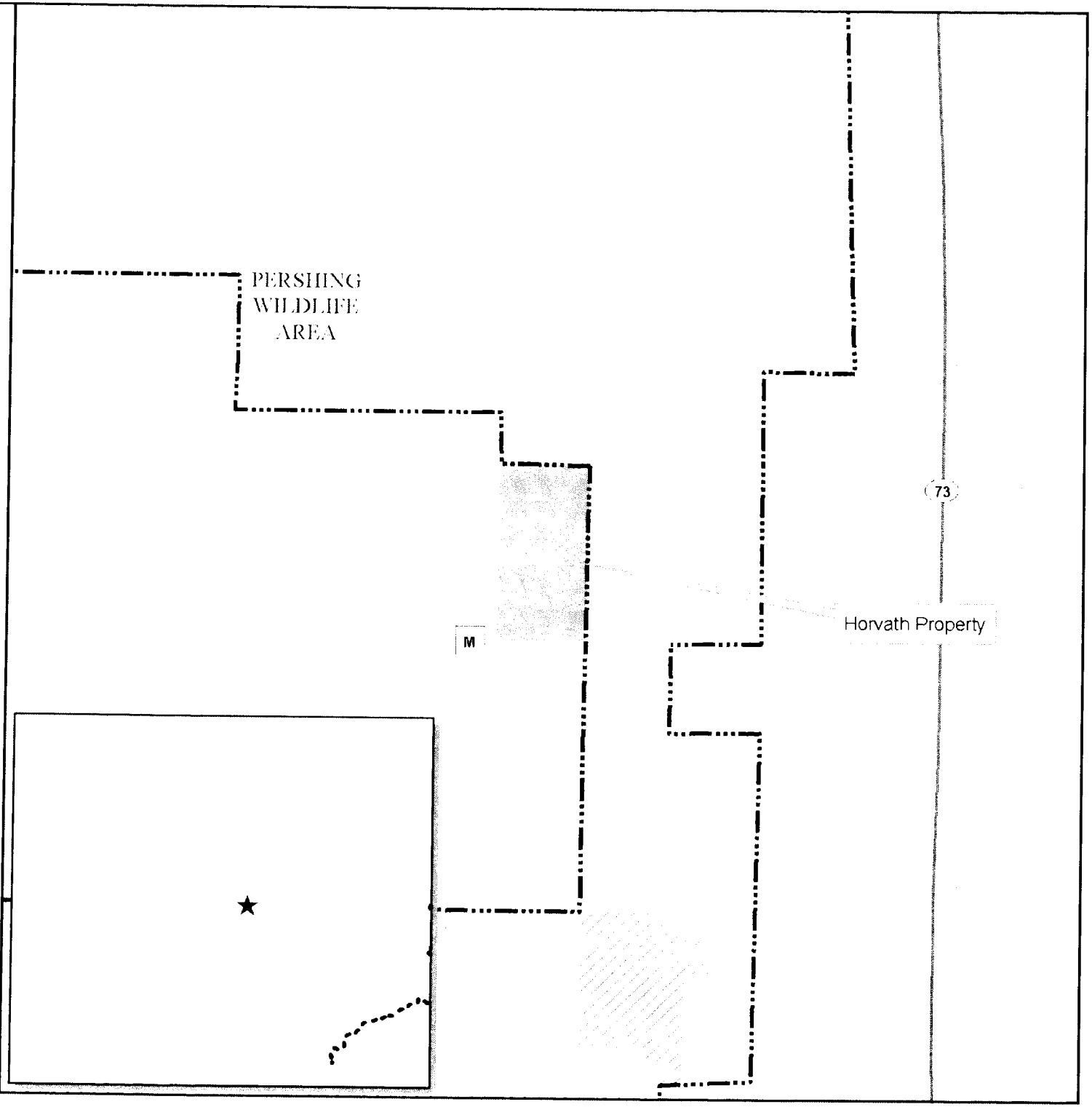
WDNR Leased

Ice Age Trail

Project Boundary

Miles

0 0.3 0.6

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES

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