

SUBJECT: Land Acquisition – Scattered Forest Lands – Taylor County

FOR: MARCH 2013 BOARD MEETING

TO BE PRESENTED BY: Douglas J. Haag

SUMMARY: The Department has obtained an option to purchase 156.68 acres of land from Walbeck Properties, LLC for \$207,600 for Scattered Forest Lands in Taylor County. The item is being submitted because the purchase price exceeds \$150,000.

The property includes approximately 30 acres of wetland and is about 95% forested. The Ice Age Trail is currently established on the parcel along an interior haul road, mostly within the northern half of the tract. About 3/4ths of the establish trail is located on a very narrow easement and the remainder is allowed only by hand-shake agreement with the landowner. Acquisition of the property provides an excellent opportunity to re-route the trail and establish an aesthetically appealing route through the grassland and forested areas of the parcel. The NE portion of the parcel contains part of a terminal moraine glacial feature, the prized landform of the Ice Age Trail. The terminal moraine defines the route of the IAT on a gross scale, but only about 12 miles of the more than 500 miles of trail are routed along the terminal moraine. Acquisition of this property will allow the Ice Age Trail to be re-routed to capture the beauty of this feature and ensure there is a permanent trail route across this property. The property is bordered by privately owned parcels on all sides, but the trail connects to the east with a segment across a DNR-held easement and to the west by an easement held by the Ice Age Trail Alliance. The northern 80 acres of the property also contains a well-stocked stand of hardwoods that provides good timber resources, wildlife habitat and aesthetics, adding to the economic and recreational values of the property.

The Ice Age National Scenic Trail is a thousand-mile footpath, entirely within Wisconsin, highlighting Ice Age landscape features while providing access to some of the state's most beautiful natural areas. The immense flow of glacial ice more than 12,000 years ago sculpted the landscape of this state in remarkable fashion. These crafts of nature can be observed directly along the strategically established corridor of the Ice Age Trail. Highlighted landscapes include mature forests, expansive prairies and thousands of lakes and rivers.

RECOMMENDATION: That the Board approve the purchase of 156.68 acres of land for \$207,600 for Scattered Forest Lands in Taylor 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 |

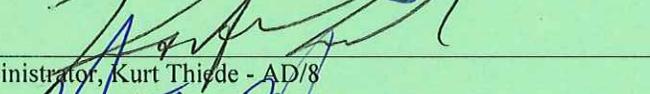
APPROVED:



Acting Real Estate Director, Douglas J. Haag - LF/6

3-7-13

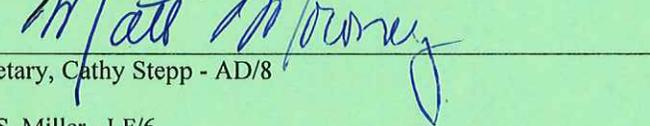
Date



Administrator, Kurt Thiede - AD/8

3-8-13

Date



Secretary, Cathy Stepp - AD/8

3-8-13

Date

- cc: S. Miller - LF/6
- D. Haag - LF/6
- L. Ross - AD/8
- D. Schuller - PR/6
- P. Bruggink - NOR - RHINELANDER

CORRESPONDENCE/MEMORANDUM

DATE: February 25, 2013
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Walbeck Properties, LLC Tract, File # WM 60211,
 Option Expires April 11, 2013

FILE REF: WM 60211

1. PARCEL DESCRIPTION:

Scattered Forest Lands
 Taylor County

Grantor:

Walbeck Properties, LLC
 Kurt Walbeck
 128 N Clairemont Ave.
 Eau Claire, WI 54703

Acres: 156.68Price: \$207,600Appraised Value: \$207,600Interest: Fee TitleImprovements: NoneLocation: The property is located in Taylor County; 5 miles northeast of Rib LakeLand Description: The subject land is rolling.Covertypes Breakdown:

Type	Acreage
Upland Woodland	125.34
Wetland	31.34
Total:	156.68

Zoning: UnzonedPresent Use: RecreationProposed Use: Public RecreationTenure: 9+ yearsProperty Taxes: \$3006Option Date: January 11, 2013Stewardship 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 156.68 acres of land from Walbeck Properties, LLC for \$207,600 for Scattered Forest Lands in Taylor County. The item is being submitted because the purchase price exceeds \$150,000.



