Form 1103-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No 3.B.7

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

FOR: OCTOBER BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 80 acres of land from John and Patricia McBride for $224,000 for the Brule River State Forest in Douglas County. The item is being submitted because the purchase price exceeds $150,000.

The property is located in east-central Douglas County about 30 miles southeast of the City of Superior. It is bordered by Department-owned land to the north. The majority of the cover is northern hardwoods of pole-sized timber with scattered saw timber. The northern hardwood stand has pockets of aspen pole timber, and areas with greater volumes of oak and white birch. Overall, the existing forest cover provides good wildlife habitat for grouse, deer, and woodcock. The parcel includes 2,300 feet of frontage on Smith Lake, which is a shallow seepage lake about five feet in depth and roughly 30 acres in size. Most of the remainder of Smith Lake is already abutted by state forest land. The protection of Smith Lake will enhance recreational uses such as kayaking and/or canoeing and will remain an attraction for wildlife. Ownership will allow 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 Mr. 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 of which about 50,900 acres are under state ownership. 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 the 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 primary water resource on the state forest is the Bois Brule, one of the best known rivers east of the Mississippi. For over a hundred years, it has been regarded as an exceptional trout stream, with resident brook, brown and rainbow trout. Lake, brown and rainbow (steelhead) trout along with coho and chinook salmon migrate up the Brule annually from Lake Superior.

RECOMMENDATION: That the Board approve the purchase of 80 acres of land for $224,000 for Brule River State Forest in Douglas County.

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 9/8/08

Secretary, Matthew J. Frank - AD/8 — Date 10/7/08

cc: S. Miller – LF 6
R. Steffes – LF 6
L. Ross – AD 8
R. Mather – FR 4
W. Smith– NOR Spooner

State of Wisconsin

CORRESPONDENCE/MEMORANDUM

DATE: September 4, 2008 FILE REF: NF 30005

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, McBride Tract, File = NF 30005.
Option Expires November 12, 2008

1. PARCEL DESCRIPTION:

Brule River State Forest
Douglas County

Grantor:

John and Patricia McBride
1992 Patterson Lane
Duluth, MN 55804

Acres: 80.00
Price: $224,000.00
Appraised Value: $224,000
Interest: Fee
Improvements: Small enclosed shelter.

Location: The property is located in east-central Douglas County in the Village of Solon Springs about 30 miles southeast of the City of Superior.

Land Description: The subject land is level to rolling and provides view overlooking Smith Lake.

Covertype Breakdown:	Type:	Acreage:
	Lowland Woodland	6.0
	Upland Woodland	60.0
	Water	14.0
	TOTAL:	80.0

Zoning: Forestry
Present Use: Recreational
Proposed Use: Resource Protection and Recreational
Tenure: 14 years
Property Taxes: $870
Option Date: August 15, 2008

Stewardship Land Access: This property will be open to the public for all nature-based outdoor recreational activities to include hunting, fishing, trapping and cross-country skiing.

2. JUSTIFICATION:

The 80-acre McBride property is proposed for acquisition for the Brule River State Forest. The property is located in east-central Douglas County about 30 miles southeast of the City of Superior. It is bordered by department-owned land to the north. The majority of the cover is northern hardwoods of pole-sized timber with scattered saw timber. The northern hardwood stand has pockets of aspen pole timber, and areas with greater volumes of oak and white birch. Overall, the existing forest cover provides good wildlife habitat for grouse, deer, and woodcock. The parcel includes 2,300 feet of frontage on Smith Lake, which is a

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shallow seepage lake about 5 feet in depth and roughly 30 acres in size. Most of the remaining lake frontage is state-owned. The protection of Smith Lake will allow for recreational uses such as kayaking and or canoeing and will remain an attraction for wildlife. The small shelter on the property that has no assessed value will be removed from the property by the McBribe's this fall. Ownership will allow 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 Mr. 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 of which about 50,900 acres are under state ownership. 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 the 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 (steelhead) trout along with coho and chinook salmon migrate up the Brule annually from Lake Superior.

