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AGENDA

October 10, 2006

10:00 A.M.

Board of Commissioners of Public Lands

125 S. Webster Street, Room 200

Madison, Wisconsin

1. Call to Order
2. Land Bank Sales
 - A. Sale of Iron County Property to DNR
 - B. Sale of Oneida County Property to DNR
 - C. Sale of Shawano County Property to DNR
 - D. Sale of Jackson County Property to DNR
3. Land Bank Purchases
 - A. Purchase of Langlade County Property from Helen Jacobson
4. Memorandum of Understanding with DNR and DOA
5. Executive Secretary's Report
6. Adjourn

**BOARD MEETING
OCTOBER 10, 2006**

**AGENDA ITEM 2A
SALE OF IRON COUNTY PROPERTY TO DNR**

RECITALS

- A. The Wisconsin Department of Natural Resources (“DNR”) has offered to purchase certain property located in Iron County more particularly described as
 - a. The Southwest Quarter of the Northeast Quarter; the East Half of the Southwest Quarter; and the West Half of the Southeast Quarter in Section Ten (10);
 - b. The Southwest Quarter and the Southeast Quarter less the Northeast Quarter of the Southeast Quarter in Section Eleven (11);
 - c. The West Half of the Southwest Quarter in Section Twelve (12);
 - d. The North Half less the Southwest Quarter of the Northwest Quarter and the Southwest Quarter less the Southeast Quarter of the Southwest Quarter in Section Fourteen (14);
 - e. The North Half of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter in Section Fifteen
 - f. The Northeast Quarter of the Northeast Quarter in Section Sixteen;
 - g. all located in Township Forty-One North (T41N), Range Three East (R3E), Town of Sherman, Iron County Wisconsin (the “Property”).
- B. The Property is currently owned by the Board of Commissioners of Public Lands.
- C. The Property has been evaluated by BCPL staff against sale criteria previously adopted by the Board. The Property has been determined by BCPL staff to be appropriate for sale according to such criteria. A copy of the sale analysis is attached to this resolution.
- D. The Property has been independently appraised by Wayne Gibson and the appraised value of the Property has been calculated at Five Hundred Sixty Thousand Dollars (\$560,000). A copy of the Appraisal Certification has been attached to this resolution.
- E. The DNR has been authorized by its board to pay the sum of Five Hundred Sixty Thousand Dollars (\$560,000) to acquire the Property.
- F. The offering price is equal to the appraised value.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands approves the sale of the Property to the Wisconsin Department of Natural Resources at the price of Five Hundred Sixty Thousand Dollars (\$560,000) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

TURTLE FLAMBEAU PATTERNED PEATLAND SALE

BCPL Project #: S0701

Iron County - Town of Sherman

Common Project Name: Turtle Flambeau

(40 Acres Fund 744, 1080 Acres Fund 745)



