

SUBJECT: LAND ACQUISITION – STRAIGHT RIVER WILDLIFE AREA – POLK COUNTY

FOR: FEBRUARY

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 80 acres of land from Mark Posey for \$150,000.00 for the Straight River Wildlife Area in Polk County.

This 80 acre, forested property, is proposed for purchase for the Straight Lake Wildlife Area for the benefit of expanding recreational opportunities and improving efficiencies for recreation and property management. The property is within the project boundary of the wildlife area. It abuts state owned lands on the eastern and southern boundaries.

Straight Lake Wildlife Area is a 1,390 acre project located in north-central Polk County. Straight Lake Wildlife Area and State Park are contiguous properties established in 2002 to provide wildlife-based recreational opportunities including hunting, trapping, and wildlife observation. The property is also managed to increase populations of resident and migratory wildlife species through habitat improvement practices. The property Master Plan was approved by the Natural Resources Board in 2009.

The tract is mostly wooded with cover types dominated with oak, white birch and aspen. 5 to 10% of the property is wetland with an ephemeral pond located on the parcel. The property provides ¼ mile of town road frontage along the west boundary. A series of segments of the old Clam Falls Road traverse the parcel. This road once ran from St. Croix Falls to Clam Falls, serving early settlers and lumbermen in the 1860's. The road was surveyed as a state highway in 1875.

Acquisition of this parcel would allow for natural resources management, consolidation of state ownership and maintenance of contiguous land connections that render the project more viable for public recreational opportunities and resource management. The property is ideal for hunting deer and other game species. In addition, the wooded upland-wetland habitat mix supports the needs of threatened species such as cerulean warbler and the red-shouldered hawk. The subject also accommodates sections of the historic Clam Falls Road.

RECOMMENDATION: That the Board approve the purchase of 80 acres of land for the Straight River Wildlife Area.

LIST OF ATTACHED MATERIALS:

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

- Yes Attached
- Yes Attached
- Yes Attached

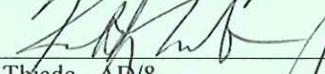
APPROVED:



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

1-18-12

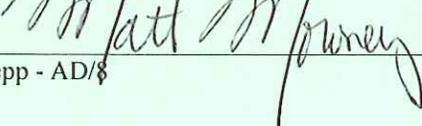
 Date



 Administrator, Kurt Thiede - AD/8

1/24/12

 Date



 Secretary, Cathy Stepp - AD/8

1/25/12

 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: January 18, 2012
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Mark Posey Tract, File # WM 60161,
 Option Expires March 19, 2012

FILE REF: WM 60161

1. PARCEL DESCRIPTION:

Straight River Wildlife Area
 Polk County

Grantor:

Mark Posey
 790 West Street
 Taylors Falls, MN 55084

Acres: 80
Price: \$150,000
Appraised Value: \$150,000
Interest: Fee Title Purchase
Improvements: Small hunting shack

Location: The property is located in north central Polk County about 2 miles northeast of Luck.

Land Description: The subject land is gently rolling with slopes varying from 0-20%..

Covertime Breakdown:

	Type	Acreage
Wetland		5
Upland Woodland		75

Total: 80

Zoning: Agricultural
Present Use: Private Recreation
Proposed Use: Public Outdoor Recreation and Wildlife Habitat Management
Tenure: 6 years
Property Taxes: \$2512.32
Option Date: December 20, 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:

This 80 acre, forested property is proposed for purchase for the Straight Lake Wildlife Area for the benefit of expanding recreational opportunities and improving efficiencies for recreation and property management. The property exists entirely within the project boundary of the wildlife area and is located in the Town of Luck. The subject parcel abuts state owned lands on the eastern and southern boundaries, and adjoins private lands along

the north and west lines. A small hunting shack is established on the property, though the completed appraisal provided no contributory value for that minimal improvement.

Straight Lake Wildlife Area is a 1,390 acre property located in north-central Polk County. Straight Lake Wildlife Area and State Park are contiguous properties established in 2002 to provide wildlife-based recreational opportunities including hunting, trapping, and wildlife observation. The property is also managed to increase populations of resident and migratory wildlife species through habitat improvement practices. The property Master Plan was approved by the Natural Resources Board in 2009.

