

SUBJECT: LAND ACQUISITION – CREX MEADOWS WILDLIFE AREA – BURNETT COUNTY

FOR: APRIL 2011 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 240 acres of land from Burntridge Hunting Club for \$390,000 for the Crex Meadows Wildlife Area in Burnett County. The item is being submitted because the purchase price exceeds \$150,000.

The parcel is located in west-central Burnett County within the project boundary of the Crex Meadows Wildlife Area and is adjoined by state owned lands to the east and partially along the south boundary and it adjoins privately owned lands to the north and County Road F along the west boundary line. The property consists of 240 fully wooded acres with cover types ranging from sapling to pole size trees consisting primarily of black oak, aspen red and jack pine. Two hundred and twenty nine acres of the parcel are enrolled in the Managed Forest Law Program with one hundred and nine acres being closed to the public. The parcel fronts on County Road F, a paved town road, for approximately 1/2 mile. Improvements on the property include a mobile home that will be removed and a sand point well, older septic system and a metal pole shed that do not add to the appraised value. Acquisition of this parcel will allow for wildlife habitat management, provide opportunities for public recreation and consolidate state ownership within the wildlife area project.

Crex Meadows Wildlife Area was established in 1946 and expands over 30,000 acres. This large wildlife property was originally part of the Northern Wisconsin Pine Barrens and is now Wisconsin's largest remaining portion of this globally endangered ecosystem. The rare sedge marsh and brush prairie habitats make the area ideal for wildlife. Crex Meadows is home to 270 species of birds, 600 species of plants as well as a wide variety of mammals, reptiles, amphibians and insects.

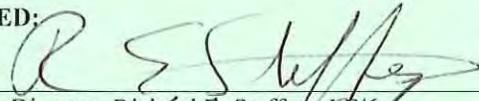
Acquisition of this parcel will better protect the natural and scenic resources of this site, promote natural resource management and consolidate state ownership. The land will be managed for pine barrens habitat and open for public use.

RECOMMENDATION: That the Board approve the purchase of 240 acres of land for \$390,000 for the Crex Meadows Wildlife Area in Burnett 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 |

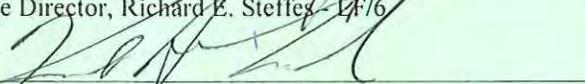
APPROVED:



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

3-1-11

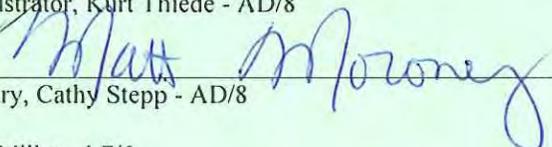
Date



Administrator, Kurt Thiede - AD/8

3/28/11

Date



Secretary, Cathy Stepp - AD/8

3/29/11

Date

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

CORRESPONDENCE/MEMORANDUM

DATE: February 25, 2011 FILE REF: WM 60131
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Burntride Hunting Club Tract, File WM 60131,
 Option Expires May 8, 2011

1. PARCEL DESCRIPTION:

Crex Meadows Wildlife Area
 Burnett County

Grantor:

Burntride Hunting Club
 Attn: Brent Wernlund
 290 Cover Road
 Hudson, WI 54016

Acres: 240

Price: \$390,000

Appraised Value: \$390,000 (P. Wolter); \$365,000 (R. Olson); \$432,000 (T. Olson)*

Interest: Fee Title Purchase

Improvements: Include a mobile home that will be removed from the site and a sand point well, an older septic system and a metal pole shed.

Location: The property is located in Burnett County about 7 miles north of Grantsburg in the Town of West Marshfield.

Land Description: The subject land is gently rolling. Land within the central portion of the property displays the highest elevation, approximately 15 feet higher than other portions of the property.

Covertypes Breakdown:

	Type	Acreage
	Upland Woodland	240

Zoning: Residential & recreation

Present Use: Vacant

Proposed Use: Resource protection & public outdoor recreation

Tenure: 25 years

Option Date: February 7, 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 has obtained an option to purchase a 240-acre parcel in fee title from the the Burntride Hunting Club which is located in west-central Burnett County within the project boundary of the Crex Meadows Wildlife Area. The parcel is adjoined by state owned lands to the



east and partially along the south boundary and it adjoins privately owned lands to the north and County Road F along the west boundary line. The parcel consists of 240 wooded acres with cover types ranging from sapling to pole size trees consisting primarily of black oak, aspen, red and jack pine. Two hundred and twenty nine acres of the parcel are enrolled in the Managed Forest Law Program with one hundred and nine acres being closed to the public. The parcel fronts on County Road F, a paved town road, for approximately 1/2 mile. Improvements on the property include a mobile home that will be removed and a sand point well, older septic system and a metal pole shed that do not add to the appraised value. Acquisition of this parcel will allow for wildlife habitat management, provide opportunities for public recreation and consolidate state ownership within the wildlife area project.

