

MEMO

September 25, 2013

Budget Section North Dakota Legislature

Chairman Pollert and members of the Budget Section, I am Duane DeKrey Deputy Director of the North Dakota Game and Fish Department. I appear before you today to request your approval for the purchase of three separate tracts of land in Cavalier County.

| | |
|---|---------------|
| 1. 80 acres in Section 5 of T163N-R58W | \$105,000 |
| 2. 40 acres in Section 32 of T164N-R58W | 55,000 |
| 3. 40 acres in Section 24 of T163N-R58W | <u>55,000</u> |
| | \$215,000 |

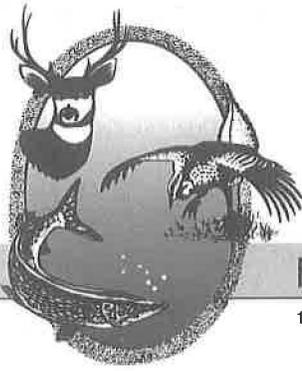
You were e-mailed and mailed a hard copy of all the pertinent documents prior to the official meeting today. Even though these purchases were initiated before the new law was passed last legislative session the Game and Fish Department has followed the new law and its notification procedures.

I met personally with the Cavalier County Commissioners in Langdon at one of their regularly scheduled commission meetings. My presence and intent before the Commission had been previously published in their agenda. The Department sent letters to all landowners within one mile of the proposed acquisition, local governing boards were notified and a notice was published in the Cavalier County Official Newspaper for two consecutive weeks. No opposition to the proposal was received by the Department or the Governor's Office. Governor Dalrymple has approved the purchase.

Since the proposed purchase is over ten thousand dollars and over ten acres the Game and Fish Department by law is requesting approval by the Budget Section.

This purchase is a carryover from the last biennium. We had signed purchase agreements prior to the 30th of June.

I respectfully request that your committee approve the purchase of these three tracts of land by the North Dakota Game and Fish Department.



"VARIETY IN HUNTING AND FISHING"

NORTH DAKOTA GAME AND FISH DEPARTMENT

100 NORTH BISMARCK EXPRESSWAY BISMARCK, NORTH DAKOTA 58501-5095 PHONE 701-328-6300 FAX 701-328-6352

MEMO:

September 12, 2013

From: Terry Steinwand

To: Legislative Members of the Budget Section

Honorable members of the North Dakota Senate and House of Representatives,

Enclosed is a packet the North Dakota Game and Fish Department has put together for your information. As you will see it is three tracts of land that we are proposing to purchase in Cavalier County. As required by law it has been approved by the Governor for purchase and is both over 10 acres and \$10,000, so we will be seeking your committee's approval during your regularly scheduled Budget Section meeting September 25, 2013.

If you have any questions regarding the purchase don't hesitate to call or stop by the department.

Sincerely,

A handwritten signature in black ink, appearing to read "Terry Steinwand", written over a faint, illegible stamp.

Terry Steinwand

Director ND Game and Fish Department

FOR

MEMORANDUM

TO: Governor Jack Dalrymple

FROM: Terry Steinwand, Director North Dakota Game and Fish Department

Terry Steinwand

RE: Approval to Acquire Three Parcels of Land in Cavalier County

Date: September 6, 2013

I am requesting approval for the North Dakota Game and Fish Department to acquire three parcels of land in Cavalier County, North Dakota under the guidelines set forth by the North Dakota Legislature. These parcels were offered to the Department by willing sellers and the Director has determined they would be beneficial round-out additions to the statewide system of wildlife management areas. The areas will add to the local wildlife habitat base and provide public hunting opportunities and other compatible uses. According to the landowners these tracts have never been used for agricultural purposes. The properties descriptions are as follows:

- 80 acres, more or less, in the N½NE¼ of Section 5-T163N-R58W (Ron Peterson, et al.)
 - Appraised at \$1,303.00/acre; total appraisal= \$105,000
- 40 acres, more or less, in the SE¼SW¼ of Section 32-T164N-R58W (Ron Peterson, et al.)
 - Appraised at \$1,3075.00/acre; total appraisal= \$55,000
- 40 acres, more or less, in the SW¼SE¼ of Section 24-T163N-R58W (Duane and Gary Dunford)
 - Appraised at \$1,375.00/acre; total appraisal= \$55,000

A brief background and aerial photographs of each parcel is attached.