SUBJECT PROPERTY



OTHER BCPL MANAGED LAND



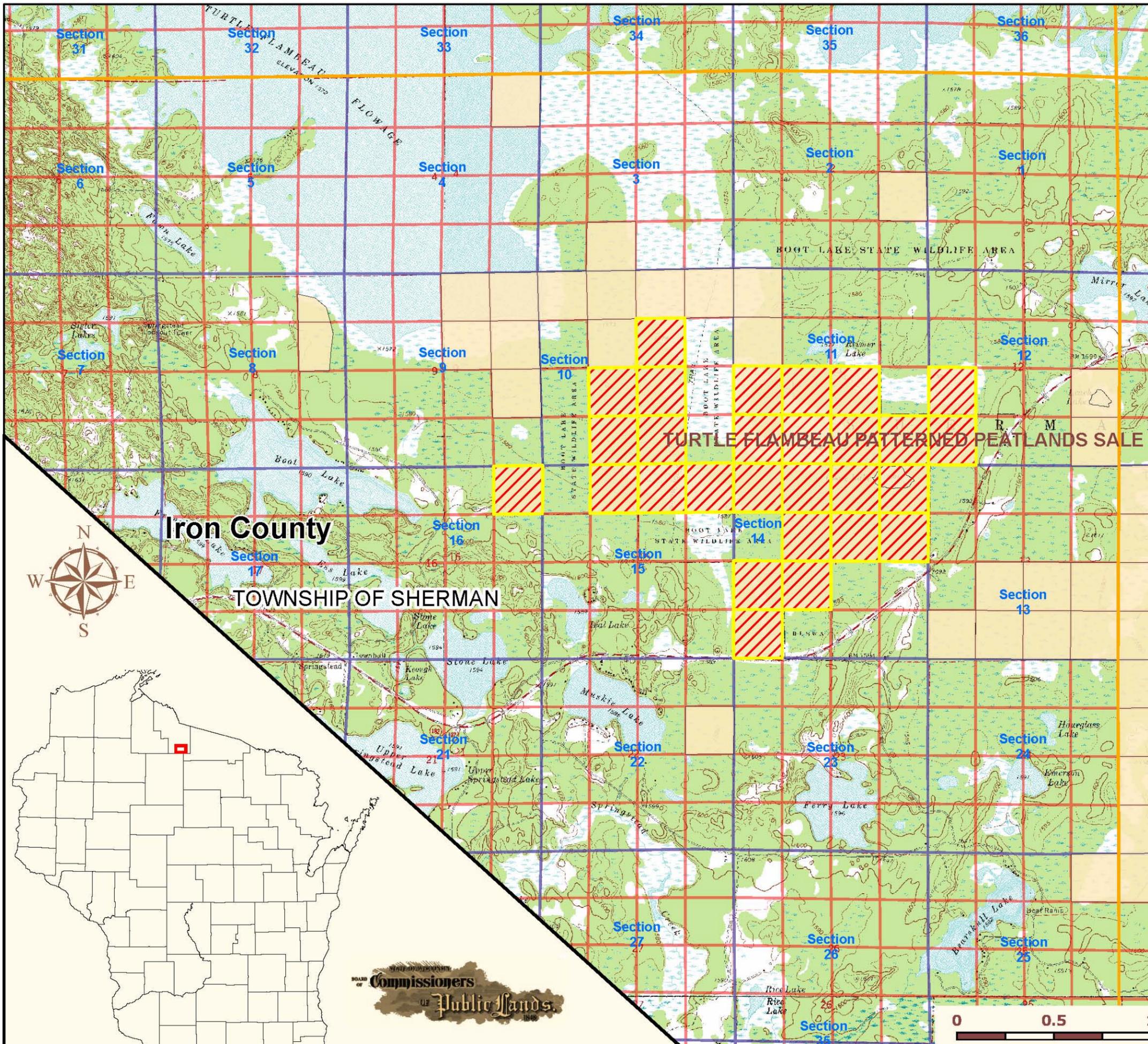
TOWNSHIP



SECTION



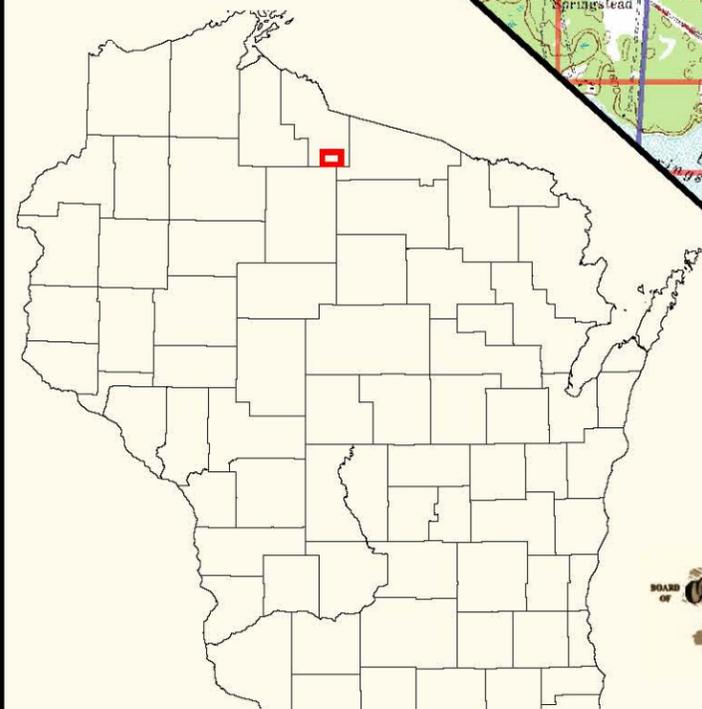
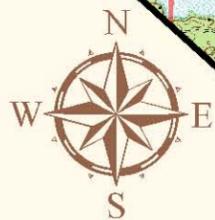
QUARTERS



