

Working Forest Easements – Timber Management

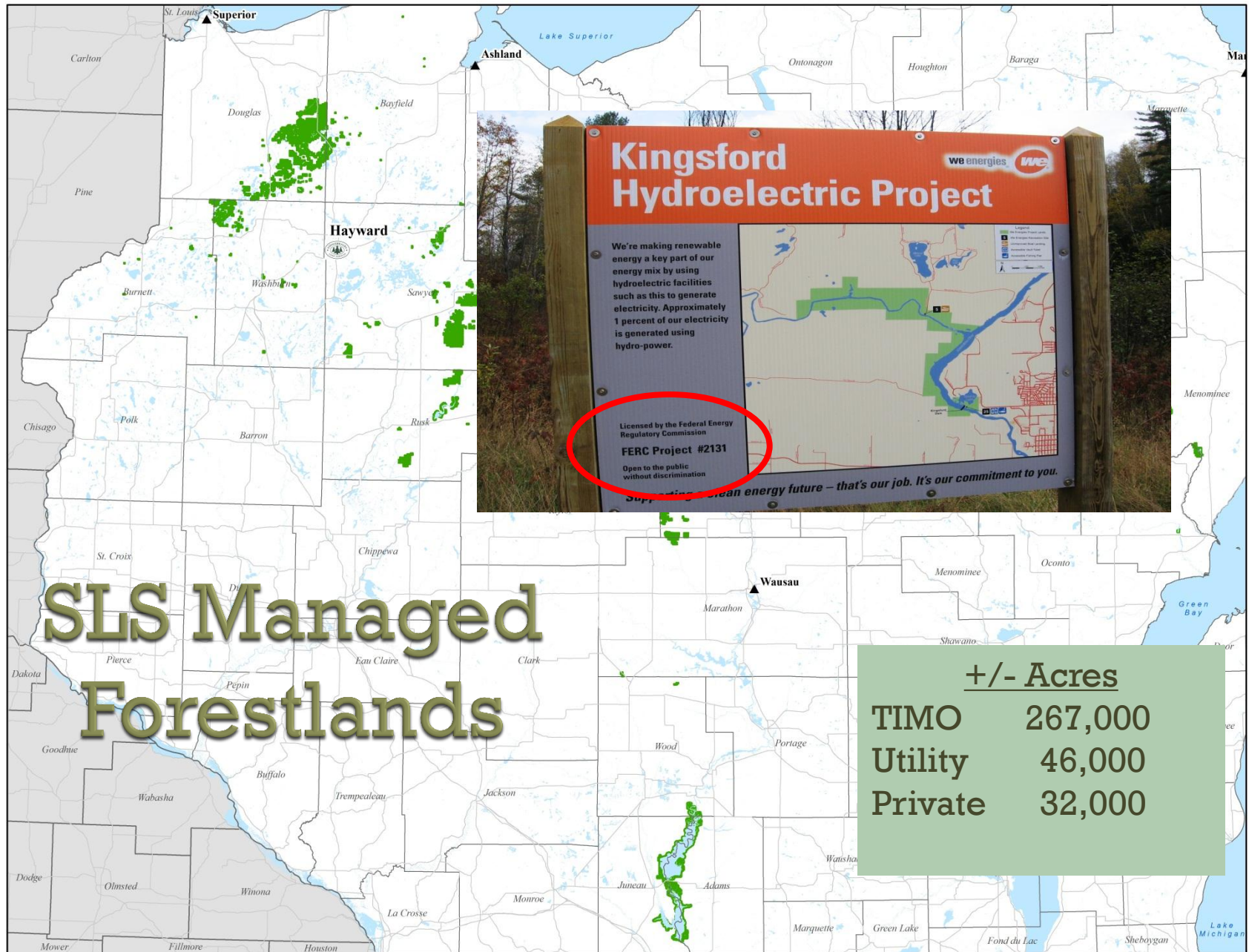


Presented by:
Tom Hittle, ACF
Forestry & GIS
Operations Director
Steigerwaldt Land
Services, Inc.