Duane Dekrey, Deputy Director, has personally met with the Cavalier County Commissioners to inform them of the Departments intent; letters were sent to landowners within one mile of the proposed acquisition; letters were also sent to other governing boards if required by law to inform them of the Department's intent. Notification of these potential acquisitions was also posted in the Official Cavalier County Newspaper for two consecutive weeks. No opposition to the proposals was received from any of these communications.

APPROVED BY:

Jack Dalrymple
Governor Jack Dalrymple

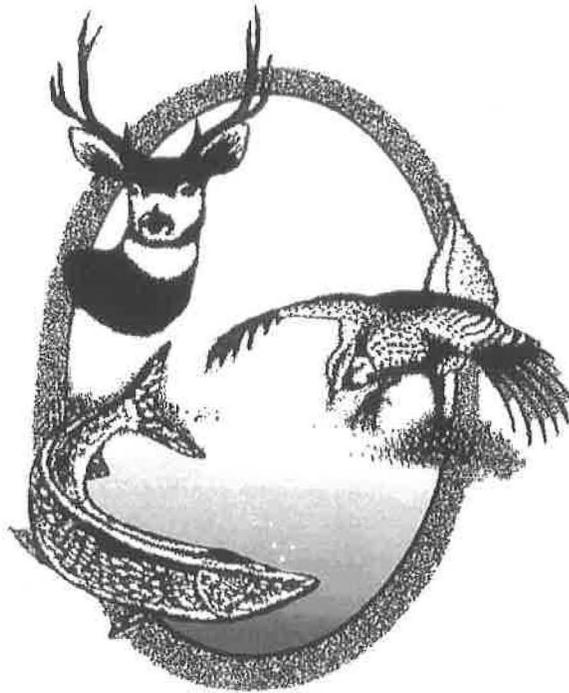
DATE:

Sept 12, 2013

North Dakota Game and Fish Department

Request for Acquisition Approval

40 acres in Cavalier County



Terry Steinwand
September 2013

Background

The North Dakota Game and Fish Department (Department) has received an offer from Ronald Peterson to purchase 40 acres in Cavalier County along the Pembina River (Gorge). It is a native woodland area next to the Departments Wildlife Management Area (WMA).

This acquisition offer consists of 40 acres, more or less, located in the SE¼SW¼ of Section 32-164-58. It is bordered on the east and north sides by one of the Departments Wildlife Management Areas. Properties, such as this, adjacent to the Department's WMAs is one of our prime criteria for land acquisition for the Department. This property is in a key area of importance for the Department and the state of North Dakota. The acquisition of this tract will help protect the beauty and biological importance of the Pembina Gorge area along the Pembina River. This property purchase by the Department would help maintain the continuity of North Dakota's vanishing native forests by connecting other native forests already in the Departments Wildlife Management Area system. The many species of wildlife that call this area home require large intact native forested areas and this purchase will only help ensure that stays the case.

This property has been appraised by Vorachek Farm Appraisal in Park River, ND and is valued at \$1375.00/acre for a total of \$55,000.00. By law the Department will not be able to purchase this tract for over this amount.

For the reasons mentioned above this will be an excellent addition to the Department's Wildlife Management Area System.

