

## Lessard-Sams Outdoor Heritage Council

### Agenda Item Memo

**DATE:** September 20, 2013

**SUBJECT:** Mississippi Northwoods Land Exchange – Informational Item

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**Background:** Crow Wing County is considering proposing a change in the use and interest in 142 acres of the Mississippi River Northwoods acquisition along Minnesota Highway 210. The county would transfer the deed restriction to another County-managed property adjoining the Mississippi River and Northwoods property.

The County's proposal is subject to the procedures and criteria identified by Lessard Sams Outdoor Heritage Council for the change of use and replacement of interest and MS 2013, Ch. 97A.056, Sub. 15. The identified properties will be equal in fair market value, in a reasonable equivalent location and have a reasonably equivalent useful conservation purpose.

**Suggested Motion:** No motion placed before the council

**Suggested Procedure:** This presentation by Crow Wing County is for informational purposes only.

**Action Memo #11**



Land Services Department

**CROW WING COUNTY**

BRainerd, MINNESOTA 56401

# Mississippi River Northwoods Land Exchange Factsheet

Crow Wing County is proposing a change in the use and interest in 142 acres of the Mississippi River Northwoods acquisition. The parcel, located along Highway 210, has economic viability and opportunity to increase the County's tax base. The County's proposal would include a land exchange and transfer of the deed restriction to another County managed property adjoining the Mississippi River and Northwoods property.

The County's proposal will meet the procedures and criteria identified by the Lesard Sams Outdoor Heritage Council for the change of use and replacement of interest. The identified properties will be equal in fair market value, in a reasonable equivalent location and have a reasonably equivalent useful conservation purpose.



## Overview:

On November 22 2011, the Crow Wing County Board of Commissioners unanimously approved a resolution supporting County ownership of the Mississippi River Northwoods conservation tract.

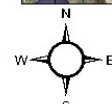
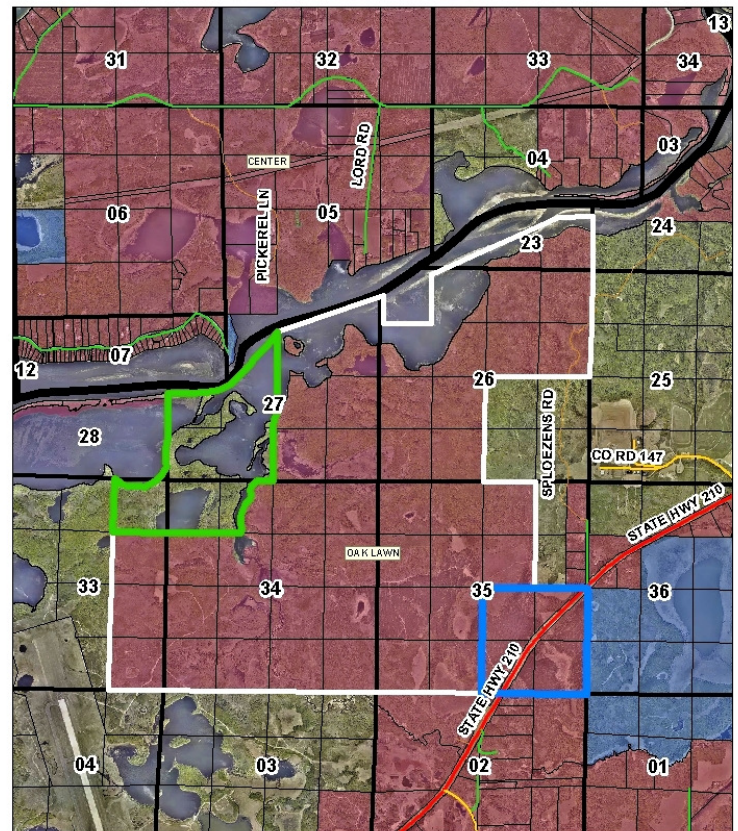
The Mississippi River Northwoods acquisition protects approximately 2,000 acres of contiguous forest land including approximately 2.7 miles of Mississippi River frontage near Brainerd in Oak Lawn Township, Crow Wing County.

The Mississippi River Northwoods acquisition, provides recreational access, and protects forest land and ecological functions in the fast-growing Brainerd area dependent on tourism, natural resources, recreation, and forest products for a strong and healthy economy

The Mississippi River Northwoods acquisition is consistent with county land asset management and forest resource management principals, local comprehensive plans and local water plans in terms of balancing economic, ecological, and recreational interests in Crow Wing County.

The Mississippi River Northwoods acquisition has the strong local support of the Mississippi Headwaters Board, Brainerd Lakes Regional Airport Commission as well as Delta Waterfowl, Muskies Inc. (Brainerd Chapters), the Cuyuna Lakes Trail Association, the Brainerd Lakes Area Community Foundation, The Nature Conservancy, The Trust for Public Land, and numerous other hunting and outdoor groups.

## Mississippi River Northwoods Land Exchange



Date: 6/18/2013

0 1,150 2,300 4,600 Feet

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

For non-legal, reference use only

218-824-1115

**For more information, please contact: Kirk Titus, CWC Public Land Management, 218-824-1138**



Land Services Department

**CROW WING COUNTY**

BRAINERD, MINNESOTA 56401

# Mississippi River Northwoods Land Exchange Factsheet

**This land exchange proposal will continue to protect the intended use of public access for fishing and hunting while protecting an important Mississippi River habitat and allowing the County a chance to develop an economic opportunity.**



## An opportunity for economic development:

County ownership of the Mississippi River Northwoods tract offers the opportunity to utilize land asset management practices to enhance wildlife habitat on nearby county tax forfeit lands while retaining the economic viability of lands abutting State Highway 210.

Approximately 142 acres of the Mississippi River Northwoods property directly adjoins the highway 210 corridor. Traffic counts on this highway reach 8,500 vehicles per day. With the Brainerd Lakes Regional Airport nearby and a chance to tap into a local source of green energy from the County Landfill, the County sees an important opportunity for economic development. While still in the visionary stage, the economic development.

## Land Asset Management Process:

Crow Wing County managed forest lands fall into two different land classifications:

- Tax Forfeit: owned by the state, managed by the county
- Fee Ownership: Completed and Absolute Ownership



Crow Wing County would exchange the tax forfeited classification status of a parcel west of the Northwoods property with a County fee owned parcel on the Pine River in Mission Township. If additional acres or shoreline frontage is needed to complete the exchange, a County fee owned parcel on the Mississippi River in Rabbit Lake Township would be included.

After the exchange is completed, the parcel west of the Northwoods property would be County fee owned. The Lessard deed restriction is then removed from the Highway 210 parcel and applied to the now county fee owned parcel on the river.

### *A better habitat protected*

While the red pine plantations along the highway, provides good cover and winter thermal habitat for big game, a better habitat, containing at least 20,000 feet of riparian shoreline will be added to the Mississippi River Northwoods property and permanently protected from future development under this proposal.



**For more information, please contact: Kirk Titus, CWC Public Land Management, 218-824-1138**