



Douglas La Follette, *Secretary of State*  
Kurt Schuller, *State Treasurer*  
J.B. Van Hollen, *Attorney General*  
Tia Nelson, *Executive Secretary*

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**Managing Wisconsin's trust assets for public education**

## AGENDA

March 18, 2014

2:00 P.M.

Board of Commissioners of Public Lands  
101 E. Wilson Street, 2<sup>nd</sup> Floor  
Madison, Wisconsin

- 1) Call to Order
- 2) Approve Minutes – February 18, 2014
- 3) Approve Loans
- 4) Proposed Land Bank Sales to the Public (S1401 – S1408)
- 5) Executive Secretary's Report
- 6) Adjourn

**BOARD MEETING  
MARCH 18, 2014**

**AGENDA ITEM 2  
APPROVE MINUTES**

Attached for approval are the minutes from the February 18, 2014, board meeting.

Board Meeting Minutes  
February 18, 2014

**ITEM 1. CALL TO ORDER**

Board Chair La Follette called the meeting of the Board of Commissioners of Public Lands to order at 2:00 p.m. He made note that Commissioner Van Hollen was not on the call when the meeting started.

Present were:

Doug La Follette, Board Chair

Kurt Schuller, Commissioner

Tia Nelson, Executive Secretary

Tom German, Deputy Secretary

Richard Sneider, Loan Analyst

Secretary of State

State Treasurer

Board of Commissioners of Public Lands

Board of Commissioners of Public Lands

Board of Commissioners of Public Lands

**ITEM 2. APPROVE MINUTES – FEBRUARY 4, 2014**

**MOTION:** Commissioner Schuller moved to approve the minutes; Board Chair La Follette seconded the motion. The motion passed 2-0.

**ITEM 3. APPROVE LOANS**

Executive Secretary Nelson said that the loans had received legal review.

<u>Municipality</u>	<u>Municipal Type</u>	<u>Loan Amount</u>
1. Hiles Forest County Application #: 02014125 Purpose: Purchase tanker/fire truck	Town Rate: 3.75% Term: 10 years	\$160,000.00
2. Rock Springs Sauk County Application #: 02014126 Purpose: Refinance BCPL loan #96047	Village Rate: 2.50% Term: 2 years	\$36,689.18
3. Rock Springs Sauk County Application #: 02014127 Purpose: Refinance outstanding debt	Village Rate: 4.50% Term: 20 years	\$385,000.00
<b>TOTAL</b>		<b>\$581,689.18</b>

**MOTION:** Commissioner Schuller moved to approve the loans; Board Chair La Follette seconded the motion. The motion passed 2-0.

#### **ITEM 4. EXECUTIVE SECRETARY'S REPORT**

Executive Secretary Nelson reported that on February 12 staff recommended and Board Chair La Follette approved interest rate reductions. The 3-5 year rate was reduced .25% to 3.00%, the 6-10 year rate was reduced .5% to 3.50%, and the 11-20 year rate was reduced .5% to 4.25%.

#### **ITEM 5. ADJOURN**

**MOTION:** Commissioner Schuller moved to adjourn the meeting; Board Chair La Follette seconded the motion. The motion passed 2-0.



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Tia Nelson, Executive Secretary

These minutes have been prepared from a tape recording of the meeting. The summaries have not been transcribed verbatim. Anyone wishing to listen to the recording may do so at the Board of Commissioners of Public Lands, 101 E. Wilson Street, 2<sup>nd</sup> Floor, Madison, Wisconsin.

**BOARD MEETING  
MARCH 18, 2014**

**AGENDA ITEM 3  
APPROVE LOANS**

Municipality	Municipal Type	Loan Amount
1. Christmas Mountain Sanitary Dist Sauk County Application #: 02014131 Purpose: Replace septic tank/lift station	Sanitary District  Rate: 4.25% Term: 20 years	\$150,000.00
2. Lodi Columbia County Application #: 02014128 Purpose: Purchase street sweeper	City  Rate: 2.50% Term: 2 years	\$85,000.00
3. River Falls Pierce County Application #: 02014132 Purpose: Refinance BCPL loan #2013167	Town  Rate: 3.50% Term: 2 years	\$69,631.10
4. Siren Burnett County Application #: 02014130 Purpose: Purchase land	Town  Rate: 2.50% Term: 2 years	\$22,819.20
5. White River Flowage Lake Management Dist Waushara County Application #: 02014129 Purpose: Purchase weed harvester and trailer	Lake District  Rate: 3.50% Term: 10 years	\$65,034.50
<b>TOTAL</b>		<b>\$392,484.80</b>

**BOARD MEETING  
MARCH 18, 2014**

**AGENDA ITEM 4  
PROPOSED LAND BANK SALES TO THE PUBLIC  
(S1401, S1402, S1403, S1404, S1405, S1406, S1407 and S1408)**

BCPL owns eight parcels of land in Eau Claire, Lincoln, Oneida, Price and Vilas Counties totaling approximately 300 acres.

BCPL staff recommends the sale of the Properties to the public via the sealed bid process for the following reasons:

- The Properties are isolated, unproductive parcels;
- The Properties do not provide access to other BCPL lands;
- Sale of the Properties would provide BCPL with funds to purchase other lands that would provide better access to its existing lands, produce timber revenue, improve management efficiency, reduce forest fragmentation, or all of the above;
- No governmental entities in Wisconsin have determined that any of the Properties are required for their respective use; and
- Sale of the Properties via sealed bid process is expected to be the best method for maximizing the sales proceeds from the Properties.

Attachments:

*Resolution w/Exhibits*

*Exhibits A – H: Appraisal Certifications*

*Exhibits I – P: BCPL Sales Analyses*

*Exhibit Q: Public Land Sale Documents*

*BCPL Project Maps (Note: S1404 and S1408 are adjacent to each other and are included on one map.)*

**BOARD MEETING  
MARCH 18, 2014**

**AGENDA ITEM 4  
PROPOSED LAND BANK SALES TO THE PUBLIC  
(S1401, S1402, S1403, S1404, S1405, S1406, S1407 & S1408)**

**RECITALS**

- A. The Board of Commissioners currently holds title to eight parcels of property located in Eau Claire, Lincoln, Oneida, Price, and Vilas Counties that together comprise approximately 300 acres (collectively, the “Properties”). The eight Properties are further described as follows:
- a. **Property A (S1401)** is the Northwest Quarter of the Southwest Quarter of Section Sixteen (S16), Township Twenty-Seven North (T27N), Range Five West (R5W) in Eau Claire County. Property A was independently appraised by Valhalla Management Services and has been determined to have a value of Thirteen Thousand Eight Hundred Dollars (\$13,800.00). A copy of the certification page of the appraisal of Property A is attached as Exhibit A.
  - b. **Property B (S1402)** is the Southeast Quarter of the Southeast Quarter of Section Thirty-Three (S33), Township Thirty-Eight North (T38N), Range Eight East (R8E) in Oneida County. Property B was independently appraised by Brod Appraisal Services, Inc. and has been determined to have a value of Twenty-Two Thousand Dollars (\$22,000.00). A copy of the certification page of the appraisal of Property B is attached as Exhibit B.
  - c. **Property C (S1403)** is the Southeast Quarter of the Northeast Quarter of Section Thirteen (S13), Township Thirty-Five North (T35N), Range Two East (R2E) in Price County. Property C was independently appraised by Brod Appraisal Services, LLC and has been determined to have a value of Eighteen Thousand Dollars (\$18,000.00). A copy of the certification page of the appraisal of Property C is attached as Exhibit C.
  - d. **Property D (S1404)** is the Northwest Quarter of the Southeast Quarter of Section Eight (S8), Township Thirty-Five North (T35N), Range Eight East (R8E) in Lincoln County. Property D was independently appraised by Valhalla Management Services and has been determined to have a value of Forty-One Thousand Dollars (\$41,000.00). A copy of the certification page of the appraisal of Property D is attached as Exhibit D.
  - e. **Property E (S1405)** is the Northeast Quarter of the Northwest Quarter of Section Nine (S9), Township Forty North (T40N), Range Eleven East (R11E) in Vilas County. Property E was independently appraised by Brod Appraisal Services, LLC and has been determined to have a value of Fifty-Two Thousand Dollars (\$52,000.00). A copy of the certification page of the appraisal of Property E is attached as Exhibit E.
  - f. **Property F (S1406)** is the Southwest Quarter of the Southeast Quarter of Section Seven (S7), Township Forty North (T40N), Range Eleven East (R11E) in Vilas County. Property F was independently appraised by Valhalla Management Services and has been determined to have a value of Twenty-Six Thousand Dollars (\$26,000.00). A copy of the certification page of the appraisal of Property F is attached as Exhibit F.

