

SUBJECT: Land Acquisition – Pershing Wildlife Area – Taylor County

FOR: MAY 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 165.55 acres of land from David and Jean Augsburger for \$260,000 for the Pershing Wildlife Area. The item is being submitted because purchase price exceeds \$150,000.

The Pershing Wildlife Area was established in the 1950's; the project came into state ownership in 1960. In October of 2008 the Natural Resources Board approved a 7,000 acre boundary expansion to consolidate the land between the north and south units and improve access to the existing property in seven locations. The Augsburger parcel is located within the original south unit boundary. The project is intensively managed for wildlife habitat and waterfowl production. Habitat types include brush, forest and marsh and the principal wildlife species managed on the property include sharp-tailed grouse, woodcock, sandhill cranes, eagles, osprey, ducks, and geese. The project is used by the public for hunting, trapping, cross-country skiing, hiking, and other outdoor compatible, nature-oriented recreation. The project is one of few public recreational properties established in Taylor County.

The 165.55 acre property is part of a 235.55 acre ownership. The east 70 acres of the whole tract is outside of the project boundary and is not sought for acquisition. A farm house, barn and outbuildings located in the northeast corner of the subject tract are in poor condition. Acquisition of the improvements is necessary for access to the parcel and Department lands from the town road and for eliminating property management issues related to trespass and encroachment by both the public onto the private land and the private onto the public land. Currently, public trespass has been a persistent issue for the landowner due to 90 acres of flowage easements previously conveyed to the DNR and the public's misunderstanding that such easements allow for public access. Purchase and site reclamation of the building area will allow the Department to construct a parking area and thereby enhance recreational use and access to this part of the project.

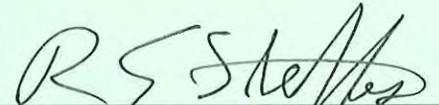
The land will be managed for grassland bird and waterfowl nesting habitat. This 165.55-acre acquisition will fully consolidate public ownership within this south-eastern block of the project.

RECOMMENDATION: That the Board approve the purchase of 165.55 acres of land for \$260,000 for the Pershing Wildlife 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 |

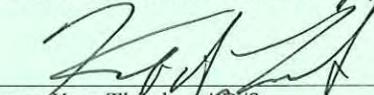
APPROVED:



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

4-18-12

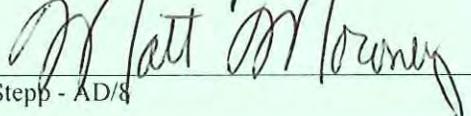
Date



Administrator, Kurt Thiede - AD/8

4-27-12

Date



Secretary, Cathy Stepp - AD/8

5/7/12

Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- T. Hauge - WM/6
- J. Gozdziwski (Spooner)

CORRESPONDENCE/MEMORANDUM

DATE: April 18, 2012
TO: Scott Walker
FROM: Cathy Stepp
SUBJECT: Proposed Land Acquisition, Augsburg Tract, File # WM 60170, Option Expires August 01, 2012

FILE REF: WM 60170

1. PARCEL DESCRIPTION:

Pershing Wildlife Area
Taylor County

Grantor:

David and Jean Augsburg
W14623 Division Road
Gilman, WI 54433

Acres: 165.55
Price: \$260,000.00
Appraised Value: \$248,000 and \$272,100
Interest: Fee Title Purchase
Improvements: house, barn with attached milk house, silos, garage-granary, chicken house, and machine shed

Location: The property is located in Taylor County 6 miles North of Gilman

Land Description: The subject land varies from level to rolling.

Covertypes Breakdown:

Table with 2 columns: Type, Acreage. Rows include Wetland (40.0), Cropland (100.0), Upland Woodland (25.55), and Total (165.55).

