

**SUBJECT:** Land Acquisition – Spread Eagle Barrens Natural Area – Florence County

**FOR:** MARCH 2012 BOARD MEETING

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase approximately 230 acres of land from the DallaGrana family for \$350,750 for the Spread Eagle Barrens Natural Area in Florence County. The item is being submitted because the purchase price exceeds \$150,000.

The subject is within the established project boundary of the Spread Eagle Barrens State Natural Area and is located in northeastern Florence County. It is bordered by State Natural Area land along its entire northern boundary, and would connect two blocks of ownership together into one contiguous block. This acquisition would serve well in meeting the Department’s defined acquisition goals for this project. Purchase price for the property is at \$1,525 per acre or approximately \$350,750; final acreage and price will be determined by a survey.

The project was established in 1993 to protect and restore the larger of two remaining pine barrens/bracken grasslands in northeastern Wisconsin. A mosaic of six different ecological communities, the goal of the project is to protect the Pine Barrens community and associated flora and fauna that require large expanses of open vegetation. The project area includes pine barrens, bracken grassland, northern wet forest, aquatic resources, and northern dry forests. Many rare or declining species of large open landscapes live here including northern harrier, and upland sandpiper.

The subject property consists of open woodland containing aspen sapling, scattered red pine and some swamp conifer. The parcel is about 90% upland with level to rolling topography and about 1,100 feet of frontage along the Menominee River. The shoreline along the river is primarily lowland and not suitable for building. However the land back from the river is elevated and provides some scenic views.

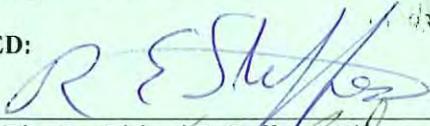
Acquiring the DallaGrana property will allow the Department to provide additional opportunities for public recreation, connect two blocks of ownership for contiguous use and management and better protect the natural and scenic resources of this site by promoting natural resource management.

**RECOMMENDATION:** That the Board approve the purchase of 230 acres of land for \$350,750 for the Spread Eagle Barrens Natural Area.

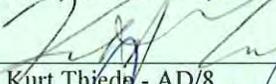
**LIST OF ATTACHED MATERIALS:**

- |  |  |
|--|--|
| 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 |

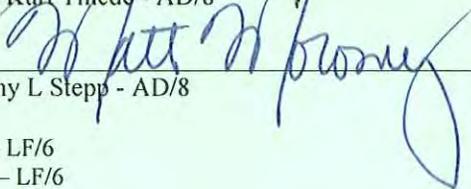
**APPROVED:**

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

2-22-12  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Administrator, Kurt Thiede - AD/8

2-27-12  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary, Cathy L Stepp - AD/8

3/6/12  
\_\_\_\_\_  
Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- D. Schuller - PR/6
- W. Smith – NOR/Spooner

## CORRESPONDENCE/MEMORANDUM

DATE: February 22, 2012

FILE REF: NA 20079

TO: Scott Walker

FROM: Cathy L Stepp


SUBJECT: Proposed Land Acquisition; DallaGrana Family Tract, File # NA 20079,  
Option Expires June 15, 20121. PARCEL DESCRIPTION:Spread Eagle Barrens Natural Area  
Florence CountyGrantor:DallaGrana Family  
c/o Brent DallaGrana  
PO Box 86  
Florence, WI 54121Acres: 230Price: \$350,750\*Appraised Value: \$379,500; \$320,000; \$350,750Interest: Fee Title PurchaseImprovements: NoneLocation: The property is located in Florence County 10 miles southeast of the Village of Florence.Land Description: The subject land is level to rolling topography with approximately 1,100 feet of frontage along the Menominee River. The shoreline along the river is primarily lowland, however the land back from the river is elevated and provides some scenic views.Covertypes Breakdown:

	Type	Acreage
Lowland Woodland		25
Upland Woodland		205

Total: 230

Zoning: Open ForestPresent Use: Recreational/InvestmentProposed Use: Public Recreation and Natural/Scenic Resource ProtectionTenure: 30+ yearsProperty Taxes: \$7454Option Date: February 16, 2012

Comments: \* Final price to be determined by surveyed acreage times \$1,525 per acre.