The property includes approximately 30 acres of wetland and is about 95% forested. The Ice Age Trail is currently established on the parcel along an interior haul road, mostly within the northern half of the tract. About 3/4ths of the establish trail is located on a very narrow easement and the remainder is allowed only by hand-shake agreement with the landowner. Acquisition of the property provides an excellent opportunity to re-route the trail and establish an aesthetically appealing route through the grassland and forested areas of the parcel. The NE portion of the parcel contains part of a terminal moraine glacial feature, the prized landform of the Ice Age Trail. The terminal moraine defines the route of the IAT on a gross scale, but only about 12 miles of the more than 500 miles of trail are routed along the terminal moraine. Acquisition of this property will allow the Ice Age Trail to be re-routed to capture the beauty of this feature and ensure there is a permanent trail route across this property. The property is bordered by privately owned parcels on all sides, but the trail connects to the east with a segment across a DNR-held easement and to the west by an easement held by the Ice Age Trail Alliance. The northern 80 acres of the property also contains a well-stocked stand of hardwoods that provides good timber resources, wildlife habitat and aesthetics, adding to the economic and recreational values of the property.

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3. LAND MANAGEMENT:

The property will be managed as part of the Ice Age Trail with existing funding resources. DNR will work with IATA to reroute the trail and manage the property. IATA has also agreed to pay for installation of a parking lot on the east end of the property.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$3,000,000	\$1,695,392

5. ACQUISITION STATUS OF THE SCATTERED FOREST LANDS:

Established: 1956

Acres Purchased to Date: 8,251.35

Acquisition Goal: 5,352.61*

Percent Complete: 154.16 %

Cost to Date: \$2,298,606.45

*Acquisition goal will be increased to include the final acreage to be retained by the Department

6. APPRAISAL:

Appraiser: Lee Steigerwaldt

Valuation Date: August 07, 2012

Appraised Value: \$207,600

Highest and Best Use: Recreational

Allocation of Values:

- a. land: 156.68 acres @ \$1,325 per acre: \$207,600
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$945 - \$1,524

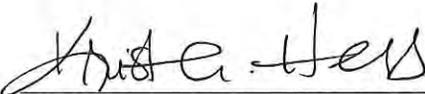
Appraisal Review: Peter Wolter - 10/24/2012

RECOMMENDED:



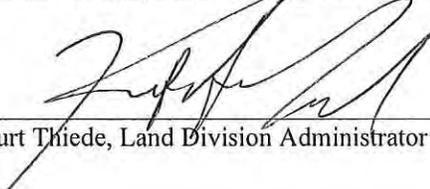
Douglas J Haag, Acting Real Estate Director

