

**SUBJECT:** Land Acquisition – Northern Highland State Forest – Vilas County

**FOR:** MAY 2013 BOARD MEETING

**TO BE PRESENTED BY:** Douglas J Haag

**SUMMARY:** The Department has obtained an option to purchase 850.5 acres of land from Plum Creek Timberlands, LP for \$1,233,000 for the Northern Highland State Forest in Vilas County. The item is being submitted because the purchase price is more than \$150,000.

The property falls entirely within the acquisition boundary of the Northern Highland State Forest and creates a connection between Department lands to the south and west. It is located in northwest Vilas County, southwest of the Town of Winchester. The property is almost entirely forested with well-managed mixed hardwoods, which makes this purchase valuable for both the aesthetic and environmental resources as well as the ability to continue sustainable forestry management. It also includes a 1.4-acre unnamed lake and several small, seasonal water pockets. State ownership will also ensure the land continues to be available for public outdoor recreational uses.

Established in 1925 to protect the headwaters of the Wisconsin, Flambeau and Manitowish Rivers, the Northern Highland and American Legion (NHAL) State Forests include more than 232,000 acres in Vilas, Oneida and Iron Counties. The nearest cities are Woodruff/Minocqua, Rhinelander and Eagle River. Many visitors are from the population centers of southern Wisconsin and northern Illinois. The primary use of the forest is for silvicultural practices and the growth of recurring forest crops with scenic values, outdoor recreation, public hunting and stabilization of stream flow as extra benefits. Each year approximately 75,000 cords of pulpwood and 2.5 million board feet of saw logs are harvested in the forest, which contributes to employment in the woods and mills and provides commodities. Sale of timber products returns \$4 million per year to the state.

There are numerous state-operated campgrounds, boat landings, hiking, and ski trails within the Northern Highland State Forest, providing recreational opportunities to 225,000 campers and over 2 million visitors each year. Private facilities offering motels, housekeeping units, cottages, campgrounds and resorts are found throughout the forest, and restaurants and retail businesses are located near population centers throughout the area as well. The beautiful lakes, streams, and woods found within the state forest boundaries, together with recreational opportunities and other amenities, make this area one of the leading tourist attractions of northern Wisconsin.

**RECOMMENDATION:** That the Board approve the purchase of 850.50 acres of land for \$1,233,000 for Northern Highland State Forest the in Vilas County.

**LIST OF ATTACHED MATERIALS:**

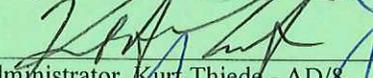
- No  Fiscal Estimate Required
- No  Environmental Assessment of Impact Statement Required
- No  Background Memo

- Yes  Attached
- Yes  Attached
- Yes  Attached

**APPROVED:**

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

4-22-13  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Administrator, Kurt Thiede - AD/8

4/26/13  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary, Cathy Stepp - AD/8

5/1/13  
\_\_\_\_\_  
Date

- cc: S. Miller - LF/6
- D. Haag - LF/6
- L. Ross - AD/8
- T. Marty - FR/4
- P. Bruggink - NOR - RHINELANDER

## CORRESPONDENCE/MEMORANDUM

DATE: April 19, 2013 FILE REF: NF 30087  
 TO: Scott Walker  
 FROM: Cathy Stepp  
 SUBJECT: Proposed Land Acquisition, Plum Creek Timberlands, LP Tract, File # NF 30087,  
 Option Expires

1. PARCEL DESCRIPTION:

Northern Highland State Forest  
 Vilas County

Grantor:

Plum Creek Timberlands, LP  
 Attn: Dan Lemke  
 1411 N. 4th Street, Suite 101  
 Tomahawk, WI 54487

Acres: 850.5Price: \$1,233,000Appraised Value: \$1,233,000 and \$1,254,000Interest: Fee Title PurchaseImprovements: NoneLocation: The property is located in Vilas County 10 miles northwest of Boulder JunctionLand Description: The subject land is flat to rolling.Covertypes Breakdown:

Type	Acreage
Upland Woodland	765
Lowland Woodland	85.5
Total:	850.5

Zoning: ForestryPresent Use: Commercial ForestryProposed Use: Sustainable forestry and public recreationTenure: 20+ yearsProperty Taxes: \$1,003Option Date: April 15, 2013Stewardship 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 850.5 acres of land from Plum Creek Timberlands, LP for \$1,233,000 for the Northern Highland State Forest in Vilas County. The item is being submitted because the purchase price is more than \$150,000.

