

SUBJECT: Land Acquisition and Sale – White River Fishery Area – Bayfield County

FOR: MAY 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 148.78 acres of land from the Harriet O. Lebel Family Trust for \$359,000 for the White River Fishery Area in Bayfield County. The item is being submitted because the purchase price exceeds \$150,000 and for authorization to sell the residence and 7.6 acres.

The Lebel property, is within the boundary of the project with Department lands on the northeast and south and the project boundary on the west. The southern boundary includes adjacency with the Sajdak Springs State Natural Area as well. It also includes 1,950 feet of two-bank frontage on the White River. Improvements on the property include an older 1.5 story farm house with add-on rooms; garage and shop, large steel pole building and 2 storage sheds. One of the acquisition goals is to remove several small ponds near the buildings which cause warming of the water flowing into the White River. After that restoration work, the Department will offer 7.6 acres with the house and garage for sale for a minimum price of \$125,000. That portion of the property is not needed for conservation purposes.

The White River Fisheries Area is a 10,754 acre property located along the White River as it traverses Bayfield and Ashland Counties. The project was initially established in 1961 to manage and protect the unique trout stream and scenic watershed. In 2004 the project boundary was expanded to include an additional 6,500 acres to protect the river corridor between existing DNR managed properties. The "Expansion Area" connects the 10,000 acre Bibon Swamp State Natural Area in Bayfield County with the 960 acre White River Wildlife Area to the east in Ashland County.

The riverine habitat of this fishery area transitions from wooded headwaters, through grassy swamp and steep clay banks, to a small impoundment. Numerous feeder streams, spring ponds, and outlet flows of several glacial lakes provide the high quality water for this outstanding trout stream. In addition to fishing, acquisition of the property would permit other diverse public recreational opportunities on this property include hunting, trapping, canoeing and other compatible recreational and educational activities such as bird watching, hiking, berry picking and cross country skiing. The proposed purchase will help consolidate state ownership and provide water quality improvements to the White River, a trout water highly regarded throughout the Midwest.

RECOMMENDATION: That the Board approve the purchase of 148.78 acres for \$359,000 for White River Fishery Area and authorize sale of 7.6 acres and improvements at a minimum price of \$125,000.

LIST OF ATTACHED MATERIALS:

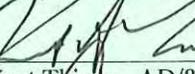
- | | | | |
|--|---|---|----------|
| No <input checked="" type="checkbox"/> | Fiscal Estimate Required | Yes <input type="checkbox"/> | Attached |
| No <input checked="" type="checkbox"/> | Environmental Assessment of Impact Statement Required | Yes <input type="checkbox"/> | Attached |
| No <input type="checkbox"/> | Background Memo | Yes <input checked="" type="checkbox"/> | Attached |

APPROVED:



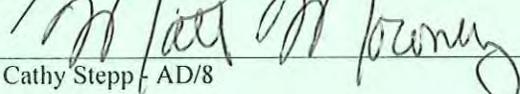
Real Estate Director, Richard E. Steffes - LF/6

4-25-12
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
- M. Staggs - FH/4
- J. Gozdziwski (Spooner)

CORRESPONDENCE/MEMORANDUM

DATE: April 25, 2012 FILE REF: FM 10155
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition and Sale, Lebel Family Trust Tract, File # FM 10155,
 Option Expires

1. PARCEL DESCRIPTION:

White River Fishery Area
 Bayfield County

Grantor:

Robert Dangle, Sr, Trustee
 Harriet O. Lebel Family Trust
 120 Dixie Street
 Carrollton, GA 30117

Acres: 148.78Price: \$359,000Appraised Value: \$354,000; \$391,700Interest: Fee Title PurchaseImprovements: House, garage and shed, pole shed, two storage shedsLocation: The property is located in Bayfield County 6 miles west of MasonLand Description: The subject land is level to gently slopingCovertypes Breakdown:

Type	Acreage
Upland woodland	74.0
Wetland	10.0
Brush	59.38
Building	5.4
Total:	148.78

Zoning: ForestryPresent Use: Residential/recreation and investmentProposed Use: Public recreation and fish and wildlife habitat managementTenure: 23+ yearsProperty Taxes: \$1783Option Date: April 23, 2012Comments: The price of \$359,000 is the best price that could be negotiated.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 148.78 acres of land from the Harriet O. Lebel Family Trust for \$359,000 for the White River Fishery Area in Bayfield County.