Crex Meadows Wildlife Area was established in 1946 and expands over 30,000 acres. This large wildlife property is part of the northern wisconsin pine barrens and is now Wisconsin's largest remaining portion of this globally endangered ecosystem. The rare sedge marsh and brush prairie habitats make the area ideal for wildlife. Crex Meadows is home to 270 species of birds, 600 species of plants as well as a wide variety of mammals, reptiles, amphibians and insects.

The Department recommends the acquisition of this parcel to better protect the natural and scenic resources of this site, to promote natural resource management and to consolidate state ownership. The land will be managed for pine barrens habitat and open for public use.

3. FINANCING:

Federal Pittman Robertson funds for \$276,325

Funds allotted to program	Balance after proposed transaction
\$276,325	\$0

State Stewardship bond funds are anticipated for \$113,675:

Funds allotted to program:	Balance after proposed transaction:
\$7,780,000	\$672,793

4. ACQUISITION STATUS OF THE CREX MEADOWS WILDLIFE AREA:

Established: 1946
Acres Purchased to Date: 28,078.92
Acquisition Goal: 31,093.58
Percent Complete: 90.30 %
Cost to Date: \$1,162,362.29

5. APPRAISAL:

Appraiser: Peter Wolter
Valuation Date: January 26, 2011
Appraised Value: \$390,000
Highest and Best Use: Recreation
Allocation of Values:
a. land: 240 acres @ \$1,625 per acre: \$390,000
b. market data approach used, 6 comparable sales cited
c. adjusted value range: \$1,458 - \$1,883 per acre

Comment: Opinion of value based on the R. Olson and T. Olson appraisals. Valuation was based on the best 6 sales.

APPRAISAL 2:

Appraiser: Ron Olson

Valuation Date: November 24, 2010

Appraised Value: \$365,000.00

Highest and Best Use: Recreational land

Allocation of Values:

- a. land: Total Acres @ \$1,520.83 per acre: \$365,000.00
 - b. market data approach used, 4 comparable sales cited
 - c. adjusted value range: \$1,336.00 - \$1,710.00 per acre
- Appraisal Review: Peter Wolter – January 24, 2011

APPRAISAL 3:

Appraiser: Tom Olson

Valuation Date: November 05, 2010

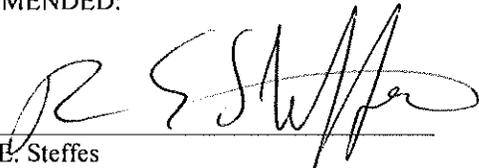
Appraised Value: \$432,000.00

Highest and Best Use: recreation

Allocation of Values:

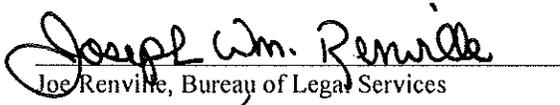
- a. land: Total Acres @ \$1,800.00 per acre: \$432,000.00
 - b. market data approach used, 5 comparable sales cited
 - c. adjusted value range: \$1,681.00 - \$1,827.00 per acre
- Appraisal Review: Peter Wolter – January 24, 2011

RECOMMENDED:



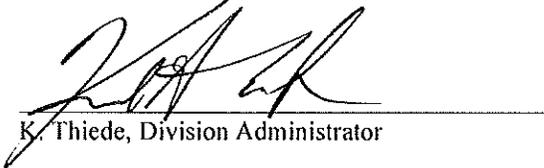
Richard E. Steffes

3-1-11
Date



Joe Renville, Bureau of Legal Services

3-3-11
Date



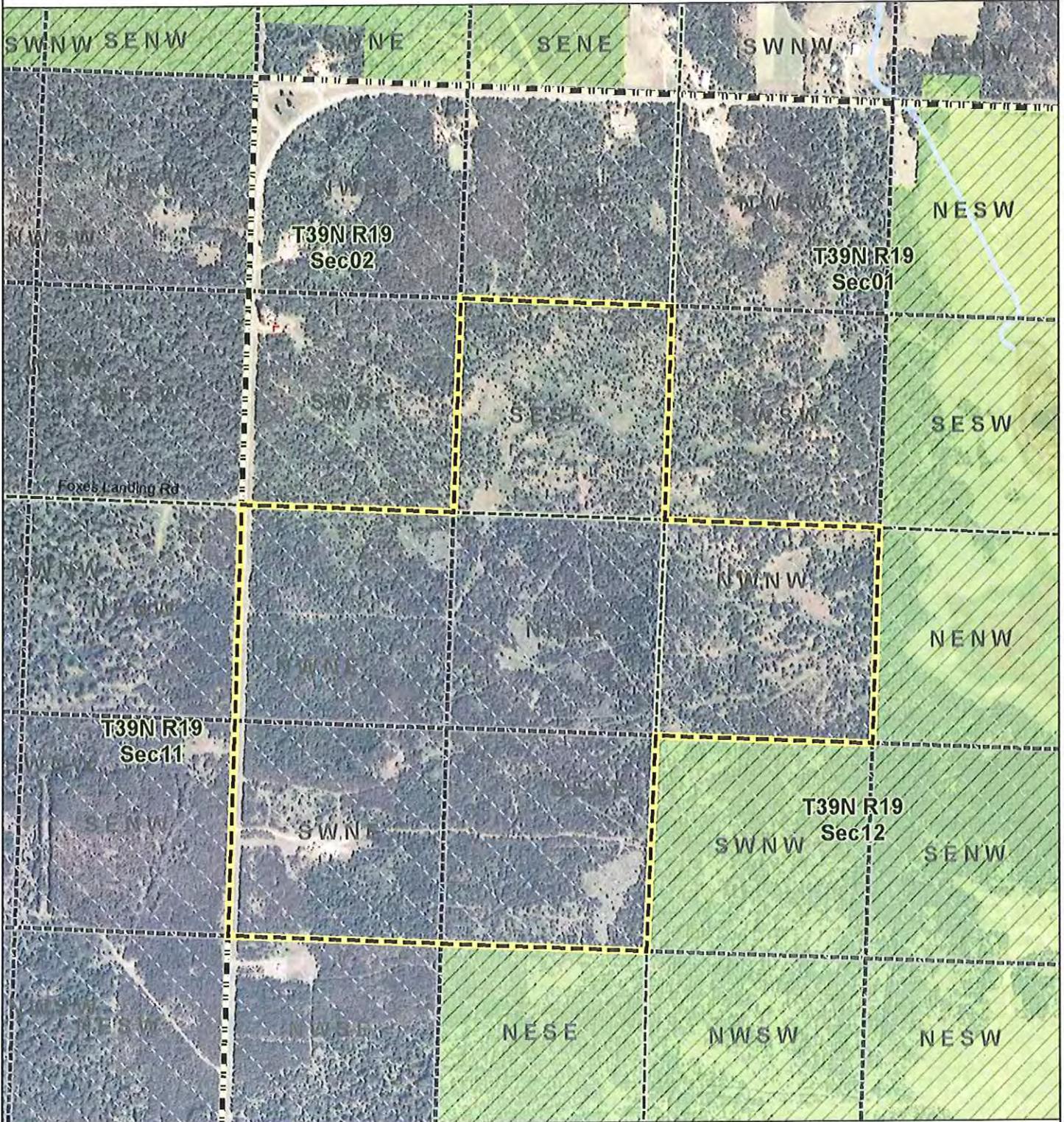
K. Thiede, Division Administrator

3-28-11
Date

RES:dv

Burntridge Hunting Club

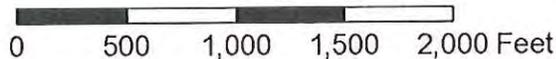
T39N R09W Sections 2, 11 & 12, Town of West Marshland, Burnett County



Crex Meadows Wildlife Area
WM 60131

 Subject Parcel

-  DNR Owned
-  Section Line
-  DNR Project Boundary
-  1/4-1/4 Section Line




February 23, 2011
 Real Estate Section
 Bureau of Facilities and Lands

Burntride Hunting Club

Crex Meadows Wildlife Area

WM 60131

T35N R09W

Sections 02, 11 & 12

Town of West Marshland

Burnett County

(240 acres--deed)



Subject Parcel

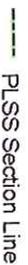


DNR Project Boundary



WDNR Owned

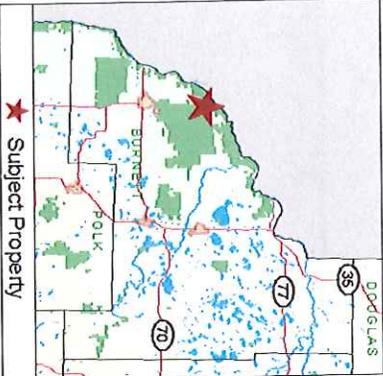
QQ Section Boundary



PLSS Section Line



Burnett County View



WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Map Created February 25, 2011 acf

