

SUBJECT: LAND ACQUISITION – GOVERNOR KNOWLES STATE FOREST – POLK COUNTY

FOR: JUNE 2011 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 35.69 acres of land from Chris Langer for \$126,600 for the Governor Knowles State Forest in Polk County. The item is being submitted because improvement values exceed 35% of total appraised value.

The parcel is located in northwest Polk County about 17 miles from Grantsburg. It is a wooded property bordered by state owned lands on three sides. The tract is forested with oak and jack pine and upland grass openings. Interior trails are established throughout the property. The Department currently holds a lease for a 33 foot wide horse trail traversing the center of the subject which expires in mid-2012. This trail is a critical segment of the Department equestrian trail system and provides a connective loop to the Trade River Day Use Area to the north. While no water amenities exist on the parcel, the property lies approximately 200 feet east of the Trade River and offers spectacular scenic values associated with the Trade River Valley as well as the greater St. Croix River Valley. The property is improved with a cabin and garage of modest value. The Department intends to sell the cabin and remove it from the property or convert the improvements for use as an equestrian group camp rental.

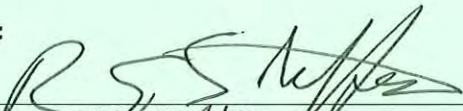
Governor Knowles State Forest, located in northwest Wisconsin, is managed for forestry, water quality, and other natural resource goals and to provide a variety of recreational opportunities. The property is used by the public for hunting, fishing, camping, snowmobiling, trapping, cross-country skiing, hiking, and other outdoor recreation. It compliments adjoining federal land along the St. Croix River to the west.

RECOMMENDATION: That the Board approve the purchase of 35.69 acres of land for \$126,600 for the Governor Knowles State Forest.

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 |

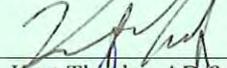
APPROVED:



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

5-20-11

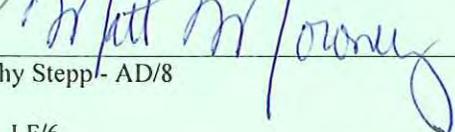
Date



Administrator, Kurt Thiede - AD/8

5-26-11

Date



Secretary, Cathy Stepp - AD/8

5-30-11

Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- R. Mather – FR/4
- J. Gozdziński - Spooner

CORRESPONDENCE/MEMORANDUM

DATE: May 20, 2011 FILE REF: NF 30057
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Chris Langer Tract, File NF 30057,
 Option Expires July 31, 2011

1. PARCEL DESCRIPTION:

Governor Knowles State Forest
 Polk County

Grantor:

Chris Langer
 3571 Tyler Street NE
 Minneapolis, MN 55418

Acres: 35.69

Price: \$126,600*

* final price will be based on survey

Appraised Value: \$114,600 (for 30.02 acres with additional acres valued at \$2,000 per acre)

Interest: Fee Title Acquisition

Improvements: The property is improved with a seasonal residence and garage that is valued at approximately 37% of the total property value.

Location: The property is located in Polk County about 17 miles southwest of Grantsburg in the Town of Sterling.

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

Covertyping Breakdown:

	Type	Acreage
Forested upland		35.69

Zoning: Not zoned

Present Use: Recreational use; investment property

Proposed Use: Resource protection and public outdoor recreation

Tenure: 24 years

Property Taxes: \$2,400

Option Date: May 2, 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:

The Department has optioned a 36-acre, wooded property located in northwest Polk County about 17 miles from Grantsburg in the Town of Sterling. It is a wooded property bordered by state owned lands on three sides with private lands adjoining the subject along half of the north boundary and entirely along the east line. State ownership of the parcel would improve efficiencies for recreation and forest management by eliminating the need to complete property line surveys, cutting agreements and trail use agreements. The tract is forested with mature cover types including oak and jack pine and contains two, upland grass openings. Interior trails are

established throughout the property. The Department currently holds a lease for a 33 foot wide horse trail traversing the center of the subject which expires in mid-2012. This trail is a critical segment of the Department equestrian trail system and provides a connective loop to the Trade River Day Use Area to the north. While no water amenities exist on the parcel, the property lies approximately 200 feet east of the Trade River and offers spectacular scenic values associated with the Trade River Valley as well as the greater St. Croix River Valley.

