

SUBJECT: Land Acquisition – Sandhill Wildlife Area – Wood County

FOR: MAY 2013 BOARD MEETING

TO BE PRESENTED BY: Doug Haag

SUMMARY: The Department has obtained an option to purchase 104.5 acres of land from Thomas Bowden for \$245,600 for the Sandhill Wildlife Area in Wood County. The item is being submitted because the purchase price is more than \$150,000.

The parcel is located entirely within the southeast part of Sandhill Wildlife Area project boundary and lies just west of the Yellow River Floodplain Forest State Natural Area. Acquisition of this parcel will allow the Natural Areas program to establish a safe parking area for the public to this State Natural Area.

This parcel includes two-bank frontage totaling approximately 2,360 feet on the Yellow River and relatively undisturbed, old-growth forest attributes as part of an important deciduous floodplain. The property has rich flora and provides a habitat buffer around the fenced portion of the Sandhill WLA project.

The Sandhill WLA is a 9,150- acre property located in southwestern Wood County approximately 25 miles south of Marshfield and 12 miles southwest of Wisconsin Rapids. This state wildlife area was named for a series of gently rolling sandy ridges crisscrossing the property. The Sandhill Wildlife Area lies within the bed of ancient Glacial Lake Wisconsin- an expansive region of flat marshy land interspersed with forests covering parts of seven counties in central Wisconsin. The property features low, sandy uplands of Oak, aspen and jack pine forests, large marshes and many flowages. A small herd of American bison, white-tailed deer, ruffed grouse, Canada Geese, ducks, loons, bald eagles, sandhill cranes, shorebirds, songbirds, hawks, owls and furbearers find a great home at Sandhill.

Designated in 2008, the Yellow River Floodplain State Natural Area is situated along the meandering Yellow River, this mature, intact floodplain forest is dominated by Silver Maple with river birch, basswood, and red oak. The canopy is composed of large trees with a good mix of size and age classes. Protection of intact stands of bottomland forest is a high priority along this river corridor and opportunities are increasingly scarce on this landscape. A rich and diverse ground layer includes spring ephemerals such as trout lily, spring-beauty, and bloodroot. Other species are nodding trillium, Virginia waterleaf, green dragon, meadow-rue, woodland phlox to name only a few. The Yellow River flows through the site and is of extremely low gradient, with many meanders, oxbows, sloughs and ponds.

This parcel will provide the public with excellent hunting (waterfowl, deer, squirrels, ruffed grouse, and turkeys) and trapping opportunities (beaver, otter, muskrat, and raccoons) along the Yellow River corridor and many unique bird-watching opportunities. Bird species include the red-shouldered hawk, prothonotary warbler, cerulean warbler, pileated woodpecker, Acadian flycatcher, wood thrush, American redstart, and blue-gray gnatcatcher.

The Department recommends acquisition of this parcel to provide additional habitat and resource management opportunities in the Sandhill Wildlife Area and safe parking and public access to the adjacent State Natural Area.

RECOMMENDATION: That the Board approves the purchase of 104.5 acres of land for \$245,600 for the Sandhill Wildlife Area in Wood 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 |

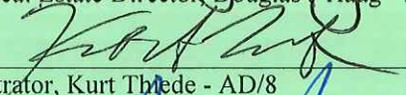
APPROVED:



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

4-24-13

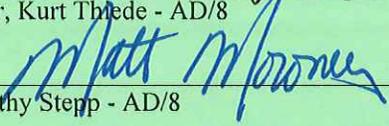
Date



Administrator, Kurt Thiede - AD/8

5/3/13

Date



Secretary, Cathy Stepp - AD/8

5/17/13

Date

- for* cc: S. Miller - LF/6
D. Haag - LF/6
L. Ross - AD/8
T. Hauge - WM/6
C. Thompson - WCR - LA CROSSE

