

**SUBJECT:** Land Acquisition - Holzhueter Farm State Park - Jefferson County

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an agreement to purchase 2.95 acres of land from the Federal National Mortgage Association (a/k/a Fannie Mae) for \$89,900 for the Holzhueter Farm State Park in Jefferson County. The item is being submitted because the improvement values exceed 35% of the total appraised value.

The 2.95-acre property is near Waterloo in Jefferson County. It is entirely within the Holzhueter Farm State Park boundary within the Glacial Heritage Area (GHA), and has frontage on the town road, Island Road. The parcel's improvements are in poor condition, with the exception of the barn which is in very poor condition. The house on site is 100+ years old and the roof has been failing for some time. The property was acquired by Fannie Mae through foreclosure and was listed for sale with a local real estate broker on January 26, 2012. The Department's appraised value for the property is \$144,000 - however the Fannie Mae has listed it at \$89,900 thus the Department has offered the listing price.

If acquired, the structures would be sold for salvage, razed, and the site restored to grassland. One outbuilding, workshop/garage is in good condition and may be suitable for equipment storage. Department and Jefferson County staff and a neighboring landowner have had several conflicts over the public's use of a 1,000 ft. shared driveway at Holzhueter for parking. The subject 2.95-acre parcel would make an ideal spot for a public parking area at Holzhueter Farm Park, resolve the present conflict with the neighbor, and serve as a trailhead for the several hiking trails already maintained on the property. Holzhueter Farm Park also abuts Waterloo Wildlife Area and the subject parcel may also provide an ideal point of access for users on the eastern side of the wildlife area.

Holzhueter Farm Park is a designated Conservation Park as a part of the GHA masterplan. The primary purpose of the conservation park is, collectively to provide high quality opportunities for residents and visitors alike to engage in a range of outdoor activities particularly trail based activities including hiking, biking, horseback riding and cross-country skiing. Similarly, the parks will provide mixes of different recreation activities based on the park's size, and location. Deer and turkey hunting will be incorporated at times of the year and in portions of the parks that do not conflict with the parks' primary purpose and users.

The Department ownership of this property will provide more opportunities for recreation in an area that is becoming increasingly developed and less accessible for public recreation. Ownership will provide opportunities for public recreation and consolidate state ownership in this area.

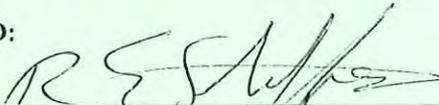
**RECOMMENDATION:** That the Board approve the purchase of the 2.95 acres of land for \$89,900 for the Holzhueter Farm State Park the in Jefferson County.

**LIST OF ATTACHED MATERIALS:**

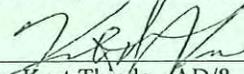
- No  Fiscal Estimate Required
- No  Environmental Assessment of Impact Statement Required
- No  Background Memo

- Yes  Attached
- Yes  Attached
- Yes  Attached

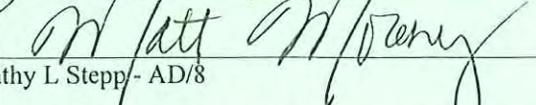
**APPROVED:**

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

2-22-12  
Date

  
Administrator, Kurt Thiede - AD/8

2/28/12  
Date

  
Secretary, Cathy L Stepp - AD/8

2/29/12  
Date

**CORRESPONDENCE/MEMORANDUM**

DATE: February 22, 2012 FILE REF: PR 40132  
 TO: Scott Walker  
 FROM: Cathy L Stepp  
 SUBJECT: Proposed Land Acquisition, Federal National Mortgage Association Tract, File # PR 40132,  
 Option Expires March 30, 2012

1. PARCEL DESCRIPTION:

Holzhueter Farm State Park  
 Jefferson County

Grantor:

Fannie Mae  
 c/o Carolyn Fox (Century 21)  
 47 South Water Street East  
 Fort Atkinson, WI 53538

Acres: 2.95  
Price: \$89,900.00  
Appraised Value: \$144,000  
Interest: Fee Title Purchase  
Improvements: House, barn, outbuildings

Location: The property is located in Jefferson County 5 miles east direction of City of Waterloo city/town

Land Description: The subject land is level building site

Coverttype Breakdown:

	Type	Acreage
Building Site		0.50
Grass		2.45
Total:		2.95

Zoning: Agriculture  
Present Use: Rural Residence (Lender Owned)  
Proposed Use: Conservation and Public Outdoor Recreation  
Tenure: 1 month  
Property Taxes: \$3,302  
Option Date: February 20, 2010

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.