- g. **Property G (S1407)** is Government Lot Nineteen (GL-19), of Section Eight (S8), Township Forty-Three North (T43N), Range Five (R5E) in Vilas County. Property G was independently appraised by Brod Appraisal Services, LLC and has been determined to have a value of Forty-Three Thousand Dollars (\$43,000.00). A copy of the certification page of the appraisal of Property G is attached as Exhibit G.
  - h. **Property H (S1408)** is the Southwest Quarter of the Southeast Quarter of Section Eight (S8), Township Thirty-Five North (T35N), Range Eight East (R8E) in Lincoln County. Property H was independently appraised by Valhalla Management Services and has been determined to have a value of Forty-Nine Thousand Dollars (\$49,000.00). A copy of the certification page of the appraisal of Property H is attached as Exhibit H.
- B. All of the above Properties have been evaluated by BCPL staff against sale criteria previously adopted by the Board. The Properties have been determined by BCPL staff to be appropriate for sale according to such criteria. A copy of the sale analysis for each of the respective Properties is attached to this resolution as Exhibits I, J, K, L, M, N, O, and P.
  - C. The Wisconsin Department of Natural Resources has determined that none of the Properties are required for their purposes.
  - D. BCPL staff members assert that, to the best of their knowledge, none of the Properties are required by any other governmental unit in Wisconsin.
  - E. BCPL staff recommends that the Board authorize the sale of the Properties at public sale pursuant to the sealed bid process set forth in Wisconsin Statutes Chapter 24. BCPL staff members propose to use public land sale documents in substantially the formats set forth in Exhibit Q.

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Commissioners of Public Lands authorizes the sale of the Properties pursuant to a sealed bid process. The minimum acceptable bid for each Property shall be the appraised value for such respective Property determined by the independent appraisers as set forth above. Such sales shall be conducted 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 transactions.

## APPRAISER'S CERTIFICATION

In completing this appraisal report, the appraiser, certifies the following:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions, limiting conditions, and legal instructions, and are the personal, unbiased professional analysis, opinions, and conclusions of the appraiser;
3. The appraiser has no present or prospective interest in the property appraised, and no personal interest or bias with respect to the parties involved;
4. The compensation received by the appraiser for the appraisal is not contingent on the analyses, opinions, or conclusions reached or reported;
5. The appraisal was made in the appraisal report prepared in conformity with the "Uniform Appraisal Standards for Federal Land Acquisitions;"
6. The appraisal was made in the appraisal report prepared, in conformity with the Appraisal Foundation's Uniform Standards for Professional Appraisal Practice, except to the extent that the Uniform Appraisal Standards for Federal Land Acquisitions required invocation of USPAP's Jurisdictional Exception Rule, as described in section D – 1 of the Uniform Appraisal Standards for Federal Land Acquisitions;
7. The appraiser has made a personal inspection of the property appraised, and that the property owner, or his/her designated representative, was given the opportunity to accompany the appraiser on the property inspection;

The appraised current market value of the subject property, in fee simple interest, as of the effective date of this appraisal, November 12, 2013 is \$13,800.

By:



Larry W Foltz

State of Wisconsin, Certified General Appraiser number 507-10

Date Signed: January 3, 2014

## CERTIFICATION OF THE APPRAISAL

The undersigned appraiser does hereby certify that, except as otherwise noted in the appraisal report:

I made a personal inspection of the appraised property which is the subject of this report. The date of inspection of the subject property is November 19, 2013.

To the best of my knowledge and belief, the facts and data cited in this report, upon which the analysis, conclusions and opinions expressed herein are based, are true and correct.

The reported analyses, opinions and conclusions represent my best and unbiased judgment and the reported analyses, opinions and conclusions are limited only by the reported assumptions, limiting conditions and legal instructions.

I have no present or contemplated future interest in the real estate that is the subject matter of this appraisal report or personal interest or bias with respect to the parties involved. Also, I have not discussed the matter of price or value with the owner or his/her representative.

Neither the employment nor the compensation for this report is contingent upon the analyses, opinions and conclusions contained within this report.

I have not previously performed any prior services regarding the subject property, as an appraiser, or in any other capacity, within the 3-year period immediately preceding acceptance of this appraisal assignment.

The appraisal was made and the appraisal report prepared in accordance with Standards 1 and 2 of the Uniform Standards of Appraisal Practice (USPAP).

The interest appraised in this report is fee simple. Subject to reservations contained in Section 24.11(3) Wisconsin Statutes, known reservations and/or limiting conditions as stated in this report.

I did not receive any significant professional assistance in the development of the analyses, opinions and conclusions contained in this report.

Terry Hess, WBCPL employee, accompanied the appraiser on the property inspection. The date of inspection of the subject property was November 19, 2013.

In my opinion, the market value of the described real estate, subject to conditions stated in the legal description, is:

**\$22,000** as of November 19, 2013.

Appraised Subject Value/Valuation Date

Signed: Jolene M. Brod 2/5/2014  
Jolene M. Brod Date Report Submitted  
Wisconsin Certified General Appraiser #1339

## CERTIFICATION OF THE APPRAISAL

The undersigned appraiser does hereby certify that, except as otherwise noted in the appraisal report:

I did not make a personal inspection of the appraised property which is the subject of this report. I walked within 200 feet of the property and inspected the property by aerial photography and topography mapping. The date of inspection of the area near the subject property is November 19, 2013.

To the best of my knowledge and belief, the facts and data cited in this report, upon which the analysis, conclusions and opinions expressed herein are based, are true and correct.

The reported analyses, opinions and conclusions represent my best and unbiased judgment and the reported analyses, opinions and conclusions are limited only by the reported assumptions, limiting conditions and legal instructions.

I have no present or contemplated future interest in the real estate that is the subject matter of this appraisal report or personal interest or bias with respect to the parties involved. Also, I have not discussed the matter of price or value with the owner or his/her representative.

Neither the employment nor the compensation for this report is contingent upon the analyses, opinions and conclusions contained within this report.

I have not previously performed any prior services regarding the subject property, as an appraiser, or in any other capacity, within the 3-year period immediately preceding acceptance of this appraisal assignment.

