

1997 PROJECT ABSTRACT
For the Period Ending June 30, 1999

This project was supported by:
1997 Environment and Natural Resources Trust Fund: M.L. 1997, Chap. 216, Sec. 15, Subd.16(a) Sand Dunes State Forest Acquisition.

TITLE: Sand Dunes State Forest Acquisition

PROJECT MANAGER: Steve Simmer, Forest Recreation and Lands Program Coordinator
Division of Forestry

ORGANIZATION: Department of Natural Resources
500 Lafayette Road
St. Paul Minnesota 55155-4044

LEGAL CITATION: 1997 Environment and Natural Resources Trust Fund: M.L. 1997, Chap. 216, Sec. 15, Subd.16(a) Sand Dunes State Forest Acquisition.

APPROPRIATION AMOUNT: \$400,000

STATEMENT OF OBJECTIVES: This appropriation is from the trust fund to the commissioner of natural resources to acquire approximately 200 acres of lands within the Sand Dunes State Forest, according to the Cambridge area forest resource management plan.

OVERALL PROJECT RESULTS: 1997 Trust Fund appropriation was used to purchase 160 acres from one owner (tract #1 on attached map) at a cost of \$481,400. \$81,400 of a general funds appropriation (M.L.1998, Chap. 404, Sec. 7, Subd. 11 [1998 Capital Improvements]) was used to supplement this appropriation and acquire the property. The parcel location is the SW1/4 of Section 20, Township 34N, Range 27W, in the Sand Dunes State Forest, Sherburne County. A plan will be developed for the tract incorporating the multiple-use management concept and the uses blended in with the other adjacent forest programs. Forest programs include, but are not limited to: 1) Preservation and enhancement of unique and rare plants and animals, 2) Recreation, 3) Wildlife, 4) Watershed, 5) Forest management activities.

PROJECT RESULTS USE AND DISSEMINATION: Since the project result is ownership of additional land in a state forest, use and dissemination will be integrated with other forest management programs. The tangible benefit will be reduced pressure on the existing land base, in addition to the benefits listed above.

Final 1997 Trust Fund; Update 1998 Capital Improvement

Date of Report: August 13, 1999

Date of Next Status Report: December 30, 1999

Date of Work Program Approval: May 13, 1998

Project Completion Date: June 30, 2003

LCMR Work Program 1998

I. PROJECT TITLE: State Forest Land Acquisition

Project Manager: Steve Simmer
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Budget Status: (In thousands)

	Appropriation	Balance	Completion Date
M.L. 1998, Chap. 404, Sec 7, Subd. 11 (1998 Capital Improvements)	\$800	\$719	June 2003
M.L. 1997, Chapter 216, Sec. 15. Subd. 16(a).	\$400	\$0	June 1999
Total	\$1,200	\$719	

A. Appropriation Language:

1998 General Fund: M.L. 1998, Chap. 404, Sec. 7, Subd. 11. Forestry Land Acquisition

To acquire private lands from willing sellers within established boundaries of state forests throughout the state. The commissioner shall determine project priorities as appropriate based upon need.

1997 Environment and Natural Resources Trust Fund: M.L. 1997, Chap. 216, Sec. 15, Subd.16(a) Sand Dunes State Forest Acquisition.

This appropriation is from the trust fund to the commissioner of natural resources to acquire approximately 200 acres of lands within the Sand Dunes State Forest, according to the Cambridge area forest resource management plan.

B. Status of Match Requirement: N/A

II. PROJECT SUMMARY AND RESULTS:

1998 capital improvement funding will acquire approximately 700 acres of private forest land from willing sellers selected from a list of priority parcels within the existing boundaries of nine state forests. The majority of the land acquired with this appropriation will be within the boundaries of the Richard J. Dorer Memorial Hardwood Forest (Southeast Minnesota), Sand Dunes State Forest (Sherburne County), and Pillsbury State Forest (Cass Co., east of Brainerd).