The property falls entirely within the acquisition boundary of the Northern Highland State Forest and creates a connection between Department lands to the south and west. It is located in northwest Vilas County, southwest of the Town of Winchester. The property is almost entirely forested with well-managed mixed hardwoods, which makes this purchase valuable for both the aesthetic and environmental resources as well as the ability to continue sustainable forestry management. It also includes a 1.4-acre unnamed lake and several small, seasonal water pockets. State ownership will also ensure the land continues to be available for public outdoor recreational uses.

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3. LAND MANAGEMENT:

The parcel is located in the Winger Moraines Ecological Landscape, with predominately loamy soils and hardwoods forests. It is characterized by heavier soils that support northern hardwoods, aspen and scattered hemlock hardwoods. The management objectives are to maintain and enhance northern hardwoods, maintain early succession forests (aspen and white birch) in mixed stands, and maintain diversity of forested and unforestred wetlands. The parcel will be managed using the objectives and prescriptions as defined in the 2005 NHAL Master Plan for Management Area 1 – Winegar Moraines – Forest Production land management Classification.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$4,078,800	\$972,873

5. ACQUISITION STATUS OF THE NORTHERN HIGHLAND STATE FOREST:

Established: 1925  
Acres Purchased to Date: 172,235.85  
Acquisition Goal: 229,976  
Percent Complete: 74.89 %  
Cost to Date: \$20,442,085.94

6. APPRAISAL #1:

Appraiser: Michael Augustyn  
Valuation Date: December 01, 2012  
Appraised Value: \$1,233,000  
Highest and Best Use: Recreational - Forestry

Allocation of Values:

- a. land: 850.5 acres @ \$1,450 per acre: \$1,233,000
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$1,360 - \$1,478

Appraisal Review: Peter Wolter - 4/10/2013

APPRAISAL #2:

Appraiser: Jolene Brod

Valuation Date: March 24, 2013

Appraised Value: \$1,254,000

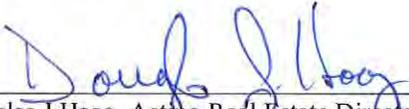
Highest and Best Use: Recreational/Timber/Rural Residential

Allocation of Values:

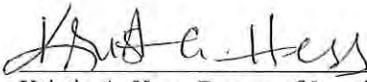
- a. land: 850.5 @ \$1,475 per acre: \$1,254,000
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$1,420- \$1,478

Appraisal Review: Peter Wolter - 4/5/2013

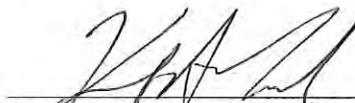
RECOMMENDED:

  
 \_\_\_\_\_  
 Douglas J Haag, Acting Real Estate Director

4-22-13  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Kristin A. Hess, Bureau of Legal Services

4/24/13  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Kurt Thiede, Land Division Administrator

4/26/13  
 \_\_\_\_\_  
 Date



**Plum Creek  
Timberlands, LP - Fee  
Northern Highlands  
State Forest**

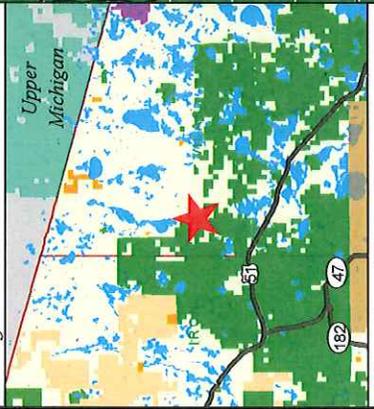
**NF 30087**  
T43N R5E Sec 21, 22,  
23, 26, 27  
Town of Winchester  
Vilas County



