

Crow Wing Co. Mississippi River Northwoods Land Exchange Discussion Questions

1. Timeline and process for the exchange;

Land exchange procedures are governed by Minnesota Statutes 94.343 and 94.344. The timeline to complete a land exchange is approximately 12 months and the process includes:

- County Board approval
- City/Township approval
- Preliminary land exchange review and approval by MN DNR (Regional Level)
- Timber appraisal completed
- Short form appraisal to determine if parcels are “substantially equal in value”
- Long form narrative appraisal is completed
- Obtain updated abstract and request title opinion from County Attorney
- Public hearing on land exchange is scheduled at County Board meeting.
- Formal review and approval by MN DNR (St. Paul)
- Land Exchange Board (Governor, State Auditor, and Attorney General) approval
- Request state deed from Dept of Revenue
- County Board approves the exchange of deeds

2. The potential effect of development on the habitat values along the Hwy 210 corridor;

Current habitat and use: Virtually this entire parcel was harvested 20+ years ago; the majority was replanted to a red pine plantation, the remainder regenerated to aspen. There are also two wetlands on the parcel that total approximately 19 acres. Due to this single age class of trees and the dominance of an intensively managed red pine plantation, wildlife habitat values and related species diversity is somewhat limited at this time. There are no known native plant communities of special concern or endangered, threatened or special concern wildlife species within this parcel.

Development impact: The conversion of this parcel from primarily a forest to a developed site will undoubtedly impact wildlife habitat values and related use on this parcel. However, such items as the type of development, density and overall design could be utilized to minimize these impacts.

Mitigation of impacts: As such, this proposed exchange mitigates these impacts by proposing to replace impacted acres with a current County parcel along the Mississippi River that is adjacent to the NW corner of the Mississippi River Northwoods complex. This proposed exchange parcel has a high habitat and ecological diversity due to its shoreline on the Mississippi River, shoreline on a 40 acre natural environment lake, and the dominance of a multi-aged northern hardwoods forest.

The initial goal of the Mississippi River Northwoods project was to protect shoreline and related fish and wildlife habitat values along the Mississippi River and the related large forested block that came with it. While the integrity of the initial acquisition could be maintained, this exchange provides a great opportunity to expand on the initial intent of this project and the long-term habitat protection needs of this project and area.

3. The appraisal process for both parcels and the associated contingencies if the values do not substantially align (+/- 10%);

The preliminary land exchange review by MN DNR at the regional level includes an area team review. The DNR Area Team includes division supervisors in fisheries, wildlife, forestry, parks and trails, enforcement, lands and minerals, and ecological/water resources.

The land exchange appraisal process contains two steps. The short form appraisal is performed as a contingency step to determine if the parcels are substantially equal in value. By statute, if the lands being exchanged are both over 100 acres, their values cannot differ by more than 10%. If the values are greater than 10%, the County will make adjustments in the acreage to meet the statutory requirement.

If the exchange will work from a value perspective, the appraiser completes a long form narrative appraisal.