Wisconsin Council on Forestry

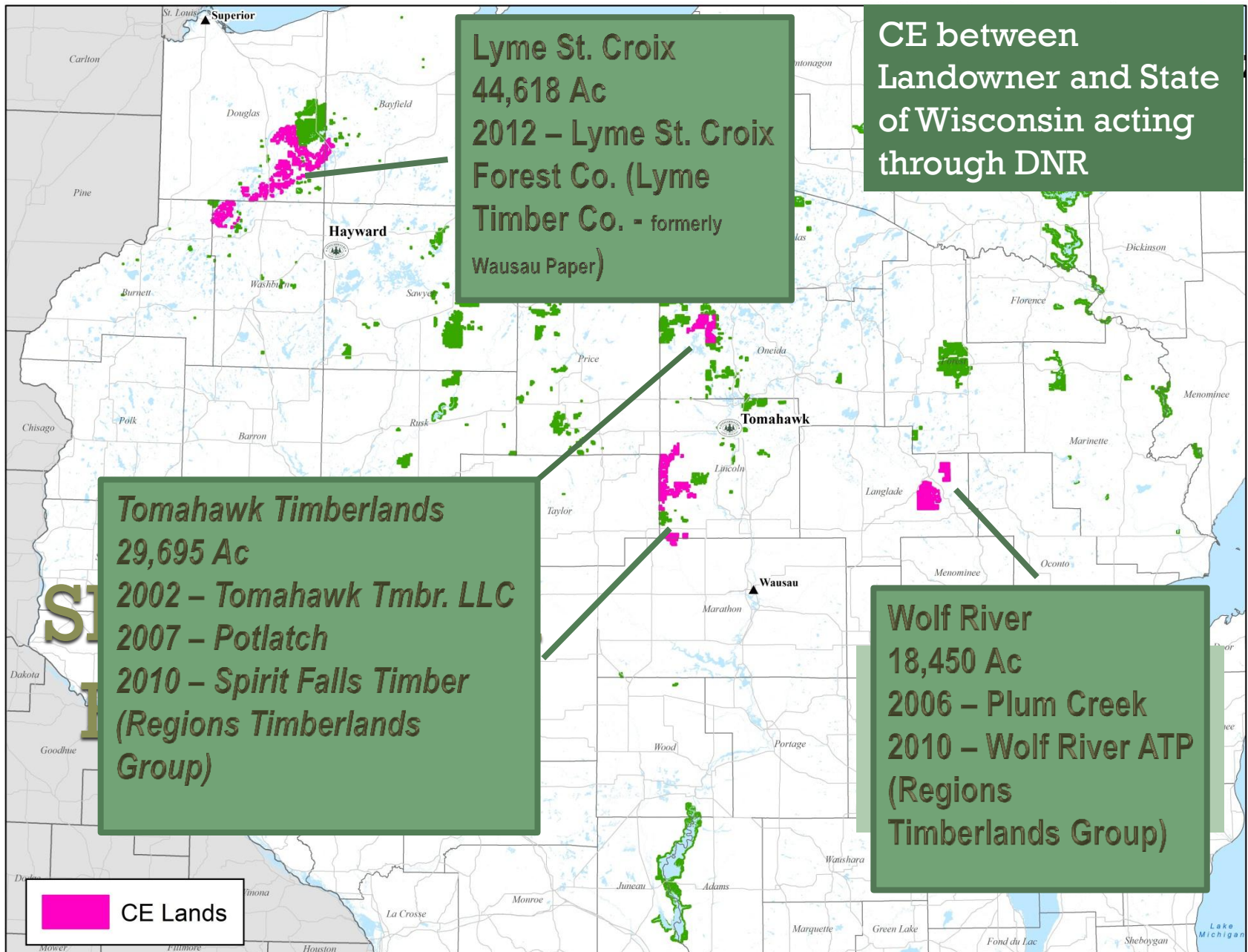
Stevens Point, WI ---- September 27, 2012