The property is improved with a seasonal residence and garage of modest value. The cabin is located on the east-central portion of the parcel. The Department intends to sell the cabin and remove it from the property or convert the improvements for use as an equestrian group camp rental. The cabin is located interior within the project and near a state trail.

Governor Knowles State Forest, located in west-central Wisconsin, was established in 1970 to protect and manage land along the St. Croix River for forestry, water quality, and other natural resource goals and to provide a variety of recreational opportunities. The property is used by the public for hunting, fishing, camping, snowmobiling, trapping, cross-country skiing, hiking, and other outdoor recreation.

The Department recommends the acquisition of this property acquisition to allow for natural resources management, consolidation of state ownership and maintenance of contiguous land connections that render the forest more viable for public recreational opportunities and resource management. Purchase also will allow continued, long term use of the land as part of the State Forest horse trail system

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$5,439,492	\$1,399,872

4. ACQUISITION STATUS OF THE Governor Knowles State Forest:

Established: 1970
Acres Purchased to Date: 20,433.45
Acquisition Goal: 30,175.00
Percent Complete: 67.72 %
Cost to Date: \$4,427,761.30

5. APPRAISAL:

Appraiser: Tom Olson
Valuation Date: April 5, 2011
Appraised Value: \$114,600
Highest and Best Use: rural residential / recreation
Allocation of Values:
a. land: 35.69 acres @ \$2,224.71 per acre: \$ 79,400
b. improvements: \$ 47,200
c. total: \$126,600
d. market data approach used, 3 comparable sales cited
e. adjusted value range: \$3,547 - \$4,074 per acre
Appraisal Review: Peter Wolter - April 4, 2011

RECOMMENDED:

Richard E. Steffes, Real Estate Director

5-20-11

Date

Joe Renville, Bureau of Legal Services

5-20-11

Date

Kurt Thiede, Division Administrator

5-26-11

Date

**Chris Allen Langer
Parcel & Ingress/
Egress Easement**

Governor Knowles
State Forest
NF 30057

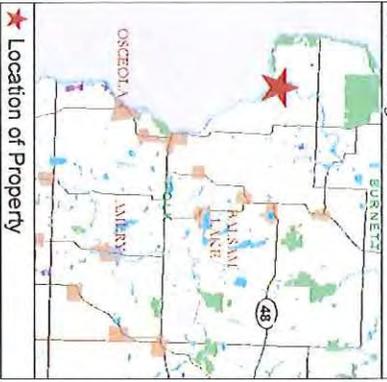
T36N R19W Sec 30
Town of Sterling
Polk County

-  Langer Fee
(35.69 acres deed)
-  Langer Ingress/
Egress Easement
(1.0 acre)

-  WDNR Owned
-  DNR Project Boundary
-  QQ Section Boundary
-  PLSS Section Line