Comment: Fannie Mae listed the property for \$89,900, so the Department has offered the listing price.

2. JUSTIFICATION:

The Department has obtained an accepted offer with the Federal National Mortgage Association (a/k/a Fannie Mae) for a 2.95-acre property near Waterloo in Jefferson County. It is entirely within the Holzhueter Farm State



Park boundary within the Glacial Heritage Area (GHA), and has frontage on the town road, Island Road. The parcel's improvements are in poor condition, with the exception of the barn which is in very poor condition. The house on site is 100+ years old and the roof has been failing for sometime. The property was acquired by Fannie Mae through foreclosure and was listed for sale with a local real estate broker on January 26, 2012. The Department's appraised value for the property is \$144,000 - however the Fannie Mae has listed it at \$89,900 thus the Department has offered the listing price.

If the subject property was acquired, the most structures would be sold for salvage, razed, and the site restored to grassland. One outbuilding, workshop/garage is in good condition and may be suitable for equipment storage. Department and Jefferson County staff and a neighboring landowner have had several conflicts over the public's use of a 1,000 ft. shared driveway at Holzhueter for parking. The subject 2.95-acre parcel would make an ideal spot for a public parking area at Holzhueter Farm Park, resolve the present conflict with the neighbor, and serve as a trailhead for the several hiking trails already maintained on the property. Holzhueter Farm Park also abuts Waterloo Wildlife Area and the subject parcel may also provide an ideal point of access for users on the eastern side of the wildlife area.

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3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$1,835,000	\$700,482

4. ACQUISITION STATUS OF THE Holzhueter Farm State Park:

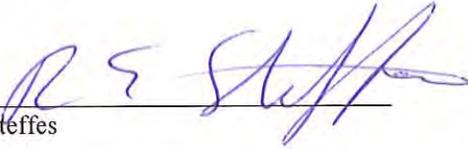
Established: 2009  
Acres Purchased to Date: 108 acres  
Acquisition Goal: 300.00  
Percent Complete: 36 %  
Cost to Date: \$404,727

5. APPRAISAL:

Appraiser: Michael Stone  
Valuation Date: November 22, 2011  
Appraised Value: \$144,000  
Highest and Best Use: rural residential  
Allocation of Values:  
a. land: 2.95 acres: \$70,000  
b. improvements: \$74,000  
c. total value: \$144,000  
d. market data approach used, 4 comparable sales cited  
e. adjusted value range: \$136,550 - \$145,800

Appraisal Review: Gregory Markus - 10/18/2010

RECOMMENDED:

  
Richard E. Steffes

2-22-12  
Date

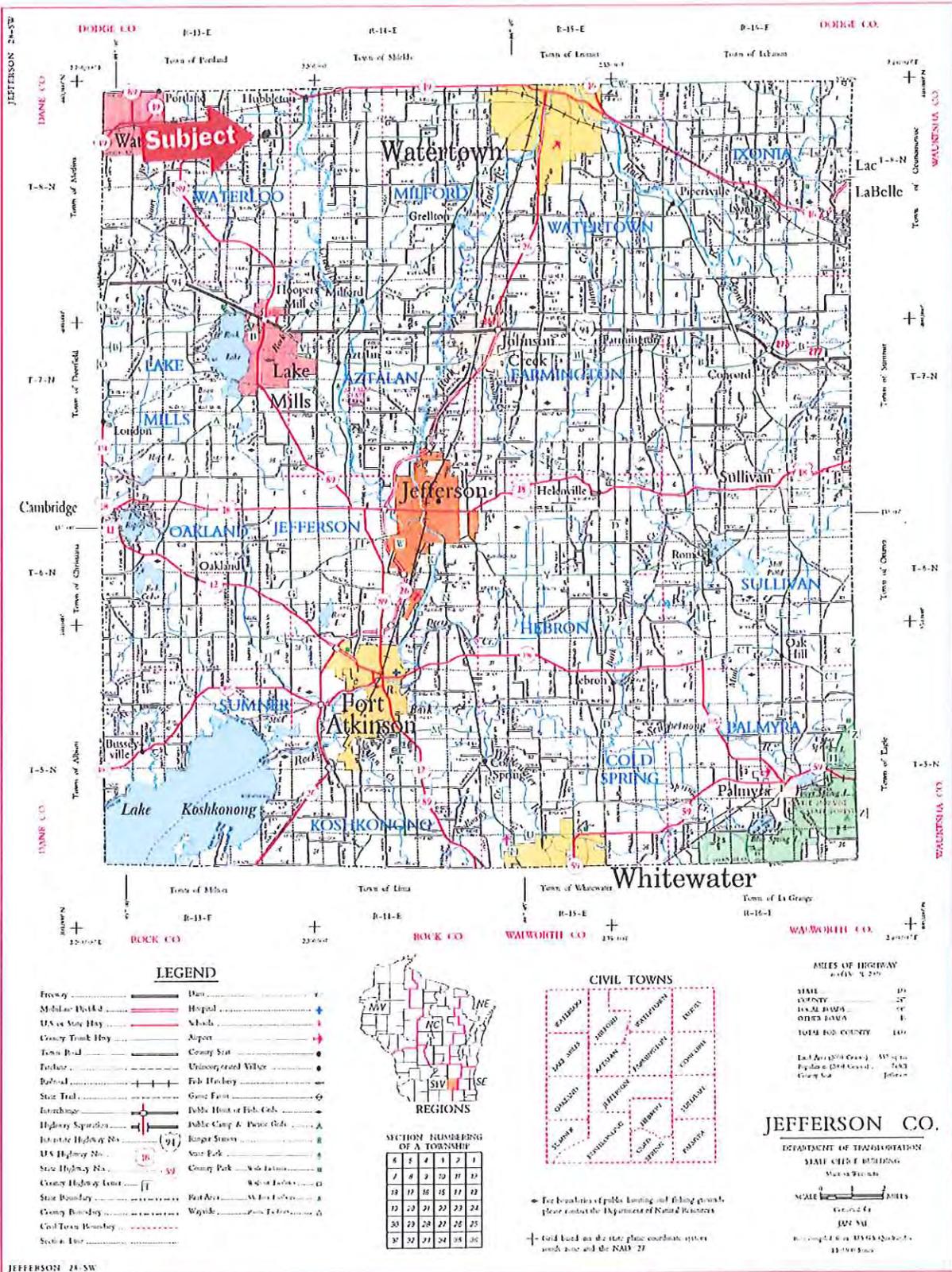
  
Bureau of Legal Services

2/27/12  
Date

  
Kurt Thiede

2/28/12  
Date

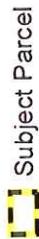
RES:



**Federal National Mortgage Association (Ninmann parcel) - Fee**

Holzhueter Farm  
Conservation Park  
Glacial Heritage Area  
PR 40132

T8N R13E Sec 12  
Town of Waterloo  
Jefferson County  
2.95 acres



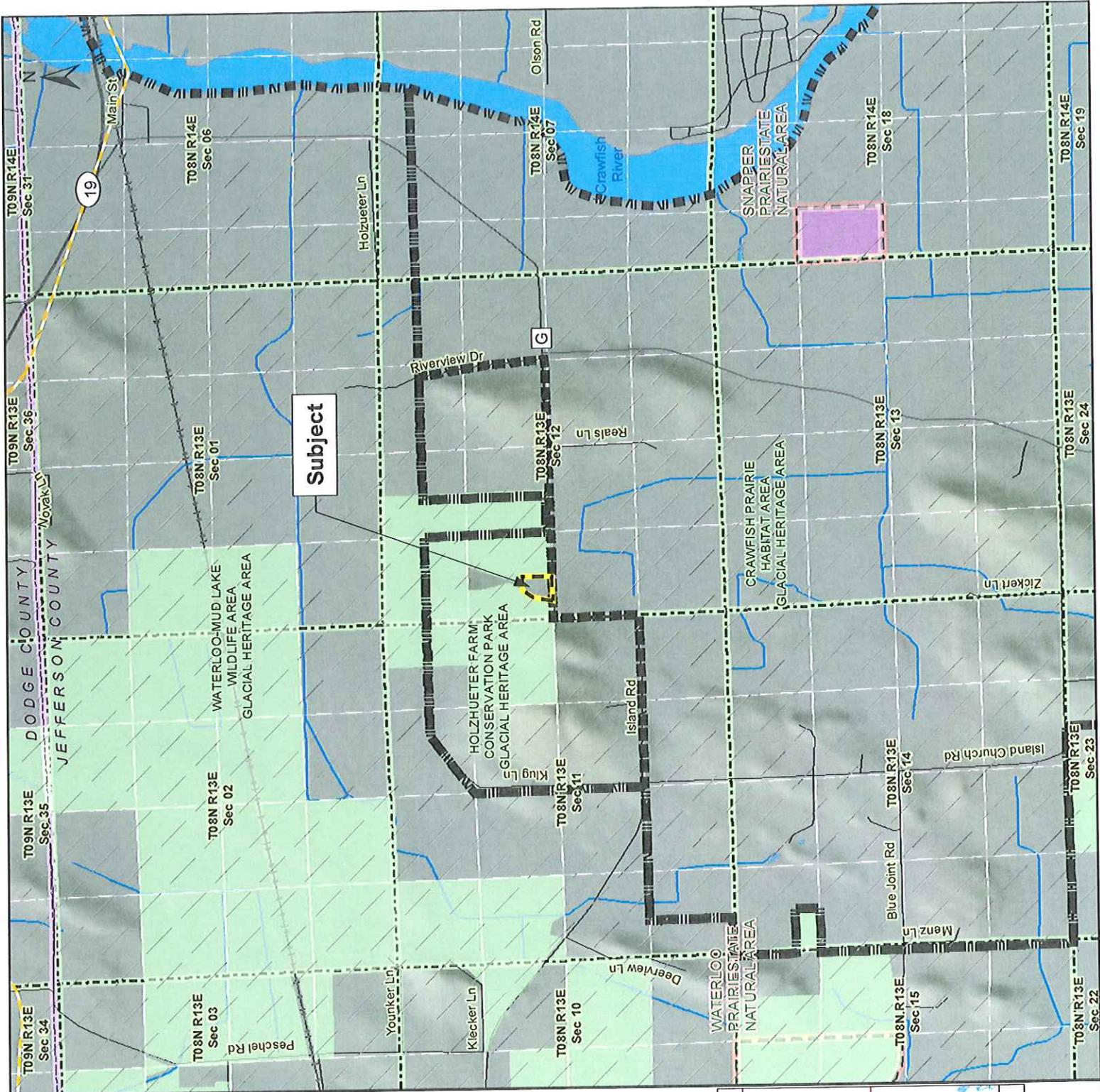
- WDNR Owned
- WDNR Easement
- DNR Project Boundary
- State Natural Area
- Recreation
- Trail
- PLSS Section Line
- QQ Section Boundary