**Subject**

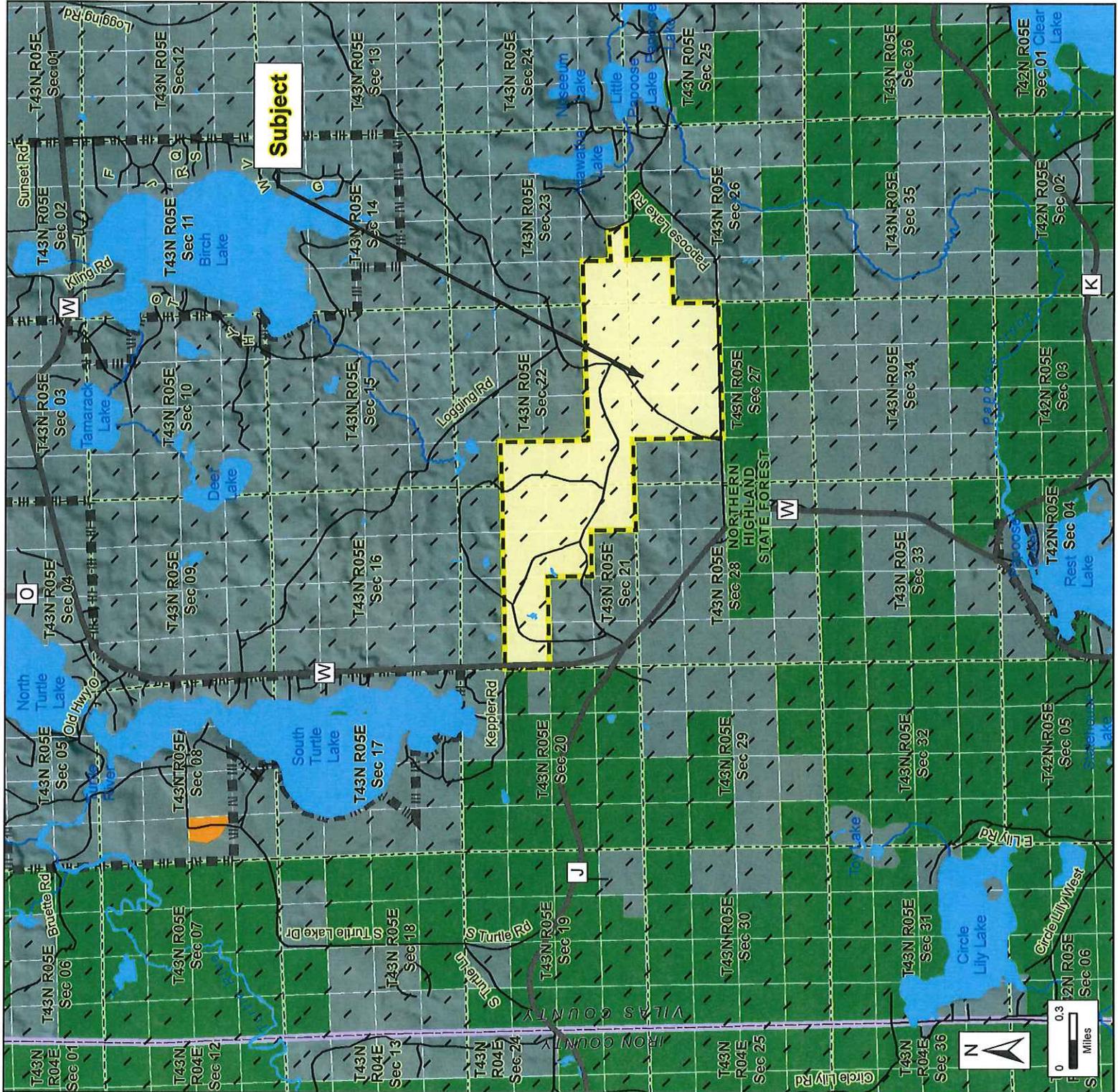
- WDNR Fee Title
- WDNR Easement
- DNR Project Boundary
- Federal Land
- BCPL Ownership
- PLSS Section Line
- QQ Section Boundary