Zoning: None
Present Use: Dairy and pasture
Proposed Use: Public recreation and wildlife habitat management
Tenure: 12 years
Property Taxes: \$2604
Option Date: April 03, 2012

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 obtained an option to purchase 165.55 acres of land from David and Jean Augsburg for \$260,000 for the Pershing Wildlife Area in Taylor County.



4. ACQUISITION STATUS OF THE PERSHING WILDLIFE AREA:

Established: 1956
Acres Purchased to Date: 8,601.52
Acquisition Goal: 14,960.00
Percent Complete: 57.50 %
Cost to Date: \$1,534,040.51

5. APPRAISAL 1:

Appraiser: Michael Augustyn
Valuation Date: January 17, 2012
Appraised Value: \$248,000
Highest and Best Use: Recreational

Allocation of Values:

- a. land: 165.55 acres @ \$1,316.82 per acre: \$218,000
- b. improvements: \$ 30,000
- c. total: \$248,000
- d. market data approach used, 4 comparable sales cited
- e. adjusted value range: \$1,453 - \$1,555 per acre

Appraisal Review: Peter Wolter - 2/16/2012

Comments: Improvements slightly undervalued.

APPRAISAL 2:

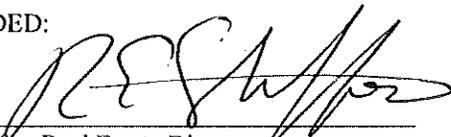
Appraiser: Lee Steigerwaldt
Valuation Date: January 16, 2012
Appraised Value: \$272,100
Highest and Best Use: Agriculture

Allocation of Values:

- a. land: 165.55 @ \$1,200 per acre: \$198,660
- b. improvements: \$ 73,400
- c. total: \$272,100 (Rounded)
- d. market data approach used, 4 comparable sales cited
- e. adjusted value range: \$899 - \$1,484 per acre

Appraisal Review: Peter Wolter - 2/16/2012

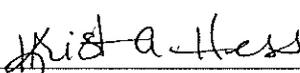
RECOMMENDED:



Richard E. Steffes, Real Estate Director

4/18/12

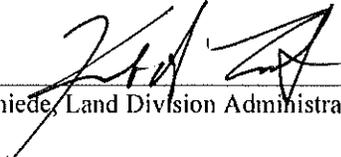
Date



Kristin A. Hess, Bureau of Legal Services

4/19/12

Date



Kurt Thiede, Land Division Administrator

4/27/12

Date

RES:

The Pershing Wildlife Area was established by lease from Taylor County in 1953 as a public hunting ground; the project came into state ownership in 1960. In October of 2008 the Natural Resources Board approved a 7,000 acre boundary expansion to consolidate the open space between the north and south units and improve access to the existing property in seven locations. The Department currently owns approximately 8,600 acres in these two separate geographical units. The north and south units are connected by a corridor of land on the eastern side of the project boundary. The 2008 approved boundary expansion created contiguous acreage by adding the 6,080 acres between the north and south units, and adding 920 acres to the northwest corner of the northern unit. The Augsburg parcel is located within the original south unit boundary. The project is intensively managed for wildlife habitat and waterfowl production. Habitat types include brush, forest and marsh and the principal wildlife species managed on the property include sharp-tailed grouse, woodcock, sandhill cranes, eagles, osprey, ducks, and geese. The project is used by the public for hunting, trapping, cross-country skiing, hiking, and other outdoor compatible, nature-oriented recreation. The project is one of few public recreational properties established in Taylor County.

The subject 165.55 acre property lies entirely within the Pershing Wildlife Area boundary and is part of a 235.55 acre full ownership. The east 70 acres of the whole tract is outside of the project boundary and is not sought for acquisition. A farm house, barn and outbuildings located in the northeast corner of the subject tract are in poor condition. Acquisition of the area with these improvements are established is necessary for access to the subject parcel and Department lands from the town road and for eliminating property management issues related to trespass and encroachment by both the public onto the private land and the private onto the public land. Currently, public trespass has been a persistent issue for the landowner due to flowage easements previously conveyed to the DNR and the public's misunderstanding that such easements allow for public access. Acquiring the improved 10 acres will allow the Department to construct a parking area and thereby enhance recreational use and access to this area of the overall Pershing Wildlife property. The subject property is a site where the DNR previously obtained flowage easements and this area of the property is frequently used by the public. Acquisition of the subject will complete the block of DNR ownership in this area of the project and eliminate future trespass issues.