0 600  
Feet

*County View*

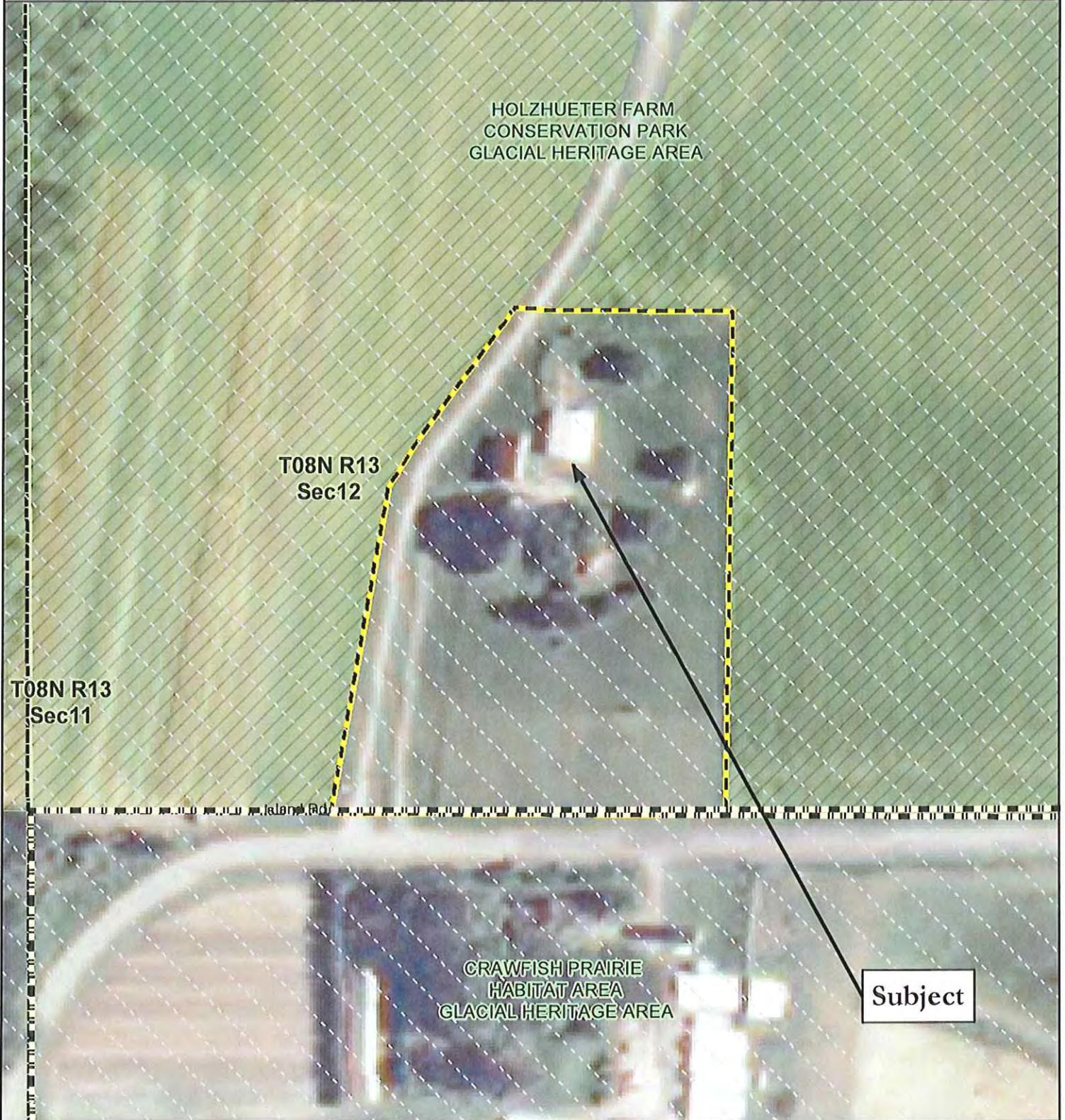
**Location of Property**

WISCONSIN DEPARTMENT OF NATURAL RESOURCES  
Bureau of Facilities of Lands  
Map Created: Feb 21, 2012 kmh



-6-  
**Federal National Mortgage Association (Ninmann parcel) - Fee**

T8N R13E Sec 12, Town of Waterloo, Jefferson County



**Holzhueter Farm  
Conservation Park  
Glacial Heritage Area**

 Subject Parcel

 DNR Owned

 DNR Project Boundary

 Section Line

 QQ Section Lines




Feb 21, 2012 kmh  
Real Estate Section  
Bureau of Facilities and Lands