The appraisal was made and the appraisal report prepared in accordance with Standards 1 and 2 of the Uniform Standards of Appraisal Practice (USPAP).

The interest appraised in this report is fee simple. Subject to reservations contained in Section 24.11(3) Wisconsin Statutes, known reservations and/or limiting conditions as stated in this report.

I did not receive any significant professional assistance in the development of the analyses, opinions and conclusions contained in this report.

Terry Hess, WBCPL employee, accompanied the appraiser on the property inspection. The date of inspection of the area near the subject property was November 19, 2013.

In my opinion, the market value of the described real estate, subject to conditions stated in the legal description, is:

**\$18,000** as of November 19, 2013.  
Appraised Subject Value/Valuation Date

Signed: Jolene M. Brod 11/21/2014  
Jolene M. Brod Date Report Submitted  
Wisconsin Certified General Appraiser #1339

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## APPRAISER'S CERTIFICATION

In completing this appraisal report, the appraiser, certifies the following:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions, limiting conditions, and legal instructions, and are the personal, unbiased professional analysis, opinions, and conclusions of the appraiser;
3. The appraiser has no present or prospective interest in the property appraised, and no personal interest or bias with respect to the parties involved;
4. The compensation received by the appraiser for the appraisal is not contingent on the analyses, opinions, or conclusions reached or reported;
5. The appraisal was made in the appraisal report prepared in conformity with the "Uniform Appraisal Standards for Federal Land Acquisitions;"
6. The appraisal was made in the appraisal report prepared, in conformity with the Appraisal Foundation's Uniform Standards for Professional Appraisal Practice, except to the extent that the Uniform Appraisal Standards for Federal Land Acquisitions required invocation of USPAP's Jurisdictional Exception Rule, as described in section D – 1 of the Uniform Appraisal Standards for Federal Land Acquisitions;
7. The appraiser has made a personal inspection of the property appraised, and that the property owner, or his/her designated representative, was given the opportunity to accompany the appraiser on the property inspection;

The appraised current market value of the subject property, in fee simple interest, as of the effective date of this appraisal, November 12, 2013 is \$41,000.

By:



Larry W Foltz

State of Wisconsin, Certified General Appraiser number 507-10

Date Signed: January 6, 2014

## CERTIFICATION OF THE APPRAISAL

The undersigned appraiser does hereby certify that, except as otherwise noted in the appraisal report:

I made a personal inspection of the appraised property which is the subject of this report. The date of inspection of the subject property is November 19, 2013.

To the best of my knowledge and belief, the facts and data cited in this report, upon which the analysis, conclusions and opinions expressed herein are based, are true and correct.

The reported analyses, opinions and conclusions represent my best and unbiased judgment and the reported analyses, opinions and conclusions are limited only by the reported assumptions, limiting conditions and legal instructions.

I have no present or contemplated future interest in the real estate that is the subject matter of this appraisal report or personal interest or bias with respect to the parties involved. Also, I have not discussed the matter of price or value with the owner or his/her representative.

Neither the employment nor the compensation for this report is contingent upon the analyses, opinions and conclusions contained within this report.

I have not previously performed any prior services regarding the subject property, as an appraiser, or in any other capacity, within the 3-year period immediately preceding acceptance of this appraisal assignment.

The appraisal was made and the appraisal report prepared in accordance with Standards 1 and 2 of the Uniform Standards of Appraisal Practice (USPAP).

The interest appraised in this report is fee simple. Subject to reservations contained in Section 24.11(3) Wisconsin Statutes, known reservations and/or limiting conditions as stated in this report.

I did not receive any significant professional assistance in the development of the analyses, opinions and conclusions contained in this report.

Terry Hess, WBCPL employee, accompanied the appraiser on the property inspection. The date of inspection of the subject property was November 19, 2013.

In my opinion, the market value of the described real estate, subject to conditions stated in the legal description, is:

**\$52,000** as of November 19, 2013.

Appraised Subject Value/Valuation Date

Signed: Jolene M. Brod 2/26/2014  
Jolene M. Brod Date Report Submitted  
Wisconsin Certified General Appraiser #1339

## APPRAISER'S CERTIFICATION

In completing this appraisal report, the appraiser, certifies the following:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions, limiting conditions, and legal instructions, and are the personal, unbiased professional analysis, opinions, and conclusions of the appraiser;
3. The appraiser has no present or prospective interest in the property appraised, and no personal interest or bias with respect to the parties involved;
4. The compensation received by the appraiser for the appraisal is not contingent on the analyses, opinions, or conclusions reached or reported;
5. The appraisal was made in the appraisal report prepared in conformity with the "Uniform Appraisal Standards for Federal Land Acquisitions;"
6. The appraisal was made in the appraisal report prepared, in conformity with the Appraisal Foundation's Uniform Standards for Professional Appraisal Practice, except to the extent that the Uniform Appraisal Standards for Federal Land Acquisitions required invocation of USPAP's Jurisdictional Exception Rule, as described in section D – 1 of the Uniform Appraisal Standards for Federal Land Acquisitions;
7. The appraiser has made a personal inspection of the property appraised, and that the property owner, or his/her designated representative, was given the opportunity to accompany the appraiser on the property inspection;

The appraised current market value of the subject property, in fee simple interest, as of the effective date of this appraisal, November 14, 2013 is \$26,000.

By:



Larry W Foltz

State of Wisconsin, Certified General Appraiser number 507-10

Date Signed: January 7, 2014

# CERTIFICATION OF THE APPRAISAL

Item 4  
Exhibit G

The undersigned appraiser does hereby certify that, except as otherwise noted in the appraisal report:

I made a personal inspection of the appraised property which is the subject of this report. The date of inspection of the subject property is November 19, 2013.

To the best of my knowledge and belief, the facts and data cited in this report, upon which the analysis, conclusions and opinions expressed herein are based, are true and correct.

The reported analyses, opinions and conclusions represent my best and unbiased judgment and the reported analyses, opinions and conclusions are limited only by the reported assumptions, limiting conditions and legal instructions.

I have no present or contemplated future interest in the real estate that is the subject matter of this appraisal report or personal interest or bias with respect to the parties involved. Also, I have not discussed the matter of price or value with the owner or his/her representative.

Neither the employment nor the compensation for this report is contingent upon the analyses, opinions and conclusions contained within this report.

I have not previously performed any prior services regarding the subject property, as an appraiser, or in any other capacity, within the 3-year period immediately preceding acceptance of this appraisal assignment.

The appraisal was made and the appraisal report prepared in accordance with Standards 1 and 2 of the Uniform Standards of Appraisal Practice (USPAP).

The interest appraised in this report is fee simple. Subject to reservations contained in Section 24.11(3) Wisconsin Statutes, known reservations and/or limiting conditions as stated in this report.

I did not receive any significant professional assistance in the development of the analyses, opinions and conclusions contained in this report.

Terry Hess, WBCPL employee, accompanied the appraiser on the property inspection. The date of inspection of the subject property was November 19, 2013.