2-25-13
Date



Kristin A. Hess, Bureau of Legal Services

2/26/13
Date

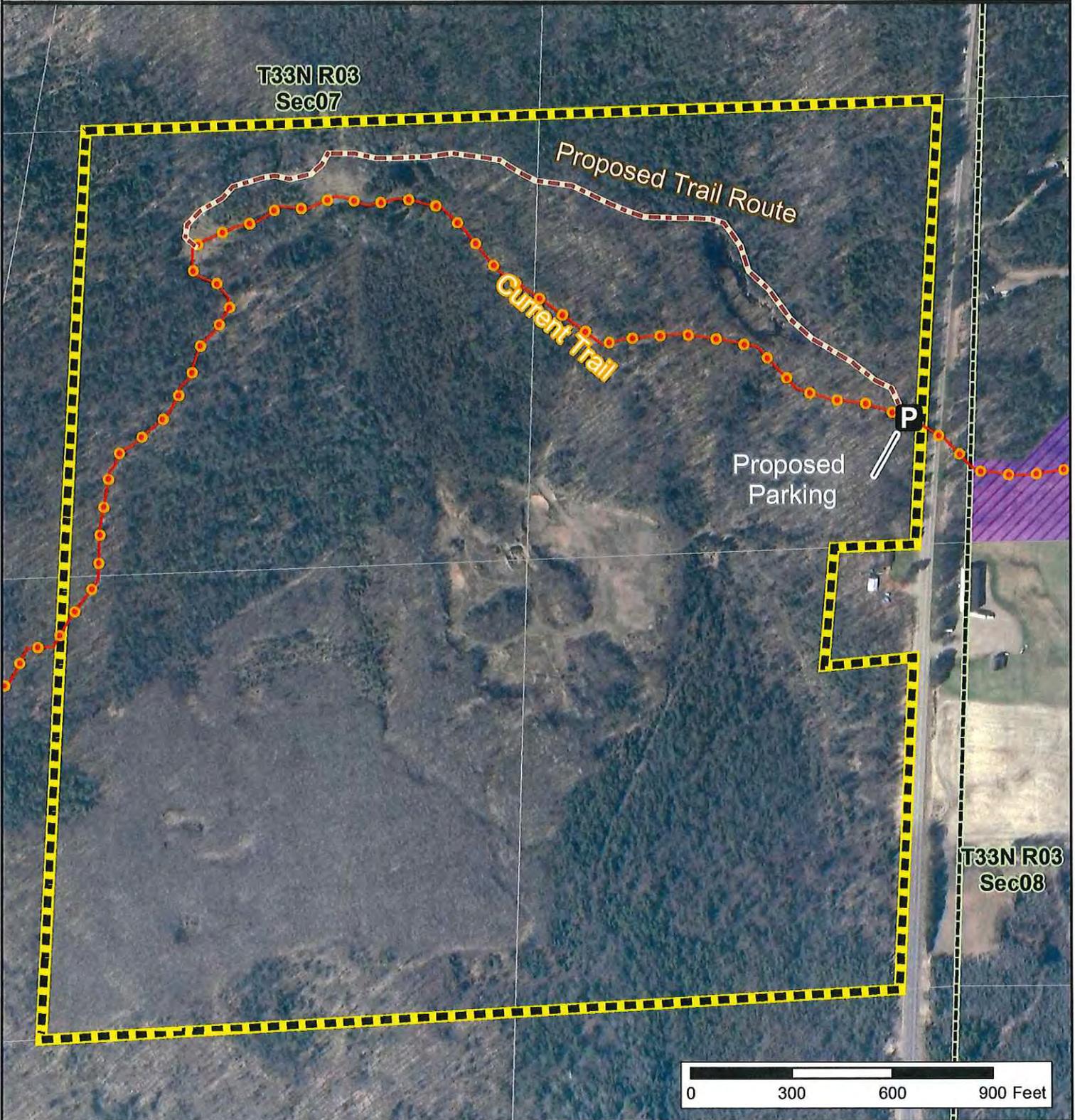


Kurt Thiede, Land Division Administrator

3/8/13
Date

Walbeck Properties, LLC - Fee

T33N R3E Sec 7 Town of Rib Lake, Taylor County



Scattered Forest Lands



Subject

 DNR Fee Title

 DNR Eased

 DNR Project Boundary

 Ice Age Trail

 Section Line

 QQ Section Lines

 Proposed Trail Route

 Proposed Parking



Feb 25, 2013 kmh
Real Estate Section

Bureau of Facilities and Lands



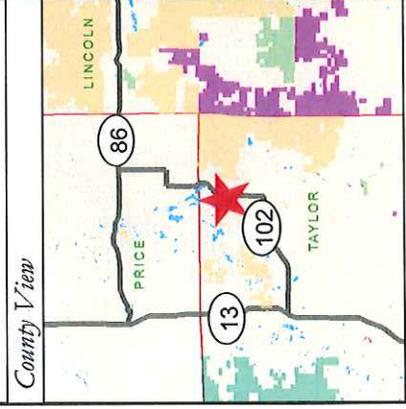
**Walbeck Properties,
LLC - Fee
Scattered Forest
Lands**
WM 60211
T33N R3E Sec 7
Town of Rib Lake
Taylor County
156.68 Acres
Subject



- Ice Age Trail
- WDNR Fee Title
- WDNR Easement
- DNR Project Boundary
- Federal Land
- County Forest Land
- PLSS Section Line
- QQ Section Boundary