The Lebel property lies entirely within the boundary of the White River Fishery Area. Sutherland Road serves as the west boundary and Department lands border to the north and south. The southern boundary includes adjacency with the Sajdak Springs State Natural Area as well. It also includes 1,950 feet of two-bank frontage on the White River.

Improvements on the property include a 1.5 story farm house with add-on rooms; garage and shop, large steel pole building and 2 storage sheds. The original house is approximately 70 years old, but it has been well maintained and remains livable. An older septic system and a spring fed well also are established on the property. After purchase, the Department will offer 7.6 acres with the residence and garage for sale at a minimum price of \$125,000. That portion is not needed for conservation purposes per s. 23.15, Stats. The Department would remove the small ponds to improve the cold water resource.

White River Fisheries Area is a 10,754 acre property located along the White River as it traverses Bayfield and Ashland Counties. The project was initially established in 1961 to manage and protect the unique trout stream and scenic watershed. In 2004 the project boundary was expanded to include an additional 6,500+ acres to protect the river corridor between existing DNR managed properties. The "Expansion Area" connects the 10,000 acre Bibon Swamp State Natural Area in Bayfield County with the 960 acre White River Wildlife Area in Ashland County.

The riverine habitat of this fishery area transitions from wooded headwaters, through grassy swamp and steep clay banks, to a small impoundment. Numerous feeder streams, spring ponds, and outlet flows of several glacial lakes provide the high quality water for this outstanding trout stream. In addition to fishing, acquisition of the property would permit other diverse public recreational opportunities on this property include hunting, trapping, canoeing and other compatible recreational and educational activities such as bird watching, hiking, berry picking and cross country skiing.

3. FINANCING:

\$166,296 in Federal USFWS Sport Fish Restoration funds are anticipated.
\$192,704 in State Stewardship bond funds are anticipated:

State funds allotted to program:	Balance after proposed transaction:
\$1,363,961	\$81,308

4. ACQUISITION STATUS OF THE WHITE RIVER FISHERY AREA:

Established: 1961
Acres Purchased to Date: 4,152.32
Acquisition Goal: 10,754
Percent Complete: 38.61 %
Cost to Date: \$2,202,745.90

5. APPRAISAL 1:

Appraiser: Edward Steigerwaldt
Valuation Date: February 21, 2012
Appraised Value: \$391,700
Highest and Best Use: Large Parcel Residential/Recreational
Allocation of Values:
a. land: 146.7 acres @ \$1,600 per acre: \$234,700
b. improvements: \$157,000
c. total: \$391,700
d. market data and cost approaches used, 5 comparable sales cited
e. adjusted value range: \$1,517- \$3,243 per acre

Appraisal Review: Peter Wolter - 4/13/2012

APPRAISAL 2:

Appraiser: Ron Olson

Valuation Date: March 14, 2012

Appraised Value: \$354,000

Highest and Best Use: Rural Residential/Recreational

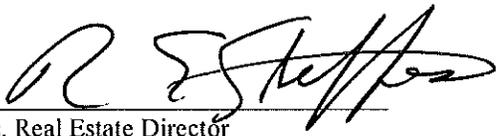
Allocation of Values:

- a. land: 148.78 Acres @ \$1,575 per acre: \$234,000
- b. improvements: \$120,000
- c. total: \$354,000
- d. market data approach used, 3 comparable sales cited
- e. adjusted value range: \$1100-\$1575 per acre

Appraisal Review: Peter Wolter - 4/13/2012

Comments: The reviewer considered the Olson report as the better value indicator. While Olson was at the high end of his land only value range, he selected lower value sales than did Stigerwaldt and his improvement allocation was lower. The best price to be negotiated was \$359,000 or \$5,000 above the lower appraised value.

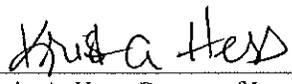
RECOMMENDED:



Richard E. Steffes, Real Estate Director

4-25-12

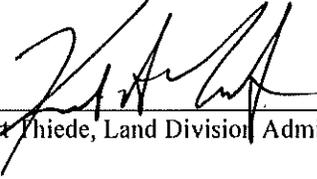
Date



Kristin A. Hess, Bureau of Legal Services

4/26/12

Date

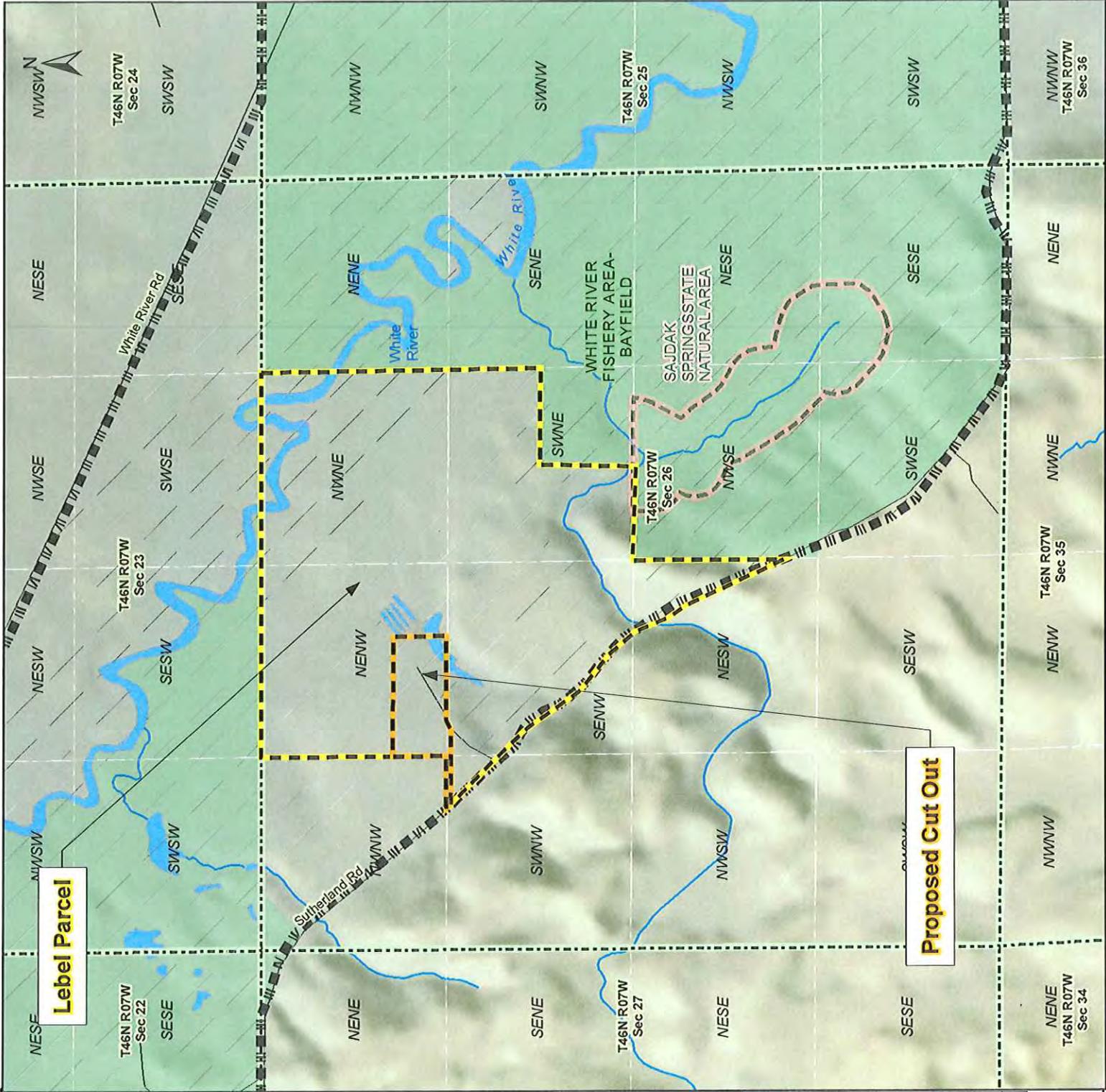


Kurt Thiede, Land Division Administrator

4/27/12

Date

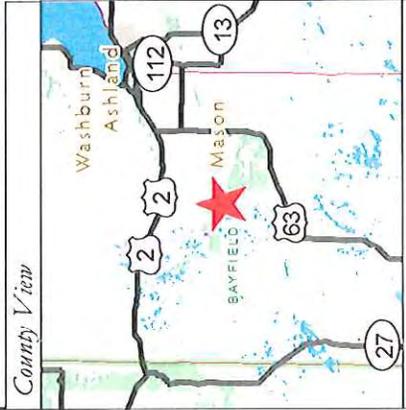
RES:



**Harriet O. Lebel
Family Trust**
White River
Fishery Area
FM 10155
T46N R7W Sec 26
Town of Delta
Bayfield County
148.78 Acres