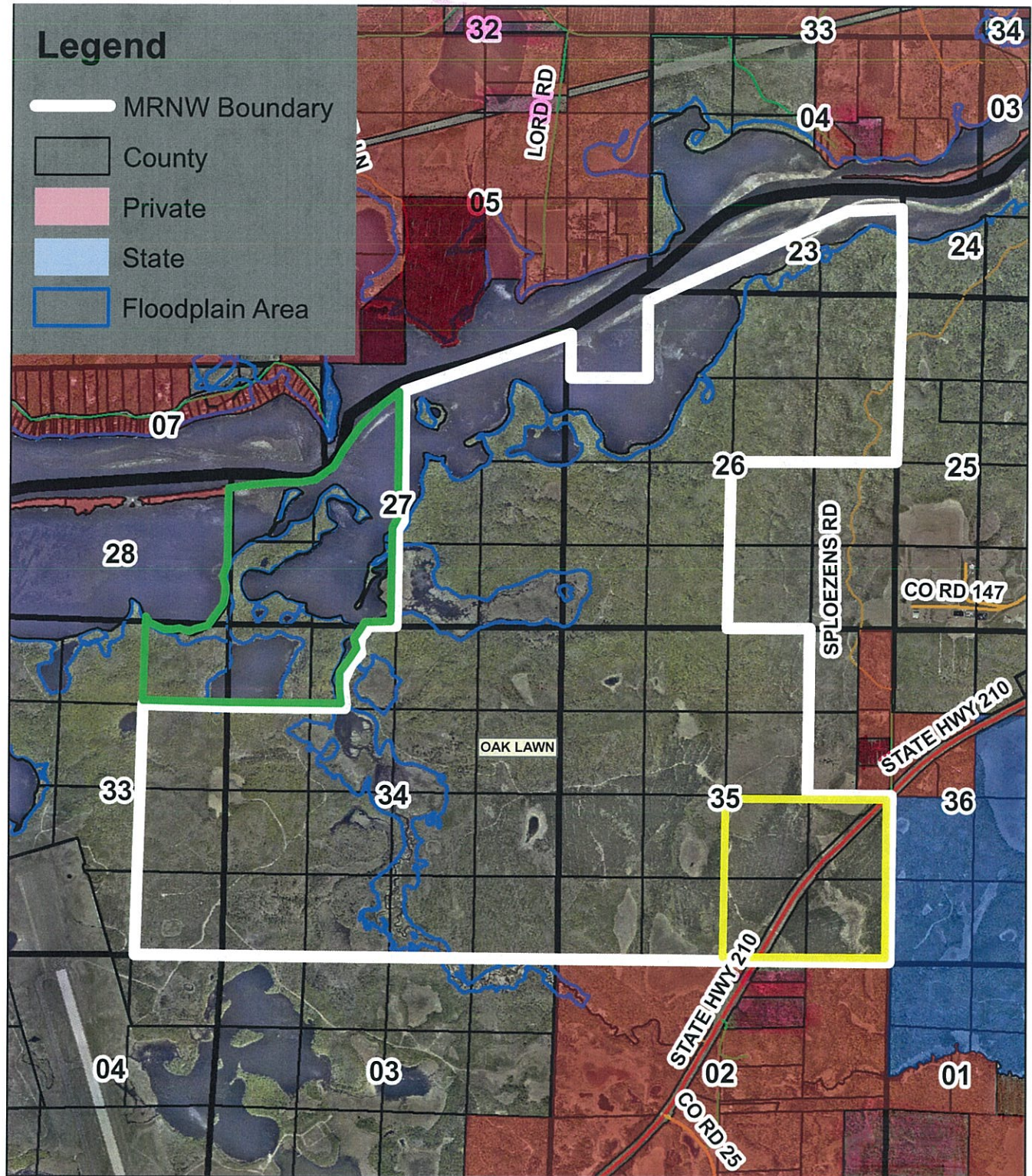
4. Overland access to the proposed exchanged land.

Overland access is possible through a network of forest roads and trails. Winter motorized access by snowmobile and summer nonmotorized access by foot, mountain bike or horseback is possible via the grant in aid snowmobile trail from the French Rapids trail system to the west or across Sand Creek to the east.

5. Flood plain maps of the proposed exchanged land.

Please see attached maps.