1997 Environmental Trust Fund dollars will acquire 160-200 acres of key private land inholdings from willing sellers within the boundaries of the Sand Dunes State Forest. Acquisition of these priority parcels with the Sand Dunes State Forest will

protect and preserve rare Anoka Sand Plain plan and animal communities, and prevent major disruptions of on-going recreation, wildlife, and other resource management programs.

Individual land acquisition proposals are developed by field staff, prioritized by region staff, and then prioritized at a statewide-level.

III. WORK PROGRAM UPDATE SUMMARY:

A. 1998 General Fund (July 1, 1998 - December 30, 1998)

Landowners are being contacted to determine their willingness to sell. Land Acquisition fact sheets have been completed for several tracts. Other fact sheets are expected to be developed throughout the second half of 1999 as contacts with potential sellers progress.

B. 1997 Environmental and Natural Resources Trust Fund (July 1, 1997 - June 30, 1998)

Land Acquisition Fact Sheets have been developed and submitted within the Department for tract 1 (160 acres, see attached map). Purchase of the 160 acres was completed in May 1999, at a cost of \$481,400. \$81,400 of the 1998 General Funds appropriation above was used to supplement this appropriation and acquire the property. The landowner has signed the state's option to purchase. The deed is being drafted and as soon as the abstract is cleared and approved, the check will be issued.

IV. OUTLINE OF PROGRAM RESULTS:

1997 Trust Fund appropriation was used to purchase 160 acres from one owner (tract #1 on attached map) at a cost of \$481,400. The parcel location is the SW1/4 of Section 20, Township 34N, Range 27W, in the Sand Dunes State Forest, Sherburne County. A plan will be developed for the tract incorporating the multiple-use management concept and the uses blended in with the other adjacent forest programs. Forest programs include, but are not limited to: 1) Preservation and enhancement of unique and rare plants and animals, 2) Recreation, 3) Wildlife, 4) Watershed, 5) Forest management activities.

Parcels to be approached for acquisition with the 1998 Capital Improvement appropriation are listed in priority order in the following list. The total estimated purchase price of the listed parcels far exceeds the \$800,000 appropriation realizing that only those parcels with ready and willing sellers will be pursued. Actual parcel acquisition costs may differ, in some cases significantly.

The 1998 Capital Budget Request listed five project areas totaling 4110 acres and \$4,328,000 where land acquisition would be focused. Appropriated funds of \$800,000 will be allocated to each project area in proportion to the need as reflected in the budget request. Purchases will be made from willing sellers, by priority within each project, until available funds are expended. Acquisition priorities, by project area are shown below:

<u>Project Area</u>	<u>Acquisition Need (acres)</u>	<u>(dollars)</u>	<u>Pro-rated allocation (\$)</u>
RJ Dorer State Forest	1000	\$860,000	\$160,000

Priority #1	Butler tract, Goodhue Co.	60 acres	\$146,000
#2	Breuer tract, Goodhue Co.	46 acres	\$64,000 Optioned
#3	Knutson tract, Fillmore Co.	318 acres	\$254,000
#4	Gavere tract, Fillmore Co.	151 acres	\$120,000
new	Baxter tract, Houston Co.	215	\$215,000 (50% bonding)

<u>Project Area</u>	<u>Acquisition Need (acres)</u>	<u>(dollars)</u>	<u>Pro-rated allocation (\$)</u>
Sand Dunes State Forest (all in Sherburne Co.)	520	\$1,040,000	\$190,000

Priority #1 (tract 2 on map)	SWNE 20-34-27	40 acres	\$100,000
#2 (tract 3 on map)	E1/2SWSW 16-34-20	20 acres	\$ 50,000
#3 (tract 4 on map)	NENW 16-34-27	40 acres	\$100,000
#4 (tract 5 on map)	NWSW 25-34-27	40 acres	\$100,000
#5 (tract 6 on map)	E1/2NW, W1/2NE 25-34-27	160acres	\$400,000
#6 (tract 7 on map)	SWSW 26-34-27	30 acres	\$ 30,000

Project Area Acquisition Need (acres) (dollars) Pro-rated allocation (\$)
Pillsbury State Forest 1765 \$1,600,000 \$295,000
(all in Cass Co.)