The Department recommends the purchased of the McBride 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:
$2,300,000	$2,075,566

4. ACQUISITION STATUS OF THE BRULE RIVER STATE FOREST:

Established: 1907
Acres Purchased to Date: 50,869.18
Acquisition Goal: 82,650.00
Percent Complete: 61.55
Cost to Date: $10,161,825.03

5. APPRAISAL:
Appraiser: Jeffrey Olson (Private Appraiser)
Valuation Date: May 1, 2008
Appraised Value: $224,000
Highest and Best Use: Recreational and includes possibilities for a seasonal cabin

Allocation of Values:

a. land: 66 acres @ $3,400 per acre: $224,000 (14 acres are Smith Lake and not assigned a value)
b. market data approach used, five comparable sales cited
c. adjusted value range: $2,920 to $3,899

Appraisal Review: Ron Olson - June 26, 2008

Comment: The appraiser did not assign a value to the shelter on the property.

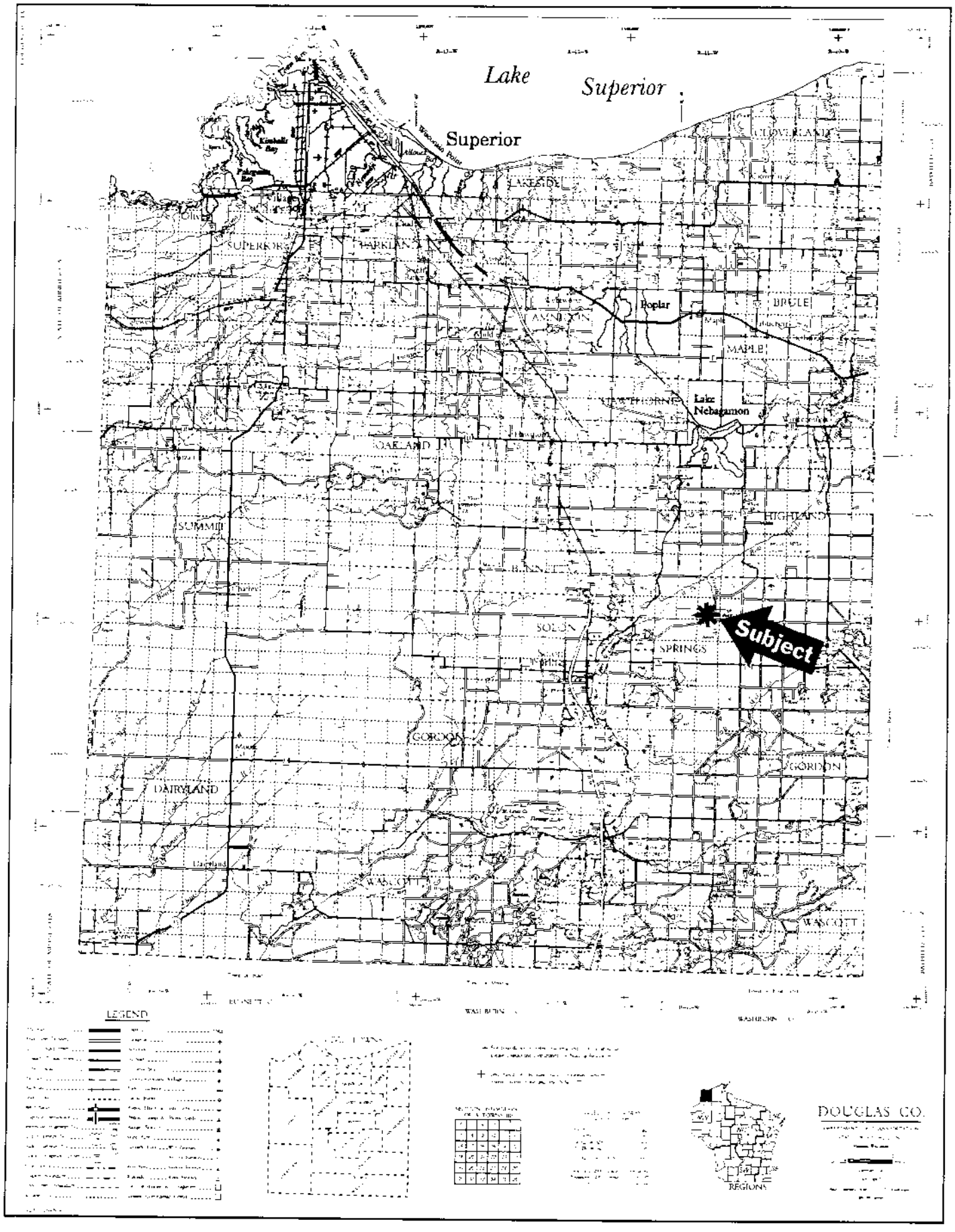
RECOMMENDED:

