

SUBJECT: Land Acquisition – Northern Highland/American Legion State Forest – Oneida County

FOR: MARCH 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 70.10 acres of land from Leonardith Logeman for \$266,000 for the Northern Highland/American Legion State Forest in Oneida County. The item is being submitted because the purchase price exceeds \$150,000.

The property is entirely within the project boundary of the State Forest and is located in Oneida County. The wooded property includes about 2600 feet of the east-bank of the Wisconsin River. This property is directly adjacent to other state forestland to the north and south. The property includes an "A" frame cottage and 2-car detached garage which will be sold for removal or salvage. Acquisition of the property would allow for consolidation of state ownership as well as to protect additional frontage on the Wisconsin River and provide additional land for public use.

Established in 1925 to protect the headwaters of the Wisconsin, Flambeau and Manitowish Rivers, the Northern Highland and American Legion State Forests include more than 232,000 acres in Vilas, Oneida and Iron Counties. The nearest cities are Woodruff/Minocqua, Rhinelander and Eagle River. Many visitors are from the population centers of southern Wisconsin and northern Illinois. The primary use of the forest is for silvicultural practices and the growth of recurring forest crops with scenic values, outdoor recreation, public hunting and stabilization of stream flow as extra benefits. There are numerous state-operated campgrounds, boat landings, hiking, and ski trails, providing recreational opportunities to 225,000 campers and over two million visitors each year, generating \$900,000 in recreation revenue. The beautiful lakes, streams, and woods found within the state forest boundaries, together with recreational opportunities and other amenities, make this area one of the leading tourist attractions of northern Wisconsin.

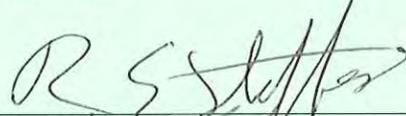
Most of the 2,600 feet of Wisconsin River on the Logeman property is wooded high bank frontage. With adjoining state forest ownership, this proposed acquisition will provide excellent public benefits.

RECOMMENDATION: That the Board approve the purchase of Leonardith Logeman 70.10 acres of land for \$266,000 for the American Legion State Forest the in Oneida 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 |

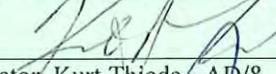
APPROVED:



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

2-20-12

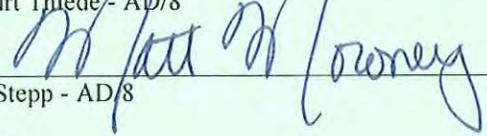
Date



Administrator, Kurt Thiede - AD/8

2-27-12

Date



Secretary, Cathy Stepp - AD/8

3/6/12

Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- T. Marty - FR/4
- W. Smith - Spooner

CORRESPONDENCE/MEMORANDUM

DATE: February 20, 2012

FILE REF: NF 30067

TO: Scott Walker

FROM: Cathy Stepp

SUBJECT: Proposed Land Acquisition, Leonardith Logeman Tract, File # NF 30067,
Option Expires May 08, 20121. PARCEL DESCRIPTION:Northern Highland/American Legion State Forest
Oneida CountyGrantor:Leonardith Logeman
900 Hansen Place
Park Ridge, IL 60068Acres: 70.1Price: \$266,000Appraised Value: \$266,000Interest: Fee title purchaseImprovements: "A" frame cottage and 2-car detached garageLocation: The property is located in Oneida County 10 miles northwest of RhinelanderLand Description: The subject land is flat to gently rolling terrain.Covertypes Breakdown:

Type	Acreage
Building Site	0.5
Lowland Woodland	10.
Upland Woodland	59.6
Total:	70.1

Zoning: ResidentialPresent Use: Seasonal retreatProposed Use: State forest and public recreation landTenure: 47 years family ownershipProperty Taxes: \$3,745.54Option Date: February 8, 2012Stewardship 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 70.1 acres of land from Leonardith Logeman for \$266,000 for the Northern Highland/American Legion State Forest in Oneida County.