Peterson Cavalier County Offer

40 acres

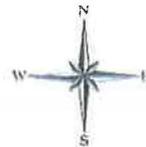


Map Features

 Offered Tract

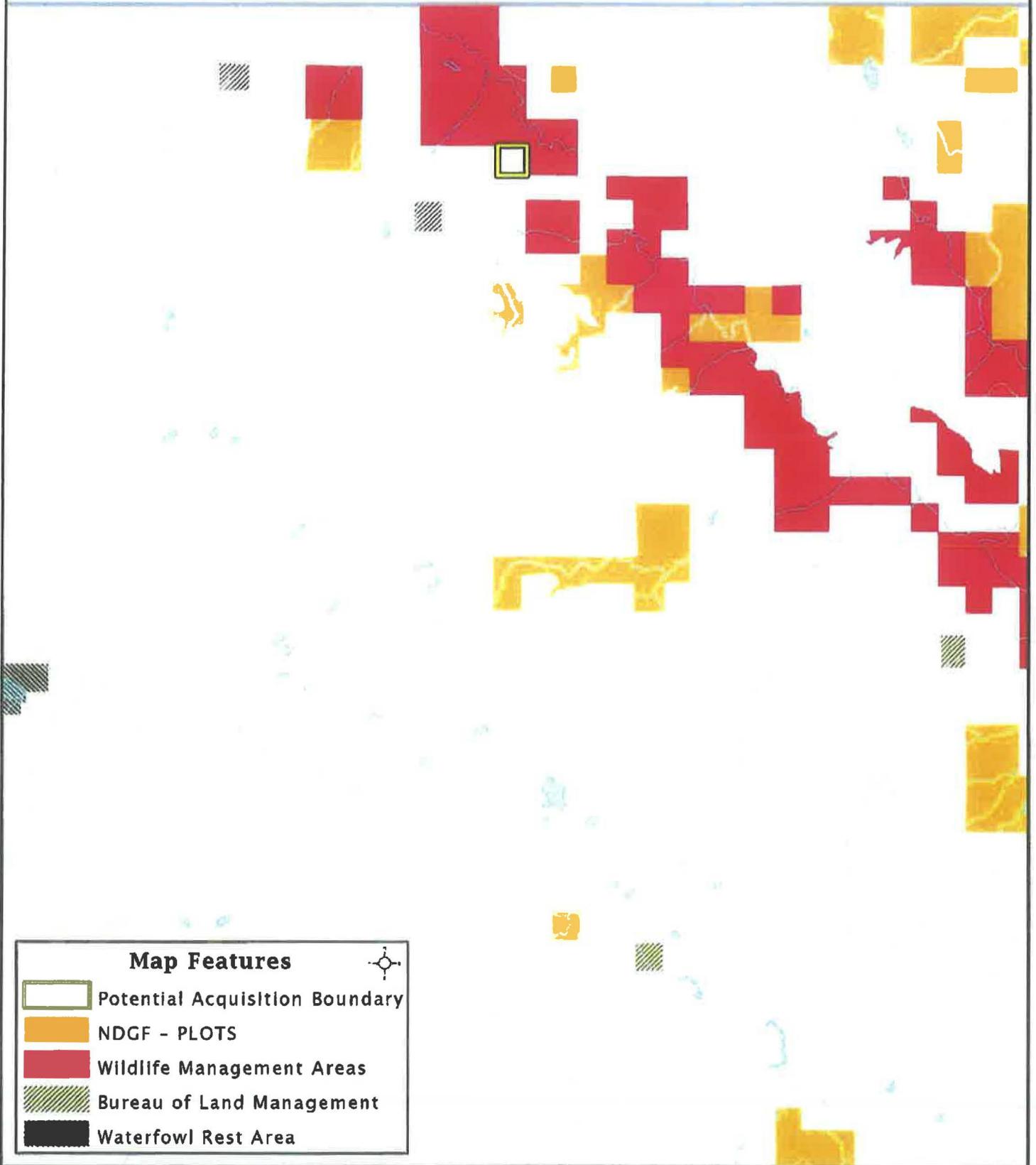
 NDGFD WMA

2012 Photo used.



Peterson Cavalier County Offer

40 Acres in Pembina Gorge



North Dakota Game and Fish Department

Request for Acquisition Approval

80 acres in Cavalier County



Terry Steinwand
September 2013

Background

The North Dakota Game and Fish Department (Department) has received an offer from Ron Peterson to purchase 80 acres in Cavalier County along the Pembina Gorge. This piece of property has been in this landowner's family for multiple generations. It is solid woodland and has never been used to produce any agricultural products as far as the family knows.