Topography of the parcel is level to gently rolling, east to west. The tract consists of approximately 100 acres of cropland, 40 acres of wetland and 25.55 acres of upland forest. The wooded areas of the property exist primarily as scrub forest. A 90 acre flowage easement encumbers the west 90 acres of the property. This portion of the property is generally low and wet, providing excellent wildlife habitat, though less than ideal agricultural conditions. Direct Access to the subject's northeast corner is provided off of Division Road, which dead ends at the improvements. The property is improved with a 3 bedroom farmhouse, a 2-story dairy and milk house, 3 stave silos, a machine shed, chicken house, and metal machine shed/shop building. The Wildlife program intends to sell the improvements, remove them from the property, and construct a recreational user's parking lot on this northeast corner of the subject. Electric and telephone are established to the property's northeast corner. Private sewer and water are also established to this area of the subject.

The Department recommends this property acquisition to allow for natural resources management, consolidation of state ownership and maintenance of contiguous land connections that render the wildlife area more viable for public recreational opportunities and resource management. The parcel is crucial for access to a large block of existing state land north and west of the subject. This high ground location will be used to develop a hunter's/recreational user's parking lot. The existing buildings are in very poor condition, providing little contributory value to the overall property. The subject property also provides approximately 100 acres of open grass hayfield that will be managed for grassland bird and waterfowl nesting habitat. The hayfield is lowland, and while harvestable in dry conditions, it does not contribute much agricultural productivity. The DNR has an easement to flow water on portions of the property and the land has not been intensively farmed (row crops) for many years. This cleared lowland acreage provides highly desirable habitat for wildlife. The project is one of few public recreational properties established in Taylor County. The south portion of PWA where the subject is located is largely in state ownership. This 165.55-acre acquisition will fully consolidate public ownership within this south-eastern block of the project

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$5,881,766	\$2,036,478

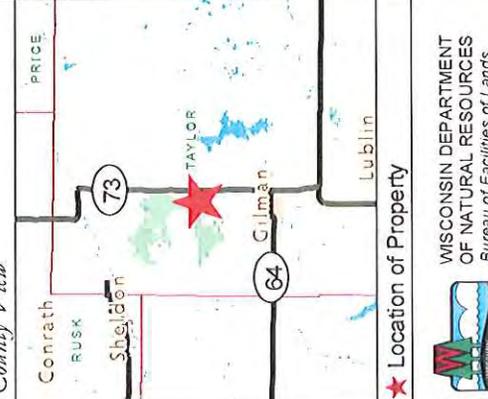
David Augsburger - Fee
Pershing Wildlife Area
WM 60170
T32N R3W Sec 19
Town of Cleveland
Taylor County
165.55 Acres