The property is entirely within the project boundary of the American Legion State Forest and is located in Oneida County. The wooded property includes about 2600 feet of the east-bank of the Wisconsin River. This property is directly adjacent to other state forestland to the north and south. Acquisition of the property would allow for consolidation of state ownership as well as to protect additional frontage on the Wisconsin River and provide additional land for public use. The property includes an "A" frame cottage and 2-car detached garage which will be sold for removal or salvage. The building site will be restored to a natural condition.

Established in 1925 to protect the headwaters of the Wisconsin, Flambeau and Manitowish Rivers, the Northern Highland and American Legion State Forests include more than 232,000 acres in Vilas, Oneida and Iron Counties. The nearest cities are Woodruff/Minocqua, Rhinelander and Eagle River. Many visitors are from the population centers of southern Wisconsin and northern Illinois. The primary use of the forest is for silvicultural practices and the growth of recurring forest crops with scenic values, outdoor recreation, public hunting and stabilization of stream flow as extra benefits. Each year, approximately 75,000 cords of pulpwood and 2.5 million board feet of sawlogs are harvested in the forest, which contributes to employment in the woods and mills and provides commodities. Sale of timber products returns \$4 million per year to the state. There are numerous state-operated campgrounds, boat landings, hiking, and ski trails, providing recreational opportunities to 225,000 campers and over two million visitors each year, generating \$900,000 in recreation revenue. Private facilities offering motel and housekeeping units are found throughout the forest and restaurants and retail businesses are located near population centers throughout the forest. The beautiful lakes, streams, and woods found within the state forest boundaries, together with recreational opportunities and other amenities, make this area one of the leading tourist attractions of northern Wisconsin.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$3,090,000	\$2,455,060

4. ACQUISITION STATUS OF THE NORTHERN HIGHLAND/AMERICAN LEGION STATE FOREST:

Established: 1929
Acres Purchased to Date: 229,916
Acquisition Goal: 291,100
Percent Complete: 78.98%
Cost to Date: \$29,879,482

5. APPRAISAL:

Appraiser: Michael Augustyn
Valuation Date: November 17, 2011
Appraised Value: \$266,000
Highest and Best Use: Recreational

Allocation of Values:

- a. land: 70.1 acres @ \$ \$3295.29 per acre: \$231,000
- b. improvements: \$ 35,000
- c. total value: \$266,000
- d. market data approach used, 3 comparable sales cited
- e. adjusted value range (land only): \$2,926 - \$3,411 per acre

Appraisal Review: Peter Wolter - 1/18/2012

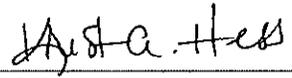
Comments: This property is listed with a realtor for \$499,000.

RECOMMENDED:



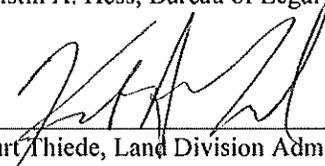
Richard E. Steffes, Real Estate Director

2-20-12
Date



Kristin A. Hess, Bureau of Legal Services

2/23/12
Date



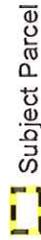
Kurt Thiede, Land Division Administrator

2/27/12
Date

RES:

**Leonardith &
John IV Logeman - Fee**
American Legion
State Forest
NF 30067

T38N R7E Sec 25
Town of Newbold
Oneida County
70.1 acres

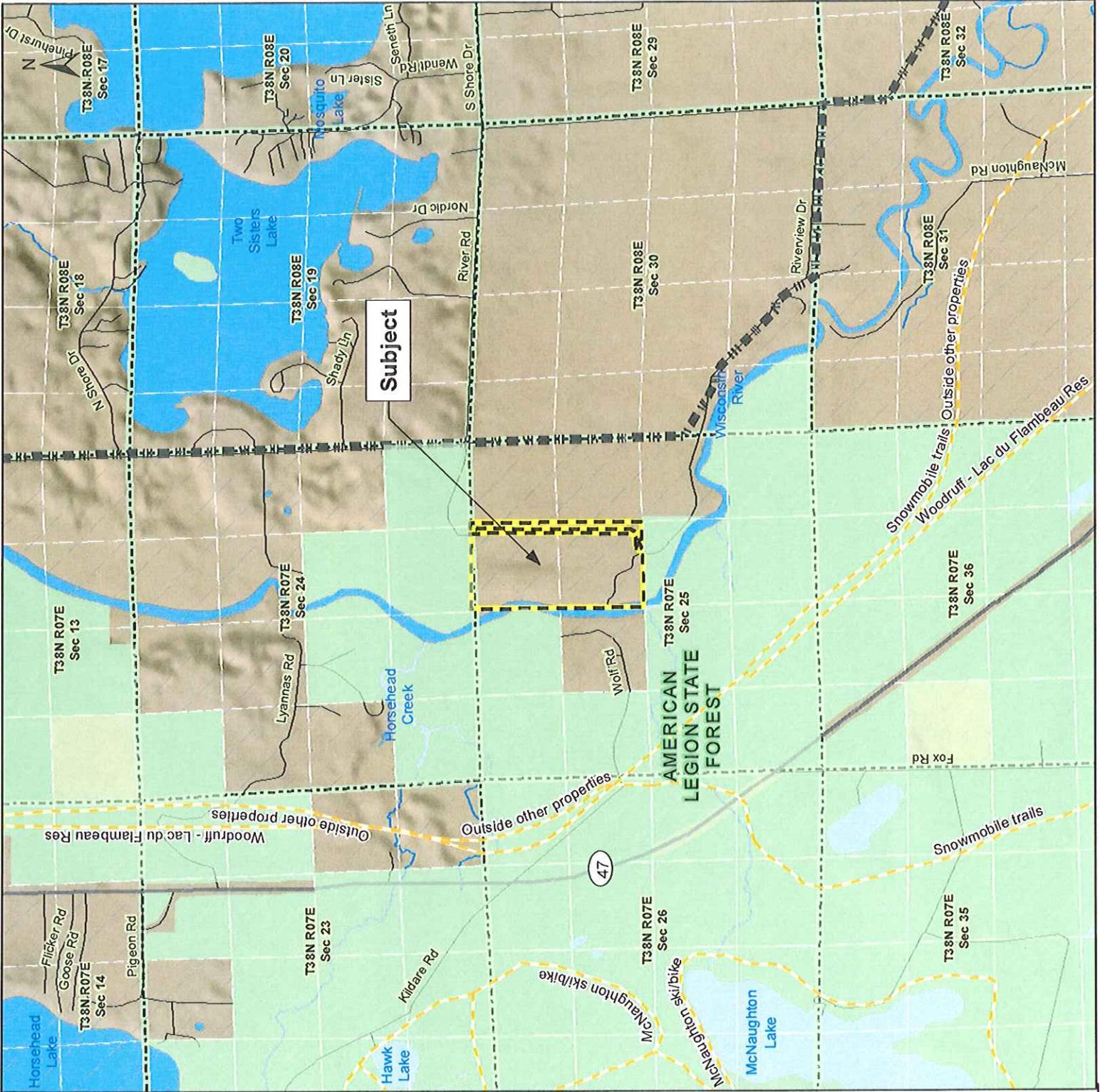


- WDNR Owned
- WDNR Easement
- DNR Project Boundary
- Recreation Trail
- PLSS Section Line
- QQ Section Boundary