SLS Managed Forestlands

	<u>+/- Acres</u>
TIMO	267,000
Utility	46,000
Private	32,000



TIMO CE Timberlands

- TIMOs do not own land, rather manage lands for investors.
- Fiduciary responsibility - timberlands are an asset (fall under investment, asset, pension(retirement) fund laws).
- Asset investment goals:
 - increase in asset value over time (realized at end of investment period), and often
 - periodic income to cover costs and/or provide income to fund principles.
- Periodic income possibilities:

-  Leases,  Land Sales, Timber



CE Document

Timber Management Language

WDNR CE Documents:

Recitals

“Whereas” Priorities established by State of Wisconsin under its State Forest Legacy Program include:

**...protecting large blocks of forest land in order to: prevent---
the loss of productive forest land ... fragmentation ...
parcelization ... conversion to non forest uses...**

**.....acquisition of conservation easements that focus on
maintaining commercial use of forest resources**

**Grantors current timber harvesting practices and plans as
described in the Forest Management Plan are in compliance
with the purpose of this easement.**

CE Document Timber Management Language

WDNR CE Documents:

Purpose

1. Commercial Forest Management/Timber Harvesting

Grantor and Grantee desire to protect in perpetuity right to practice commercial forest management.

2. Public Access

Purpose of Easement to provide to Grantee on behalf of the public access for public outdoor recreational uses.

CE Document Rights

◉ Grantor (Landowner)

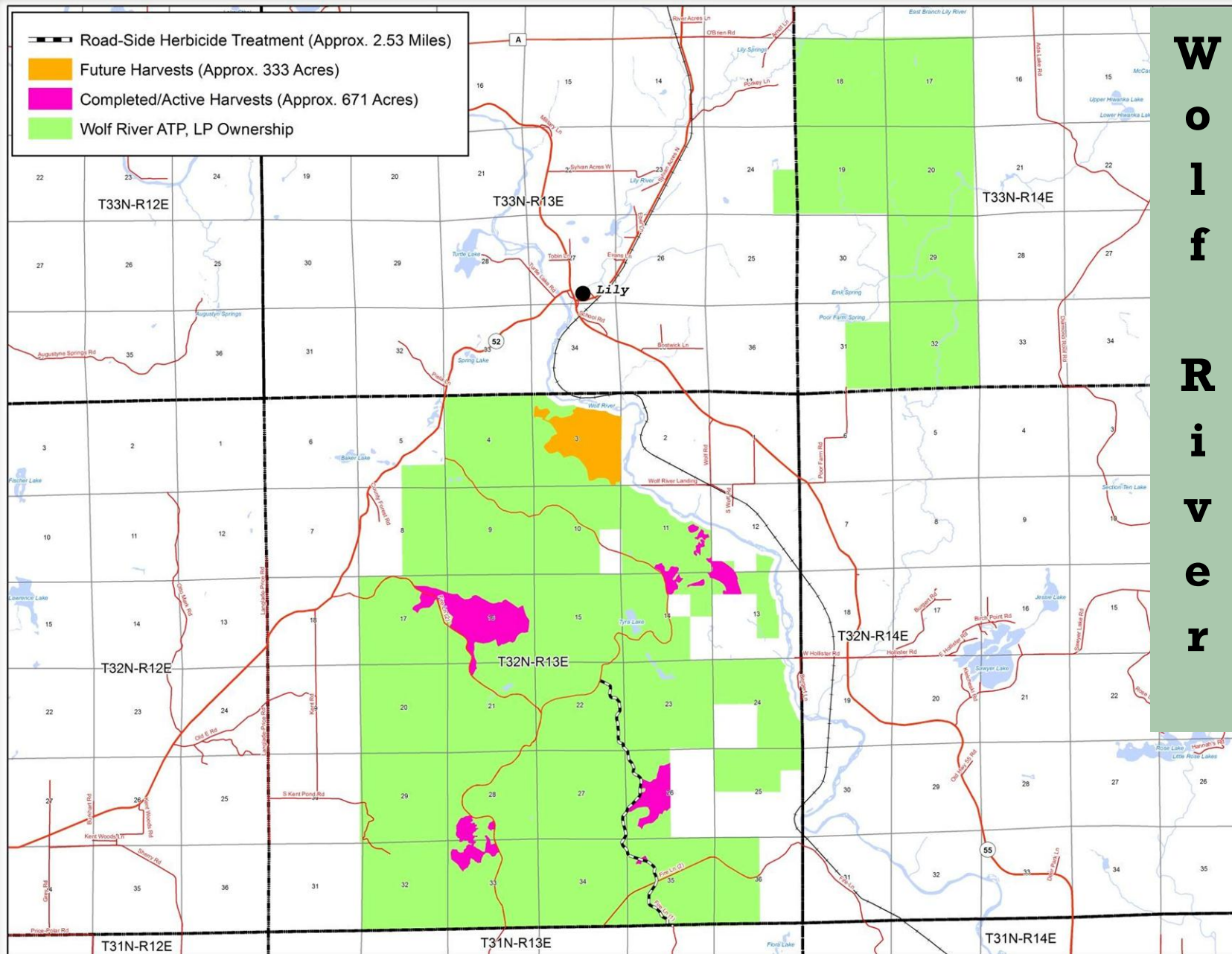
- Right to conduct commercial forestry operations
 - Commercial forestry practices in conformance with MFL/FCL considered acceptable *Management Plan* under the CE