In my opinion, the market value of the described real estate, subject to conditions stated in the legal description, is:

**\$43,000** as of November 19, 2013.

Appraised Subject Value/Valuation Date

Signed: Jolene M. Brod 1/11/2014  
Jolene M. Brod Date Report Submitted  
Wisconsin Certified General Appraiser #1339

## APPRAISER'S CERTIFICATION

In completing this appraisal report, the appraiser, certifies the following:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions, limiting conditions, and legal instructions, and are the personal, unbiased professional analysis, opinions, and conclusions of the appraiser;
3. The appraiser has no present or prospective interest in the property appraised, and no personal interest or bias with respect to the parties involved;
4. The compensation received by the appraiser for the appraisal is not contingent on the analyses, opinions, or conclusions reached or reported;
5. The appraisal was made in the appraisal report prepared in conformity with the "Uniform Appraisal Standards for Federal Land Acquisitions;"
6. The appraisal was made in the appraisal report prepared, in conformity with the Appraisal Foundation's Uniform Standards for Professional Appraisal Practice, except to the extent that the Uniform Appraisal Standards for Federal Land Acquisitions required invocation of USPAP's Jurisdictional Exception Rule, as described in section D – 1 of the Uniform Appraisal Standards for Federal Land Acquisitions;
7. The appraiser has made a personal inspection of the property appraised, and that the property owner, or his/her designated representative, was given the opportunity to accompany the appraiser on the property inspection;

The appraised current market value of the subject property, in fee simple interest, as of the effective date of this appraisal, November 12, 2013 is \$49,000.

By:



Larry W Foltz

State of Wisconsin, Certified General Appraiser number 507-10

Date Signed: January 6, 2014

Board of Commissioners of Public Lands  
Summary Analysis of Potential Property Sale  
Transaction ID#: S1401

Common Name for Land Parcel **Tower Rd**

County Eau Claire Township Wilson

Legal Description NWSW of Section 16, Township 27 North, Range 5 West

GLO Acres 40

**Sale Criteria**

**1. Title**

- Ownership verified with Register of Deeds  
 Title appears merchantable

**2. Timber Management**

- Parcel is located outside of Consolidation Zone  
 Parcel is an isolated or unproductive parcel within the Consolidation Zone  
 Parcel is a deferred natural area

**3. Access**

- Parcel does not provide the only reasonable access to other BCPL parcels that will be retained.  
 If parcel does provide the only reasonable access to other BCPL parcels to be retained, a public access easement across the parcel has been reserved.  
 Parcel has no current access

**4. Parcel Required By Other Government Entity**

- The parcel is located within a project boundary of another government agency or adjacent to a parcel of land owned by another unit of government.  
 Parcel is otherwise required by another unit of government.

I recommend that BCPL sell the above property on terms and conditions acceptable to BCPL:

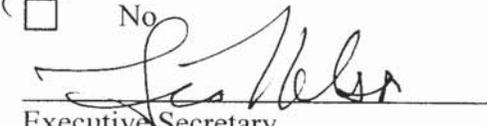
- Yes  
 No

  
\_\_\_\_\_  
Signature of Forest Land Supervisor

8/8/13  
\_\_\_\_\_  
Date

I accept the recommendation of the Trust Lands Forestry Supervisor and direct the staff to proceed accordingly.

- Yes  
 No

  
\_\_\_\_\_  
Executive Secretary

8/28/13  
\_\_\_\_\_  
Date

Board of Commissioners of Public Lands  
Summary Analysis of Potential Property Sale  
Transaction ID#: S1402

Common Name for Land Parcel Frederick  
County Oneida Township Newbold  
Legal Description SESE, Section 33, T38N, R8E  
GLO Acres 40

Sale Criteria

1. Title

- Ownership verified with Register of Deeds  
 Title appears merchantable

2. Timber Management

- Parcel is located outside of Consolidation Zone  
 Parcel is an isolated or unproductive parcel within the Consolidation Zone  
 Parcel is a deferred natural area

3. Access

- Parcel does not provide the only reasonable access to other BCPL parcels that will be retained.  
 If parcel does provide the only reasonable access to other BCPL parcels to be retained, a public access easement across the parcel has been reserved.  
 Parcel has no current access

4. Parcel Required By Other Government Entity

- The parcel is located within a project boundary of another government agency or adjacent to a parcel of land owned by another unit of government.  
 Parcel is otherwise required by another unit of government.

I recommend that BCPL sell the above property on terms and conditions acceptable to BCPL:

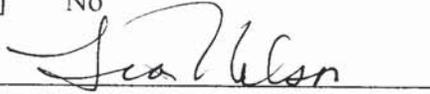
- Yes  
 No

  
Signature of Forest Land Supervisor

8/8/13  
Date

I accept the recommendation of the Trust Lands Forestry Supervisor and direct the staff to proceed accordingly.

- Yes  
 No

  
Executive Secretary

8/28/13  
Date

Board of Commissioners of Public Lands  
Summary Analysis of Potential Property Sale  
Transaction ID#: S1403

Common Name for Land Parcel Pikes Peak Rd

County Price Township Prentice

Legal Description SENE, Section 13, T35N, R2E

GLO Acres 40

Sale Criteria

1. Title

Ownership verified with Register of Deeds

Title appears merchantable

2. Timber Management

Parcel is located outside of Consolidation Zone

Parcel is an isolated or unproductive parcel within the Consolidation Zone

Parcel is a deferred natural area

3. Access

Parcel does not provide the only reasonable access to other BCPL parcels that will be retained.

If parcel does provide the only reasonable access to other BCPL parcels to be retained, a public access easement across the parcel has been reserved.

Parcel has no current access

4. Parcel Required By Other Government Entity

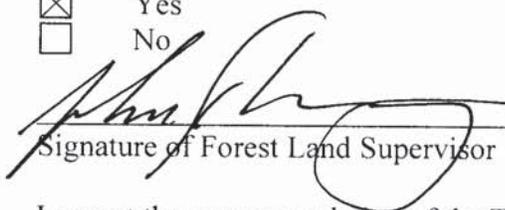
The parcel is located within a project boundary of another government agency or adjacent to a parcel of land owned by another unit of government.

Parcel is otherwise required by another unit of government.

I recommend that BCPL sell the above property on terms and conditions acceptable to BCPL:

Yes

No

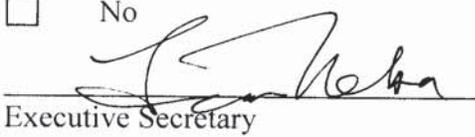
  
Signature of Forest Land Supervisor

8/8/13  
Date

I accept the recommendation of the Trust Lands Forestry Supervisor and direct the staff to proceed accordingly.

Yes

No

  
Executive Secretary

8/28/13  
Date

**Board of Commissioners of Public Lands**  
**Summary Analysis of Potential Property Sale**  
Transaction ID#: S 1404

Common Name for Land Parcel Mail Route North

County Lincoln Township Harrison

Legal Description NWSE, Section 8, T35N, R8E

GLO Acres 40

**Sale Criteria**

**1. Title**

- Ownership verified with Register of Deeds  
 Title appears merchantable

**2. Timber Management**

- Parcel is located outside of Consolidation Zone  
 Parcel is an isolated or unproductive parcel within the Consolidation Zone  
 Parcel is a deferred natural area

**3. Access**

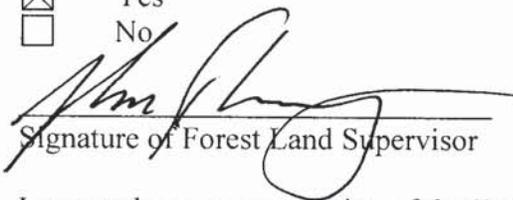
- Parcel does not provide the only reasonable access to other BCPL parcels that will be retained.  
 If parcel does provide the only reasonable access to other BCPL parcels to be retained, a public access easement across the parcel has been reserved.  
 Parcel has no current access

**4. Parcel Required By Other Government Entity**

- The parcel is located within a project boundary of another government agency or adjacent to a parcel of land owned by another unit of government.  
 Parcel is otherwise required by another unit of government.

