

# Lessard-Sams Outdoor Heritage Council

## Agenda Item # 12

DATE: June 23, 2015  
SUBJECT: Pheasants Forever Land Exchange  
PRESENTER: Eran Sandquist, Pheasants Forever

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### Background:

Pheasants Forever is requesting a .50 acre land exchange for the Howard Farm WPA in Blue Earth County. It was discovered after the purchase in reviewing the survey that a shed on the adjacent Caven family farm was located on the property line. The shed cannot be moved and the owner does not wish to demolish it due to historical family significance. They are suggesting a .50 land exchange as described in the attached map.

Because this is considered a conveyance of interest in property, it is being brought before the Council for approval in accordance with 97A.056, Subd 15. Land acquisition restrictions:

(b) A recipient of funding that acquires an interest in real property subject to this subdivision may not alter the intended use of the interest in real property or convey any interest in the real property acquired with the appropriation without the prior review and approval of the Lessard-Sams Outdoor Heritage Council or its successor. The council shall notify the chairs and ranking minority members of the legislative committees and divisions with jurisdiction over the outdoor heritage fund at least 15 business days before approval under this paragraph. The council shall establish procedures to review requests from recipients to alter the use of or convey an interest in real property. These procedures shall allow for the replacement of the interest in real property with another interest in real property meeting the following criteria:

(1) the interest must be at least equal in fair market value, as certified by the commissioner of natural resources, to the interest being replaced; and

(2) the interest must be in a reasonably equivalent location and have a reasonably equivalent useful conservation purpose compared to the interest being replaced, taking into consideration all effects from fragmentation of the whole habitat.

### Suggested Motion:

Motion by Councilmember to approve land swap as described in the attached letter and maps.





**ERAN SANDQUIST**  
*State Coordinator - MN*  
410 Lincoln Ave South (Box 91)  
South Haven, MN 55382

Cell: (763) 242-1273  
Office: (320) 236-7755  
Email: [esandquist@pheasantsforever.org](mailto:esandquist@pheasantsforever.org)

5/25/15

Mark Johnson  
Executive Director  
100 Rev. Dr. Martin Luther King Jr. Blvd.  
State Office Building, Room 95  
St. Paul, MN 55155

**Re:** MN Laws 2011, First Special Session, Ch. 6, Art. 1, Sec. 2, Subd. 2(h) Accelerating the Waterfowl Production Area Program – Phase III

Dear Mark:

Pheasants Forever (PF) purchased 174.72 acres in Blue Earth County from the Kendell family. This strategic parcel is an addition to the existing 320 acre Howard Farm Waterfowl Production Area and will allow for a large wetland restoration. This parcel was purchased with our ML 2011 Accelerating the Waterfowl Production Area Program appropriation.

After Pheasants Forever purchased the parcel, a boundary survey was ordered as part of the process of donation to the US Fish & Wildlife Service. As part of the survey, it was discovered that a neighbor of the actually had a small part of a shed on the parcel PF purchased (see attached exhibit a).

In coordination with all parties involved, it is most amendable option is to swap .50 acres of land with the neighbors so they may completely own the land under and immediately surrounding the shed. We are proposing to give (pink highlighted) .50 acres of our land along the south west boundary of the neighbors building site. In exchange they would give (purple highlighted) us .50 acres along the north line of the building site.

This swap would also help minimize potential trespass conflicts and allow for better management of the Waterfowl Production Area.