The acquisition offer consists of 80 acres, more or less, located in the N ½ NE ¼ of section 5-163-58. It is bordered on both the south and north sides by one of the Department's Wildlife Management Areas (WMA). Properties, such as this, adjacent to the Department's WMAs is one of our prime criteria for land acquisition for the Department. This property is in a key area of importance for the Department and the state of North Dakota. The acquisition of this tract will help protect the beauty and biological importance of the Pembina Gorge area along the Pembina River. This property purchase by the Department would help maintain the continuity of North Dakota's vanishing native forests by connecting two larger areas of these native forests already in the Department's Wildlife Management Area system. The many species of wildlife that call this area home require large intact native forested areas and this purchase will only help ensure that stays the case.

This property has been appraised by Vorachek Farm Appraisal in Park River, ND and is valued at \$1,303.00/acre for a total of \$105,000.00. By law the Department will not be able to purchase this tract for over this amount.

For the reasons mentioned above this will be an excellent addition to the Department's Wildlife Management Area System.

Peterson Cavalier County Offer

80 acres

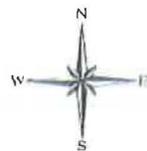


Map Features

 Offered Tract

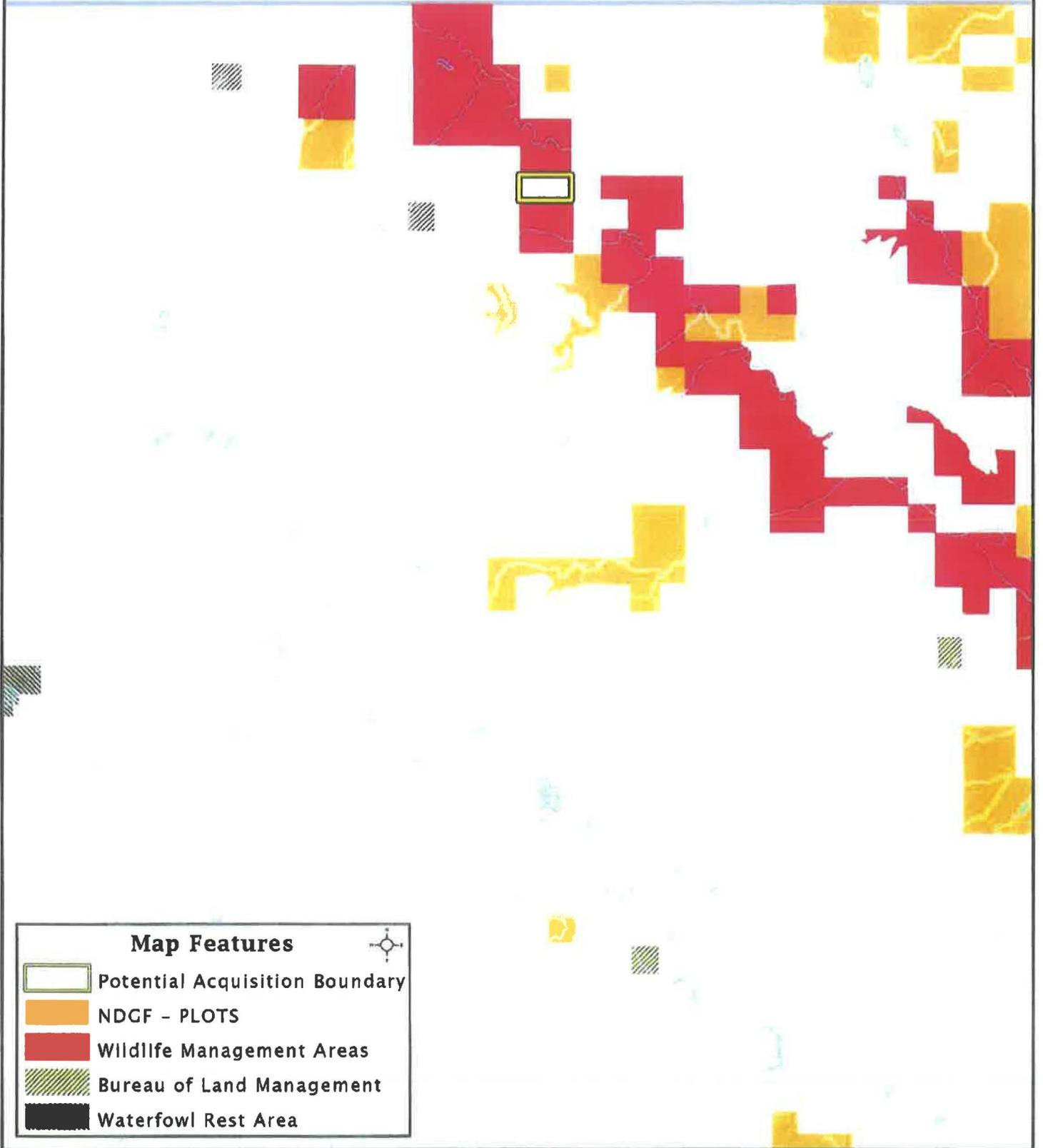
 NDGFD WMA

2012 Photo used.



Cavalier County Offer

80 Acres in Pembina Gorge



North Dakota Game and Fish Department

Request for Acquisition Approval

40 acres in Cavalier County



Terry Steinwand
September 2013

Dunford Cavalier County Offer

40 acres



Map Features

-  Offered Tract
-  NDGFD WMA

2012 Photo used,



Background

The North Dakota Game and Fish Department (Department) has received an offer from Dane and Gary Dunford (brothers) to purchase 40 acres in Cavalier County along the Pembina River. It is a native woodland area surrounded on three sides by the Departments Wildlife Management Area (WMA). The Dunford Brothers have expressed their desire to maintain this area for wildlife habitat. I have attached at letter from them stating such wishes.

