

SUBJECT: LAND ACQUISITION - ICE AGE TRAIL - MARATHON COUNTY

FOR: JUNE 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Wausau Timberland Company, LLC has agreed to sell 157 acres to the Conservation Fund, which in turn will assign the contract of sale over to the Department for the Ice Age Trail in Marathon County. The item is being submitted since it is over \$150,000. The department's cost is \$409,000, the lowest appraised value.

The Wausau Timberland Company, LLC parcel is important for the future of the Ice Age Trail, and is located in an area experiencing growth and development. Securing public trails and associated habitat will compliment this growth. The parcel that will provide for a mile of Ice Age Trail includes outstanding topographic features in a mostly deep-woods environment, is located in Marathon County in the Town of Ringle about 12 miles east of Wausau. The unique feature of this parcel is that it straddles the terminal moraine of the last Wisconsin Glaciation. The property will protect the terminal moraine, provide opportunities for public recreation, allow natural resource management and protect the undeveloped, scenic and largely natural character of this scenic parcel.

In 1987, the Wisconsin Legislature passed legislation that established the Ice Age State Scenic Trail as a state project and authorized the Department to develop a trail to promote public awareness and appreciation of Wisconsin's glacial heritage, to preserve and protect significant glacial features and other natural and cultural features associated with the period of glaciation, and to provide a continuous off-road trail for recreational use. The Ice Age Trail is a cooperative project with the U.S. Park Service, the Ice Age Park and Trail Foundation and its various volunteer groups around the state, and some counties through which the trail passes.


The Department recommends the acquisition of this parcel that will provide opportunities for public recreation, allow natural resource management and protect the undeveloped, scenic and largely natural character of this scenic property. Acceptance of this parcel will provide a highly visible and scenic parcel to the Ice Age Trail while protecting an important glacial feature, the terminal moraine.

RECOMMENDATION: That the Board approve the purchase of 157 acres of land for \$409,000 for the Ice Age Trail.

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

5-16-07

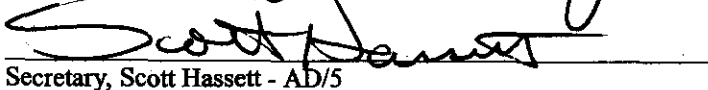
Date



Administrator, Laurie Osterdorf - AD/5

5/17/07

Date



Secretary, Scott Hassett - AD/5

5/29/07

Date

- cc: S. Miller - LF/6
R. Steffes - LF/6
L. Ross - AD/6
B. Chevis - PR/6
L. Eagan - SCR/Fitchburg

CORRESPONDENCE/MEMORANDUM

DATE: May 16, 2007 FILE REF: P-1907

TO: Natural Resources Board

FROM: Scott Hassett *PS/Hassett*

SUBJECT: Land Acquisition, Marathon County, Wausau Timberlands Co. LLC, File #P-1907
Approval is Requested by July 31, 2007

1. PARCEL DESCRIPTION:

Ice Age Trail
Marathon County

Grantor:

Wausau Timberlands Company, LLC
c/o Robin Kudick
2290 County Road X, Suite A
Mosinee, WI 54455

Acres: 157Price: \$388,500*Appraisal: \$409,000Interest: fee simple title.Improvements: NoneLocation: The tract is located in Marathon County about 12 miles east of Wausau in the Town of Ringle.Land Description: The subject area is flat as well as pitched and rolling.

*Comments: Additionally the Conservation Fund is receiving \$20,500 for costs related to this acquisition. Wausau Timberlands agreed to a sale price below appraisal in order to allow TCF to recoup its costs.

| <u>Covertypes Breakdown:</u> | <u>Type</u> | <u>Acreage</u> |
|------------------------------|---------------|----------------|
| | Wooded Upland | 133 |
| | Wetland | <u>24</u> |
| | TOTAL: | 157 |

Zoning: Agriculture which in this town allows for ForestryPresent Use: ForestryProposed Use: Resource Protection and Public RecreationTenure: several decadesOption Date: May 15, 20072. JUSTIFICATION:

The Wausau Timberlands Company, LLC has agreed to sell 157 acres of land to the Conservation Fund, which in turn is assigning the contract for sale to the Department for purpose of acquiring land for the Ice Age Trail in Marathon County. The parcel, located in Marathon County in the Town of Ringle about 12 miles east of Wausau, is important for the future of the Ice Age Trail and is located in an area experiencing growth and development. It will provide for a mile of Ice Age Trail that includes outstanding topographic features in a mostly deep-woods environment. The unique feature of this parcel is that it straddles the terminal moraine of the last Wisconsin Glaciation. The property will protect the terminal moraine, provide

opportunities for public recreation, allow natural resource management and protect the undeveloped, scenic and largely natural character of this scenic parcel.