Subject
Proposed Cut Out

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

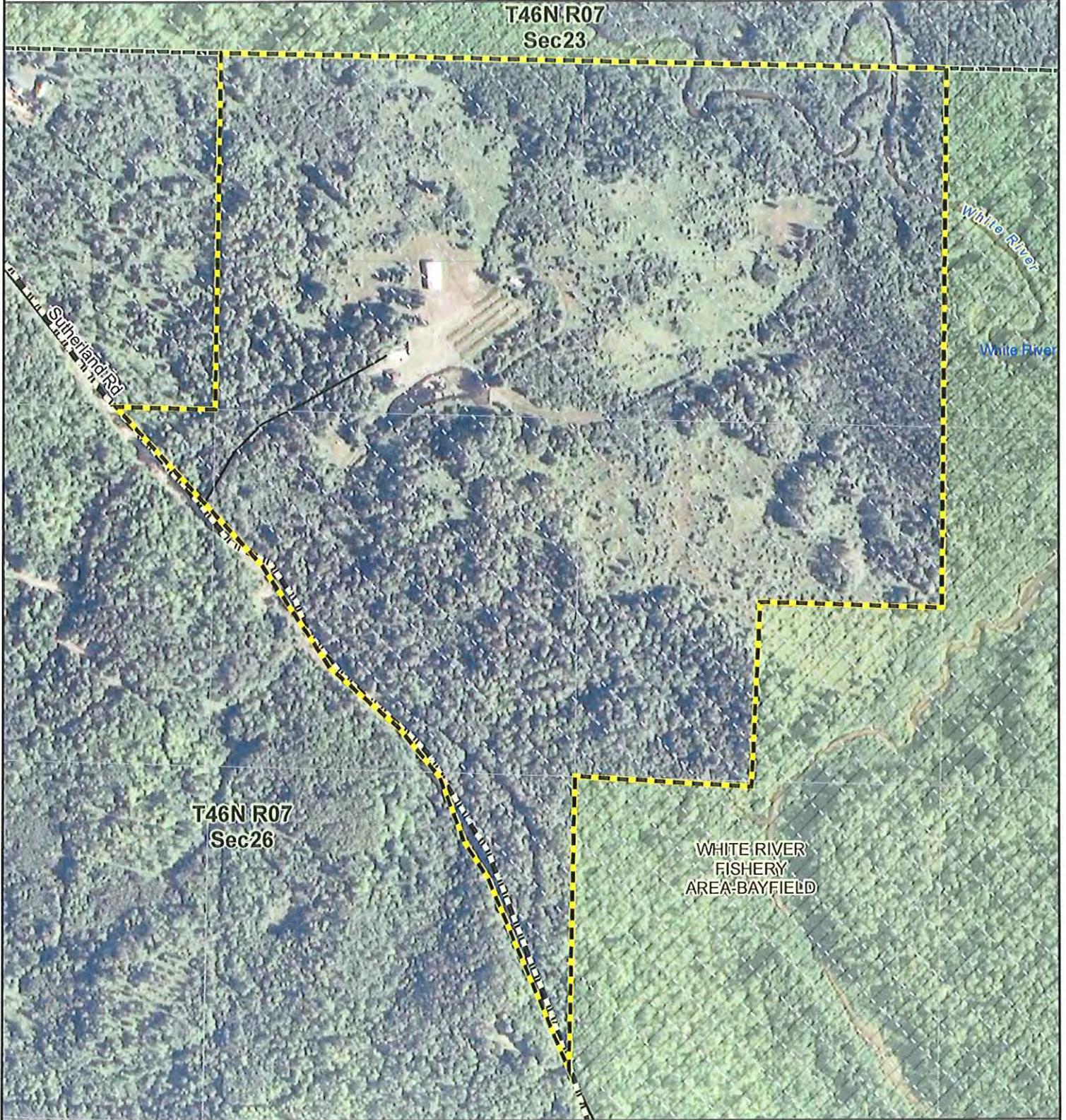


★ Location of Property

WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Apr 23, 2012 kmh

Harriet O. Lebel Family Trust

T46N R7W Sec 26, Town of Delta, Bayfield County



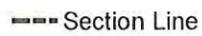
White River Fishery Area

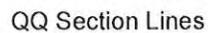
 Subject

 DNR Owned

 DNR Eased

 DNR Project Boundary

 Section Line

 QQ Section Lines



Apr 23, 2012 kmh
Real Estate Section
Bureau of Facilities and Lands



