

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

FOR: DECEMBER 2011 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 80 acres of land from Bernard and Rosemarie Kling for \$160,000 in the Black River State Forest in Jackson County. The item is being submitted because the purchase price exceeds \$150,000.

The parcel is located in central Jackson County, in the Town of Komensky, seven miles northeast of the City of Black River Falls. It is within the project boundary and is surrounded on all sides by Department owned land. Road frontage on South Cemetary Road provides ample public access to the property. Timber types are primarily jack pine, low quality oak and aspen with some larger red and white pine scattered in the area.

Established in 1957, the Black River State Forest encompasses approximately 69,000 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.

Acquisition of the Kling parcel will protect the natural resources of the site and permit forestry and other natural resource management activities. It will also protect the site from development that is incompatible with the goals of the project and consolidate state ownership within the forest.

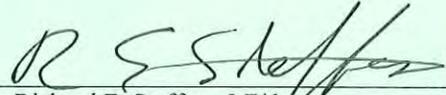
RECOMMENDATION: That the Board approve the purchase of 80 acres of land from the Kling's for \$160,000 for the Black River State Forest.

LIST OF ATTACHED MATERIALS:

- No Fiscal Estimate Required
- No Environmental Assessment of Impact Statement Required
- No Background Memo

- Yes Attached
- Yes Attached
- Yes Attached

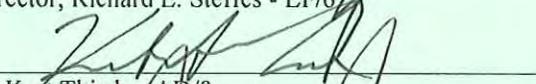
APPROVED:



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

11-9-11

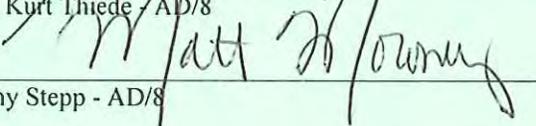
Date



Administrator, Kurt Thiede - AD/8

11-10-11

Date



Secretary, Cathy Stepp - AD/8

11-11-11

Date

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

CORRESPONDENCE/MEMORANDUM

DATE: November 9, 2011

TO: Scott Walker

FROM: Cathy Stepp

SUBJECT: Proposed Land Acquisition, Bernard Kling Tract, File # NF 30064,
Option Expires February 29, 2012; Sellers requested a 2011 closing.

FILE REF: NF 30064

I. PARCEL DESCRIPTION:

Black River State Forest
Jackson County

Grantor:

Bernard and Rosemarie Kling
N9198 CTH "K"
Merillan, WI 54615

Acres: 80Price: \$160,000Appraised Value: \$160,000Interest: Fee SimpleImprovements: NoneLocation: The property is located in Jackson County, 7 miles northeast of Black River Falls.Land Description: The subject land is gently rolling.Covertypes Breakdown:

	Type	Acreage
Lowland Woodland		40
Upland Woodland		40

Total: 80

Zoning: Limited Agriculture and ForestryPresent Use: Forestry and RecreationalProposed Use: Outdoor Public Recreation and Resource ManagementTenure: 44 yearsProperty Taxes: \$1,232.89Option Date: November 2, 2011Stewardship 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 80 acres of land from Bernard and Rosemarie Kling for \$160,000 in the Black River State Forest in Jackson County. This 80 acre parcel lies within the project boundary and is surrounded by Department owned land. It is located in central Jackson County, in the Town of Komensky, seven miles northeast of the City of Black River Falls. Road frontage on South Cemetery Road provides ample access to the property for the public.

The parcel is well drained along Cemetery Road but poorly drained on the east side of the parcel. Timber types are primarily jack pine, low quality oak and aspen with some larger red and white pine scattered in the area.

Established in 1957, the Black River State Forest encompasses approximately 69,000 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.

Purchase of the parcel will protect the natural resources of the site and 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:
\$3,090,000	\$2,616,604

4. ACQUISITION STATUS OF THE BLACK RIVER STATE FOREST:

Established: 1957
Acres Purchased to Date: 68,330.91
Acquisition Goal: 91,518.00
Percent Complete: 74.66 %
Cost to Date: \$3,752,762.70

5. APPRAISAL:

Appraiser: Ron Olson
Valuation Date: September 27, 2011
Appraised Value: \$160,000
Highest and Best Use: Recreational

Allocation of Values:

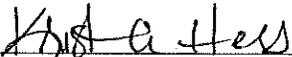
- a. land: 80 acres @ \$2,000 per acre: \$160,000
- b. market data approach used, 3 comparable sales cited
- c. adjusted value range: \$1,594 - \$2,187 per acre

Appraisal Review: Peter Wolter, 10/20/2011

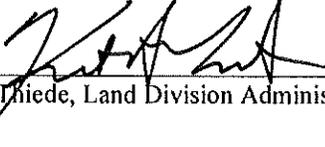
RECOMMENDED:


 Richard E. Steffes, Real Estate Director

11-9-11
 Date


 Kristin A. Hess, Bureau of Legal Services

11/10/11
 Date


 Kurt Thiede, Land Division Administrator

11/10/11
 Date

**Bernard Kling and
Rosemarie Kling - Fee**
Black River State Forest

NF-30064

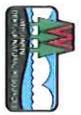
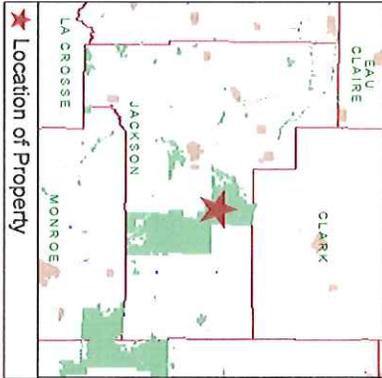
T22N R3W Sec 25
Town of Komensky
Jackson County
80 acres

 Subject Parcel

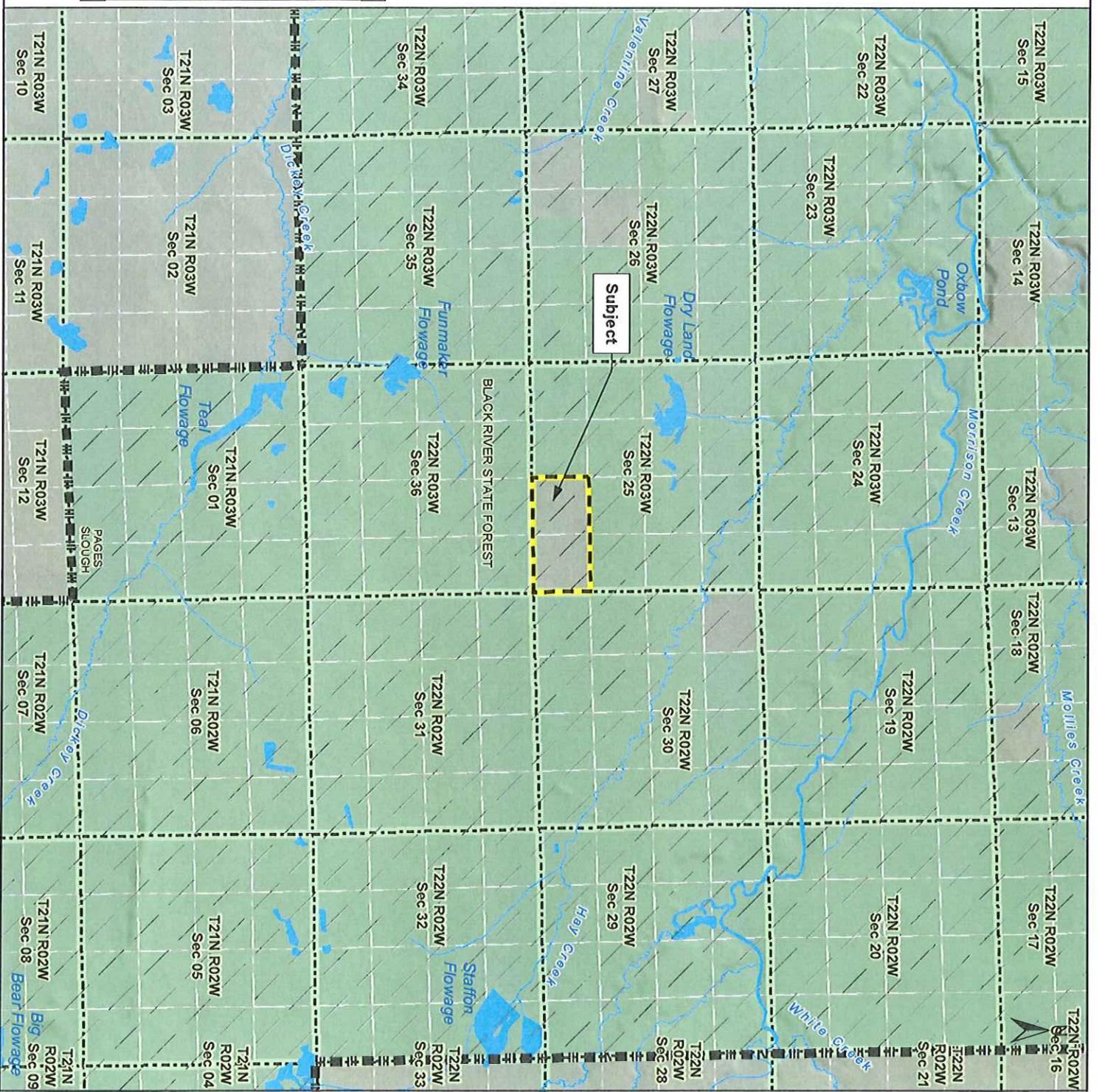
-  WDNR Owned
-  WDNR Easement
-  DNR Project Boundary
-  PLSS Section Line
-  QQ Section Boundary