In 1987, the Wisconsin Legislature passed legislation that established the Ice Age State Scenic Trail as a state project and authorized the Department to develop a trail to promote public awareness and appreciation of Wisconsin's glacial heritage, to preserve and protect significant glacial features and other natural and cultural features associated with the period of glaciation, and to provide a continuous off-road trail for recreational use. The Ice Age Trail is a cooperative project with the U.S. Park Service, the Ice Age Park and Trail Foundation and its various volunteer groups around the state, and some counties through which the trail passes.

The Department recommends the acquisition of this parcel for the Ice Age Trail in Marathon County. The parcel will provide opportunities for public recreation allow natural resource management and protect the undeveloped, scenic and largely natural character of this scenic property.

3. FINANCING:

LAWCON and State Stewardship funds are anticipated:

| | |
|---|--|
| Stewardship Funds allotted to program: \$3,000,000 | Stewardship Balance after proposed transaction: \$122,540 |
| LAWCON Funds allotted to program: \$985,288 | LAWCON Balance after proposed transaction: \$107,113 |

4. ACQUISITION STATUS OF THE ICE AGE TRAIL:

Established: 1988
Acres Purchased to Date: 4,740
Acquisition Goal: 9,673 acres
Percent Complete: 49.0 %
Cost to Date: \$5,156,171

5. APPRAISALS:

Appraiser: Mike Augustyn (Private Appraiser)
Valuation Date: January 3, 2007
Appraised Value: \$409,000
Highest and Best Use: Recreation with ancillary use of forestry.

Allocation of Values:

- land: 157 acres @ \$2,605 per acre: \$409,000
- market data approach used, three comparable sales cited
- adjusted value range: \$2,363 to \$2,638 per acre

Appraisal Review: Doug Haag

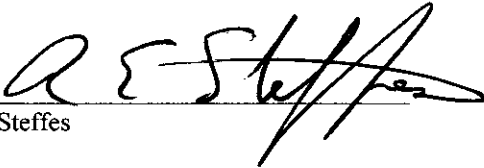
Appraiser: Steigerwaldt (Private Appraiser)
Valuation Date: April 28, 2006
Appraised Value: \$471,500
Highest and Best Use: Investment with potential for rural residential development

Allocation of Values:

- a. land: 157 acres @ \$3,003 per acre: \$471,500
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$2,215 to \$3,125 per acre

Appraisal Review: Douglas Haag

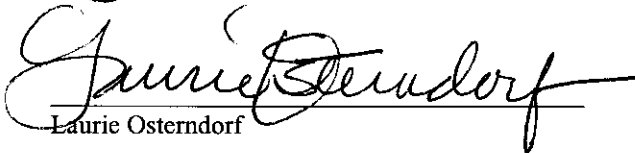
RECOMMENDED:


Richard E. Steffes

5-16-07
Date


Bureau of Legal Services

5/16/07
Date


Laurie Osterndorf

5/17/07
Date







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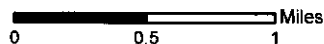
**Due to copyright laws, this map is not
available online.**

**Please contact laurie.ross@wisconsin.gov
for a hard copy of this document.**

Wausau Timberland Co LLC Property

Pike Wild River

-  Subject Property
-  WDNR Owned
-  WNDR Eased
-  WDNR Leased
-  Ice Age Trail
-  Project Boundary
-  Open Water



The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages these lands through ownership, easement or lease rights. This data set is a spatial representation of the Oracle Land Records System maintained by the DNR, Bureau of Facilities and Lands (LF), and may include errors and/or omissions. The data should not be interpreted as a legal representation of legal ownership boundaries.

This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended for use as a land management tool; it is a listing of all DNR real estate transactions that have occurred on these lands over time.

For information about the actual management, including public use and public access of the lands, contact the nearest DNR Regional office. Contact information for DNR Regional Offices and Service Centers is provided on the following internet site:

<http://www.dnr.state.wi.us/org/caer/cs/servicecenter/locations.htm>

Updates to this data set are ongoing, and will be incorporated into future versions when available.

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands

May 15, 2007