County View



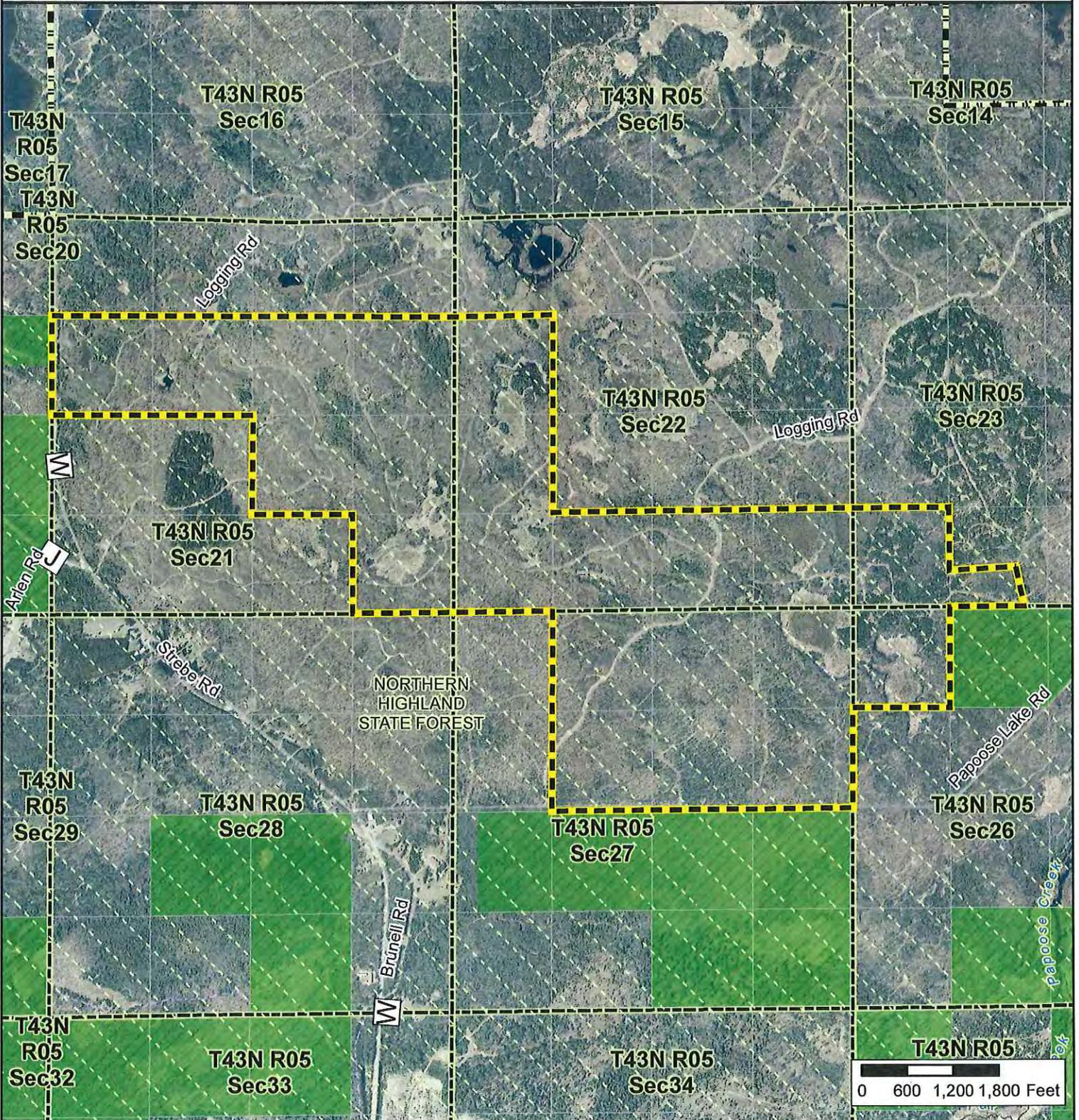
★ Location of Property

WISCONSIN DEPARTMENT  
OF NATURAL RESOURCES  
Bureau of Facilities of Lands  
Map Created: Apr 16, 2013 kmh



# Plum Creek Timberlands, LP - Fee

T43N R5E Sec 21, 22, 23, 26 & 27, City of Winchester, Vilas County



Northern Highlands State Forest

 Subject

 DNR Fee Title

 DNR Eased

 WDNR Easement  
(Closed to Public Access)