Iron County

TOWNSHIP OF SHERMAN

TURTLE FLAMBEAU PATTERNED PEATLANDS SALE



1 inch equals 0.5 miles



**BOARD MEETING
OCTOBER 10, 2006**

**AGENDA ITEM 2B
SALE OF ONEIDA COUNTY PROPERTY TO DNR**

RECITALS

- A. The Wisconsin Department of Natural Resources (“DNR”) has offered to purchase certain property located in Oneida County more particularly described as the Northeast Quarter of the Southwest Quarter of Section Thirteen (13) Township Thirty-Six North (T36N), Range Six East (R6E) (the “Property”).
- B. The Property is currently owned by the Board of Commissioners of Public Lands.
- C. The Property has been evaluated by BCPL staff against sale criteria previously adopted by the Board. The Property has been determined by BCPL staff to be appropriate for sale according to such criteria. A copy of the sale analysis is attached to this resolution.
- D. The DNR has proposed that BCPL retain the right to harvest timber on the Property after title of the Property would transfer to the DNR.
- E. The Property has been independently appraised by Michael Augustyn and the appraised value of the Property less the retained timber rights has been calculated at Sixty-Two Thousand Dollars (\$62,000). A copy of the pertinent part of the appraisal has been attached to this resolution.
- F. The DNR has been authorized by its board to pay the sum of Sixty-Two Thousand Dollars (\$62,000) to acquire the Property.
- G. The offering price is equal to the appraised value.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands approves the sale of the Property to the Wisconsin Department of Natural Resources at the price of Sixty-Two Thousand Dollars (\$62,000) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

TOWNSHIP OF CASSIAN

MUSSON SALE

BCPL Project #: S0704

Oneida County - Town of Nokomis

Common Project Name: Musson / Woodboro

(40 Acres Fund 745)