◉ Grantee (DNR)

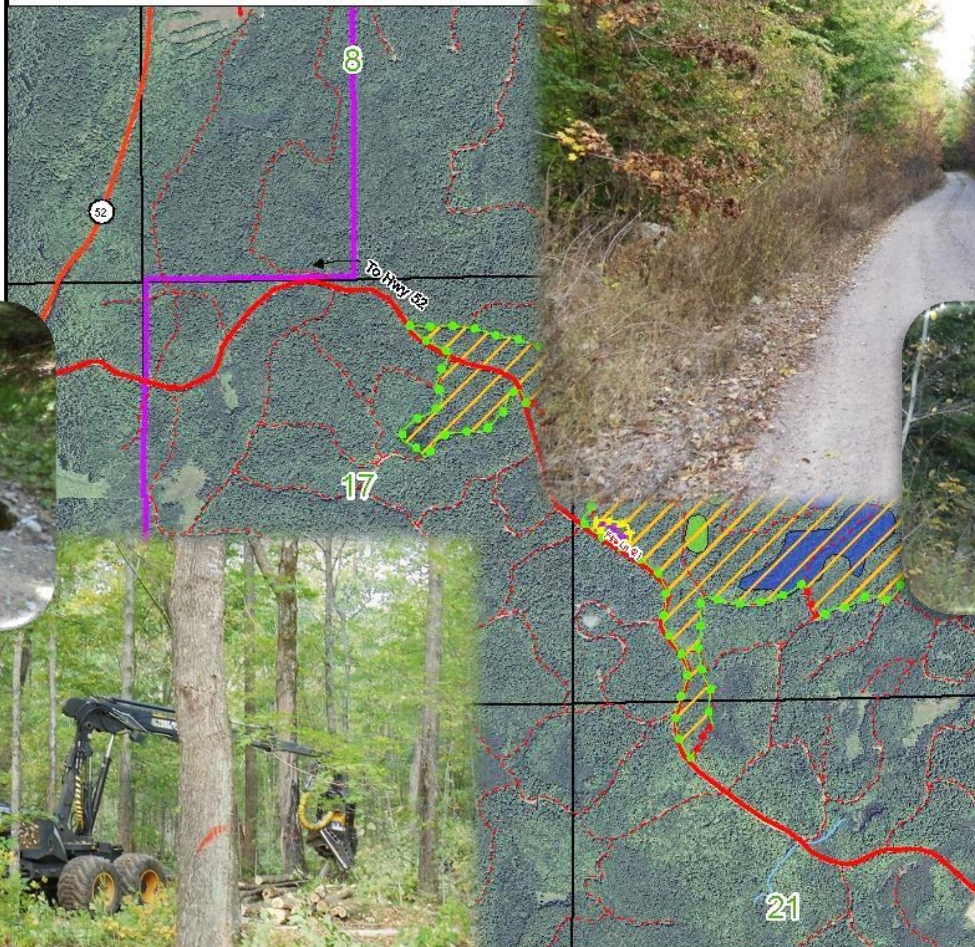
- Right to enter
- Permit public recreation
 - Trails, maintenance etc.
- Rights to enforce

