

SUBJECT: LAND ACQUISITION – BLACK RIVER STATE FOREST – JACKSON COUNTY

FOR: OCTOBER 2010 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 200.0 acres of land from Plum Creek Timberlands for \$346,000.00 for the Black River State Forest in Jackson County. The item is being submitted because the purchase price exceeds \$150,000.

The 200-acre property is part of a larger 360-acre Plum Creek parcel that falls entirely within the newly expanded acquisition boundary and is just west of the Jay Creek State Natural Area. Jackson County is acquiring the 160 acres on the west side of this 200-acre parcel. The property is located in southern Jackson county, 18 miles southeast of the City Black River Falls and is primarily comprised of upland timber. There is approximately ¼-mile of road frontage on Starlight Road, a town road, which provides access to the property for the public. The proposed purchase is part of Memorandum of Agreement (MOA) with Jackson County, the Ho Chunk Nation, Plum Creek Timberlands and the Department. As part of the agreement, the Ho Chunk Nation will purchase 243.91 acres of county forestlands, and Jackson County will be able to replace the county forestlands by using the proceeds of the sale to purchase 647.02 acres from Plum Creek’s land divestures. Also, as part of the transaction, Jackson County has applied for a Stewardship grant in the amount of \$380,700 to fund the 647-acre transaction with Plum Creek.

Established in 1957, the Black River State Forest encompasses approximately 68,000 acres of public land in Jackson County in central Wisconsin, near the City of Black River Falls. The project was established 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 200-acre Plum Creek Timberlands property has a combination of 75% red pine plantation, 19% medium-stock scrub oak pole timber, and the remainder is a combination of 6% upland brush, road right-of-way, and marsh and tree saplings. Purchase of the property will ensure that the land is always available to the public for outdoor recreation and that the land is managed for the protection of the natural resources found there.

Purchase of this property will protect the natural resources of the site, permit forestry and other natural resource management activities. Purchase will also protect the site from development that is incompatible with the goals of the project, ensure the protection of its wild and scenic condition, and consolidate state ownership within the forest.

RECOMMENDATION: That the Board approve the purchase of 200.0 acres of land for \$346,000.00 for the Black River State Forest.

LIST OF ATTACHED MATERIALS:

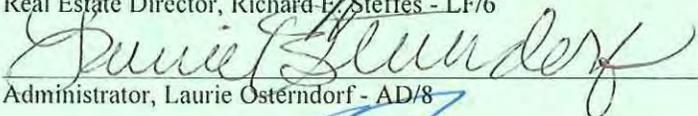
- | | | | |
|--|---|---|----------|
| No <input checked="" type="checkbox"/> | Fiscal Estimate Required | Yes <input type="checkbox"/> | Attached |
| No <input checked="" type="checkbox"/> | Environmental Assessment of Impact Statement Required | Yes <input type="checkbox"/> | Attached |
| No <input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

APPROVED:



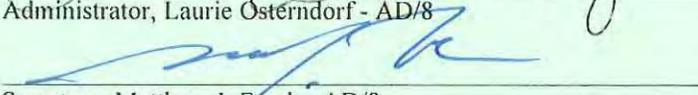
Real Estate Director, Richard E. Steffes - LF/6

Date 9-27-10



Administrator, Laurie Osterndorf - AD/8

Date 10/8/10



Secretary, Matthew J. Frank - AD/8

Date 10-13-10

- cc: S. Miller – LF/6
 R. Steffes – LF/6
 L. Ross – AD/8
 R. Mather – FR/4
 S. Humrickhouse – WCR/Eau Claire

CORRESPONDENCE/MEMORANDUM

DATE: September 27, 2010 FILE REF: NF 30050
 TO: Governor Doyle
 FROM: Matthew J. Frank
 SUBJECT: Proposed Land Acquisition, Plum Creek Timberlands Tract, File # NF 30050,
 Option Expires December 15, 2010

1. PARCEL DESCRIPTION:

Black River State Forest
 Jackson County

Grantor:

Plum Creek Timberlands
 c/o Dan Lemke
 1411 North 4th Street
 Tomahawk, WI 54487

Acres: 200.0
Price: \$346,000.00
Appraised Value: \$346,000.00
Interest: Fee Title Purchase
Improvements: None

Location: The property is located in Jackson County 18 miles southeast of Black River Falls.