Priority #1	E1/2NW,E1/2SW,SWSW, SWSE 10-134-30	240 acres	\$400,000 Negotiating
#2	E1/2SW,NWSE 34-134-30	120 acres	\$100,000
#3	parts of 25 & 36-134-30	95 acres	\$100,000
#4	NESW 21-134-30	40 acres	\$ 40,000
#5	NESE 14-134-30	40 acres	\$ 36,000
#6	NESE 26-134-30	40 acres	\$ 15,000
#7	S1/2NE 12-134-30	80 acres	\$72,000

Project Area Acquisition Need (acres) (dollars) Pro-rated allocation (\$)
Crow Wing State Forest 493 \$ 592,000 \$109,000
(all in Crow Wing Co.)

Priority #1	NENW 21-47-29	20 acres	\$4,400 Negotiating
#2	S1/2SW 25-137-27	80 acres	\$ 40,000
#3	SWNE, NWSE 14-137-27	80 acres	\$ 60,000
#4	W1/2SW 13-137-27	80 acres	\$ 40,000
#5	SESW 36-47-29	3 acres	\$ 1,500
#6	Lot 5 26-137-27	58 acres	\$ 60,000

Project Area Acquisition Need (acres) (dollars) Pro-rated allocation (\$)
Other State Forest Lands 332 \$236,000 \$46,000
(all in Brainerd Region)

Priority #1	SENE 25-138-34, Huntersville S.F.	40 acres	\$ 40,000
#2	NESE,S1/2SE 25-42-16 adj. St Croix S.F.	120 acres	\$ 50,000
#3	SWNW, NWSW 18-41-16 St Croix S.F.	93 acres	\$ 25,000

#4	NENE 13-42-23 St Croix S.F.	40 acres	\$ 40,000
#5	NWSE 31-40-25 Rum River S.F.	40 acres	\$ 20,000

V. DISSEMINATION:

State forest lands are identified on state forest maps and PRIM maps, both of which are available to the public.

The Sand Dunes State Forest map, which provides land ownership information, will be updated, reprinted and made available at the Cambridge Area Office (612-689-7100), the Ann Lake Campground and Day Use Area, and the DNR Information Center in St. Paul (612-296-6157). Use and management of these parcels will be determined and communicated through ongoing interactions with a variety of user groups.

VI. CONTEXT:

A. Program Context:

The DNR is a major land management agency in Minnesota. The Division of Forestry administers 4.3 million acres of the roughly 5.5 million acres of DNR-administered lands. Minnesota has 16.7 million acres of forest land, 60 percent of which is publicly owned, and 40 percent privately owned. Publicly owned forest land is fairly evenly divided between federal, state and county government ownership. The State of Minnesota (DNR) manages approximately 23% of the forest land in the state.

State forest lands include a mix of large contiguous blocks and small isolated parcels. This checkerboard pattern of public land ownership can be inefficient to manage. Dispersed ownership increases the costs of on-site management and in determining property corners, maintaining property lines, providing road access, and preventing trespass.

The land acquisition proposals contained in this project are in state forests where private in-holdings are very susceptible to residential and commercial development. Most of these lands also receive heavy recreational use because of their proximity to expanding urban areas and tourist centers, and the relative lack of other "open" public land in surrounding areas. Residential/commercial development of these inholdings would dramatically affect the character, management, and use of surrounding state forest lands.

Residential development in and around the Sand Dunes State Forest has increased dramatically in recent years. This forest, located between the Metro Area and St. Cloud make it a prime target for residential development and real estate speculation. Being adjacent to the Sherburne National Refuge has also created additional use pressures. In addition, Sherburne County residents rely heavily on this area for their recreation needs too. Some of these parcels are ominously close to the Uncas Dunes Scientific and Natural Area (SNA) and the Bob Dunn Recreation Area, both of which are proposed for expansions (see map).