SUBJECT PROPERTY



BCPL Land



BCPL Timber Rights Easement



DNR PROJECT LANDS

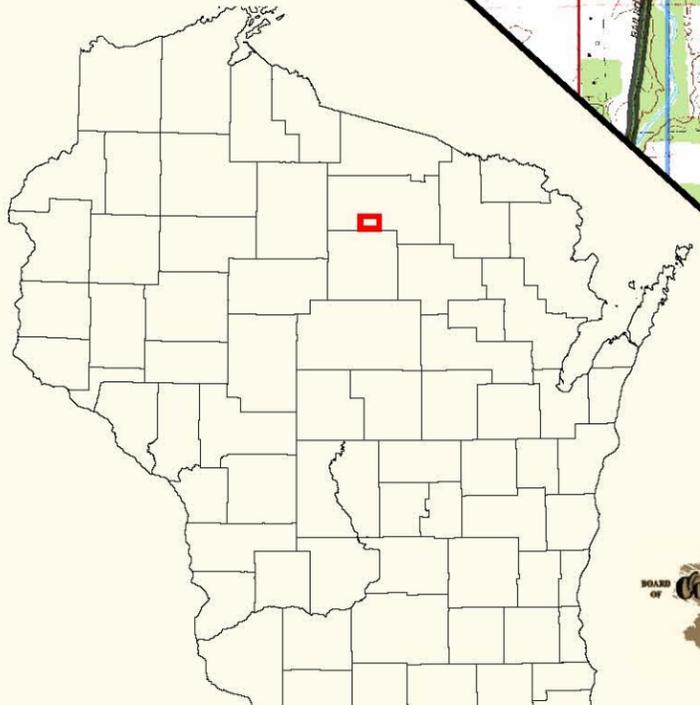


TOWNSHIP OF NOKOMIS

Oneida County



TOWNSHIP OF WOODBORO



1 inch equals 0.5 miles

**BOARD MEETING
OCTOBER 10, 2006**

**AGENDA ITEM 2C
SALE OF SHAWANO COUNTY PROPERTY TO DNR**

RECITALS

- A. The Wisconsin Department of Natural Resources (“DNR”) has offered to purchase certain property located in Shawano County more particularly described as Government Lot 1 in Section Thirty-Two, Township Twenty-Five North (T25N) Range Sixteen East (R16E) (the “Property”).
- B. The Property is currently owned by the Board of Commissioners of Public Lands.
- C. The Property has been evaluated by BCPL staff against sale criteria previously adopted by the Board. The Property has been determined by BCPL staff to be appropriate for sale according to such criteria. A copy of the sale analysis is attached to this resolution.
- D. The Property has been independently appraised by Daniel Heath and the appraised value of the Property has been calculated at One Hundred Thousand, Five-Hundred Dollars (\$100,500). A copy of the Certificate of Valuation from the appraisal has been attached to this resolution.
- E. The DNR has been authorized by its board to pay the sum of One Hundred Thousand, Five Hundred Dollars (\$100,500) to acquire the Property.
- F. The offering price is equal to the appraised value.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands approves the sale of the Property to the Wisconsin Department of Natural Resources at the price of One Hundred Thousand, Five Hundred Dollars (\$100,500) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

WOLF RIVER BOTTOMS SALE

BCPL Project #: S0702

Shawno County - Town of Navarino

Common Project Name: Wolf River Bottoms

(55.9 Acres Fund 745)