Prohibited Uses: Improvements, Minerals, Subdivisions, Dumping, Private use (leases) and some references to Pesticides/Herbicides, Non-Native Species, Ag Use.

W o l f R i v e r



Sitting Donkey Timber Sale Map
 Tract Name/Number - Kent Tower/#12869
 Wolf River ATP, LP Property
 Parts of Sec. 16, 17, & 21, T32N-R13E
 Langlade County, Wisconsin



Legend

- Cutting Boundary
Red Flag/Paint Line
- Natural Stand Boundary
- Inclusion
Yellow Flag Line

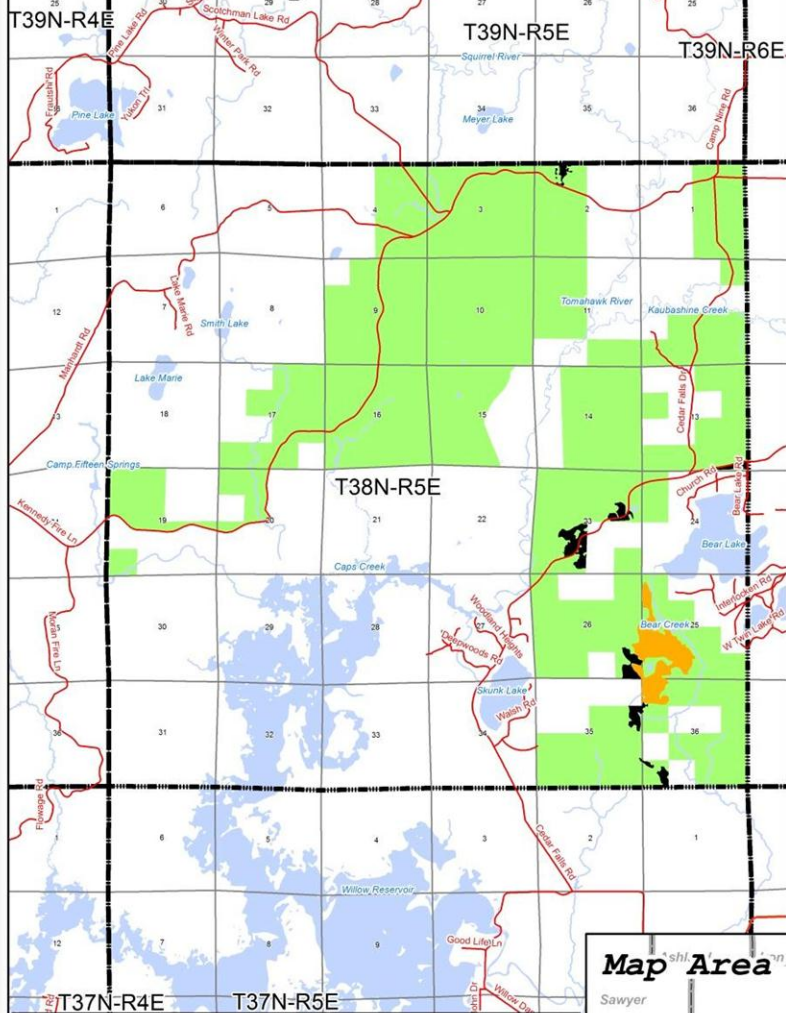
= Wolf River ATP, LP Property

+/- 303 Acres
 all
 sq. ft.