Acquisition of remaining private land in-holdings in the Sand Dunes State Forest would be instrumental in preserving the integrity of this forest's unique dry sand plain flora and fauna. Additional recreation opportunities for future generations would also be realized. The Sand Dunes State Forest provides a variety of unique opportunities for recreation not available on private and most other public lands in the area. Private development of these parcels for residential purposes would make it more and more difficult to balance conflicting uses within the forest and have serious consequences for wildlife, recreation, and forest management programs.

The 1979 acquisition plan for the R.J. Dorer Memorial Hardwood Forest identified the need for public ownership in southeastern Minnesota to enhance long-range stability of natural resources in the area; protect critical resources (e.g., soils, waters, and forests); provide public access to area forests; and demonstrate forest management. The 1988 *Lewiston Area Forest Resource Management Plan* stated that acquisition is particularly important at this time because lands previously purchased are beginning to reach their capacity for public recreation uses.

Parcels in other state forests that are high priority for acquisition have been identified primarily because they are

important in protecting valuable lakeshore or river frontage, provide important access to state lands, are of high natural resource value (e.g., wildlife habitat, high value/quality timber), or are isolated private inholdings within established blocks of state-owned lands. The Pillsbury, Crow Wing, and other state forests in the central part of the state are experiencing a rapid growth in development pressure for lakeshore property. This makes acquisition of remaining undeveloped lake and river frontage especially important at this time.

B. TIME:

Acquisition of priority parcels will take place as quickly as possible. State forest land acquisitions funded with 1998 Capital Improvement dollars will be completed by June, 2003.

Acquisition of priority parcels within the Sand Dunes State Forest with 1997 Trust Fund dollars was completed in May, 1999.

C. BUDGET:

Budget:	\$800,000
Personnel:	None
Professional Services:	No personnel will be hired as part of the project. However, acquisition costs generally run about 15%. They include staff time at the DNR Bureau of Real Estate Management that is directly coded to transactional activity, contract fees paid for land appraisal, recording fees and deed taxes, etc.
Equipment:	None

The six year strategic plan for state forest land acquisition includes the acquisition of parcels from a list of 4,100 acres of private land with an estimated value of \$4.3 million. The acquisition plan for this project includes what realistically could be accomplished during this time period given the availability of willing sellers and the division's capacity for processing acquisitions. The DNR has identified private forest lands to acquire that are in addition to those included in the six year plan. The majority of these additional lands are in the R.J. Dorer Memorial Hardwood Forest where 38,000 acres remain to be acquired at an estimated cost of \$24 million.

D. COOPERATION:

VIII. LOCATION:

Parcels to be acquired will be selected from a list of priority parcels within the existing boundaries of nine state forests. The majority of the land acquired with this appropriation will be within the boundaries of the Richard J. Dorer Memorial Hardwood Forest (Southeast Minnesota), Sand Dunes State Forest (Sherburne County), and Pillsbury State Forest (Cass Co., east of Brainerd). See attached map for state forest locations.