County View

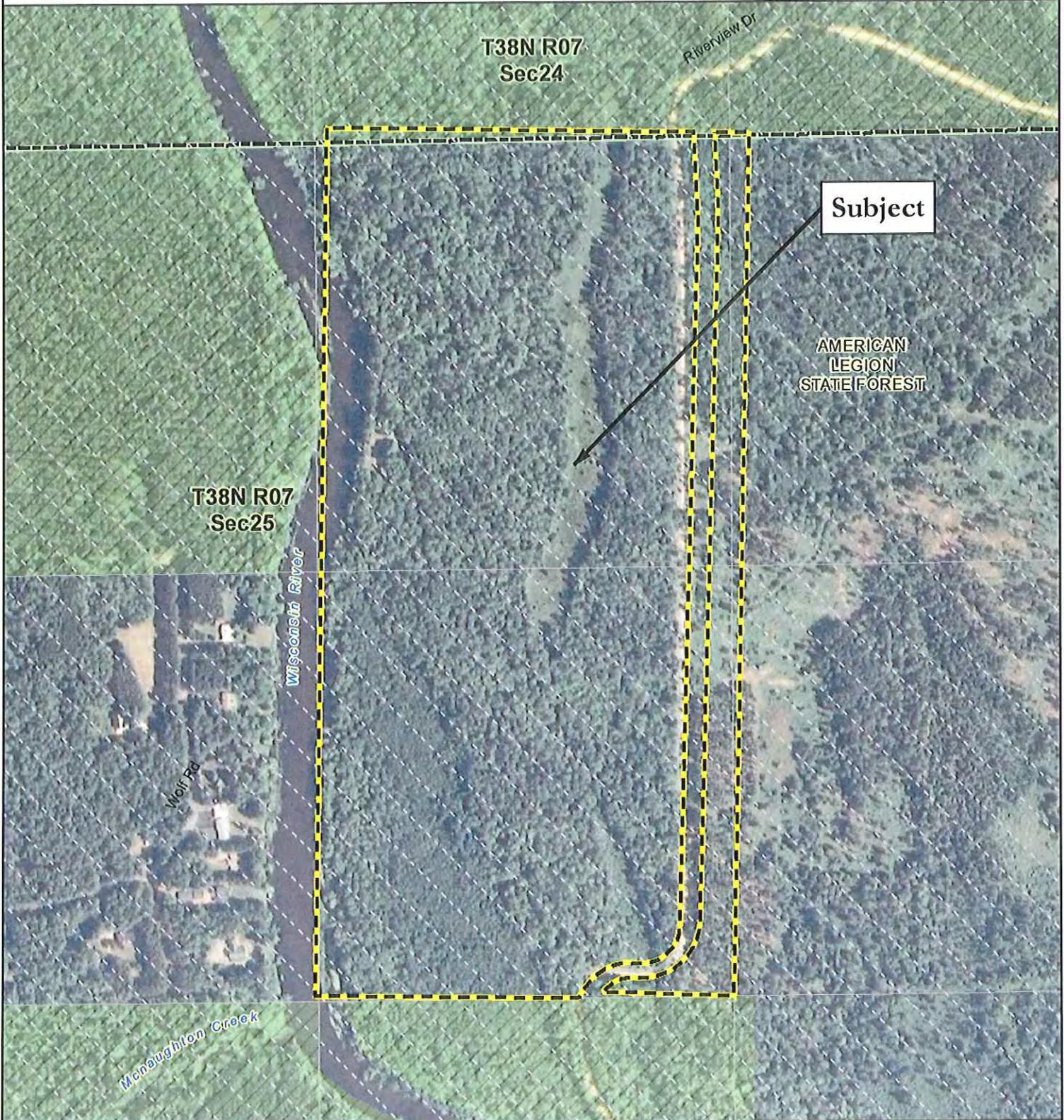
★ Location of Property

WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Feb 15, 2012 kmh



Leonardith & John IV Logeman - Fee

T38N R7E Sec 25, Town of Newbold, Oneida County



American Legion State Forest



Subject Parcel



DNR Owned



DNR Project Boundary



Section Line

QQ Section Lines



Feb 15, 2012 kmh
Real Estate Section
Bureau of Facilities and Lands