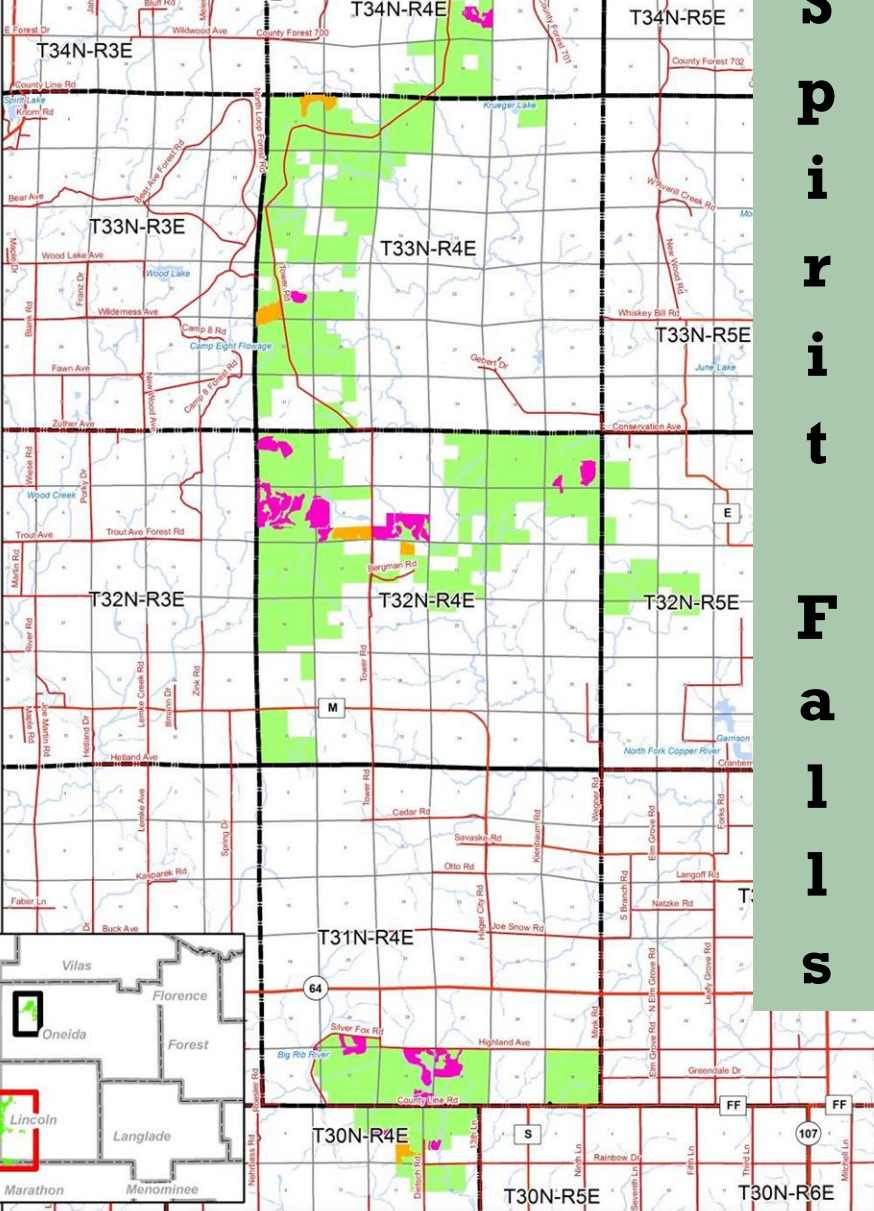
Open/Elderberry - Not Marked



North Region



South Region



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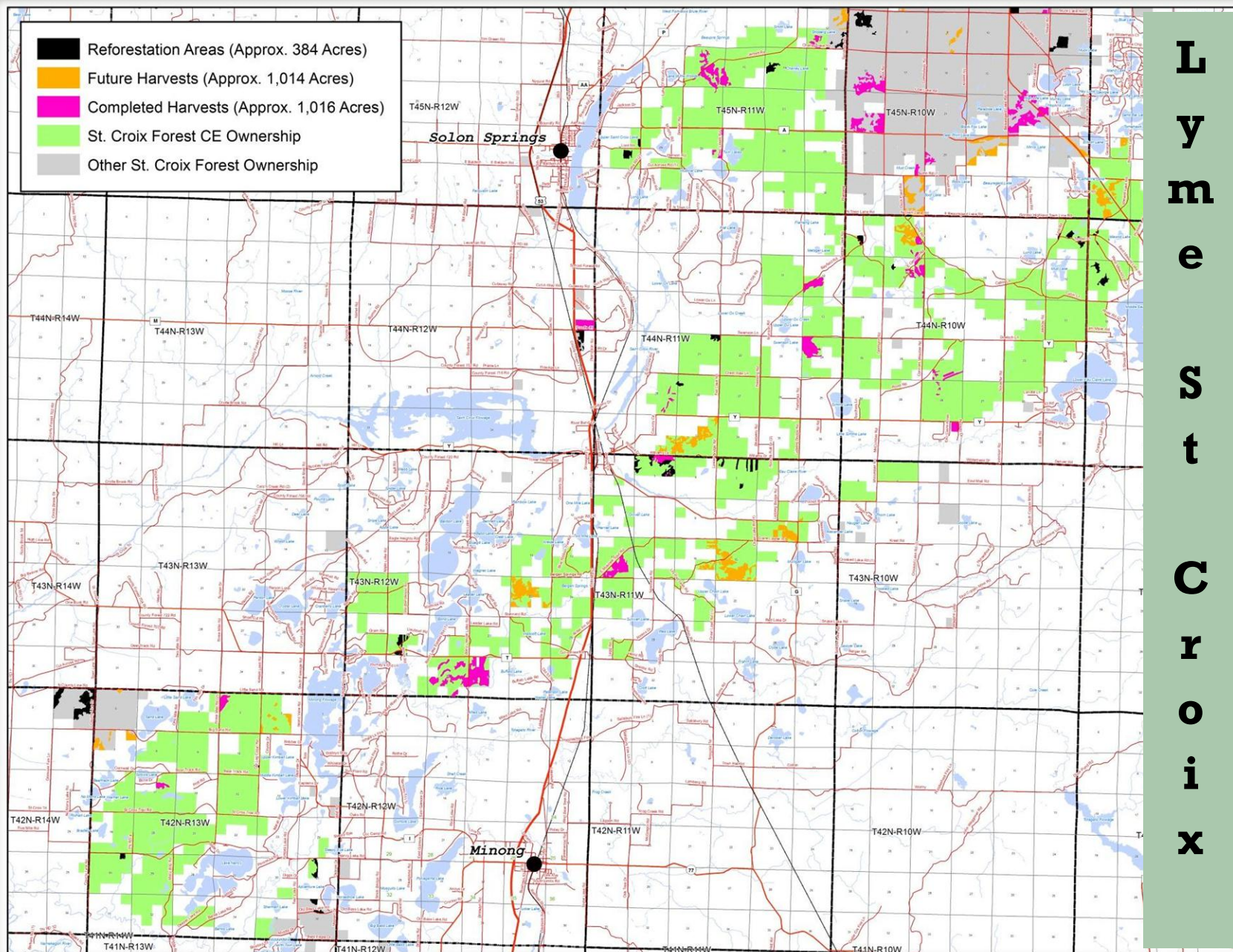
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Map Area



- Reforestation Areas (Approx. 123 Acres)
- Future Harvests (Approx. 548 Acres)
- Completed/Active Harvests (Approx. 1,222 Acres)
- Spirit Falls Timber Ownership

L y m e s t C r o i x





Lyme St Croix CE language to assure portion of the property be maintained in young pine, and that a specific amount be in jack pine for pine barrens ecosystem management.