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 negotiated an option to purchase about 230 acres in fee title from the DallaGrana Family. The subject is entirely within the established project boundary of the Spread Eagle Barrens State Natural Area and is located in northeastern Florence County. The subject property is bordered by State Natural Area land

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Recycled  
Paper

along its entire northern boundary, and would connect two blocks of ownership together into one contiguous block. Given that the property is fully within the SEBSNA project boundary and abuts current ownership, this acquisition would serve well in meeting the Department's defined acquisition goals for this project. Purchase price for the property is at \$1,525 per acre or approximately \$350,750 with the final acreage and price to be determined by a survey.

The project was established in 1993 to protect and restore the larger of two remaining pine barrens/bracken grasslands in northeastern Wisconsin. A mosaic of six different ecological communities, the goal of the project is to protect the Pine Barrens community and associated flora and fauna that require large expanses of open vegetation. The project area includes pine barrens, bracken grassland, northern wet forest, aquatic resources, and northern dry forests. Many rare or declining species of large open landscapes live here including northern harrier, and upland sandpiper. Other birds include bald eagle, northern raven, winter wren, eastern bluebird, warbling vireo, Nashville, chestnut-sided, pine, and mourning warblers, clay-colored sparrow, common nighthawk, eastern towhee, and Brewer's blackbird. Mammals include black bear, fisher, badger, coyote, red fox, and white tailed deer. Other uncommon species found include wood turtle (state-threatened) and autumnal water-starwort and skillet clubtail dragonfly. Management activities such as timber harvest and prescribed burning help maintain the open landscape.

The property consists of mainly open woodland containing aspen sapling, scattered red pine and some swamp conifer. The parcel is about 90% upland with level to rolling topography and about 1,100 feet of frontage along the Menominee River. The shoreline along the river is primarily lowland and not suitable for building. However the land back from the river is elevated and provides some scenic views. There is a small gravel pit located on the southeastern part of the subject. Access to the subject is along a town road, which also includes utilities.

The property is located within the boundary and would serve to block existing Department ownership. Acquiring the subject property will allow the Department to provide additional opportunities for public recreation, connect two blocks of ownership for contiguous use and management and better protect the natural and scenic resources of this site by promoting natural resource management.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$1,250,000	\$47,223

4. ACQUISITION STATUS OF THE SPREAD EAGLE BARRENS NATURAL AREA

Established: 1993  
Acres Purchased to Date: 8,235.75  
Acquisition Goal: 8,850.00  
Percent Complete: 93.06 %  
Cost to Date: \$3,651,543.00

5. APPRAISALS

Appraiser: William Steigerwaldt  
Valuation Date: March 3, 2011  
Appraised Value: \$379,500  
Highest and Best Use: Recreation and/or Seasonal Residential  
Allocation of Values:

- a. land: 230 acres @ \$1,650 per acre: \$379,500
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$1,557 - \$1,799 per acre

Appraisal Review: Peter Wolter - August 4, 2011

APPRAISAL 2:

Appraiser: Michael Augustyn  
Valuation Date: May 25, 2011  
Appraised Value: \$322,000  
Highest and Best Use: Recreational - Forestry  
Allocation of Values:

- a. land: 230 acres @ \$1,400.00 per acre: \$322,000.00
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$1,348 - \$1,418 per acre

Appraisal Review: Peter Wolter - August 1, 2011

OPINION OF VALUE BASED ON APPRAISALS:

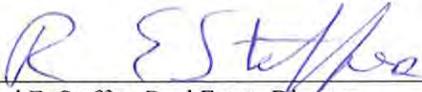
Appraiser: Peter Wolter  
Valuation Date: May 25, 2011  
Appraised Value: \$350,750  
Highest and Best Use: Recreational - Forestry

Allocation of Values:

- a. land: 230 acres @ \$1,525.00 per acre: \$350,750
- b. market data approach used, 6 comparable sales cited
- c. adjusted value range: \$1,483 - \$1,599 per acre

Comments: Appraiser used 4 comparables from William Stiegerwaldt appraisal and 2 comparables from Michael Augustyn's appraisal. Wolter felt both appraisers' values were not the best indicators for the subject. He did his own analysis and concluded at \$1,525 per acre and the department used that value in negotiations.