Richard E. Steffes — Date

Joseph Wm. Renville
Bureau of Legal Services — Date 9/5/08

Laurie Osterndorf — Date 9/5/08

RES:dv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REGIONS

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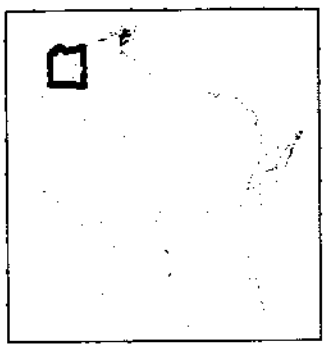
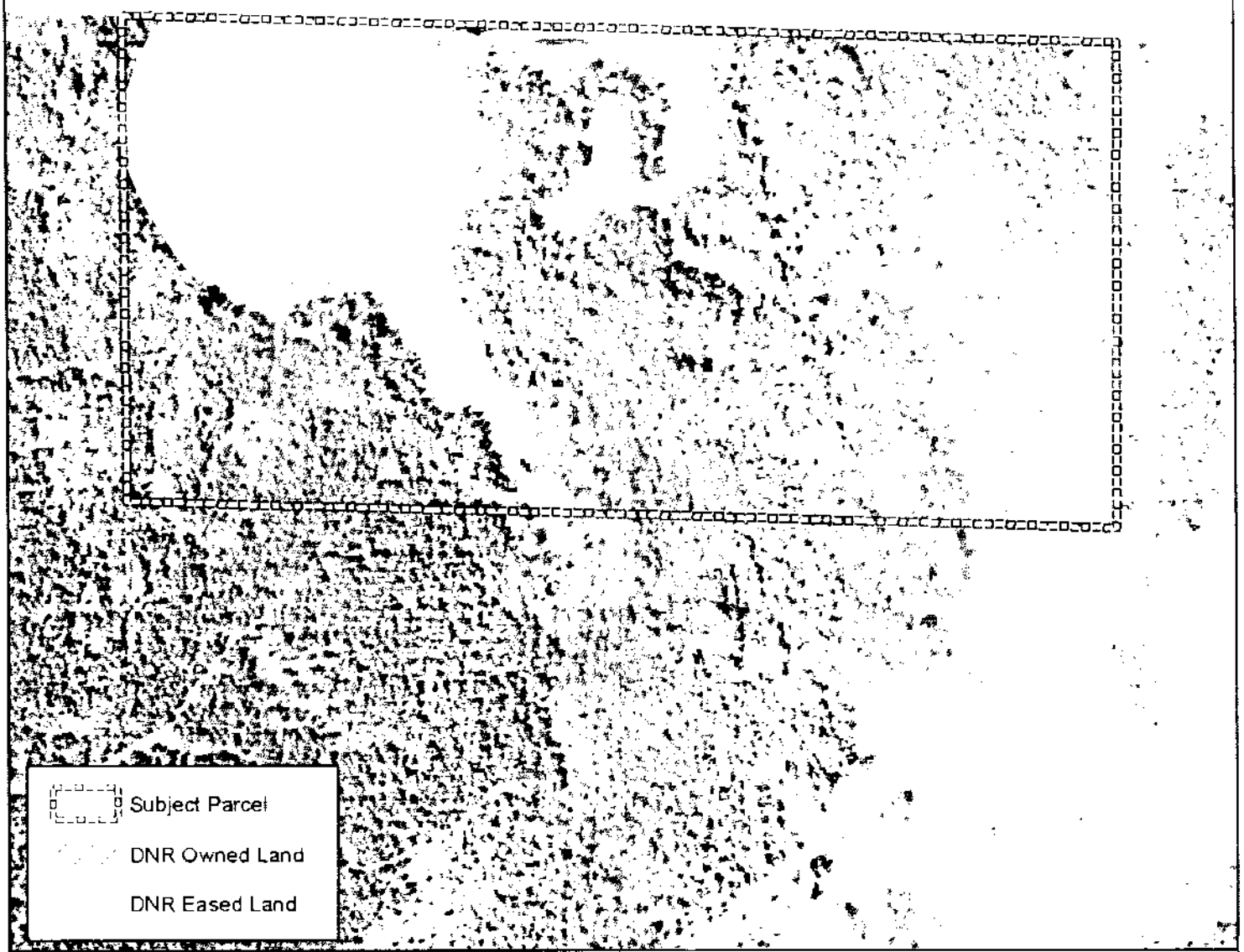
McBride Property