Jackson County View

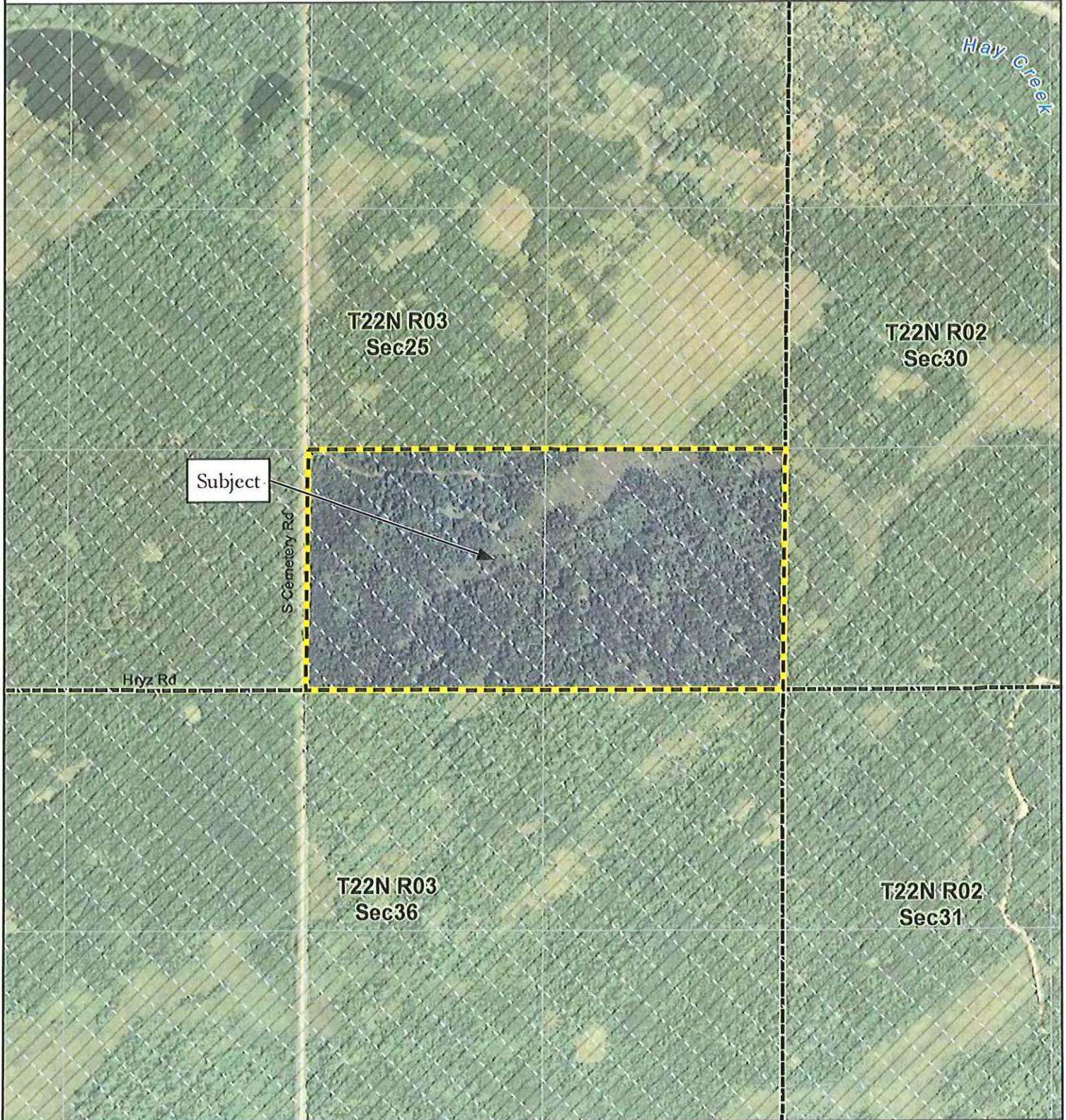


WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Nov 08, 2011 Km/h



Bernard & Rosemarie Kling

T22N R3W Sec 25, Town of Komensky, Jackson County



Black River State Forest



Subject Parcel

 DNR Owned

 DNR Project Boundary

 Section Line

 QQ Section Lines


0 300 600 900 Feet



Nov 08, 2011 kmh
Real Estate Section
Bureau of Facilities and Lands