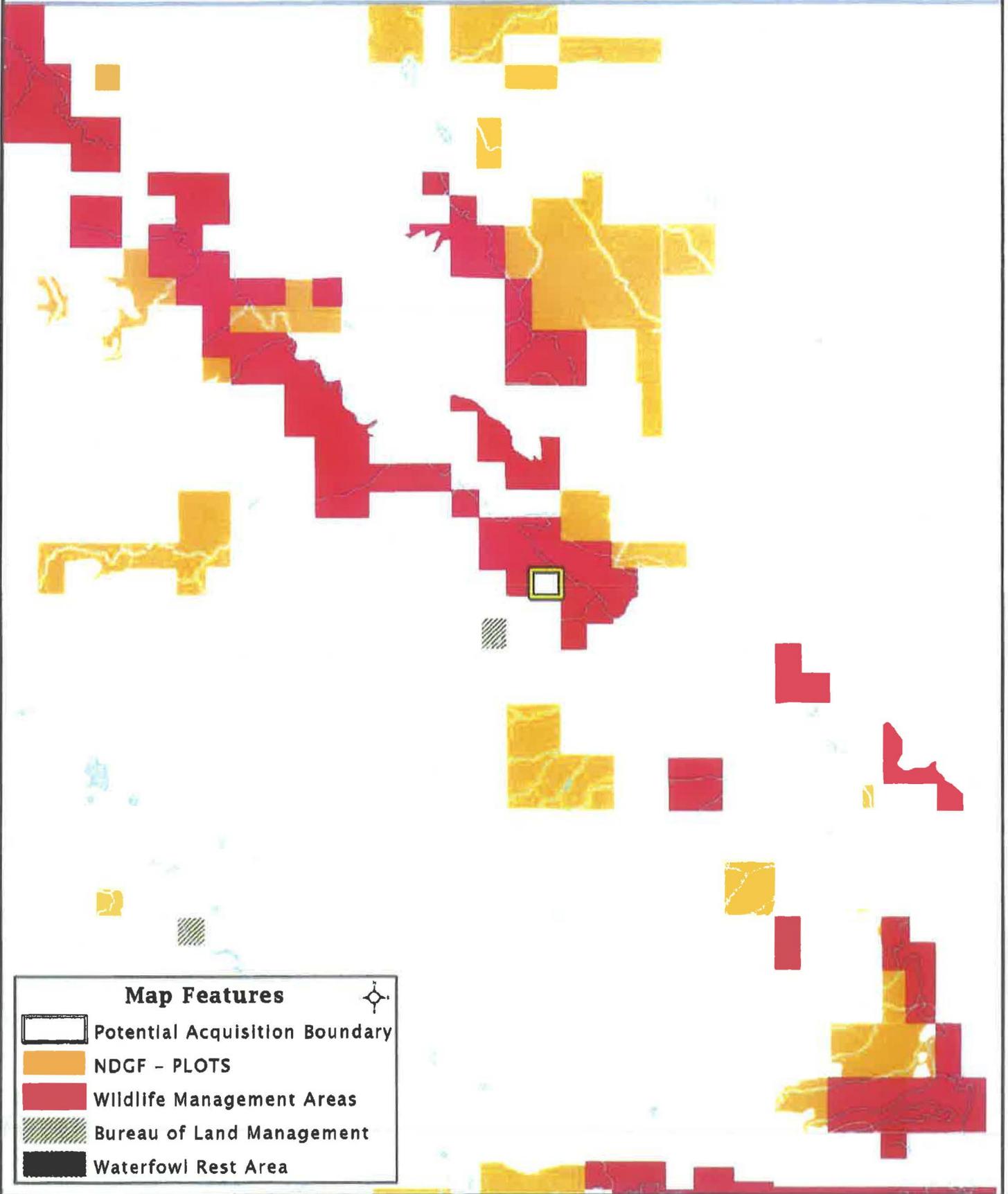
The acquisition offer consists of 40 acres, more or less, located in the SE¼SE¼ of Section 24-163-58. It is bordered on the east, west, and north sides by one of the Departments Wildlife Management Areas. Properties, such as this, adjacent to the Department's WMAs is one of our prime criteria for land acquisition for the Department. This property is in a key area of importance for the Department and the state of North Dakota. The acquisition of this tract will help protect the beauty and biological importance of the Pembina Gorge area along the Pembina River. This property purchase by the Department would help maintain the continuity of North Dakota's vanishing native forests by connecting other native forests already in the Departments Wildlife Management Area system. The many species of wildlife that call this area home require large intact native forested areas and this purchase will only help ensure that stays the case.