T 45N, R 11W, Section 11, Town of Solon Springs, Douglas County





N

0 375 750 1,500 2,250 Feet

Prepared by: Bureau of Facilities and Lands
Real Estate Section
August 28, 2008

McBride Property

Brule River State Forest

Subject Property

WDNR Owned

WNDR Eased

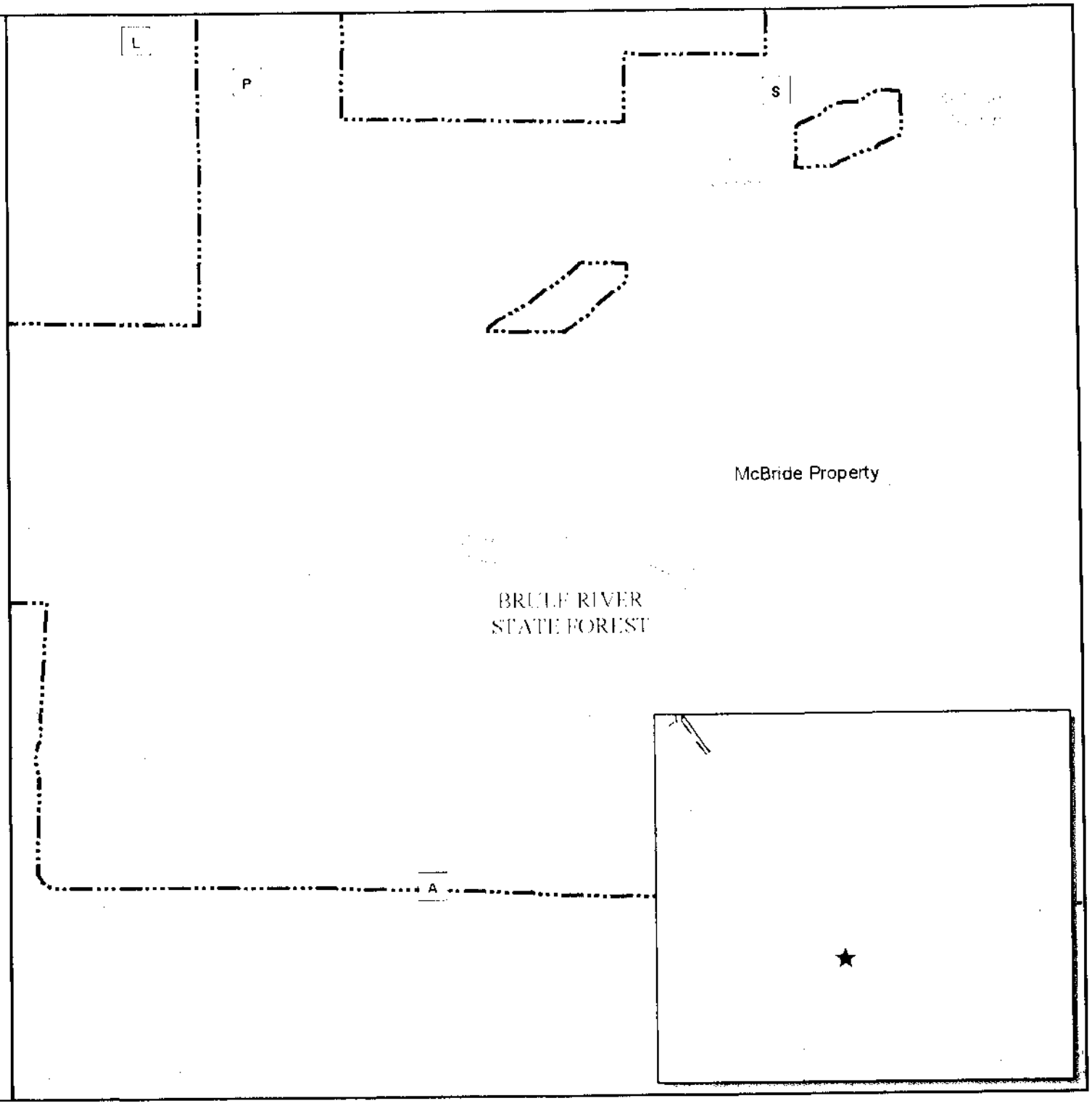
WDNR Leased

Ice Age Trail

Project Boundary

Miles

0 1 2

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES

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