Subject

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

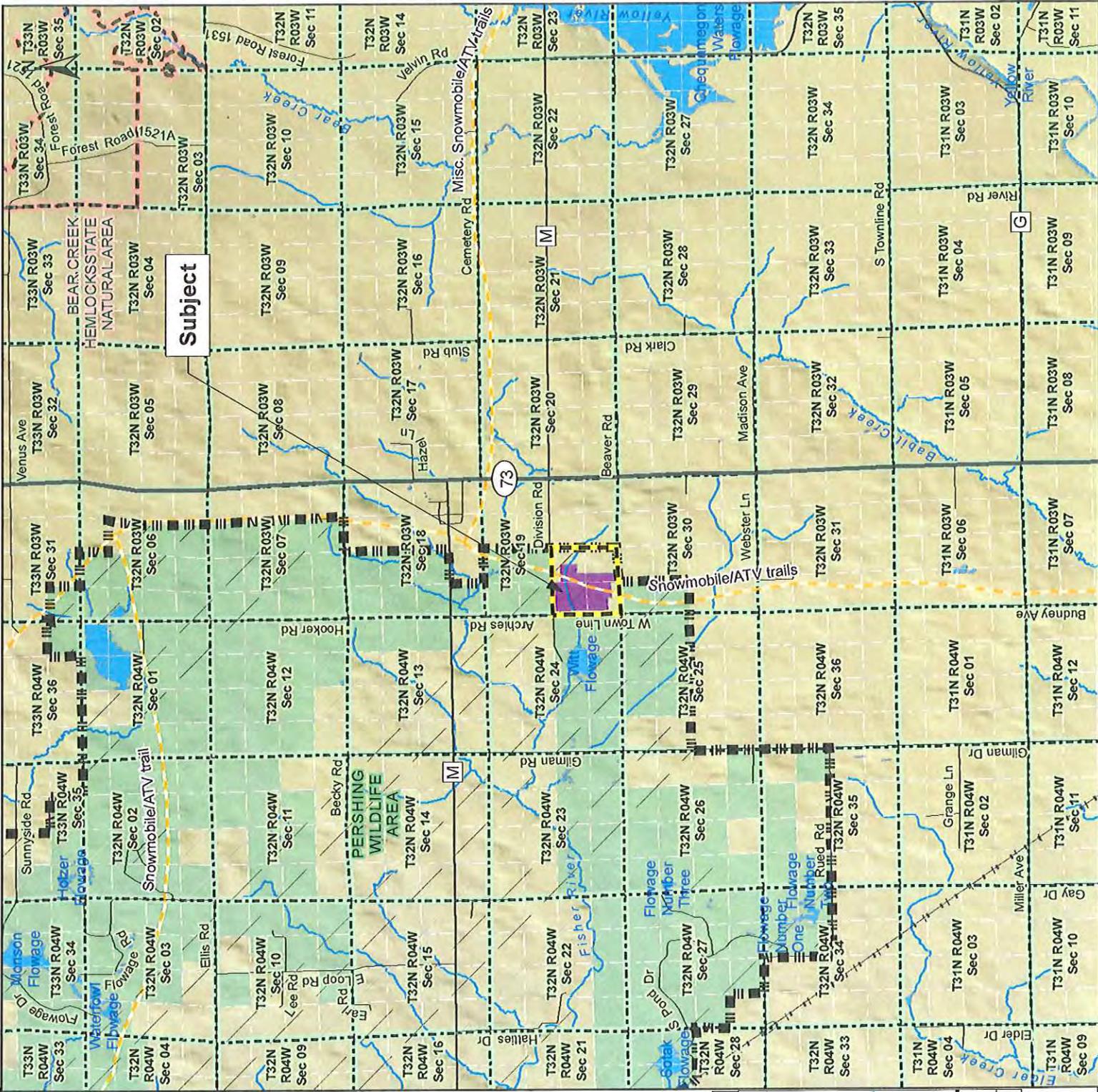
0 600 Feet

County View



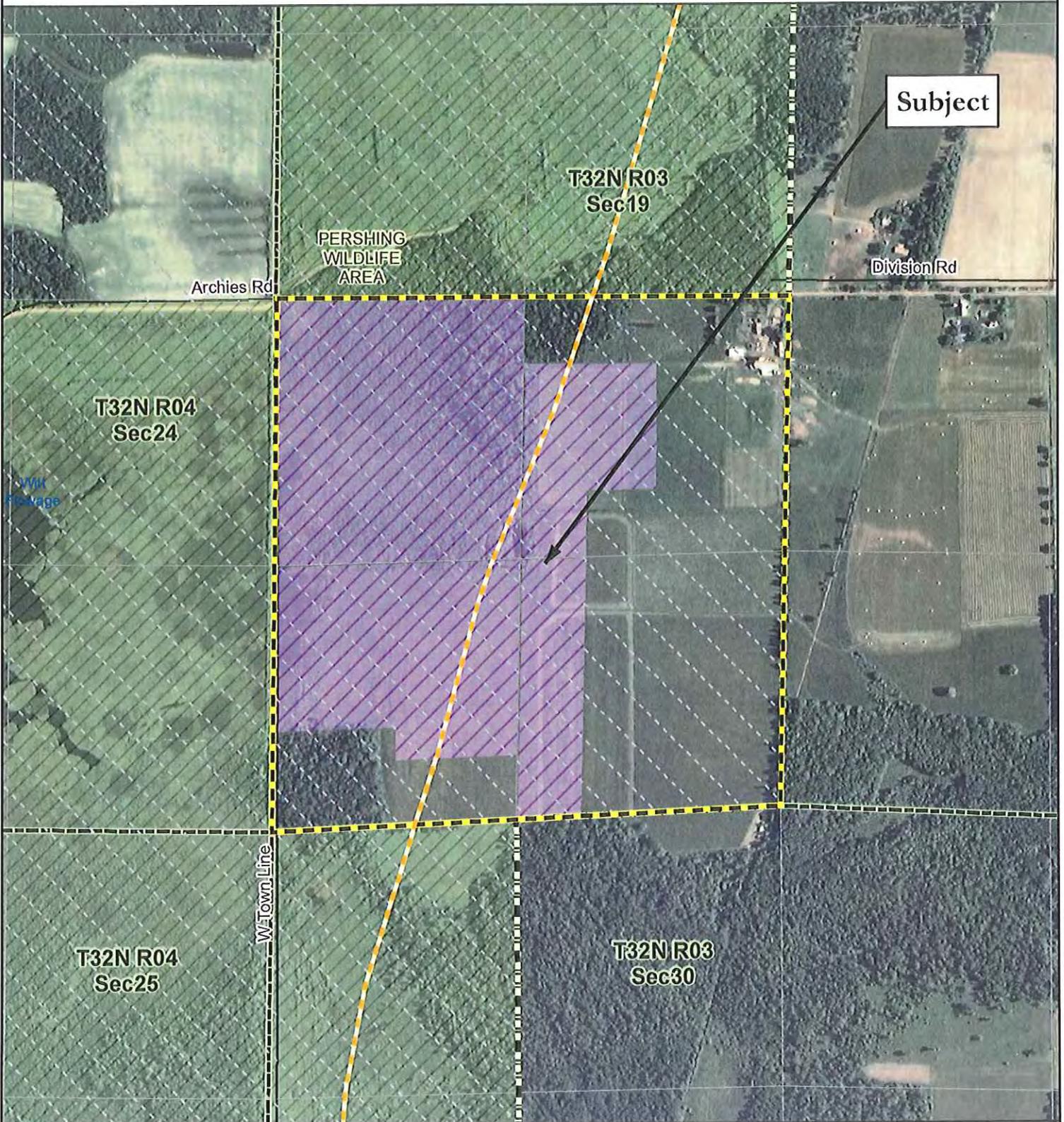
Location of Property

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
 Bureau of Facilities of Lands
 Map Created: Apr 16, 2012 kmh