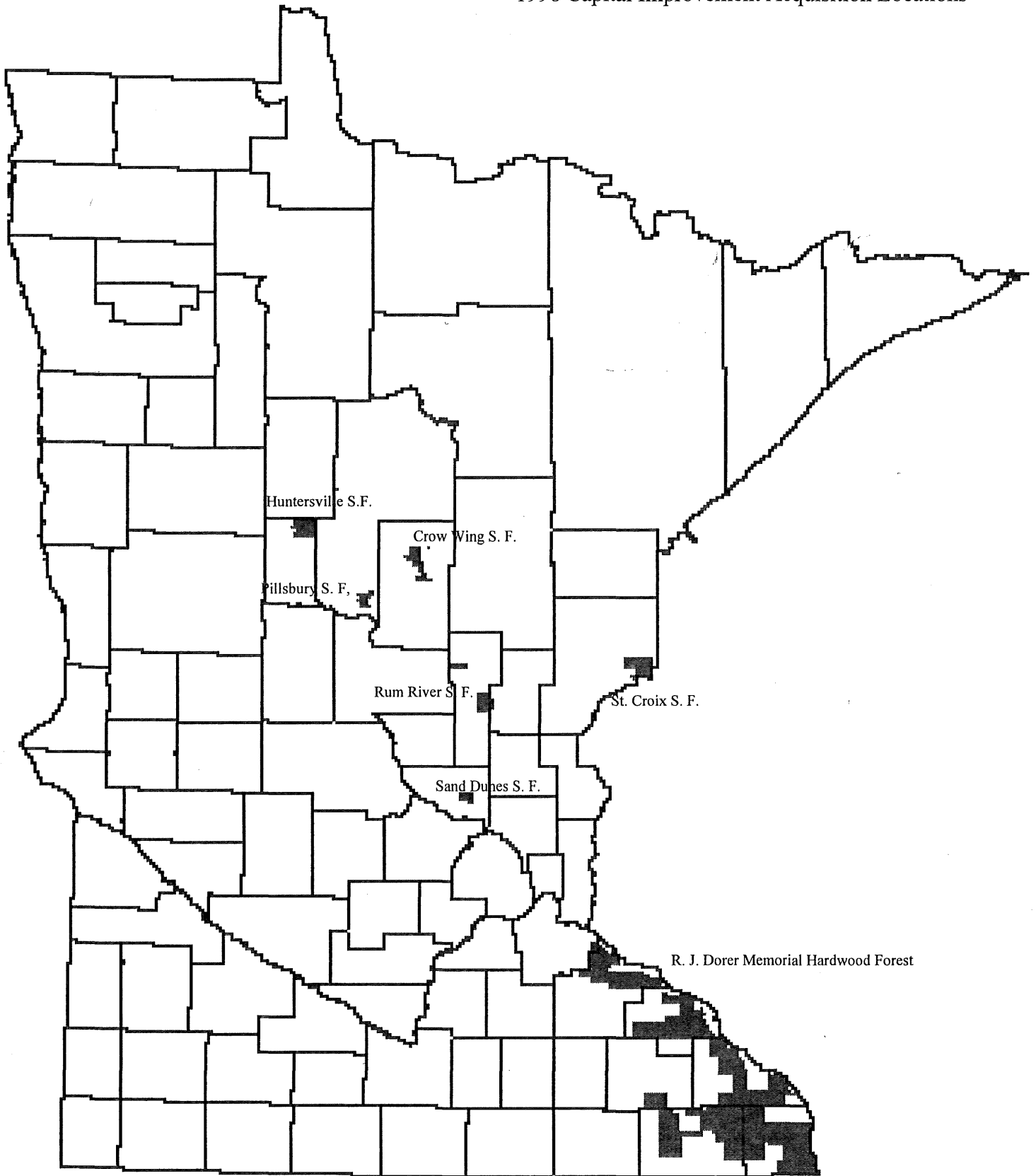
The 160 acre parcel acquired with the 1997 Trust Fund appropriation is within the boundary of the Sand Dunes State Forest in Sherburne County. Additional priority tracts are numbered in priority order on the attached map of the forest.