This property has been appraised by Vorachek Farm Appraisal in Park River, ND and is valued at \$1375.00/acre for a total of \$55,000.00. By law the Department will not be able to purchase this tract for over this amount.

For the reasons mentioned above this will be an excellent addition to the Department's Wildlife Management Area System.

Dunford Cavalier County Offer

40 Acres in Pembina Gorge



April 17, 2013

Randy Kreil, Wildlife Division Chief
North Dakota Game and Fish Dept.
100 North Bismark Express Way
Bismark, North Dakota 58501

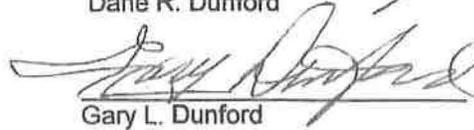
RE: Sale of 40 acres, Legal Description SE 1/4/ SE 1/4/ of Sec 24, Twp. 163, Rge 58

Dear Randy:

Per our phone conversation on April 15, 2013 at 9:30 a.m. pacific time, my brother and I, wanting to have this 40 acres of native woods preserved for future wild life habitat, and since it is currently boarded on three sides by Game and Fish land for this very purpose, agree to sell said 40 acres for the appraised value of \$55,000. We would like to have closing on the first regular business day of January 2014.

Sincerely,


Dane R. Dunford


Gary L. Dunford