The tract is mostly wooded with cover types dominated with oak, white birch and aspen. 5 to 10% of the property is wetland with an ephemeral pond located on the parcel. The property provides ¼ mile of town road frontage along the west boundary. Utilities are available at the road, though have not been extended to the hunting shack. A series of segments of the old Clam Falls Road traverse the parcel. This trail road once ran from St. Croix Falls to Clam Falls, serving early settlers and lumbermen in the 1860's. The trail road was surveyed as a state highway in 1875.

This segment of the historic road was surveyed by archaeologists in 2010 as part of locating a proposed segment of the Ice Age National Scenic Trail. A portion of the proposed trail is to run in concert with this section of the Clam Falls Road for approximately 200 meters.

Natural Heritage Inventory records show occurrence of a special concern plant species last observed in the early 1900's. In addition a southern dry-mesic forest community type is established within the area of the subject property. No projects are planned for the property that would be disruptive to the landscape. Property managers are aware of the NHI issues should future project development be of concern.

Acquisition of this parcel would allow for natural resources management, consolidation of state ownership and maintenance of contiguous land connections that render the project more viable for public recreational opportunities and resource management. The property is ideal for hunting deer and other game species. In addition, the wooded upland-wetland habitat mix the property provides supports the needs of threatened species such as cerulean warbler and the red-shouldered hawk. The subject also accommodates sections of the historic Clam Falls Road.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$4,552,075	\$1,855,809

4. ACQUISITION STATUS OF THE STRAIGHT RIVER WILDLIFE AREA:

Established: 2002
Acres Purchased to Date: 383.10
Acquisition Goal: 1,389.50
Percent Complete: 27.57 %
Cost to Date: \$627,989.46

5. APPRAISAL:

Appraiser: Tom Olson
Valuation Date: November 16, 2011
Appraised Value: \$150,000
Highest and Best Use: Recreational

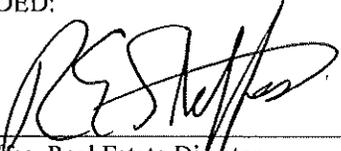
Allocation of Values:

- a. land: 80.00 acres @ \$1,875 per acre: \$150,000
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$1,813.00 - \$1,939.00 per acre

Appraisal Review: Peter Wolter – December 13, 2011

Comments: Sale #1 was encumbered with a reservation for hunting rights, so the reviewer requested another sale to help support the final value opinion. A fourth sale of 40 acres that sold for \$1875/acre was provided and supports the final value conclusion.

RECOMMENDED:



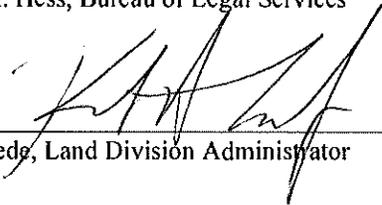
Richard E. Steffes, Real Estate Director