I recommend that BCPL sell the above property on terms and conditions acceptable to BCPL:

- Yes  
 No

  
\_\_\_\_\_  
Signature of Forest Land Supervisor

8/8/13  
\_\_\_\_\_  
Date

I accept the recommendation of the Trust Lands Forestry Supervisor and direct the staff to proceed accordingly.

- Yes  
 No

  
\_\_\_\_\_  
Executive Secretary

8/28/13  
\_\_\_\_\_  
Date

Board of Commissioners of Public Lands  
Summary Analysis of Potential Property Sale  
Transaction ID#: S 1405

Common Name for Land Parcel Section 9

County Vilas Township Washington

Legal Description NENW, Section 9, Township 40 North, Range 11 East

GLO Acres 40

Sale Criteria

1. Title

- Ownership verified with Register of Deeds
- Title appears merchantable

2. Timber Management

- Parcel is located outside of Consolidation Zone
- Parcel is an isolated or unproductive parcel within the Consolidation Zone
- Parcel is a deferred natural area

3. Access

- Parcel does not provide the only reasonable access to other BCPL parcels that will be retained.
- If parcel does provide the only reasonable access to other BCPL parcels to be retained, a public access easement across the parcel has been reserved.
- Parcel has no current access

4. Parcel Required By Other Government Entity

- The parcel is located within a project boundary of another government agency or adjacent to a parcel of land owned by another unit of government.
- Parcel is otherwise required by another unit of government.

I recommend that BCPL sell the above property on terms and conditions acceptable to BCPL:

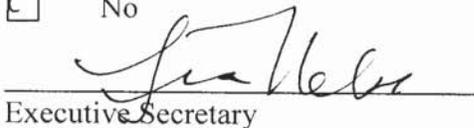
- Yes
- No

  
Signature of Forest Land Supervisor

8/8/13  
Date

I accept the recommendation of the Trust Lands Forestry Supervisor and direct the staff to proceed accordingly.

- Yes
- No

  
Executive Secretary

8/28/13  
Date

**Board of Commissioners of Public Lands**  
**Summary Analysis of Potential Property Sale**  
Transaction ID#: S 1406

Common Name for Land Parcel Section 7

County Vilas Township Washington

Legal Description SWSE, Section 7, Township 40 North, Range 11 East

GLO Acres 40

**Sale Criteria**

**1. Title**

Ownership verified with Register of Deeds

Title appears merchantable

**2. Timber Management**

Parcel is located outside of Consolidation Zone

Parcel is an isolated or unproductive parcel within the Consolidation Zone

Parcel is a deferred natural area

**3. Access**

Parcel does not provide the only reasonable access to other BCPL parcels that will be retained.

If parcel does provide the only reasonable access to other BCPL parcels to be retained, a public access easement across the parcel has been reserved.

Parcel has no current access

**4. Parcel Required By Other Government Entity**

The parcel is located within a project boundary of another government agency or adjacent to a parcel of land owned by another unit of government.

Parcel is otherwise required by another unit of government.

I recommend that BCPL sell the above property on terms and conditions acceptable to BCPL:

Yes

No

  
Signature of Forest Land Supervisor

8/8/13  
Date

I accept the recommendation of the Trust Lands Forestry Supervisor and direct the staff to proceed accordingly.

Yes

No

  
Executive Secretary

8/28/13  
Date

Board of Commissioners of Public Lands  
Summary Analysis of Potential Property Sale  
Transaction ID#: S1407

Common Name for Land Parcel Turtle Rd

County Vilas Township Winchester

Legal Description Government Lot 19, Section 8, Township 43 North, Range 5 East

GLO Acres 20.59

**Sale Criteria**

**1. Title**

- Ownership verified with Register of Deeds  
 Title appears merchantable

**2. Timber Management**

- Parcel is located outside of Consolidation Zone  
 Parcel is an isolated or unproductive parcel within the Consolidation Zone  
 Parcel is a deferred natural area

**3. Access**

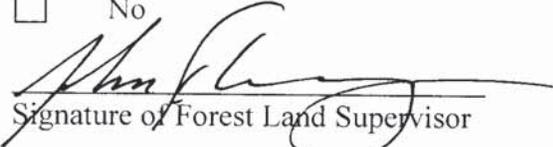
- Parcel does not provide the only reasonable access to other BCPL parcels that will be retained.  
 If parcel does provide the only reasonable access to other BCPL parcels to be retained, a public access easement across the parcel has been reserved.  
 Parcel has no current access

**4. Parcel Required By Other Government Entity**

- The parcel is located within a project boundary of another government agency or adjacent to a parcel of land owned by another unit of government.  
 Parcel is otherwise required by another unit of government.

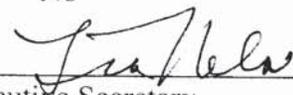
I recommend that BCPL sell the above property on terms and conditions acceptable to BCPL:

- Yes  
 No

  
Signature of Forest Land Supervisor      8/8/13  
Date

I accept the recommendation of the Trust Lands Forestry Supervisor and direct the staff to proceed accordingly.

- Yes  
 No

  
Executive Secretary      8/20/13  
Date

Board of Commissioners of Public Lands  
Summary Analysis of Potential Property Sale  
Transaction ID#: S 1403

Common Name for Land Parcel Mail Route South

County Lincoln Township Harrison

Legal Description SWSE, Section 8, T35N, R8E

GLO Acres 40

**Sale Criteria**

**1. Title**

- Ownership verified with Register of Deeds  
 Title appears merchantable

**2. Timber Management**

- Parcel is located outside of Consolidation Zone  
 Parcel is an isolated or unproductive parcel within the Consolidation Zone  
 Parcel is a deferred natural area

**3. Access**

- Parcel does not provide the only reasonable access to other BCPL parcels that will be retained.  
 If parcel does provide the only reasonable access to other BCPL parcels to be retained, a public access easement across the parcel has been reserved.  
 Parcel has no current access

**4. Parcel Required By Other Government Entity**

- The parcel is located within a project boundary of another government agency or adjacent to a parcel of land owned by another unit of government.  
 Parcel is otherwise required by another unit of government.

I recommend that BCPL sell the above property on terms and conditions acceptable to BCPL:

- Yes  
 No

  
Signature of Forest Land Supervisor      8/8/13  
Date

I accept the recommendation of the Trust Lands Forestry Supervisor and direct the staff to proceed accordingly.

- Yes  
 No

  
Executive Secretary      8/28/13  
Date

**State Sealed Bid Land Sale Advertisement**  
State of Wisconsin  
Board of Commissioners of Public Lands  
7271 Main Street, P.O. Box 277  
Lake Tomahawk, WI 54539-0277  
**Tuesday, May 20, 2014 at 11:00 AM**

The State of Wisconsin, Board of Commissioners of Public Lands (BCPL), is offering for sale surplus lands in Eau Claire, Lincoln, Oneida, Price, and Vilas Counties with the following descriptions. BCPL makes no representations or warranties regarding the properties other than those representations and warranties shown on this document and the Terms and Conditions of Land Sale document. The properties are being sold subject to the reservations described in Wisconsin Statutes Section 24.11(3). The properties are also subject to any state, county or local zoning or building ordinances. BCPL does not warrant or guarantee the usability or access to any of the properties offered. Prospective bidders should do their own research as to the access to and use of the properties for their intended purpose and to make a personal inspection of the properties to determine if it will be suitable for the purposes for which it is being purchased. Land dimensions and acreage may be approximate. Bidders should verify land dimensions and acreage if such information is material to Bidder's decision to bid. All properties are sold "as is." Some of these properties are landlocked. Bidders must obtain permission to access the landlocked parcels through neighboring parcels to inspect the property.