IX. REPORTING REQUIREMENTS:

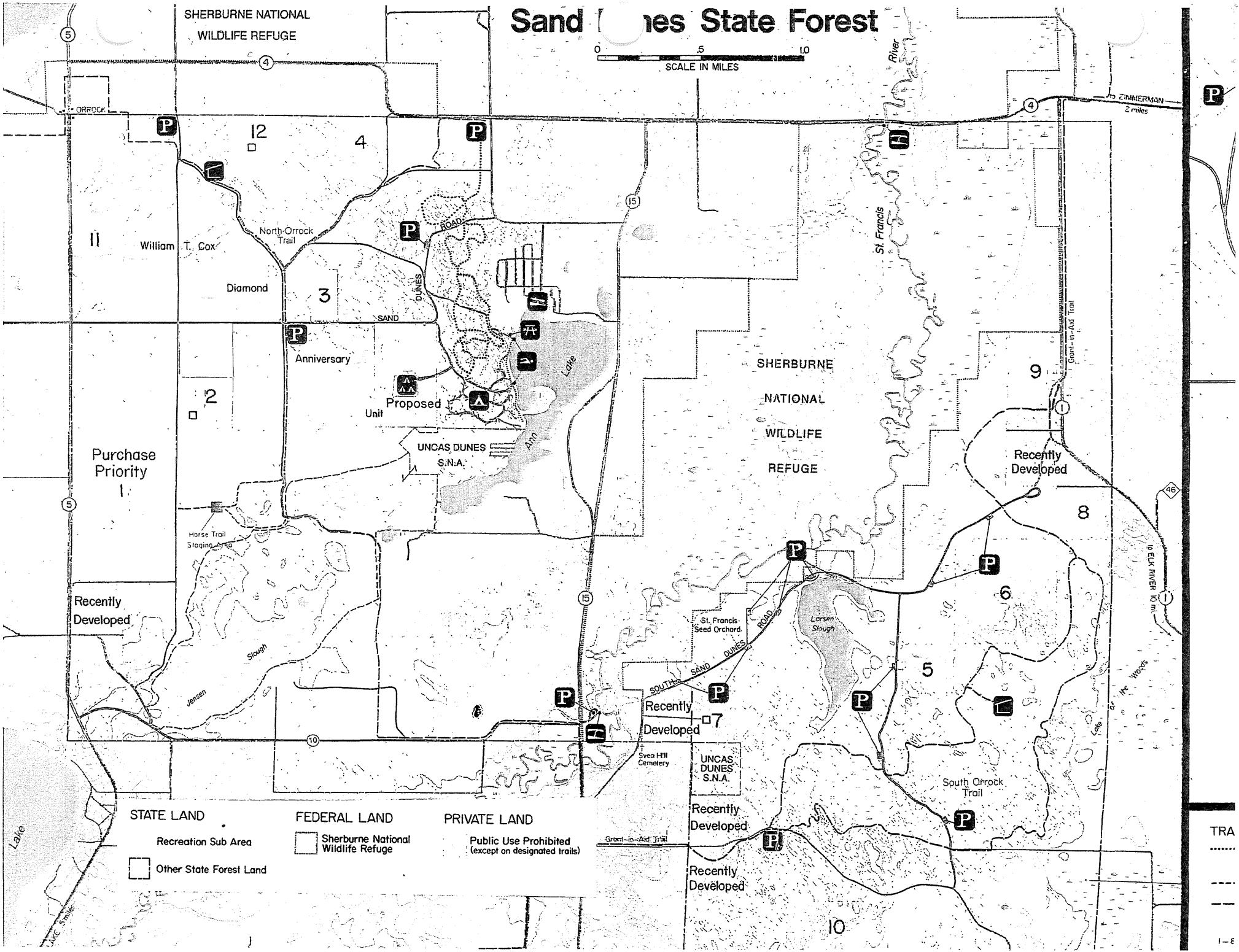
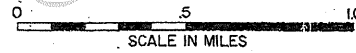
Semi-annual six-month work program updates reports will be submitted December 1999, July 2000, December 2000, July 2001, December 2001, July 2002, December 2002, and July 2003.

State Forest Land Acquisition

1998 Capital Improvement Acquisition Locations



Sand Dunes State Forest



STATE LAND
 Recreation Sub Area
 Other State Forest Land

FEDERAL LAND
 Sherburne National Wildlife Refuge

PRIVATE LAND
 Public Use Prohibited (except on designated trails)

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