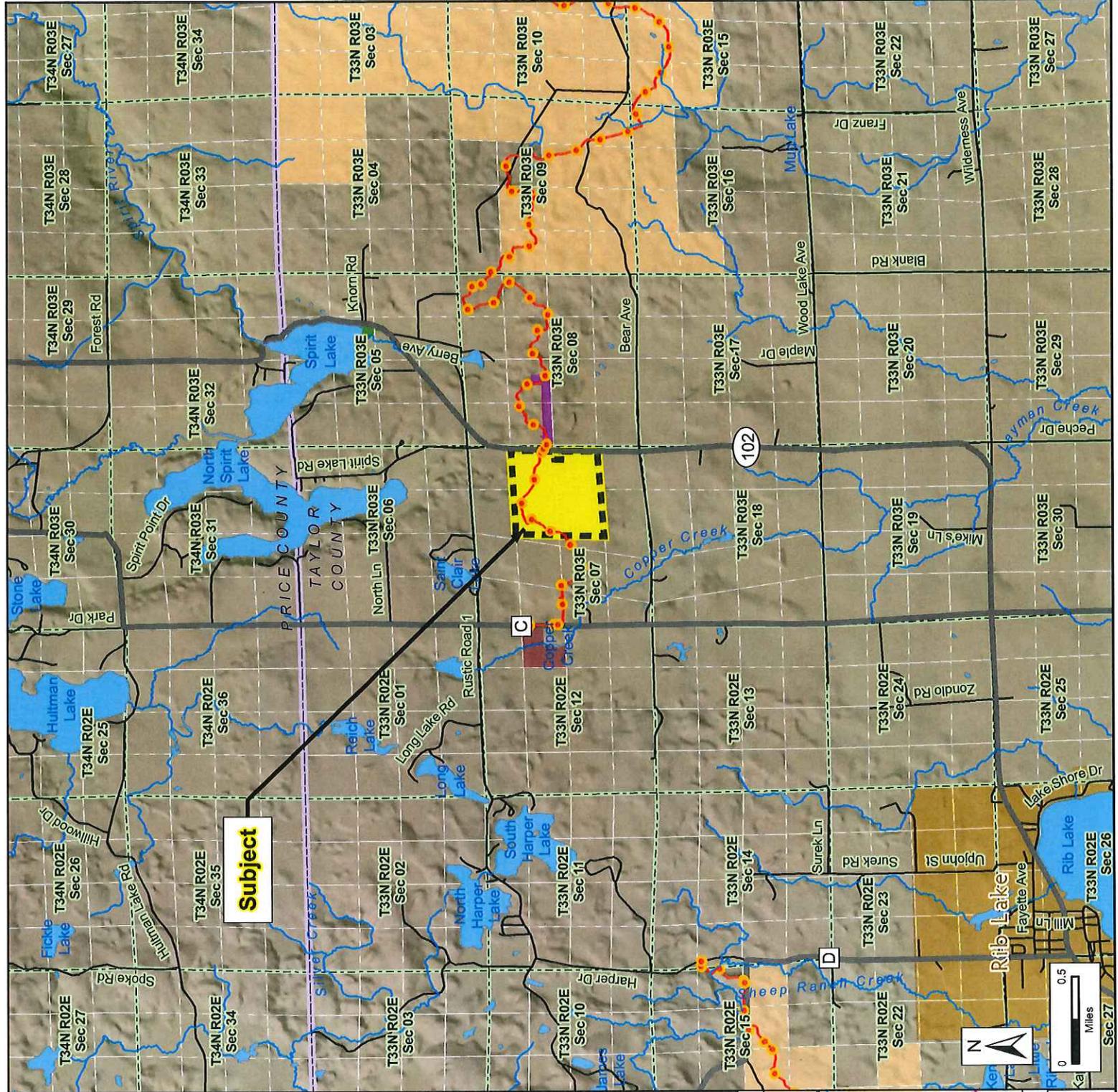
Stewardship Grant Public Lands

- Stewardship Grant Public Lands
- Stew - Fee Title



Location of Property

WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Feb. 25, 2013 kmh



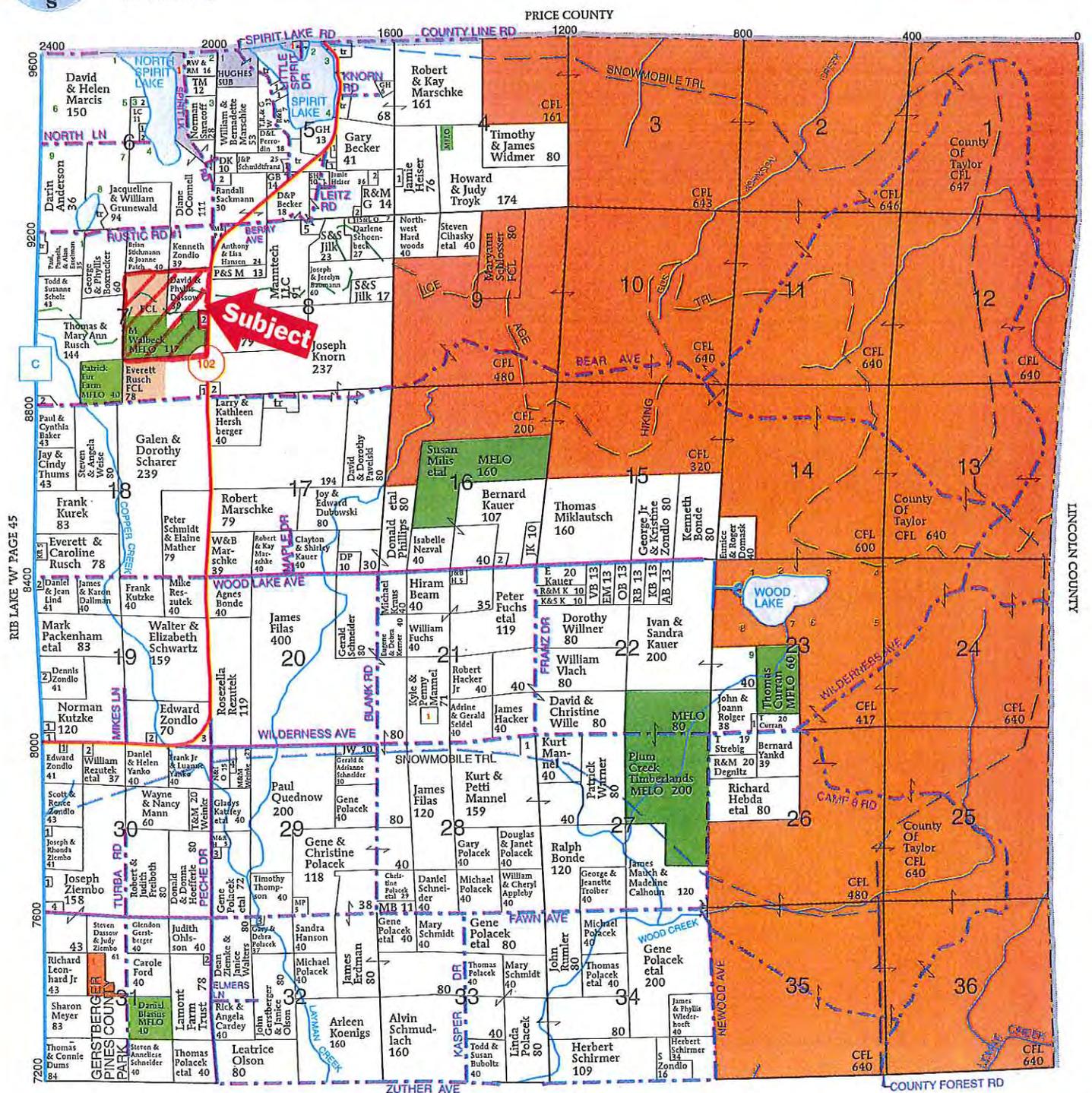


EAST PART RIB LAKE

T-33-N ♦ R-3-E

TAYLOR COUNTY, WISCONSIN
(Landowners)

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See Page 86 For Additional Names.



RIB LAKE 'W' PAGE 45

RIB LAKE 'S' PAGE 39

N3666 SPRING DRIVE