**Parcel #1:** (S1401 Tower Road) **Parcel ID:** 026104105000

The NW ¼ of the SW ¼ of Section 16, Township 27 North, Range 5 West, Town of Wilson, Eau Claire County, Wisconsin. This 40 acre landlocked parcel is mostly lowland, it has approximately 11 acres of highland that is wooded with aspen, white birch and red maple. A small creek flows through the property. **The minimum bid on this parcel is \$13,800.**

**Parcel #2:** (S1402 Frederick) **Parcel ID:** NE 880

The SE ¼ of the SE ¼ of Section 33, Township 38 North, Range 8 East, Town of Newbold, Oneida County, Wisconsin. This 40 acre landlocked parcel is almost all lowland bog or submerged by Frederick Flowage.

**The minimum bid on this parcel is \$22,000.**

**Parcel #3:** (S1403 Pikes Peak) **Parcel ID:** 50-030-4-35-02-13-1 04-000-10000

The SE ¼ of the NE ¼ of Section 13, Township 35 North, Range 2 East, Town of Prentice, Price County, Wisconsin. This 40 acre landlocked parcel is mostly wetland and wooded with a combination of alder, spruce and tamarack. Pikes Peak road is within 200 feet of the northeast corner of the property. Douglas Creek flows across the northern portion of the property.

**The minimum bid on this parcel is \$18,000.**

**Parcel #4:** (S1404 Mail Route North) **Parcel ID:** 100835080140000000

The NW ¼ of the SE ¼ of Section 8, Township 35 North, Range 8 East, Town of Harrison, Lincoln County, Wisconsin. This 40 acre parcel has 25 acres of highland wooded with northern hardwood, white pine and aspen. The lowland areas are wooded with spruce and tamarack. The BCPL recently conducted a timber harvest on this parcel. Lincoln County lands border this parcel on the east side. Mail Route Road runs through the eastern half of the parcel, there may be several possible building sites on this parcel.

**The minimum bid on this parcel is \$41,000.**

**Parcel #5:** (S1405 Section 9) **Parcel ID:** 26-2068

The NE ¼ of the NW ¼ of Section 9, Township 40 North, Range 11 East, Town of Washington, Vilas County, Wisconsin. This 40 acre landlocked parcel is almost all highland wooded with aspen, balsam, spruce, white pine and mixed hardwood.

**The minimum bid on this parcel is \$52,000.**

**Parcel #6:** (S1406 Section 7) **Parcel ID:** 26-2029

The SW ¼ of the SE ¼ of Section 7, Township 40 North, Range 11 East, Town of Washington, Vilas County, Wisconsin. This 40 acre landlocked parcel is all lowland wooded with spruce, tamarack, cedar and white pine. This parcel has over 500 feet of frontage on the Deerskin River.

**The minimum bid on this parcel is \$26,000.**

**Parcel #7:** (S1407 Turtle Road) **Parcel ID:** 28-373

Government Lot 19 of Section 8, Township 43 North, Range 5 East, Town of Winchester, Vilas County, Wisconsin. This 20 acre parcel is wooded with aspen, fir, tamarack and swamp hardwoods. South Turtle Lake Road runs through this parcel. There may be several building sites on this parcel.

**The minimum bid on this parcel is \$43,000.**

**Parcel #8:** (S1408 Mail Route South) **Parcel ID:** 100835080150000000

The SW ¼ of the SE ¼ of Section 8, Township 35 North, Range 8 East, Town of Harrison, Lincoln County, Wisconsin. This 40 acre parcel has 30 acres of highland wooded with white pine and aspen. The lowland areas are wooded with spruce and tamarack. The BCPL recently conducted a timber harvest on this parcel. Lincoln County lands border this parcel on the south and east sides. Mail Route Road runs along the eastern side of this parcel and there may be several building sites located along the road.

**The minimum bid on this parcel is \$49,000.**

**SEALED BIDS must be submitted on BCPL “Land Sale Bid Forms” and will be accepted until 10:59 AM, Tuesday, May 20, 2014, at 7271 Main Street, Lake Tomahawk, WI 54539-0277.** Bids must be submitted prior to the 11:00 AM, May 20 opening in the Lake Tomahawk Ranger Station, second floor conference room. Persons wanting to bid on more than one parcel of land must submit separate bids for each parcel. Please specify the parcel number on the outside of the envelope. The Board of Commissioners of Public Lands reserves the right to reject any or all bids.

**For terms and conditions, and required bid forms please call the District Office at (715) 277-3366 or write:**

**Board of Commissioners of Public Lands  
P.O. Box 277  
Lake Tomahawk, WI 54539-0277**

State of Wisconsin  
Board of Commissioners of Public Lands

### Terms and Conditions of Land Sale

1. Properties Offered – The properties offered for sale are described on the Land Sale Advertisement. BCPL makes no representations or warranties regarding the properties other than those representations and warranties shown on this document and the Land Sale Advertisement. The properties are being sold subject to the reservations described in Wisconsin Statutes Section 24.11(3). The properties are also subject to any state, county or local zoning or building ordinances. BCPL does not warrant or guarantee the usability or access to any of the properties offered. Prospective bidders should do their own research as to the access to and use of the properties for their intended purpose and to make a personal inspection of the properties to determine if it will be suitable for the purposes for which it is being purchased. All properties are sold **“as is.” BCPL may, at its option, provide successful bidders with an owner’s title insurance commitment on the properties.**
2. Minimum Bid Price – The minimum bid prices are as shown on the Land Sale Advertisement. No bids will be accepted and no sales will be made for less than the minimum bid price indicated.
3. Deposit – A deposit of fifteen percent (15%) in the form of a cashier’s check or money order payable to the Board of Commissioners of Public Lands must accompany the bid. Deposits from unsuccessful bidders will be returned within ten (10) business days of the auction date.
4. Deadline for Bid Opening – It shall be the duty of the bidder to see that their bid is delivered to the BCPL Lake Tomahawk office before Tuesday May 20<sup>th</sup> 2014 at 10:59 am, at 7271 Main Street, Lake Tomahawk, WI. No bids received after this time will be accepted and will be returned unopened. Bidders are welcome to attend the bid opening but attendance is not mandatory.
5. Award of Bid – If a bid is submitted on the Land Sale Bid Form, conforms to the Terms and Conditions of Land Sale and recites the highest dollar value over the stated minimum bid, the BCPL will reserve the parcel in the bidder’s name for a period of 60 days, during which time the bidder shall complete the sale by payment of the outstanding balance and recording fees. In the event that two or more high bids are received that are equal in all respects, the selection will be made by a lottery limited to the tied bidders. The BCPL reserves the right to reject any and all bids and to withdraw the offered parcel from sale any time prior to the bid opening.
6. Modification or Withdrawal of Bids – The BCPL will not entertain claims from bidders for withdrawal or modification of bids after the bid opening because of ignorance of the condition of the property offered for sale or misinterpretation of the terms and conditions of the sale. Submittal of bid shall constitute knowledge by the bidder of all conditions, requirement and description contained herein.