Land Description: The subject land varies from level to rolling.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Upland Woods	187
	Brush	10
	Road Right-of-Way	2
	Wetland	<u>1</u>
	TOTAL:	200

Zoning: Forestry/Limited Agriculture
Present Use: Timber production
Proposed Use: Forest Management and Public Outdoor Recreation
Tenure: 9 years
Property Taxes: \$134.00
Option Date: September 17, 2010

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 has obtained an agreement to purchase 200.0 acres from Plum Creek Timberlands to protect land in the Black River State Forest in Jackson County. The 200-acre property is part of a larger 360-acre Plum Creek parcel that falls entirely within the newly expanded acquisition boundary and is just west of the Jay Creek State Natural Area. The property is located in southern Jackson County, 18 miles southeast of Black River Falls and is primarily comprised of upland timber. There is approximately ¼-mile of road frontage on Starlight Road, a town road, which provides access to the property for the public. The

proposed purchase is part of Memorandum of Agreement (MOA) with Jackson County, the Ho Chunk Nation, Plum Creek Timberlands and the Department. As part of the agreement the Ho Chunk Nation will purchase 243.91 acres of county forestlands, and Jackson County will be able to replace the county forestlands by using the proceeds of the sale to purchase 647.02 acres from Plum Creek's land divestitures. Also, as part of the transaction, Jackson County has applied for a Stewardship grant through in the amount of \$380,700 to fund the 647-acre transaction with Plum Creek.

Established in 1957, the Black River State Forest encompasses approximately 68,000 acres of public land in Jackson County in central Wisconsin, near the City of Black River Falls. The project was established 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.

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The Department recommends purchase of this property to protect the natural resources of the site and to permit forestry and other natural resource management activities. Purchase will also protect the site from development that is incompatible with the goals of the project, ensure the protection of its wild and scenic condition, and consolidate state ownership within the forest.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$50,685,000	\$11,072,373

4. ACQUISITION STATUS OF THE BLACK RIVER STATE FOREST:

Established: 1957
Acres Purchased to Date: 68,066.23
Acquisition Goal: 91,640.0 Acres
Percent Complete: 74.3%
Cost to Date: \$3,323,951.60

5. APPRAISAL:

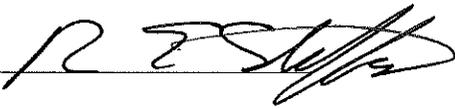
Appraiser: Robert Karl
Valuation Date: June 15, 2010
Appraised Value: \$346,000.00
Highest and Best Use: Recreation/Timber Production

Allocation of Values:

- a. land: 200.0 acres @ \$1,730.00 per acre: \$346,000.00
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$1,572.00 to \$1,870.00 per acre

Appraisal Review: Dick Steffes – September 17, 2010

RECOMMENDED:

Richard E. Steffes 

9-27-10
Date

Bureau of Legal Services 

9-28-10
Date

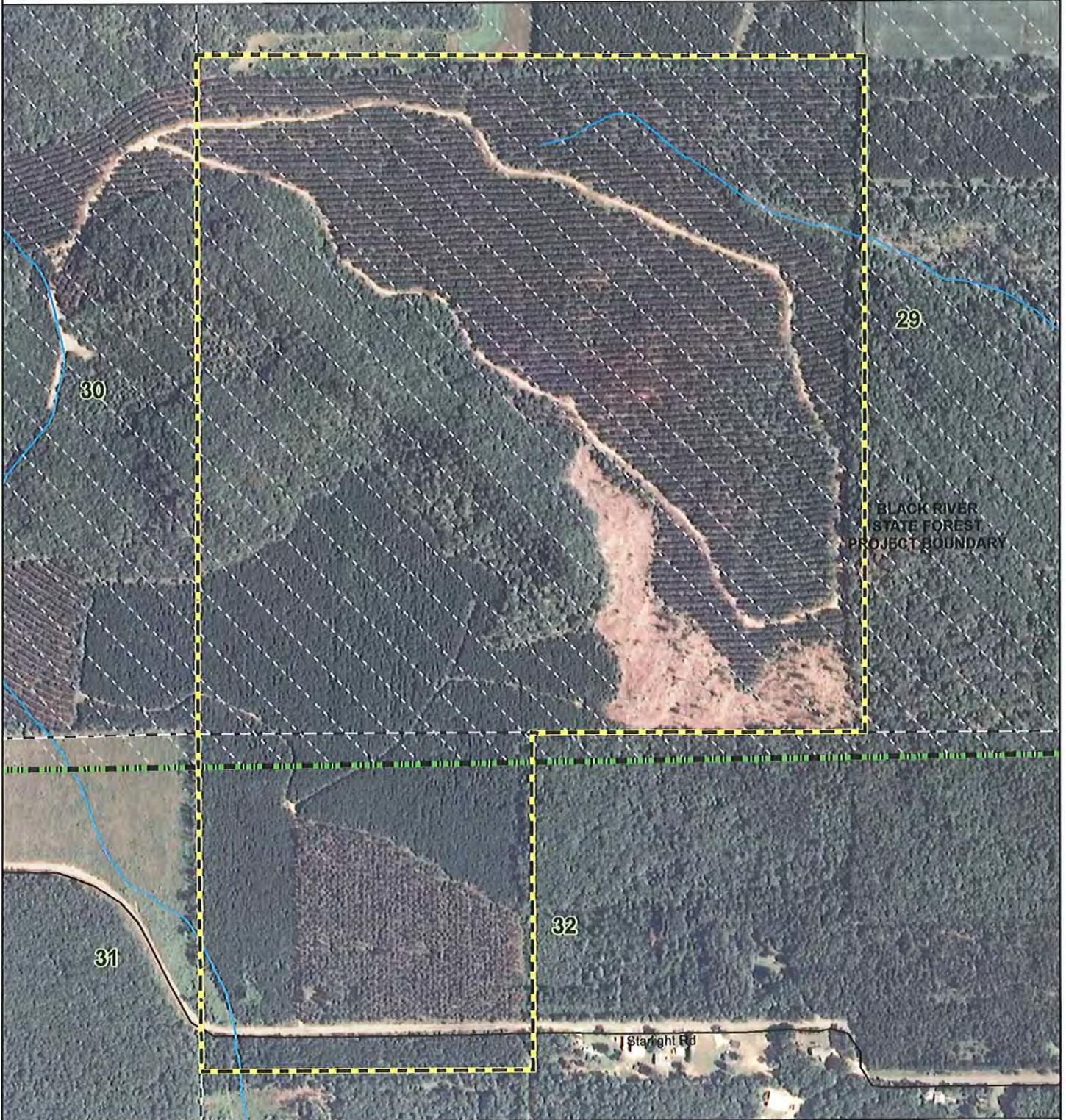
Laurie Osterdorf 

10/8/10
Date

RES:ch

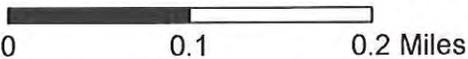
Plum Creek Timberlands Parcel

T20N R1W Sections 29 & 32, Town of Knapp, Jackson County, WI (200.00 Acres)



Legend

- - - PLSS Section Line
- PLSS Quarter-Quarter
-  DNR Project Boundary
-  County Boundary
-  DNR Eased
-  DNR Owned



Subject Property

NF 30050

Black River State Forest

-  Fee Simple
-  Easement
-  Ingress/Egress



State of Wisconsin

September 23, 2010
Real Estate Section
Bureau of Facilities and Lands

Use Advisory: Neither the Wisconsin Department of Natural Resources (WDNR) nor any of its employees shall be held liable for any improper or incorrect use of the information and/or content herein and assumes no responsibility for use of the information. Furthermore, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, or reliability of any information. The WDNR provides mapped information on an "as is" basis. The WDNR has made reasonable efforts to provide accurate information, but cannot exclude the possibility of errors or omissions in source information. There is no guarantee the parcel boundaries are defined by a survey. The map user is expected to exercise reasonable use of the map information.