 DNR Project Boundary

 Section Line

 QQ Section Lines



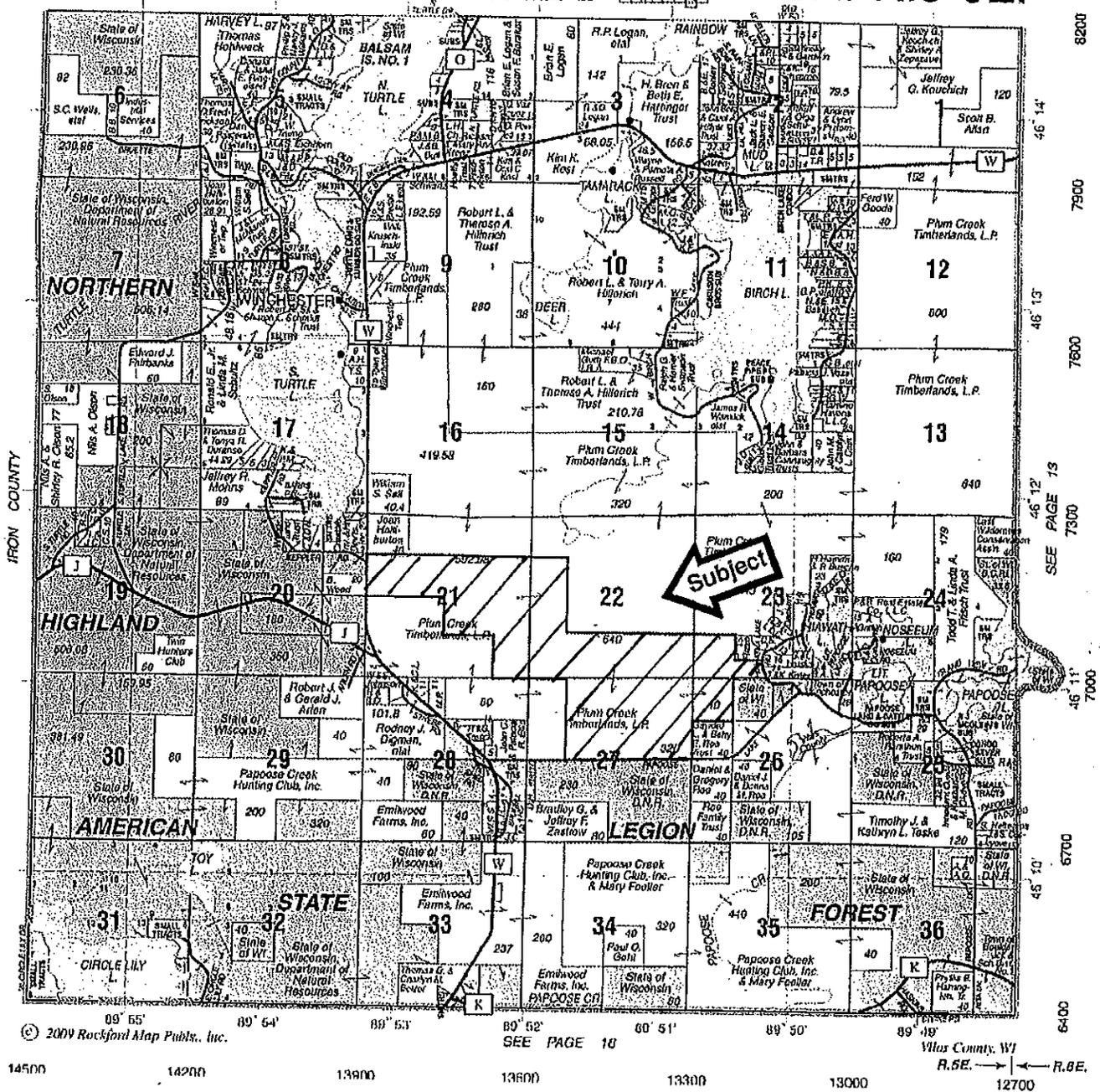
Apr 16, 2013 kmh  
Real Estate Section  
Bureau of Facilities and Lands

PLAT MAP OF SUBJECT PROPERTY

SOUTH PART WINCHESTER

T.43N.-R.5-6E.

SEE PAGE 26



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SEE PAGE 10

Win County, WI R.5E. R.6E.