CORRESPONDENCE/MEMORANDUM

DATE: April 24, 2013
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Thomas Bowden Tract, File # WM 60220,
 Option Expires August 15, 2013

FILE REF: WM 60220

1. PARCEL DESCRIPTION:

Sandhill Wildlife Area
 Wood County

Grantor:

Thomas Bowden
 N2862 E Sunnyvale Road
 Black River Falls, WI 54615

Acres: 104.50
Price: \$245,600
Appraised Value: \$245,600 and \$240,000
Interest: Fee Title Purchase
Improvements: None

Location: The property is located in Wood County 11.5 miles west of Nekoosa

Land Description: The subject land is level to gently rolling.

Covertypes Breakdown:

Type	Acreage
Upland Woodland	50.5
Lowland Woodland	44
Wetland	5
Water	5
Total:	104.5

Zoning: Unrestricted; Floodplain & Shoreland zoning in effect

Present Use: Recreation

Proposed Use: Conservation and public recreation

Tenure: 39 years+

Property Taxes: \$287

Option Date: April 17, 2013

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:

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3. LAND MANAGEMENT:

The property will be managed by Sandhill Wildlife Area staff and management expenses will come from the WM program fund. There are no improvements on the property. The property will have typical management expenses for posting the property, removing some invasives and perhaps a small parking area.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$6,715,450	\$67,916

5. ACQUISITION STATUS OF THE SANDHILL WILDLIFE AREA:

Established: 1961
Acres Purchased to Date: 9,454.55
Acquisition Goal: 9,454.55
Percent Complete: 100.00 %
Cost to Date: \$236,058

6. APPRAISAL #1:

Appraiser: Jolene Brod

Valuation Date: February 26, 2013

Appraised Value: \$240,000

Highest and Best Use: recreation/future residential building site

Allocation of Values:

- a. land: 104.5 acres @ \$2,300 per acre: \$240,000
- b. market data approach used, 3 comparable sales cited
- c. adjusted value range: \$1,467 - \$3,850

Appraisal Review:

Peter Wolter

Date: 4/12/2013

Comments: Reviewer disagreed with use of foreclosure sale and size adjustment for acreage, so wrote an opinion of value to add a fourth comparable sale.

APPRAISAL #2:

Appraiser: Peter Wolter

Valuation Date: April 15, 2013

Appraised Value: \$245,600

Highest and Best Use: Recreation/ future residential

Allocation of Values:

- a. land: 104.5 @ \$2,350 per acre: \$245,600
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$1,687 - \$2,503

Appraisal Review:

Peter Wolter

Date: 4/12/2013

RECOMMENDED:



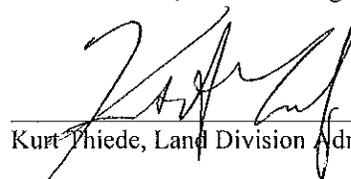
 Douglas J Haag, Acting Real Estate Director