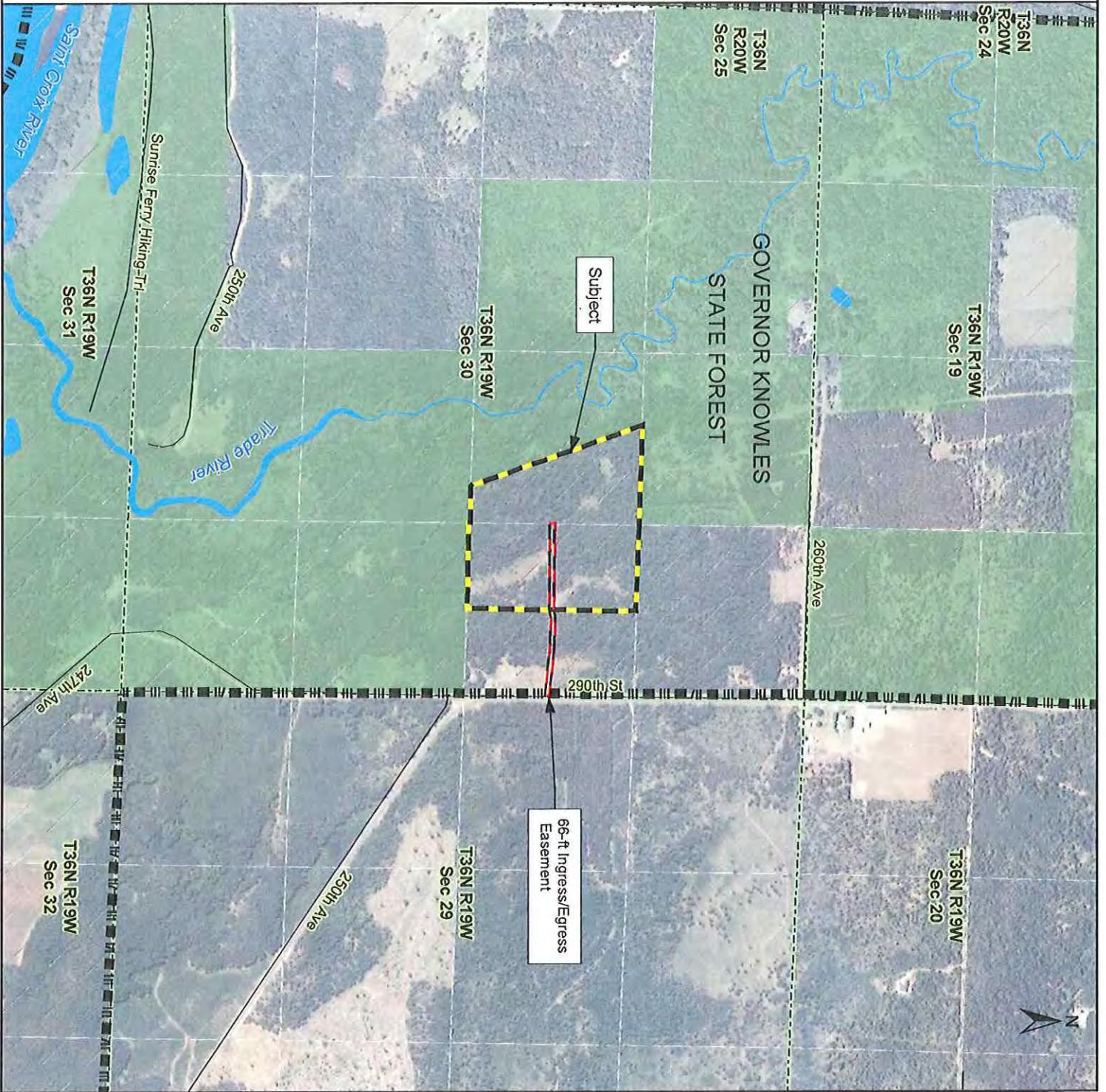
Polk County View



★ Location of Property

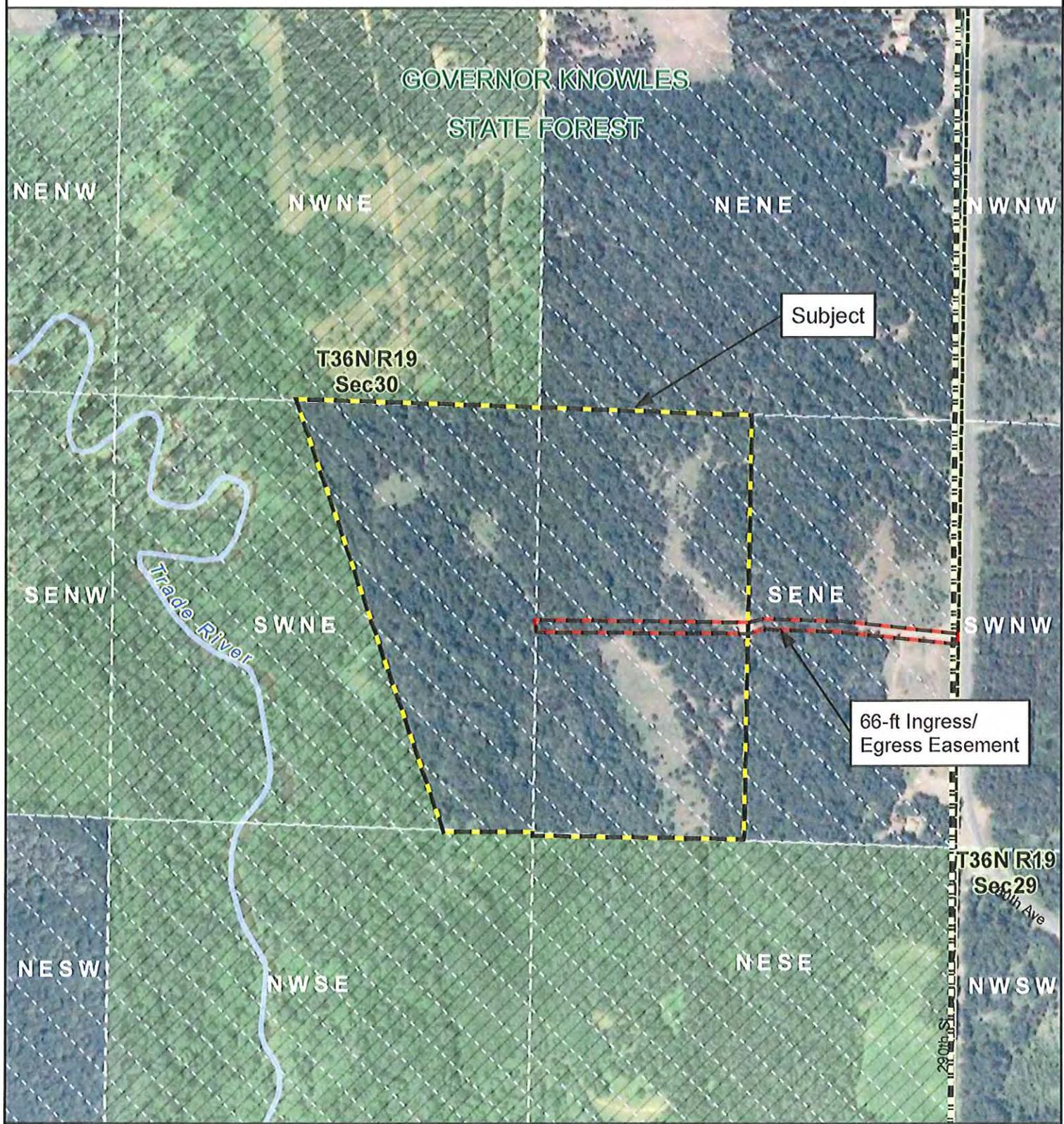


WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: May 17, 2011 acf



Chris Allen Langer Parcel⁻⁵¹ & Ingress/Egress Easement

T36N R19W Section 30, Town of Sterling, Polk County



