

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

5a

DECISION

TOPIC Waterman Creek Prairie Complex, O'Brien County -- Jack Hill

The Natural Resource Commission's approval is requested for the acquisition of a parcel of land located 3 miles northwest of Peterson in O'Brien County. This approximately 4.7-acre parcel is being offered by Jack Hill for \$2,000 per acre (exact acreage to be determined by survey).

Jerry Gibson negotiated the option in compliance with Title 49 CFR Part 24 that allows the negotiator to negotiate without an appraisal up to a value of \$10,000. The price per acre was arrived at using comparable sales in O'Brien and Clay Counties.

The property consists of one acre of native prairie, one acre of pasture and 2.7 acres of pasture and shrubs. Acquisition of the property will resolve a boundary dispute dealing with livestock crossing an abandoned railroad right-of-way owned by the State of Iowa, and eliminate fencing through a wetland on the west side of the parcel.

Acquisition funding will be provided by the Wildlife Habitat Stamp Fund (Capital Link #2) and will remain on the property tax roll. Surveying costs are estimated at \$2000. The DNR and sellers will share fencing responsibilities. Incidental closing costs and surveying are the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
April 10, 2008

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

5b

DECISION

**TOPIC Harmon Lake WMA, Winnebago County -- James and Laurann
 Anderson**

The Natural Resource Commission's approval is requested for the acquisition of a parcel of land located in Winnebago County. James and Laurann Anderson offer this 97.62-acre tract for the appraised price of \$78,000. The property will be encumbered by a Wetland Reserve Program easement (sellers are in the process of selling a WRP easement to the USDA-NRCS).

Fred Greder, ARA, of Benchmark Agribusiness, Mason City, Iowa submitted the appraisal. Jerry Gibson negotiated the purchase agreement.

The property is located approximately eight miles west and two miles north of Lake Mills adjacent to 480th Street. The property consists of 94.62 acres of farmland (to be encumbered) that will be restored to 75.62 acres of prairie, and 19 acres of wetlands. There are 3.0 acres of road right-of-way and waste. The NRCS restoration plan will enhance filtration and water quality by seeding native prairie species on prior cropland. Completion of the restoration plan will provide excellent habitat for waterfowl and upland birds. The Harmon Lake WMA surrounds the subject tract on three sides. The property is within 150 yards of a population of white ladyslippers located on the Harmon Lake WMA. The 4-acre building site was separated and sold in 2001.

The NRCS allowed the landowners to keep the land in row crop for 2008. The Wildlife Bureau will manage the property.

Acquisition funding will be provided by \$73,000 Federal Prairie Lakes II NAWCA fund (Capital Link #17) and a \$5,000 donation from the local chapter of Pheasants Forever. Incidental closing costs are the responsibility of the Department

Attachment

Linda Hanson, Administrator
Management Services Division
April 10, 2008

**Iowa Department of Natural Resources
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ITEM

5c

DECISION

TOPIC Algific Talus Slope Area, Allamakee County -- Arthur Nelson

Natural Resource Commission's approval is requested to purchase a permanent conservation easement in Allamakee County. The farm that includes the area to be encumbered is located approximately two miles southeast of Waterville. Arthur Nelson offers the 34.5-acre easement for \$45,000.

Dan Kinsinger negotiated the purchase agreement.

The proposed easement is designed to protect a natural area known as an algific talus slope (also known as a cold air slope). It is a rare and almost unknown ecosystem. The entire world's supply consists of a few hundred tiny patches in the Driftless Area of Iowa, Wisconsin, Minnesota and Illinois. The unusual geology associated with algific talus slopes means that they remain cool on even the hottest summer days. Thus, they host many species found nowhere else in Iowa, or in some cases, nowhere else in the world.

Brian Linnemeyer, MA, MAI, ARA of Indianola, IA, appraised the property. The value of the entire 360 acre larger parcel before the easement is estimated at \$1,260,000 and the value of the entire property after encumbering 34.5 acres with the easement is estimated at \$1,215,000. The difference of \$45,000 is the estimated value of the rights surrendered because of the easement restrictions.

The proposed conservation easement is permanent and will run with the land. Some of the land use restrictions inherent in the easement are: construction of buildings, roads, and trails; tillage, planting or harvesting of any agricultural crop; livestock pasturing; and commercial development.

Funding will be provided by Federal Landowner Incentive Program (LIP) Tier 2 Grant. Survey, fencing and incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
April 10, 2008

**Iowa Department of Natural Resources
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ITEM

5d

DECISION

TOPIC **Angler Access Easement, Allamakee County -- Arthur Nelson**

Natural Resource Commission's approval is requested to purchase a permanent angler access easement on land in Allamakee County. The farm that includes the area to be encumbered is located approximately two miles southeast of Waterville. Arthur Nelson offers the 36.01-acre easement for \$63,000.

Dan Kinsinger negotiated the purchase agreement.

The proposed easement involves a 2.1-mile segment of Paint Creek. The easement is designed to allow the DNR to stock Paint Creek with trout; to effectively manage the stream as a trout fishery; and to post signs in order to delineate authorized public use. The public will have the right to enter the property at three locations and approach the stream by foot only. One or two small parking areas will be developed. The public will be allowed to utilize the access for fishing only.

Brian Linnemeyer, MA, MAI, ARA of Indianola, IA appraised the property. The value of the entire 360 acre property before the easement is estimated at \$1,260,000 and the value of the entire property after encumbering 36.01 acres with the easement is estimated at \$1,197,000. The difference of \$63,000 is the estimated value of the rights surrendered because of the easement restrictions.

The proposed conservation easement is permanent and will run with the land.