Mississippi River Northwoods Floodplain Map



Crow Wing County
Natural Resource Management Division
322 Laurel Street, Suite #12

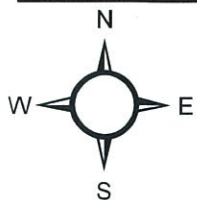
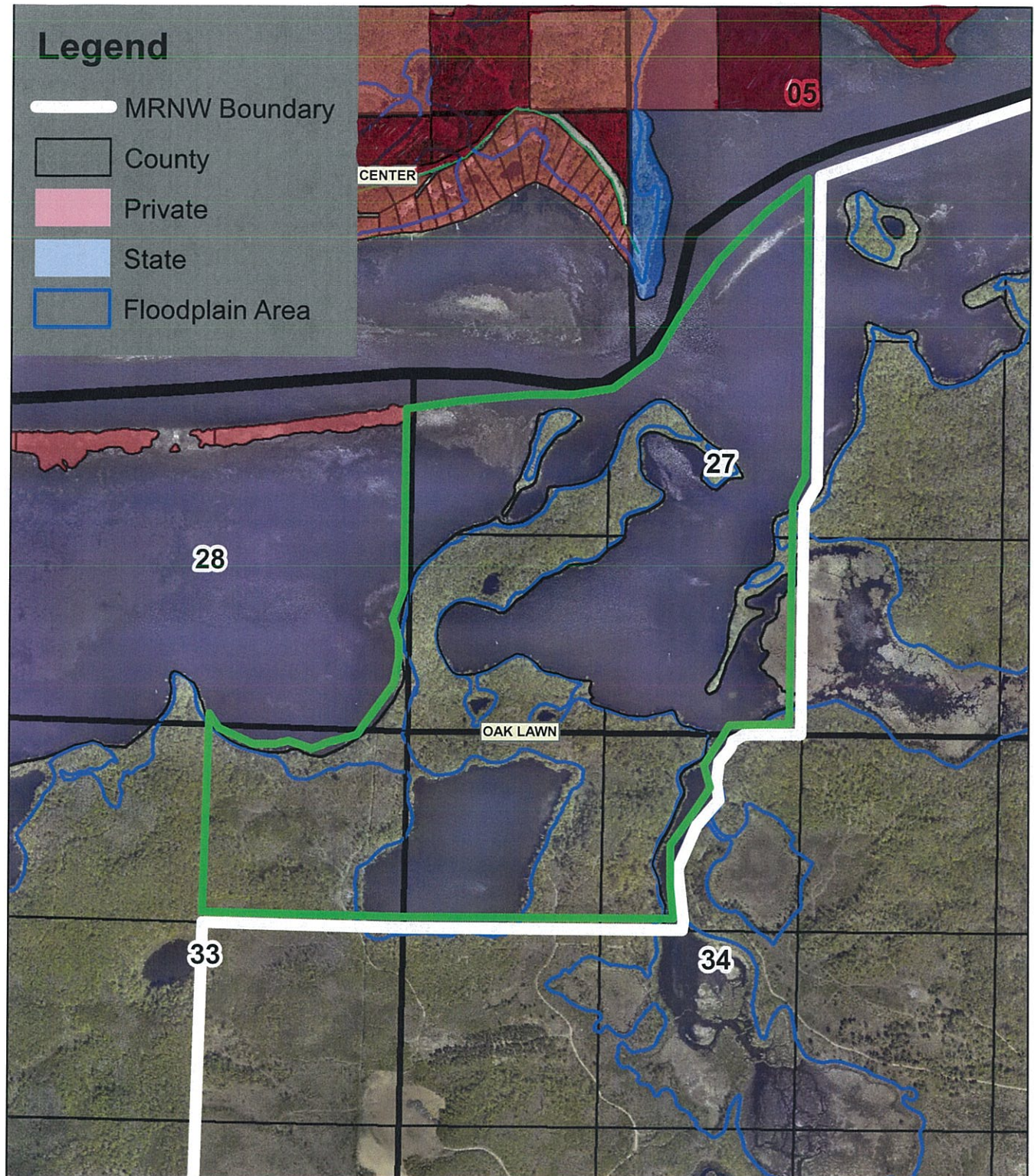
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Date: 9/16/2013

0 1,050 2,100 4,200 Feet

Mississippi River Northwoods Floodplain Map



Date: 9/16/2013

0 445 890 1,780 Feet

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