SUBJECT PROPERTY



OTHER BCPL MANAGED LAND



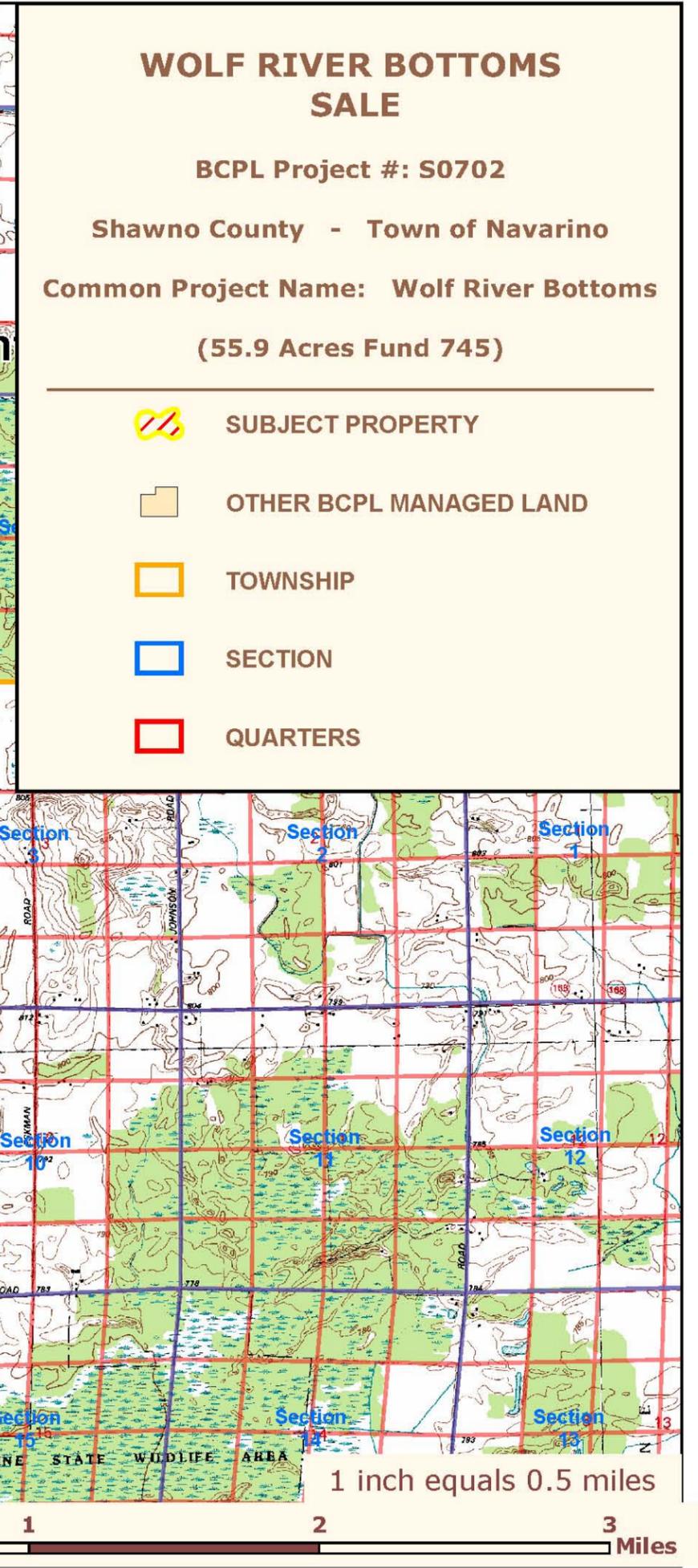
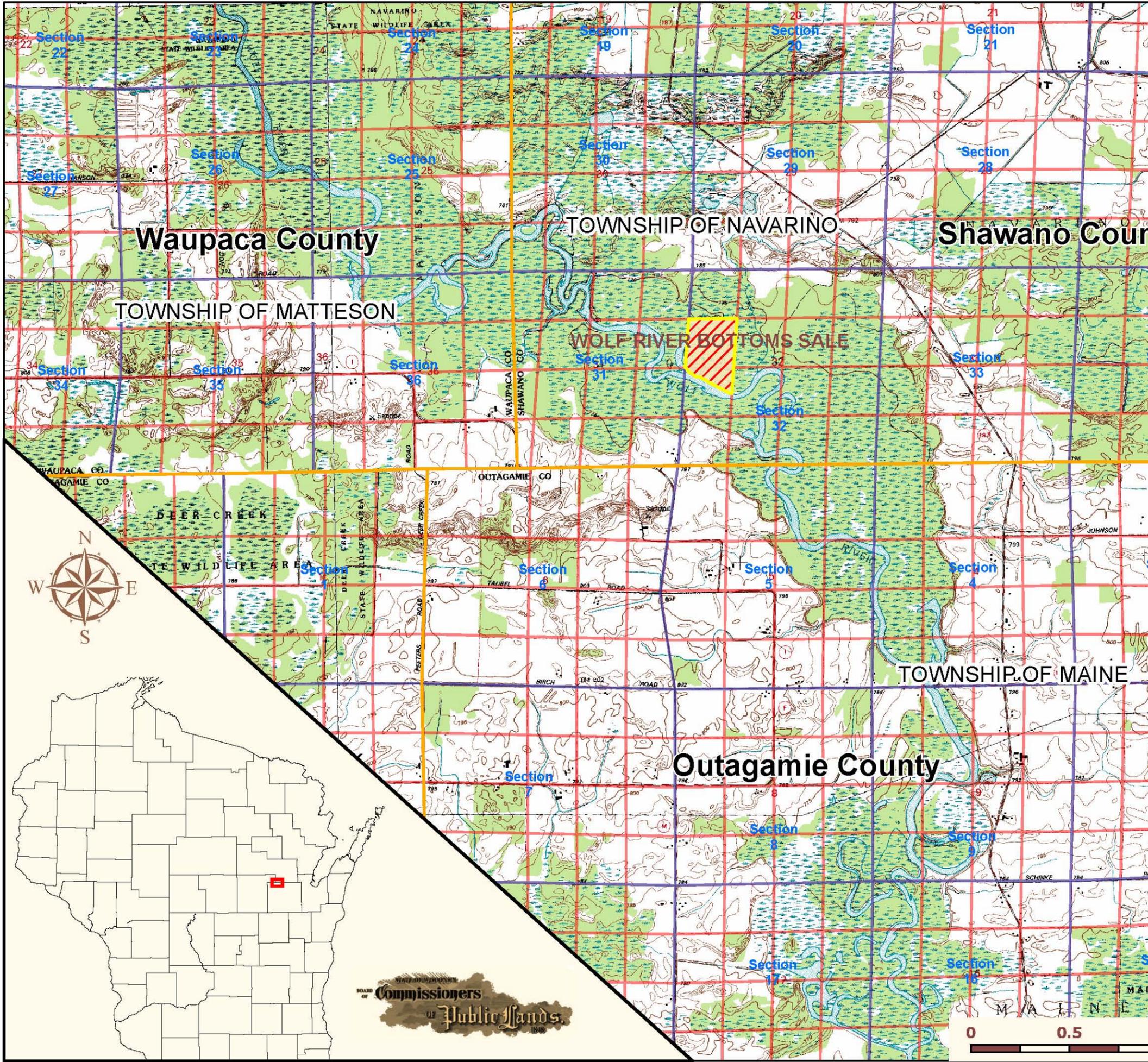
TOWNSHIP