Funding will be provided by \$47,250 Federal Dingle-Johnson and \$15,750 Fish Habitat Stamp (Capital Link #5). Survey, fencing and incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
April 10, 2008

**Iowa Department of Natural Resources
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ITEM

5e

DECISION

**TOPIC Bruggeman County Park Area, Black Hawk County -- Iowa Natural
Heritage Foundation**

The Natural Resource Commission's approval is requested to purchase a parcel of land located in Black Hawk County. The Black Hawk County Conservation Board managed Bruggeman Park area is located adjacent to the east. The Iowa Natural Heritage Foundation (INHF) offers the 124-acre parcel for \$260,000. The appraised value is \$300,000.

John Stortz, Licensed Appraiser of Cedar Falls, Iowa, submitted the appraisal. Travis Baker negotiated the purchase agreement.

This property is located in northeast Black Hawk County, Iowa. The small town of Dunkerton is located 2 1/2 miles southwest. The property is primarily flood prone, wet tillable land. The topography ranges from nearly level to gently sloping. The average Corn Suitability Rating (CSR) for the property is 55.

This tract will be managed as a wetland, native prairie and riparian forestland in association with Wapsipinicon River corridor. The area will be managed by the Black Hawk County Conservation Board through a management agreement.

Funding will be provided by: \$160,000 REAP-Protected Waters Area and \$100,000 Cedar-Wapsi NAWCA (Capital Link #70, #19). The property will remain eligible for continued payment of property taxes assessed by Black Hawk County. Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
April 10, 2008

**Iowa Department of Natural Resources
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ITEM

5f

DECISION

**TOPIC Springbrook State Park, Guthrie County -- Iowa Natural Heritage
 Foundation**

The Natural Resource Commission's approval is requested to purchase a parcel of land located in Guthrie County. Springbrook State Park surrounds the property on three sides. The Iowa Natural Heritage Foundation (INHF) offers the 10.3-acre parcel for \$162,000. The appraised value is \$182,000.

Donald Kearn, Licensed Appraiser of Atlantic, Iowa, submitted the appraisal. Travis Baker negotiated the purchase agreement.

This property is located in north central Guthrie County, Iowa. The town of Guthrie Center is located 5 miles south. The property is primarily timber covered with no tillable land. The topography ranges from moderately steep to very steep sloping.

This tract will be incorporated into and managed as part of the existing state park. The dwelling will be converted to a multi-family cabin/lodge. Attached is Des Moines Register article about the history of the property, the previous landowner, Floyd Sherburne, and the house he built.

Acquisition funding will be provided by 100% REAP Open Spaces (Capital Link #62). The property will remain eligible for continued payment of property taxes assessed by Guthrie County. Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
April 10, 2008

**Iowa Department of Natural Resources
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ITEM

5g

DECISION

TOPIC **Colo Bogs Wetlands Complex, Story County -- Iowa Natural
Heritage Foundation**

The Natural Resource Commission's approval is requested to purchase a parcel of land located in Story County adjacent west of the DNR's Colo Bogs Wetlands Complex. The Iowa Natural Heritage Foundation (INHF) offers this 40-acre tract for the appraised price of \$156,000. INHF just recently purchased this tract from Joseph and Phyllis Harper for \$153,000.

Steve Badger, Licensed Appraiser of Marshalltown, Iowa, submitted the appraisal. Rick Hansen negotiated the purchase agreement.

This property is located 2 miles east of Colo in west central Story County. The nearly level tract is comprised of 25.4 acres of cropland, and 13.6 acres of marsh, with the balance in roads. The average Corn Suitability Rating (CSR) of the property is 77. There are no building improvements. A county road forms the west boundary of the tract.

This tract will increase the Colo Bog Wetlands Complex to 450 acres. The acquisition will provide upland nesting and waterfowl habitat, improve surface water quality, and enhance public recreation to this area. The Wildlife Bureau will manage the property in accord with the area management plan.

Acquisition funding will be provided by: \$115,000 Wildlife Habitat Stamp; \$40,000 Story County Chapter of Pheasants Forever and other Pheasants Forever Chapters; and \$1,000 Big Bluestem Audubon Society (Capital Link #2). The property will remain on the tax rolls. No survey or fencing costs is anticipated. Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
April 10, 2008

**Iowa Department of Natural Resources
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ITEM

5h

DECISION

TOPIC

Green Valley State Park, Union County -- Betty E. Gater Estate

The Natural Resource Commission's approval is requested for the acquisition of a parcel of land located 2.5 miles north of Creston, and adjacent to the northeast corner of Green Valley State Park. This 67.58-acre parcel is offered by the Betty E. Gater Estate for \$338,000.

Kenneth M. Mallas, Licensed Appraiser of Corning, Iowa, submitted the appraisal August 17, 2007 to Ronald Gater. The appraisal provided an estimate of value for 70.58 acres of land with a dwelling for \$338,732. The estate is reserving 3 acres. Jerry Gibson negotiated the purchase agreement.

The tract consists of 59.8 acres of cropland and 7.78 acres of timber-pasture-building site. The tract includes a one-story dwelling built in 1960. A major drainage system runs from north to south through the tract with additional drainage starting at the eastern boundary running west. The DNR has determined that over 30% of the phosphorus loading to the lake system comes from this portion of the watershed. In addition, this site can serve as a storage area for nutrient-laden sediments that will be removed from the Green Valley Lake during the lake restoration process, and thus, acquisition of the tract will enhance the water quality of the Lake. The Corn Suitability Rating (CSR) for the crop acres is 59.8 and the average CSR for the property is 50.67. The family has stipulated that the tract be designated the Gater Recreation Area as part of Green Valley State Park, and has reserved one year of cropping.

Acquisition funding will be provided by Lake Restoration (Capital Link #43). Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
April 10, 2008