Paperwork & Communication

(Not necessarily a bad thing)

WiDNR Forest Legacy Easement Monitoring Form (June 2005)

RE File Number: E-1956 Name of Grantor (landowner): Plum Creek Timberlands LP Date of Conveyance: 09-22-2006
Property Name: Wolf River Forest Legacy Easement Phases I & II Function: (please circle) FR, PR, WM, ER, FI, WR

Property Manager: Please complete the remainder of this form

Instructions: Review past monitoring reports and depending on method of monitoring review aerial or other photos points listed in baseline report. Inspect specific areas referred to in easement restrictions and reserved rights and any areas of special concern.

Name of current owner if different than above: Wolf River ATP, LP
Did landowner or landowner representative accompany on inspection? ☐ yes ☒ no
Contact with landowner prior to monitoring: ☐ written ☒ phone ☒ in person

Method of monitoring: ☒ ground ☐ air ☐ water

1. Have any of the following activities taken place since the last monitoring visit? If so, describe location and activities below and document location of activities on base map. Include photographs if necessary. Please refer to easement for acceptable practices.

ACTIVITIES	NO	YES	SUMMARIZE ACTIVITIES (Attach extra paper if needed)	STAFF FOLLOW-UP RECOMMENDED?
PUBLIC ACCESS: If applicable, is access posted adequately by DNR? If access via trail, inspect trail.		X	All public access roads and trails were open. Ice Age Trail and snowmobile trail signs were posted and visible where required. Sled dog trail signs were also present by permission of the Grantor. Sled dog trails usage was researched by DNR staff and will be added to the baseline document as an approved easement recreational use. At least two Ice Age Trail signs were vandalized in Section 17. Observed continued use of unauthorized ATV trails.	An update on the sled dog trail addition to the baseline document is needed. Contact is needed with local Ice Age Trail coordinator to check on sign repair. Check with landowner's agent on requesting local law enforcement assistance.



Appraisers
Land
Managers
Foresters

October 13, 2011

Mr. Gerald Crow
Wisconsin Department of Natural Resources
518 West Somo Avenue
Tomahawk, WI 54487

Re: Road Work and Repair Completed on the Wolf River ATP, LP Conservation Easement Property

Dear Mr. Crow:


This letter is in regards to the road repair which took place in the fall of 2010 on the Wolf River ATP property. This repair was required due to heavy rains in the late summer and early fall of 2010. Over a span of two to three weeks the property received upwards of an estimated six inches of rain. The results of this were severe road washouts in two separate locations and multiple smaller but less severe washouts located throughout the property.

The first washout was located near the access road to the Wisconsin DNR fire tower located in section 21. The washout originated near the junction of the main road and the fire tower access road and continued approximately 200 to 300 feet to the east.



 Joe Mattke joem@slstomahawk.com
to Gerald, me, dave

Aug 13 ☆

 Images are not displayed. Display images below - Always display images from joem@slstomahawk.com

Jerry,

The herbicides used and application rates were:
Garlon XRT @ 33.0 oz/Ac
Escort @ 1.5 oz/Ac

The type of application was tractor mounted

The date of application was 7/25/2012

George Swanson for Future Forest Inc. is the certificate holder and his Wisconsin Certificate # is 44773.

For the area treated the acreage is equal to approximately 13.6 acres. The length was 2.8 miles and the spray width was equal to approximately 20 feet on either side of the center-line of the road being sprayed.



In Summary

- We've not seen an aversion to working forest conservation easements amongst our large timberland managers/owners – goals are compatible.
- In our experience, WDNR CEs are developed for, and contain language specific to, continued commercial forest management.
- CE lands in MFL/FCL, and recognition by CEs that forest tax law management is compatible with CE objectives, means our management is nearly indistinguishable between large block CE and non CE lands.

*Thank You,
Tom Hittle, ACF
tomh@slstomahawk.com*