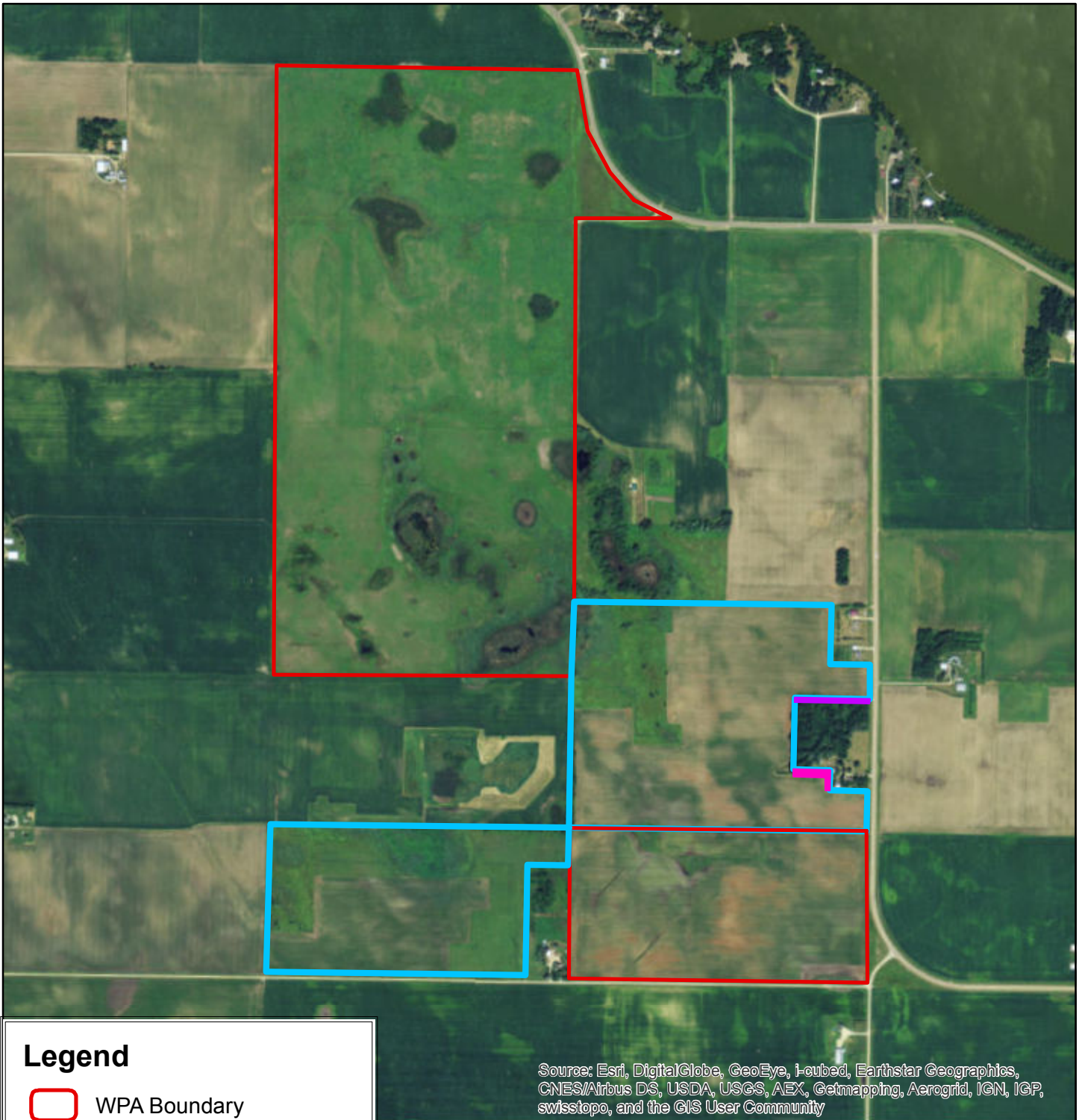
Thanks for your consideration.

Sincerely,



# Howard Farm WPA


Caven Property Line - Potential Land Swap  
Minnesota Valley Wetland Management District  
Blue Earth County, Garden City Township, Section 15



Source: Esri, DigitalGlobe, GeoEye, I-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

## Legend

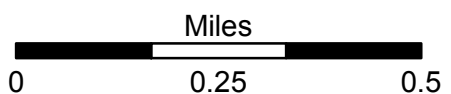
 WPA Boundary

 Kendall Tracts

## Potential Land Swap

 Caven to Give (.50 acres)

 Caven to Keep (.50 acres)



Map prepared by Alisha Haken 05/20/2015.