1-19-12
Date



Kristin A. Hess, Bureau of Legal Services

1/24/12
Date



Kurt Thiede, Land Division Administrator

1/24/12
Date

RES:sjs

Mark Posey
 Straight River
 Wildlife Area

T36N R17W Sec12
 Town of Luck
 Polk County
 80 acres

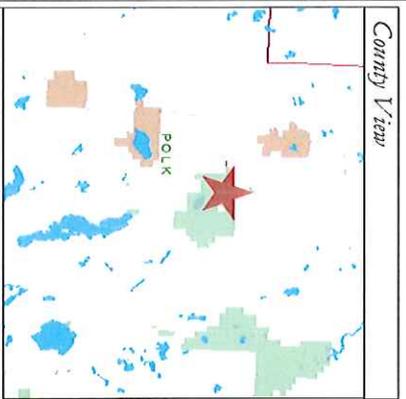
 Subject Parcel

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

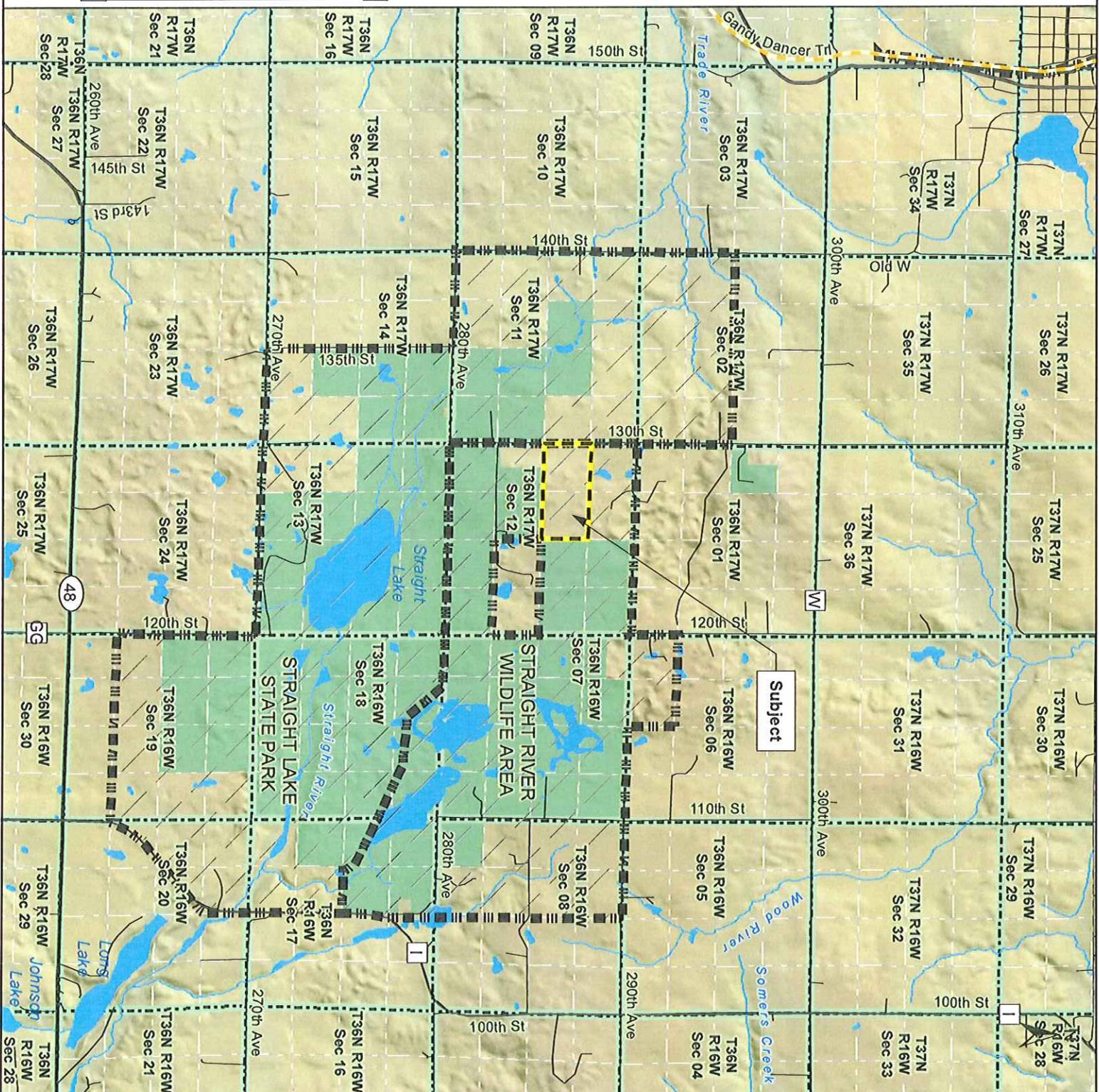
0300
 0300
 Feet

County View

 Location of Property




 WISCONSIN DEPARTMENT
 OF NATURAL RESOURCES
 Bureau of Facilities of Lands
 Map Created: Jan 11, 2012 kmh



Mark Posey - Fee

T36N R17E Sec 12, Town of Luck, Polk County



Straight River Wildlife Area

 Subject Parcel

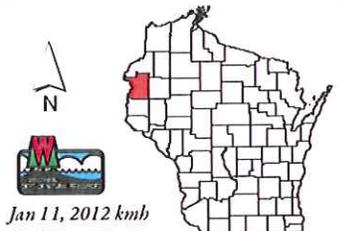
 DNR Owned

 DNR Eased

 DNR Project Boundary

 Section Line

 QQ Section Lines



Jan 11, 2012 kmh
 Real Estate Section
 Bureau of Facilities and Lands