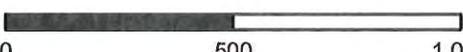
**Gov. Knowles State Forest
NF 30057**

-  Langer Fee
-  Langer 66-ft Ingress/Egress Easement

DNR Owned  Section Line

 DNR Project Boundary

 1/4-1/4 Section Line

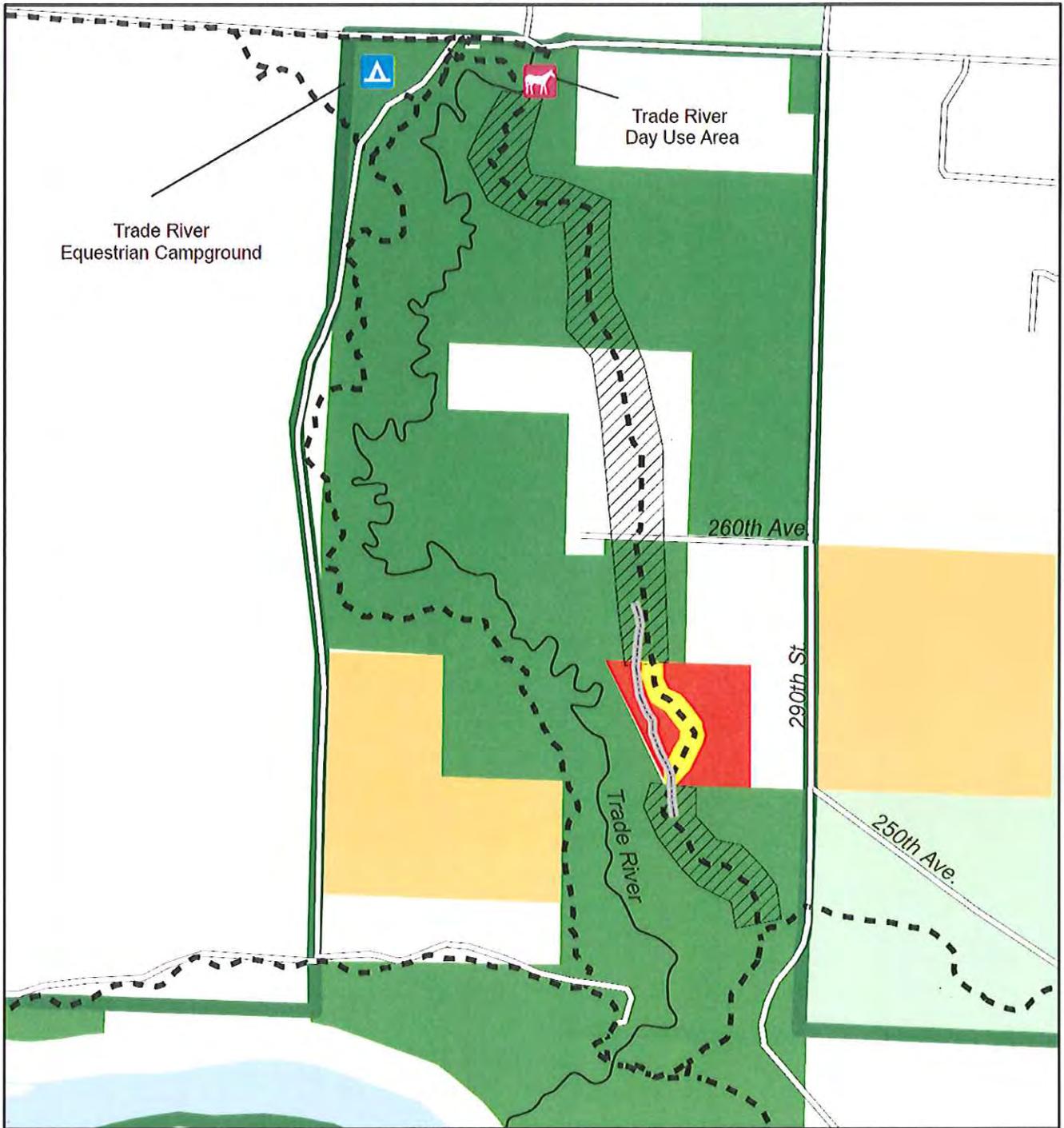


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May 17, 2011
Real Estate Section
Bureau of Facilities and Lands

At Risk Equestrian Trail



Legend

- | | |
|-------------------------------------|--------------------|
| Langer Parcel | Town Roads |
| Currently Under Trail Use Agreement | State Forest Lands |
| At Risk Trail | Township Land |
| Equestrian Trails | Polk County Forest |
| Ridge Line | GKSF Boundary |