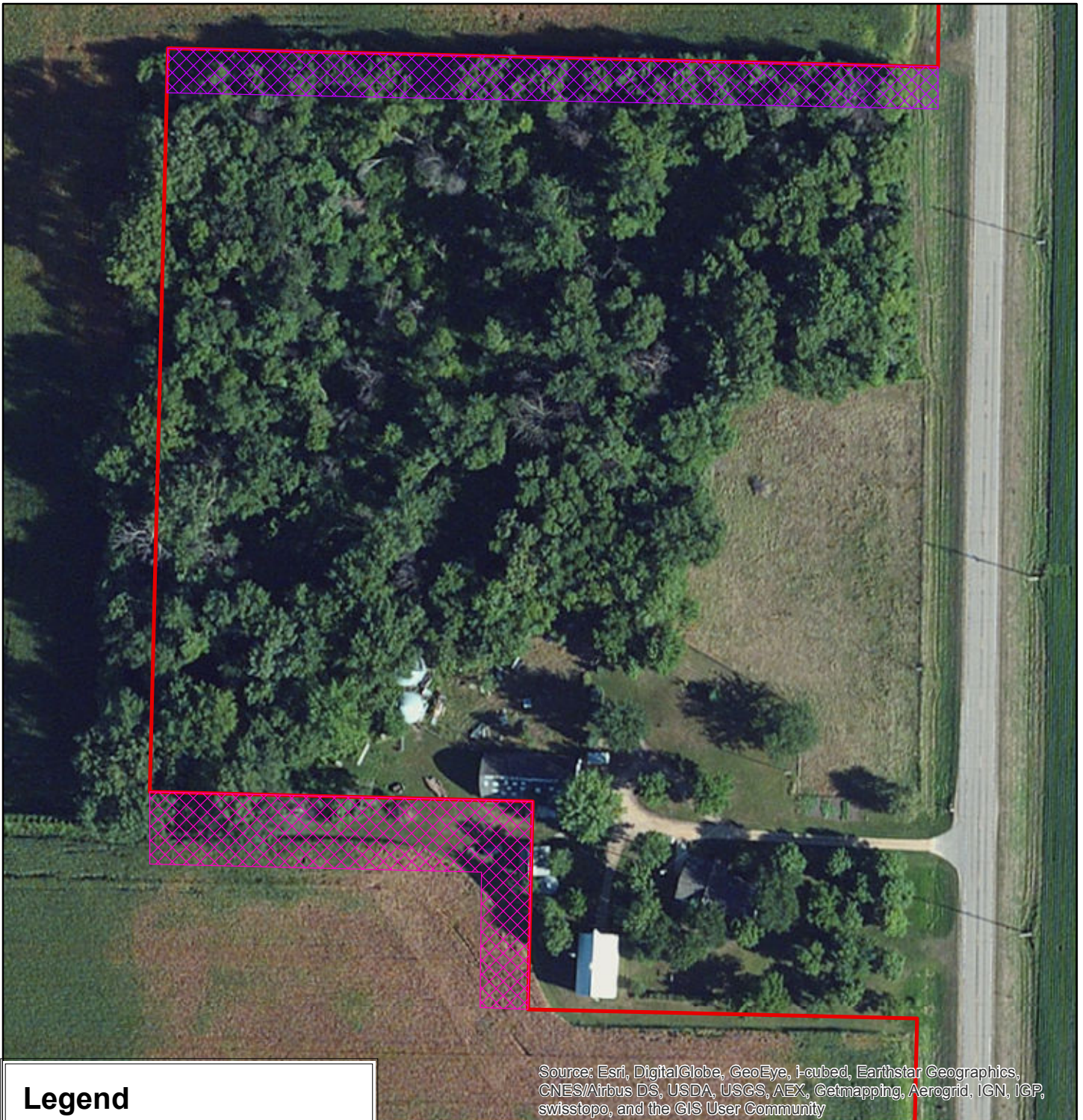


# Howard Farm WPA

## Caven Property Line - Potential Land Swap




### Minnesota Valley Wetland Management District

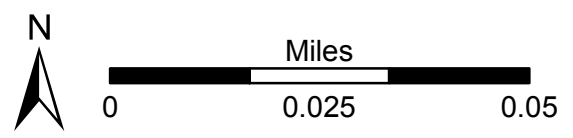
Blue Earth County, Garden City Township, Section 15



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

**Legend**

-  WPA Boundary
- Potential Land Swap**
-  Caven to Give (.50 acres)
-  Caven to Keep (.50 acres)



Map prepared by Alisha Haken 05/20/2015.