4-24-13
 Date



 Kristin A. Hess, Bureau of Legal Services

4/29/13
 Date



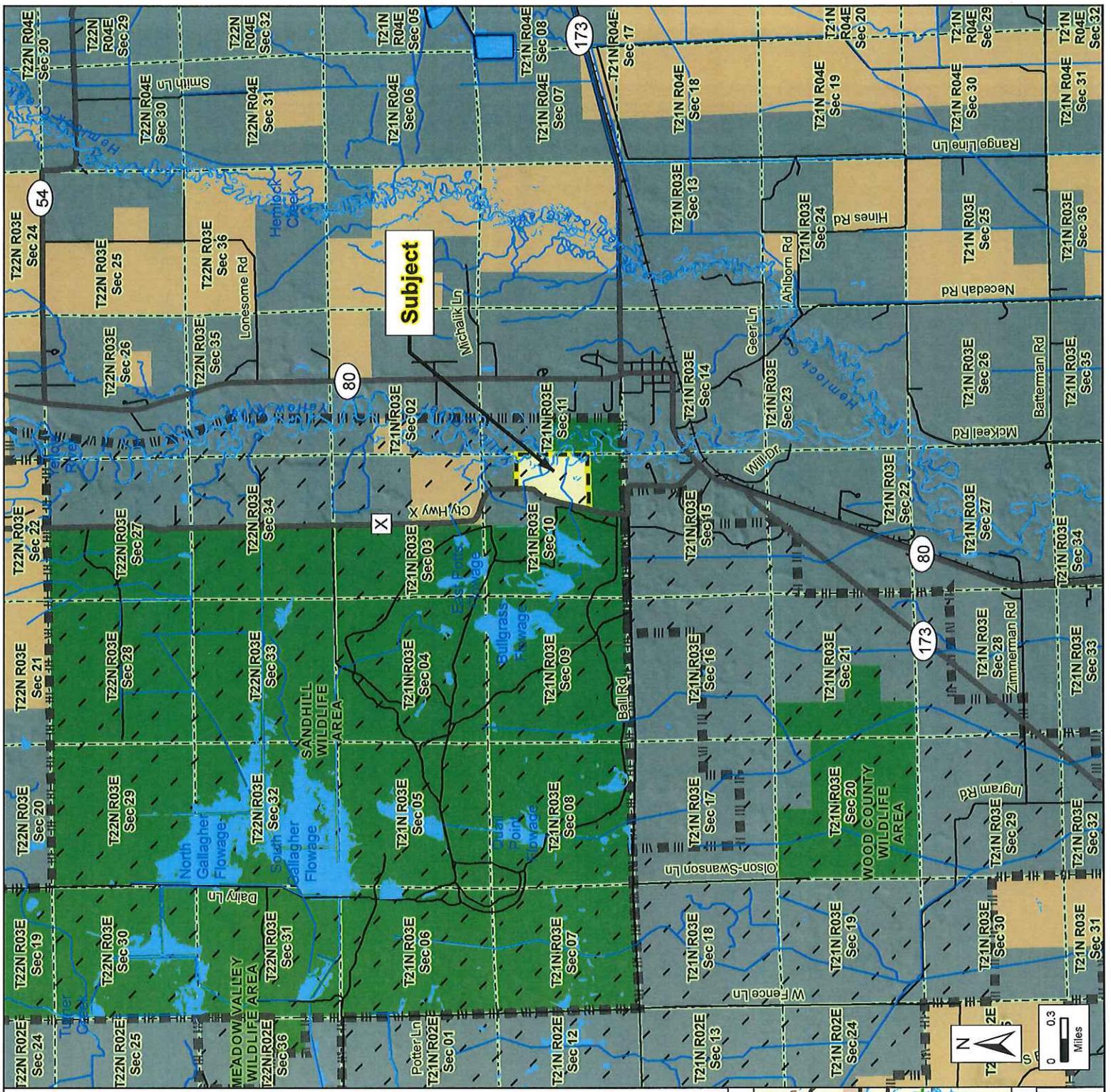
 Kurt Thiede, Land Division Administrator

5/3/13
 Date

**Tomas
Bowden - Fee
Sandhill
Wildlife Area**
WM 60220
T21N R3E Sec 10
Town of Remington
Wood County



-  WDNR Fee Title
-  WDNR Easement
-  DNR Project Boundary
-  Federal Land
-  County Land
-  PLSS Section Line