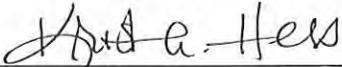
RECOMMENDED:



Richard E. Steffes, Real Estate Director

2-22-12

Date



Kristin A. Hess, Bureau of Legal Services

2/23/12

Date



Kurt Thiede, Land Division Administrator

2/27/12

Date

RES:sjs

**LEGEND**

- Fireway .....
- Multiline Divided .....
- U.S. or State Hwy .....
- County Trunk Hwy .....
- Town Road .....
- Trunk Road .....
- Railroad .....
- Star Trail .....
- Interchange .....
- Highway Separation .....
- Interstate Highway No. .....
- State Highway No. .....
- County Highway Label .....
- State Boundary .....
- County Boundary .....
- Civil Town Boundary .....
- Section Line .....
- Ditch .....
- Hospital .....
- Schools .....
- Airport .....
- County Seat .....
- Unincorporated Village .....
- City .....
- Public Home or Park Creek .....
- Public Camp or Parks Creek .....
- Range Station .....
- Star Park .....
- County Park .....
- Water Feature .....
- Electric Line .....
- Telephone Line .....
- Wetland .....

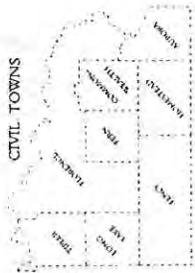
For boundaries of public lands and fishing grounds please contact the Department of Natural Resources  
 + Grid based on the state plane coordinate system system north over and the NAD 27