7. Notice of Acceptance or Rejection of Bids – Bidders will be notified by mail of the acceptance or rejection of their bid within ten (10) business days after the day of bid opening.
8. Contract for Sale – The highest bid, when accepted by the BCPL shall constitute an agreement for sale between the successful bidder and the BCPL. Such agreement shall constitute the whole contract unless modified in writing and signed by both parties, to be fulfilled by the recording of the formal conveyance instrument. Neither oral statements nor representations made by or for or on behalf of either party shall become part of such contract; nor shall the contract or any interest therein be transferred or assigned by the successful bidder without the written consent of the BCPL.
9. Default – In the event of a default by the highest bidder in the performance of the contract for sale created by the BCPL's acceptance of their bid, BCPL shall retain such amounts of the deposit as are authorized by law and take such action as BCPL deems necessary and appropriate to enforce the contract. Those actions may include legal redress, awarding title to the second highest bidder or re-advertising the property for sale.
10. Transfer Instruments – A patent or quit claim deed will be issued to the Purchaser conveying title to the property.
11. Property Taxes – All property taxes and assessments that become due and payable after the sale will be the responsibility of the Purchaser.
12. Recording Fees – The Purchaser is responsible for any recording fees.
13. Possession of Property – Purchasers may not take physical possession of the property bid upon until a patent or deed has been executed and delivered to the Purchaser.
14. BCPL and its employees may not bid – The board, and all persons employed by it or about any of its respective offices, are prohibited from purchasing any of the public lands, directly or indirectly, either in their own name or in the name of any other person in trust for them or either of them.

State of Wisconsin  
Board of Commissioners of Public Lands  
**Land Sale Bid Form**

Instructions:

1. Please read the Terms and Conditions of Land Sale.
2. Provide the Parcel ID Number when submitting inquiries regarding your bid.
3. Complete this Land Sale Bid Form and submit the completed form to the address below along with the applicable deposit.

Bidder Information: *Please type or print legibly.*

Name of Bidder: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone Number: Day ( ) \_\_\_\_\_ Evening ( ) \_\_\_\_\_.

**I hereby submit a bid to purchase Parcel #** \_\_\_\_\_, **Parcel ID:** \_\_\_\_\_.

The amount of my bid is \$ \_\_\_\_\_.

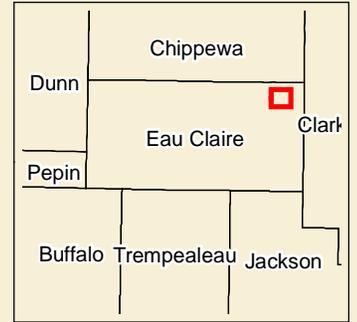
The 15% of my bid amount enclosed is \$ \_\_\_\_\_.

I hereby certify that I have read and understand the Terms and Conditions of Land Sale for this sealed bid land sale. I acknowledge that such terms and conditions are incorporated into any contract for sale resulting from the acceptance of my bid. If my bid is accepted, I agree to pay the bid price listed above and comply with all other terms and conditions. I certify that I am qualified and authorized to make this bid.

**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_.

Mail To: State of Wisconsin  
Board of Commissioners of Public Lands  
7271 Main Street, P.O. Box 277  
Lake Tomahawk, WI 54539-0277

# Eau Claire County Bid Sale Tower Road



BCPL Project #: S1401

County: Eau Claire

Town: Wilson

Common Name

Tower Road

Acres - 40.001

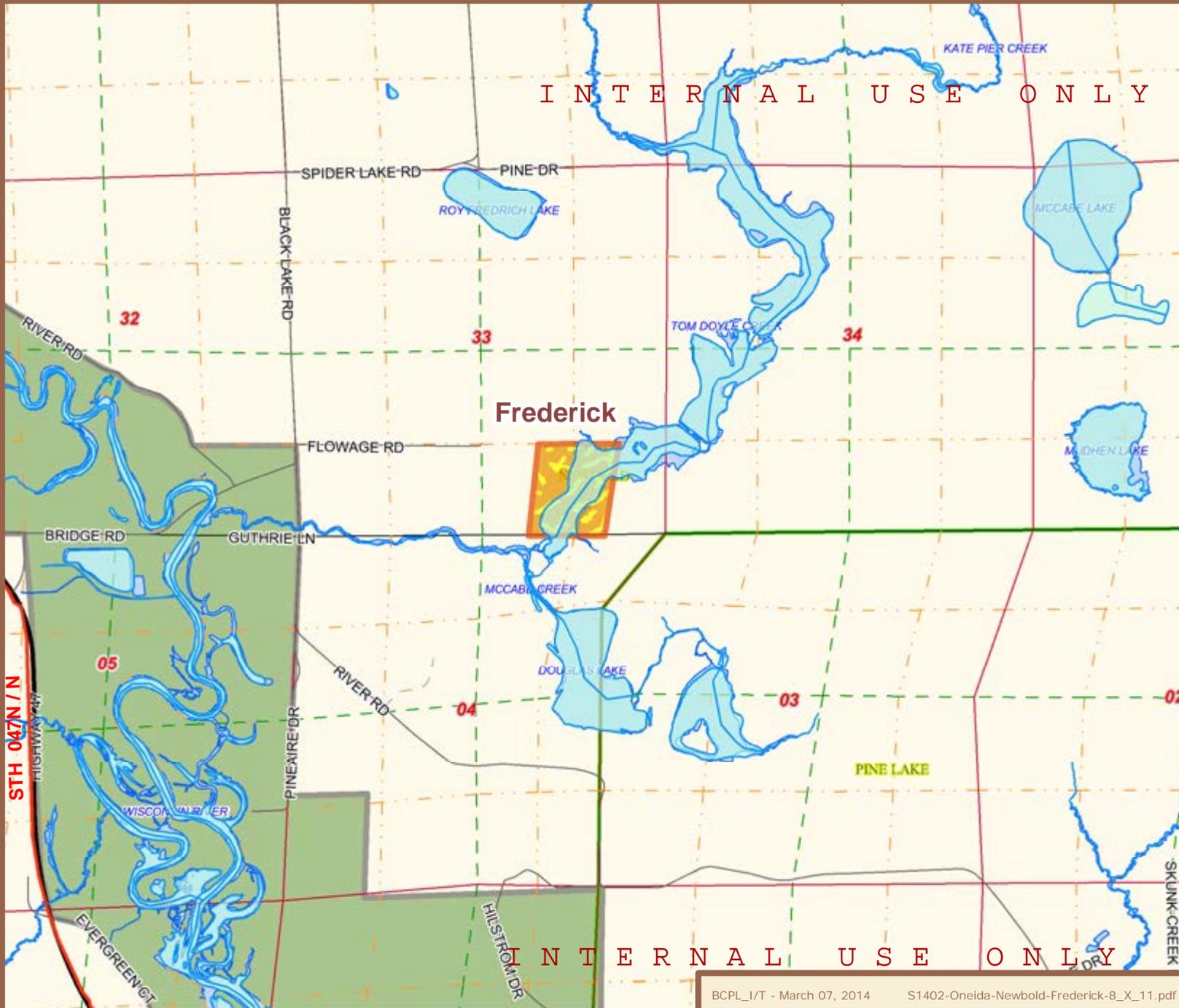
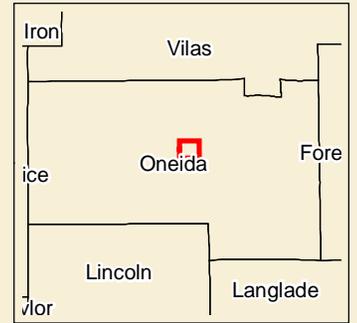
Fund 744