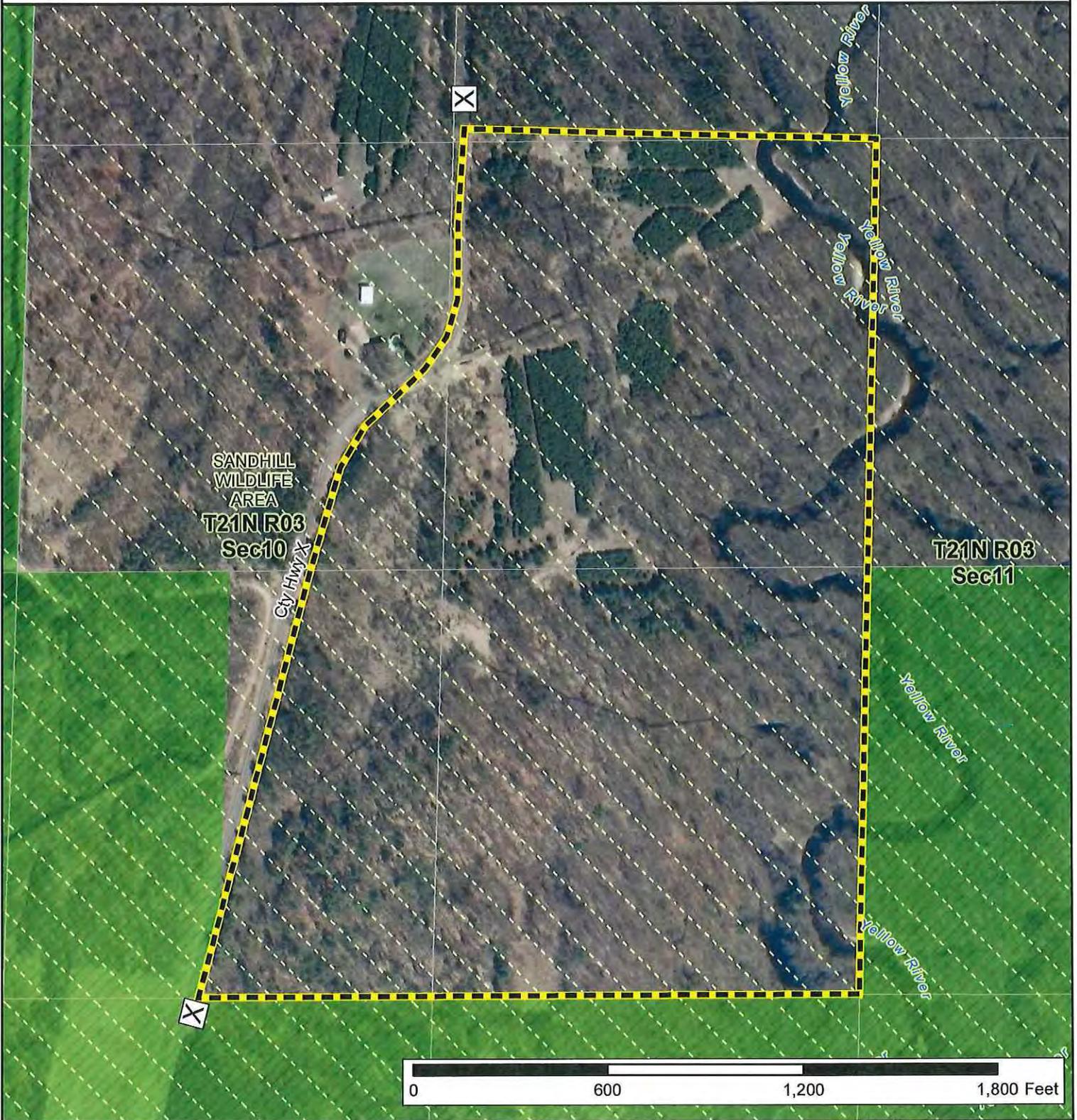
County View

Location of Property

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Apr 19, 2013 kmh

Thomas Bowden - Fee

T21N R3E Sec 10, City of Remington, Wood County



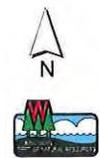
**Sandhill
Wildlife Area**

 **Subject**

 DNR Fee Title  DNR Project Boundary

 DNR Eased  Section Line

 QQ Section Lines



Apr 19, 2013 kmh
Real Estate Section
Bureau of Facilities and Lands