SECTION



QUARTERS



1 inch equals 0.5 miles

**BOARD MEETING
OCTOBER 10, 2006**

**AGENDA ITEM 2D
SALE OF JACKSON COUNTY PROPERTY TO DNR**

RECITALS

- A. The Wisconsin Department of Natural Resources (“DNR”) has offered to purchase certain property located in Jackson County more particularly described as Northwest Quarter of the Southeast Quarter of Section Seven, Township Twenty North (T20N), Range One East (R1E) (the “Property”) for the sum of Thirty-Two Thousand Dollars (\$32,000).
- B. The Property is currently owned by the Board of Commissioners of Public Lands.
- C. The Property has been evaluated by BCPL staff against sale criteria previously adopted by the Board. The Property has been determined by BCPL staff to be appropriate for sale according to such criteria. A copy of the sale analysis is attached to this resolution.
- D. The Property has been independently appraised by Bush Appraisal Service and the appraised value of the Property has been calculated at Thirty-Two Thousand Dollars (\$32,000). A copy of the Certification of the Appraisal has been attached to this resolution.
- E. The DNR has been authorized by its board to pay the sum of Thirty-Two Thousand Dollars (\$32,000) to acquire the Property.
- F. The offering price is equal to the appraised value.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands approves the sale of the Property to the Wisconsin Department of Natural Resources at the price of Thirty-Two Thousand Dollars (\$32,000) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

BEAR BLUFF SALE

BCPL Project #: S0703

Jackson County - Town of Bear Bluff

Common Project Name: Bear Bluff

(40 Acres Fund 745)