-  Outgoing
-  County Forest



# Oneida County Bid Sale Frederick



BCPL Project #: S1402  
County: Oneida  
Town: Newbold  
Common Name: Frederick  
Acres - 40  
Fund 745



-  Outgoing
-  DNR Project Lands



Price County Bid Sale  
Pikes Peak Road

	Ashland	Iron	
			Vilas
Sawyer	Price		Oneida
Rusk			Lincoln
	Taylor		



BCPL Project #:  
S1403

County: Price

Town: Prentice

Common Name

Pikes Peak Road

Acres - 40

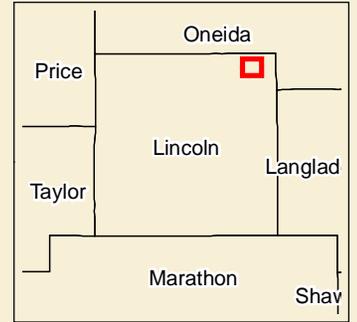
Fund 745



Outgoing



# Lincoln County Bid Sales Mail Route North and South



BCPL Project #:  
S1404 & S1408

County: Lincoln

Town: Harrison

Common Name

Mail Route North  
&  
Mail Route South

Acres - 40.00 Each, 80 Total

Fund 745

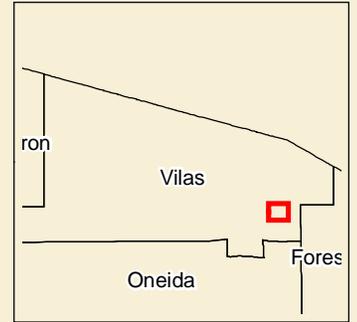


-  Outgoing
-  County Forest



**INTERNAL USE ONLY**

# Vilas County Bid Sale Section 9



BCPL Project #:  
S1405

County: Vilas

Town: Washington

Common Name

Section 9

Acres - 40

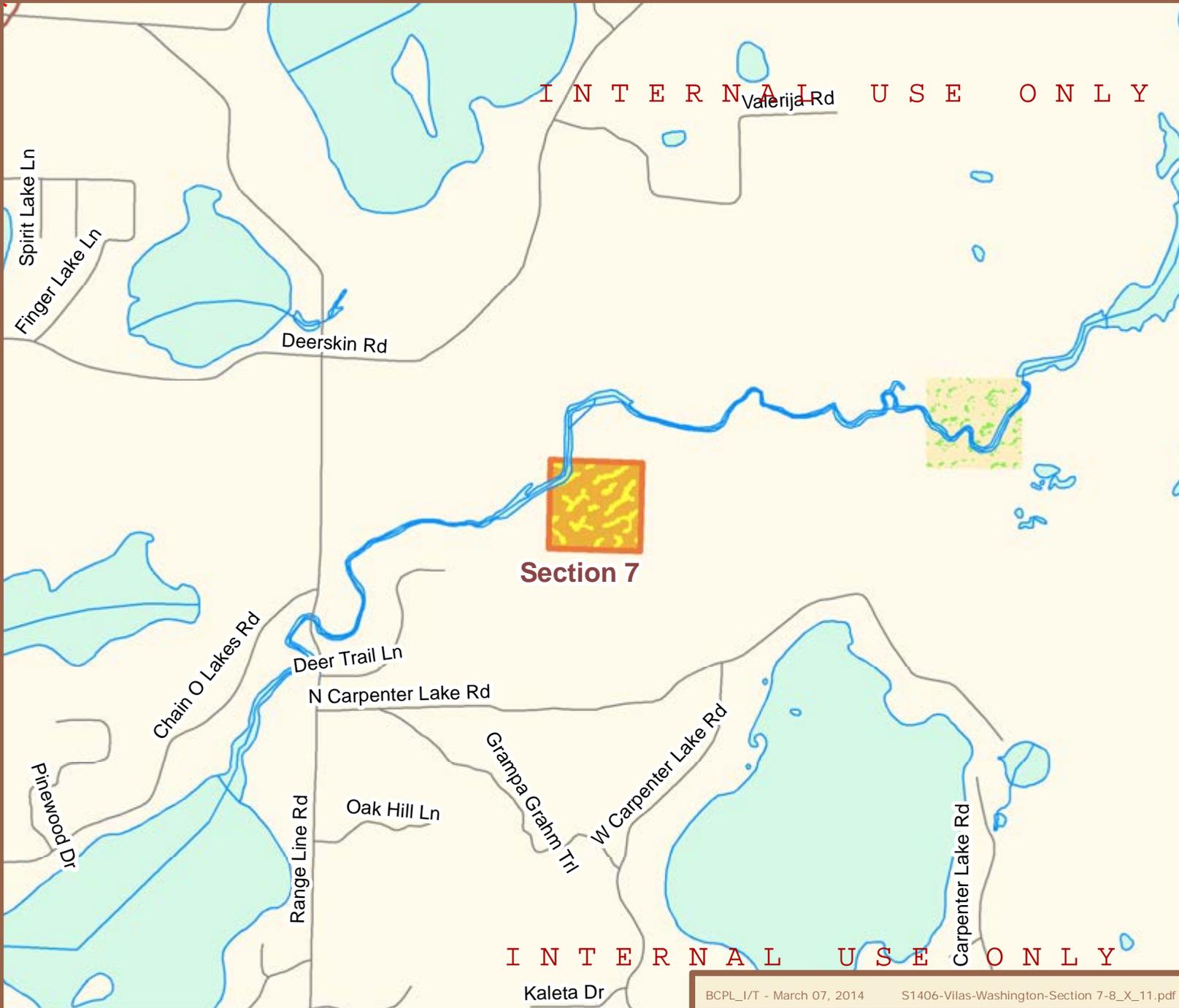
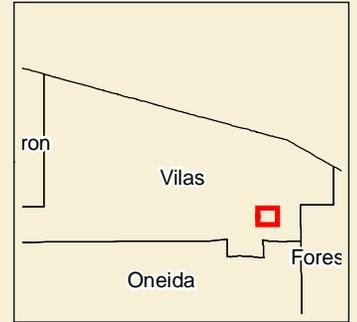
Fund 745



-  Outgoing
-  County Forest
-  Nicolet NF



# Vilas County Bid Sale Section 7



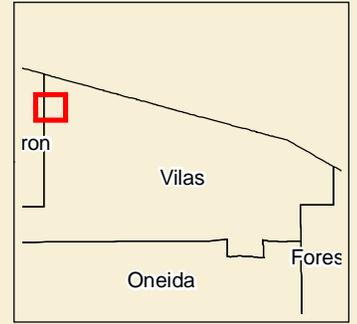
BCPL Project #: S1406  
 County: Vilas  
 Town: Washington  
 Common Name  
 Section 7  
 Acres - 40  
 Fund 745



-  Outgoing
-  County Forest



# Vilas County Bid Sale Turtle Road



BCPL Project #:  
S1407

County: Vilas

Town: Winchester

Common Name

Turtle Road

Acres - 20.59

Fund 745



-  Outgoing
-  DNR Ownership