David Augsburger - Fee

T32N R3W Sec 19, Town of Cleveland, Taylor County



Pershing Wildlife Area

 Subject

 DNR Owned

 DNR Eased

 DNR Project Boundary

 Section Line

 QQ Section Lines

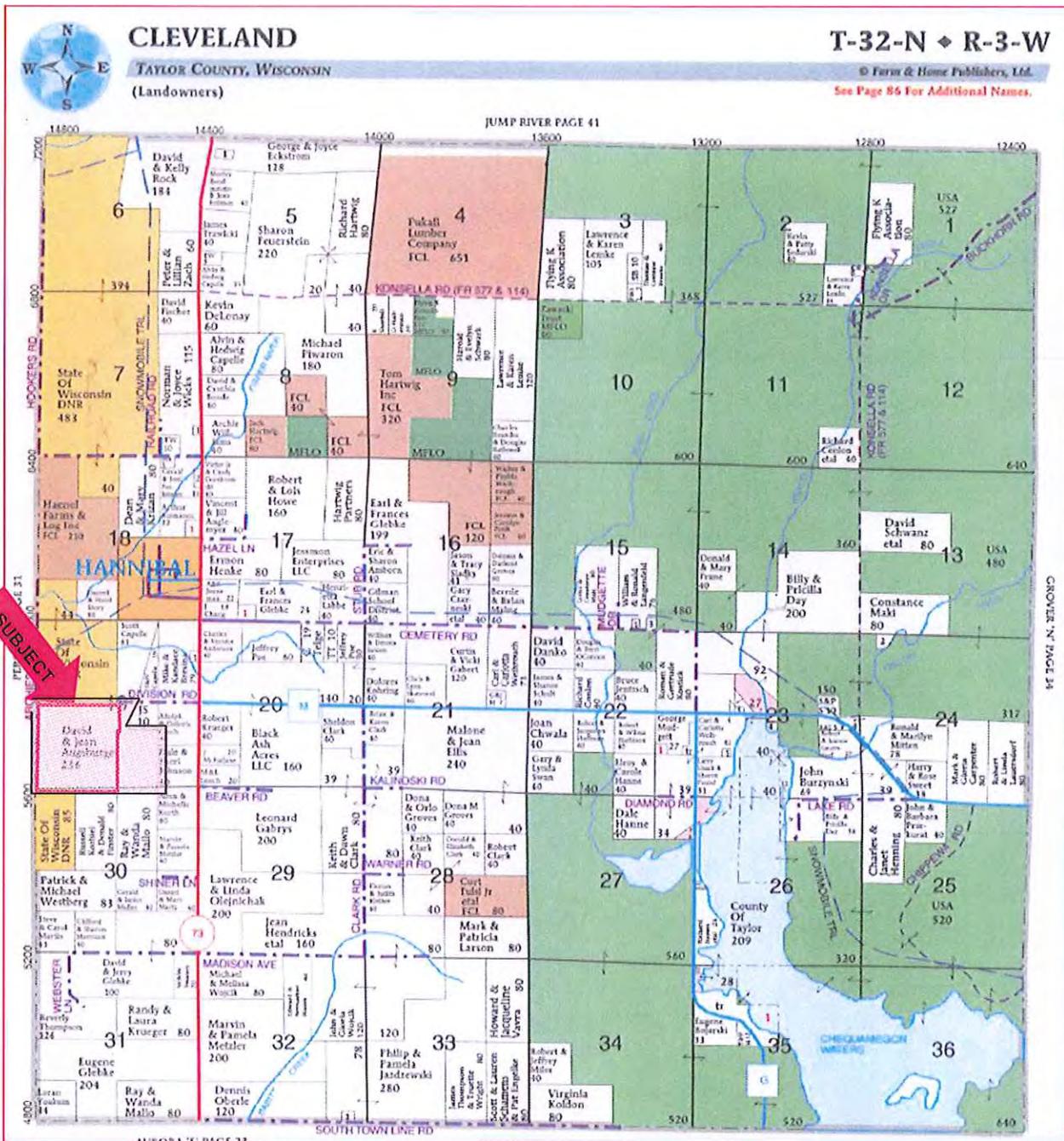
 Recreation Trail


0 200 400 600 Feet


N




Apr 16, 2012 kmb
Real Estate Section
Bureau of Facilities and Lands



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