SECTION NUMBERING OF TOWNSHIP

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32

**CIVIL TOWNS**



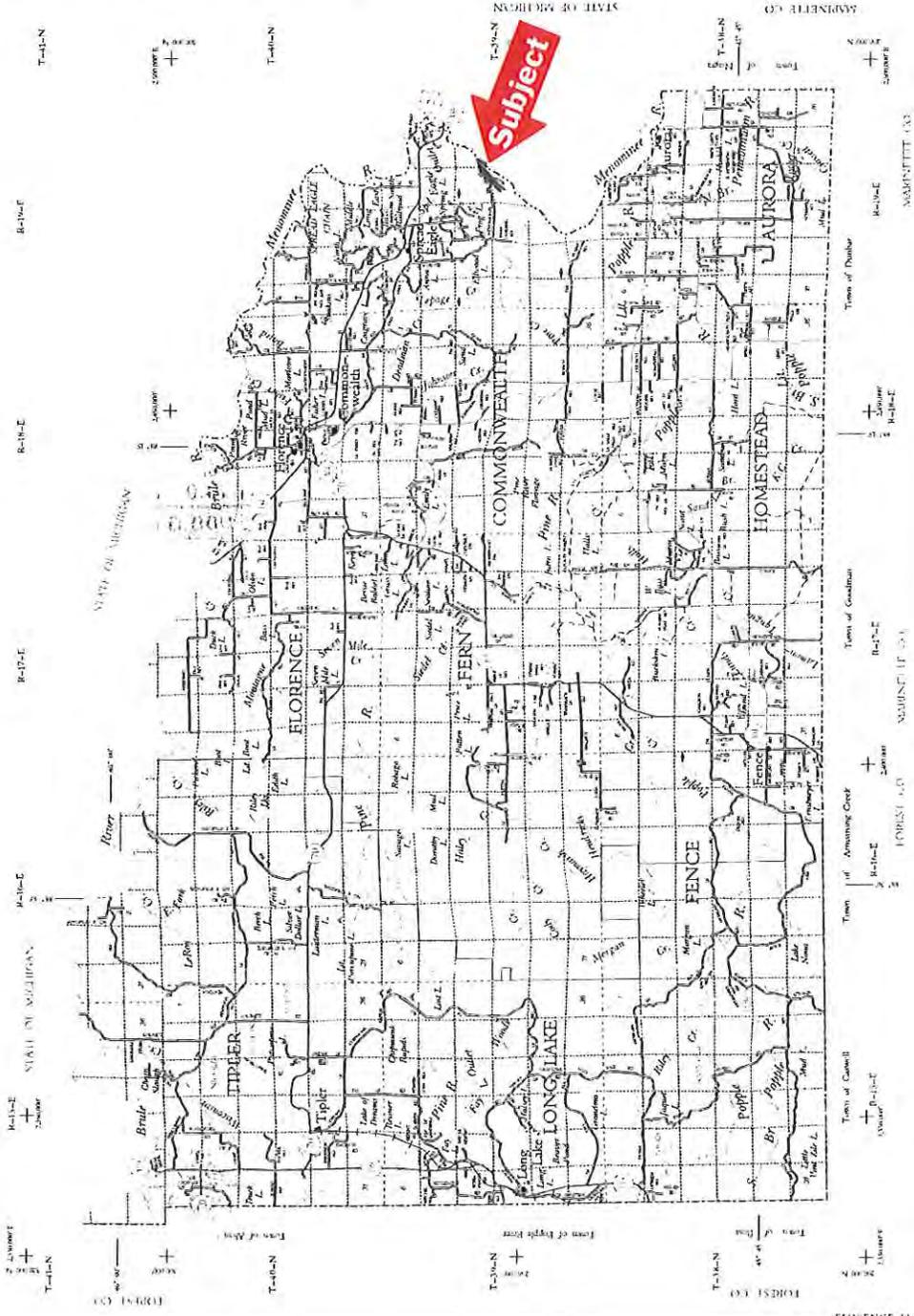
MILES ON HIGHWAY

STATE	0
COUNTY	0
CAPITAL ROAD	0
OTHER ROAD	0
TOTAL POP COUNTY	0

Each mile (1/4 mile) 1/4 mile  
 Population (2000 Census)  
 County Seat Florence

**FLORENCE CO.**

DEPARTMENT OF TRANSPORTATION  
 STATE OFFICE BUILDING  
 1000 N. W. 10th Ave.  
 Tallahassee, Florida 32304  
 JAN 2001  
 Map compiled from U.S.A. Quads  
 LIBRARY 3001



**Dalla Grana  
Family - Fee  
Spread Eagle Barrens  
Natural Area**

**NA 20079**

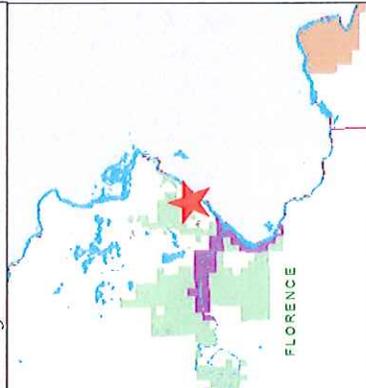
**T39N R19E Sec 14, 15 & 22**  
Town of Florence  
Florence County  
230 acres