SUBJECT PROPERTY



OTHER BCPL MANAGED LAND



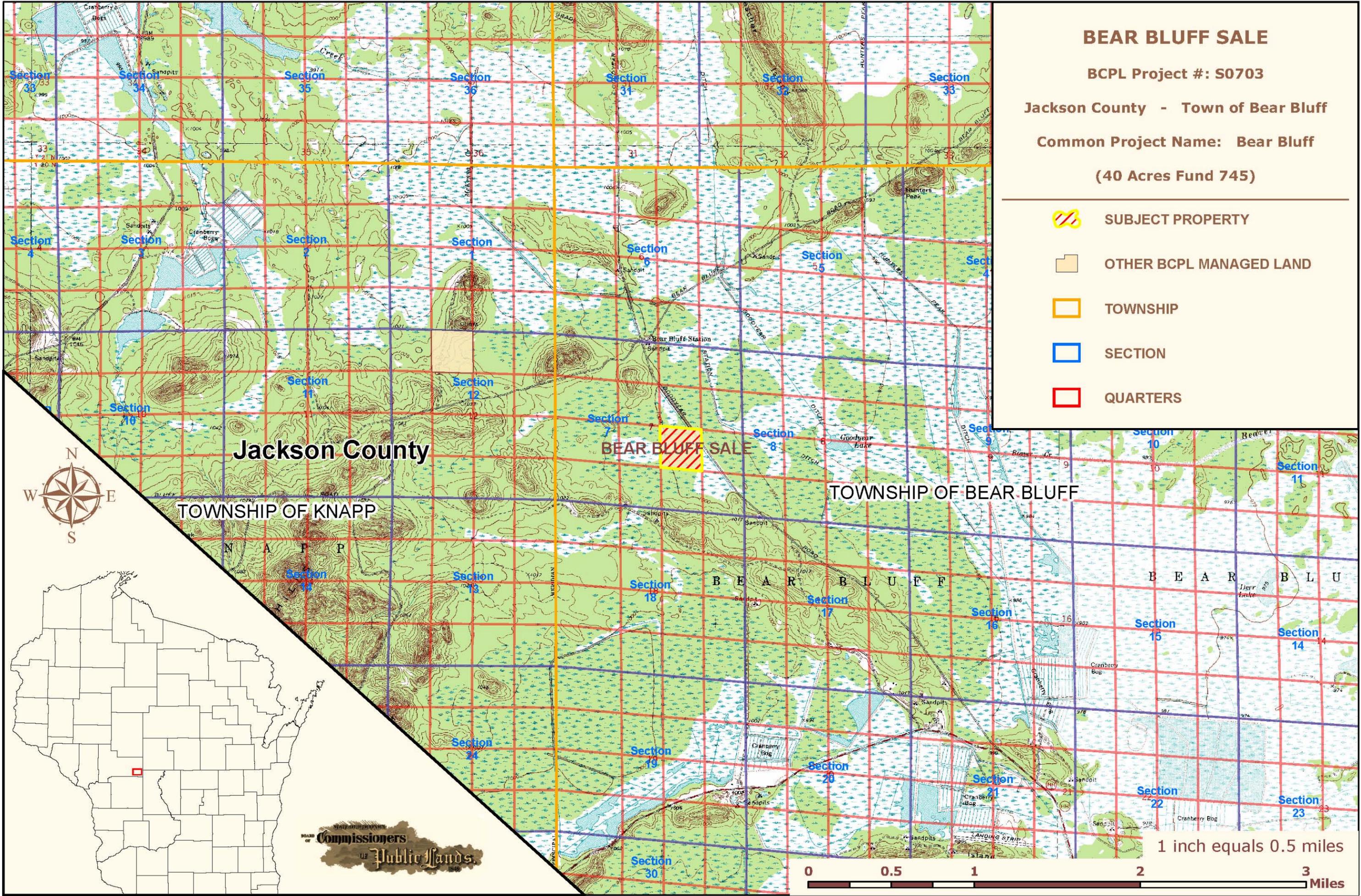
TOWNSHIP



SECTION



QUARTERS



Jackson County

TOWNSHIP OF KNAPP

BEAR BLUFF SALE

TOWNSHIP OF BEAR BLUFF

B E A R B L U F F

B E A R B L U

BOARD OF **Commissioners**
OF **Public Lands**
1849

1 inch equals 0.5 miles



**BOARD MEETING
OCTOBER 10, 2006**

**AGENDA ITEM 3A
PURCHASE OF LANGLADE PROPERTY FROM HELEN JACOBSON**

RECITALS

- A. Ms. Helen Jacobson has offered to sell certain property located in Langlade County more particularly described as the Southeast Quarter of the Northwest Quarter; and the Northeast Quarter of the Southwest Quarter in Section Two (2), Township Thirty-Four North (T34N), Range Twelve East (R12E), Town of Ainsworth, Langlade County Wisconsin (the "Property").
- B. The Property is adjacent to 600 acres currently owned by the Board of Commissioners of Public Lands and the acquisition of the Property will provide better access to BCPL's current land holdings.
- C. The Property has been evaluated by BCPL staff against purchase criteria previously adopted by the Board. The Property has been determined by BCPL staff to be appropriate for purchase according to such criteria. A copy of the summary purchase analysis is attached to this resolution.
- D. Ms. Jacobson is willing to accept the sum of One Hundred Forty Thousand Dollars (\$140,000) for the Property. BCPL staff have valued the Property at an amount equal to or greater than \$140,000.
- E. BCPL staff project closing on the sale of more than \$140,000 of other lands to the Wisconsin Department of Natural Resources in the near future.
- F. The proceeds from the sale of property to the DNR would provide enough funds to purchase the Property from Ms. Jacobson under the Land Bank Authority granted to BCPL by the legislature this year.