 **Subject Parcel**

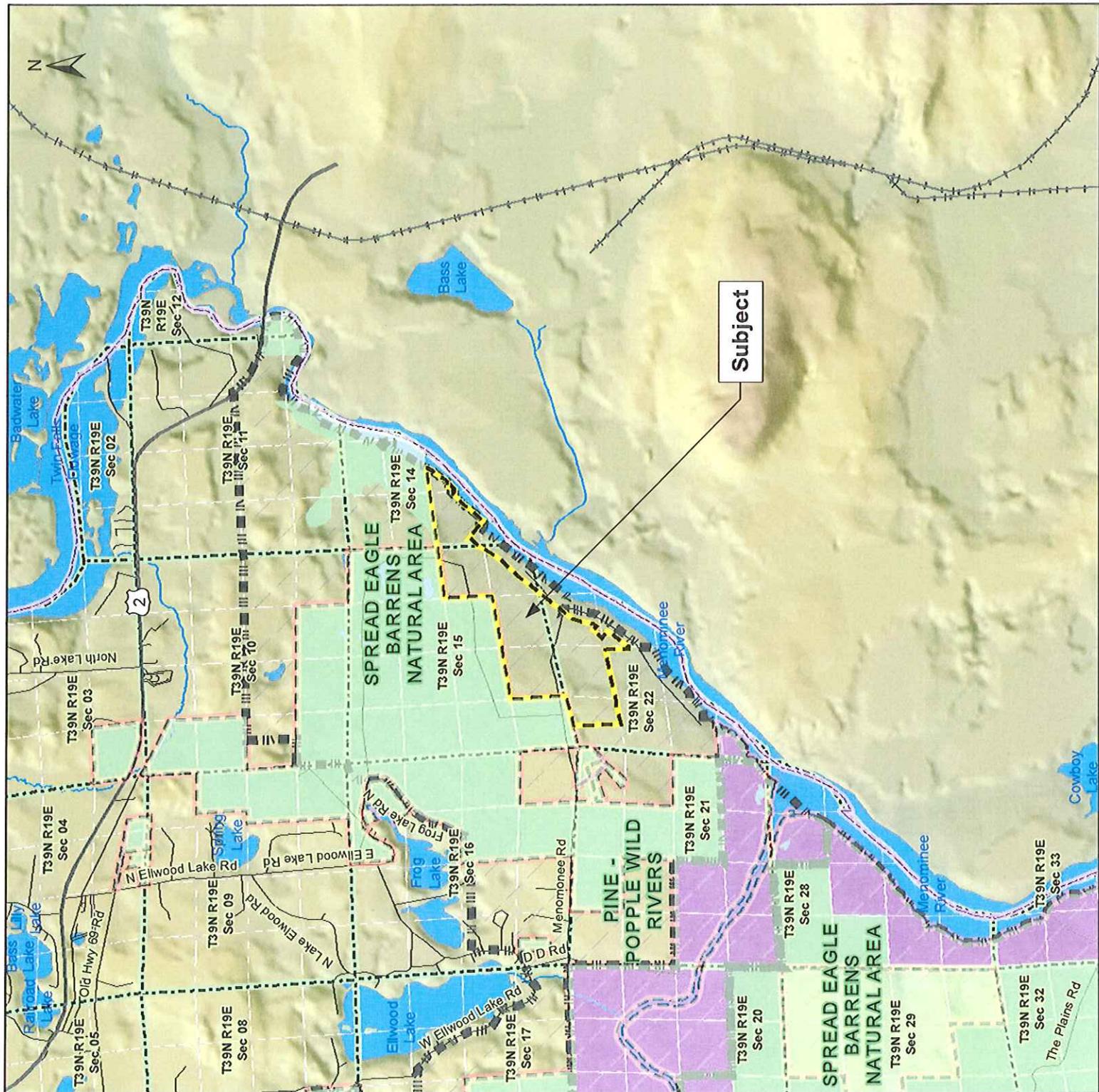
-  WDNR Owned
-  WDNR Easement
-  DNR Project Boundary
-  State Natural Area
-  PLSS Section Line
-  QQ Section Boundary
-  County Boundary

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Feet

*County View*

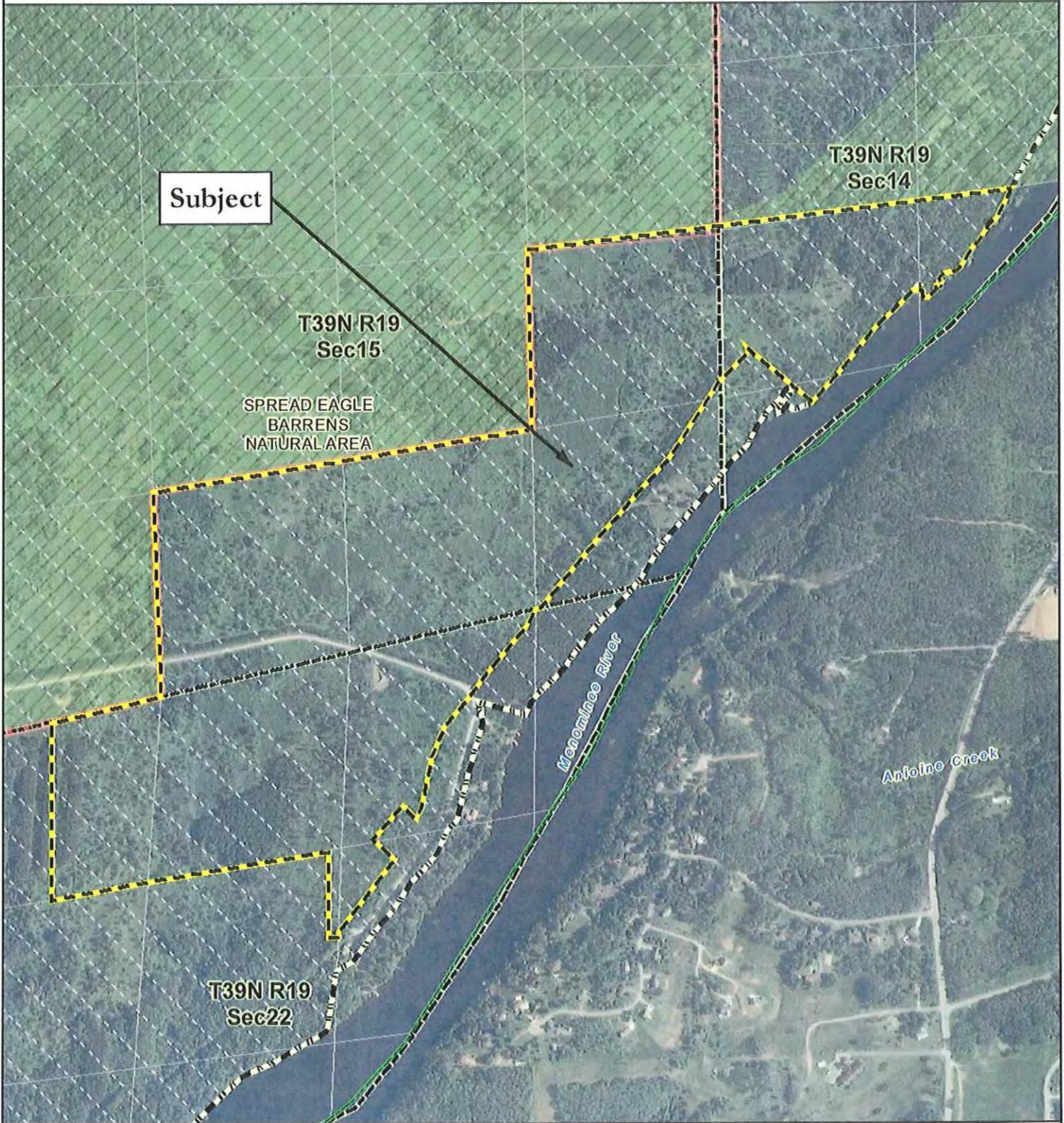


 **Location of Property**



# Dalla Grana Family - Fee

T39N R19E Sec 15 & 22, Town of Florence, Florence County



## Spread Eagle Barrens State Natural Area

 Subject Parcel

 DNR Owned

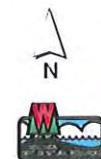
 DNR Project Boundary

 State Natural Area

 Section Line

 QQ Section Lines

 0000 Feet



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