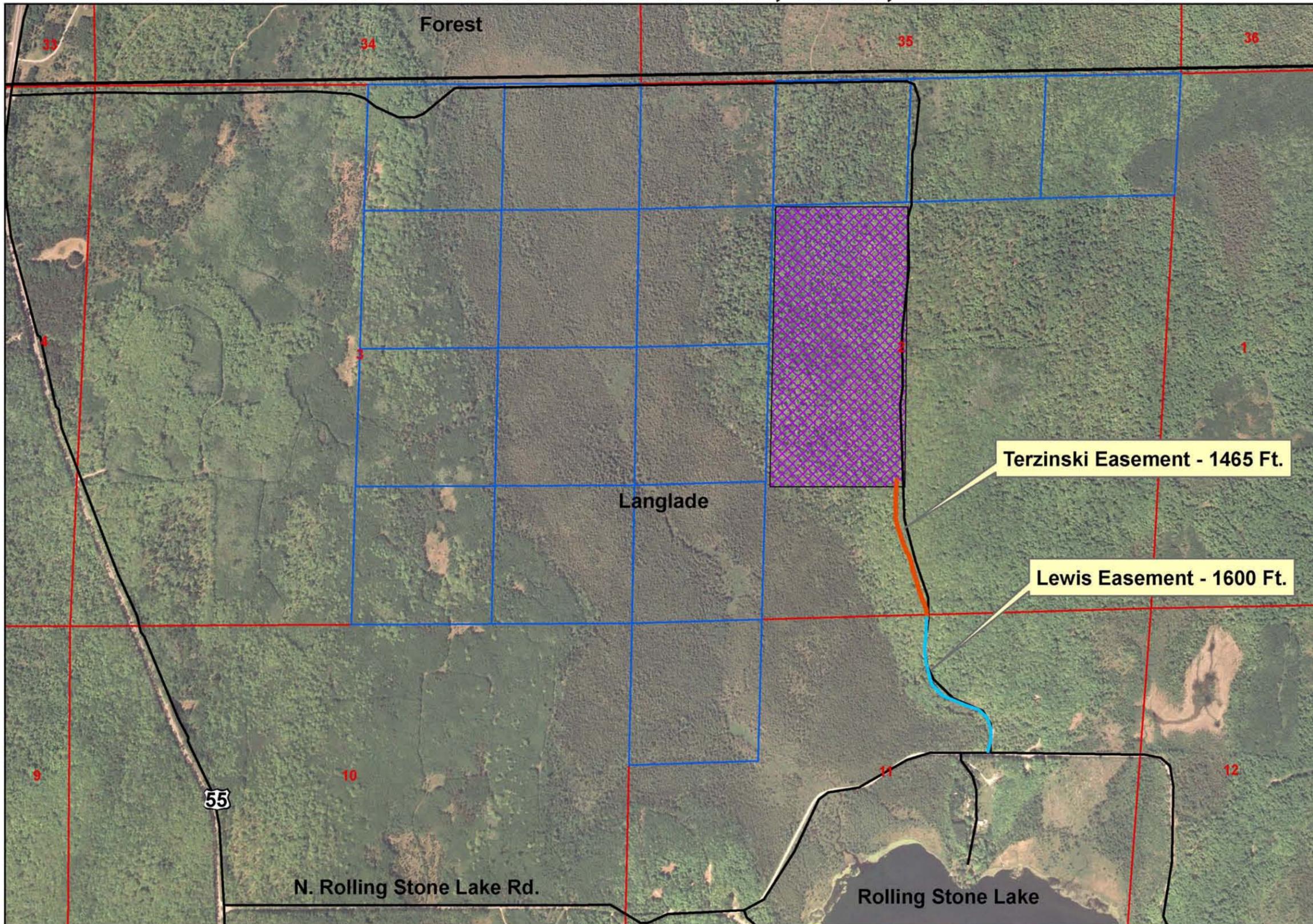
NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands approves the purchase of the Property at the price of One Hundred Forty-Thousand Dollars (\$140,000) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The transaction is contingent upon BCPL having sufficient funds available in land bank accounts to close the purchase. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

Land Bank Purchase from Helen Jacobson - Langlade County Town of Ainsworth - T34N-R12E Section 2, SENW, NESW - 80 Acres



Scale 1:12,000

9/25/2006



Legend

-  Helen Jacobson Purchase
-  Harlan Lewis Easement
-  Terzinski_Easement
-  Local Rds.
-  County Boundaries
-  BCPL Lands
-  Section Lines

Locator Map

