



NORTHWOODS LAND TRUST

HELP LEAVE A LASTING LEGACY FOR THE NORTHWOODS

P.O. Box 321, Eagle River, WI 54521-0321

September 2005

Tom Turriff Protects 140 acres in St. Germain, Vilas County

Tom Turriff, DePere, has left an enduring northwoods conservation legacy to future generations by protecting about 140 acres of woodlands and wetlands, and nearly 500 feet of natural shoreland on Mud Lake in the Town of St. Germain in Vilas County. On behalf of the Thomas N. Turriff and Joanne M. Turriff Revocable Trust, a perpetual land protection agreement, or conservation easement, was granted to the Northwoods Land Trust in Eagle River on August 5, 2005.

Turriff's gift of a conservation easement has now protected the conservation values of the property in perpetuity. "I wanted to keep the land from ever being developed," he said. "I feel very good about it. For future generations, as it goes on to my kids and whoever it ultimately ends up with, it is always going to stay the same. There will be no subdivisions."

For over forty years, Turriff has been enjoying the property primarily as a hunting camp and for other recreation. "I started going up there in 1962 after the property was bought by Les Smith of DePere," he said. "We grouse hunted and deer hunted on it, and really just enjoyed being on the land. We've been able to enjoy the wilderness as it is, seeing the forest in its natural state and watching things grow from year to year. Over the years we've seen bear, fishers, eagles, otters, and weasels."

"As Les got older, he wanted the property to remain in the hands of his friends who had been using it, so he sold it to his brother Austin," remembered Turriff. "Bob Mettner and I also bought interests in the property. As Austin and Bob got older, they asked me to buy out their interests, which I did."

Several generations of the Turriff family have enjoyed the property. "When my daughter Susan and son Bill

were young, we used to go up there periodically," he said. "They remember berry picking and seeing deer up close, which is a real thrill to any kid. Now that I have grandchildren, they go up there with me and enjoy the land."

According to Bryan Pierce, NWLT Executive Director, nearly 100 acres of northern hardwood and coniferous upland forest will be protected for wildlife habitat and natural plant diversity. The land also features about 37 acres of lowland forest, mostly black spruce and tamarack swamp, and a couple of acres of open bog fringe around Mud Lake.

Pierce noted that Mud Lake is a 21-acre, kettle-formed spring lake. Mud Lake drains through intermittent stream and groundwater flow to Found Lake, a larger, more developed recreational lake. "Mud Lake

(Continued on page 2)



Nearly 500 feet of frontage on Mud Lake, a DNR-listed "wild lake," was permanently protected with the Turriff conservation easement.

mission:

The Northwoods Land Trust (NWLT) promotes conservation by private landowners of natural shorelands, woodlands, wetlands and other natural resources, as public benefits for present and future generations. The Northwoods Land Trust covers areas of Vilas, Oneida, Forest, Florence, Iron and Price Counties.

Phone: (715) 479-2490 Email: nwlt@northwoodslandtrust.org Web site: www.northwoodslandtrust.org

Northwoods Land Trust

Purpose:

- To provide education and utilize voluntary conservation options with private landowners.
- To preserve natural shorelands on lakes, rivers and other waterways for protection of water quality, fish and wildlife habitat, erosion control, and natural scenic beauty.
- To conserve private woodlands and encourage landowners to manage their forest lands in an ecologically sustainable manner.
- To accept perpetual stewardship for secure conservation agreements with private landowners, such as easements, land donations and property acquisitions.
- To annually monitor NWLT land protection agreements.
- To seek support through donations, grants, endowments memberships and volunteers.
- To leverage our conservation efforts through partnering with other organizations and agencies.

NWLT Logo: Carolyn Burch
Newsletter Editor: Bryan Pierce



Turriff Conservation Agreement *(continued from page 1)*

was identified by the WDNR Northern Initiatives as a ‘wild lake,’” he said.

“With increasing residential subdivisions in the area, this conserved property will help to filter runoff from nearby development and protect the high water quality of Mud Lake and the lakes downstream,” he said.

The property may be managed sustainably for productive timber. “As the forest habitats on the property mature, the landowner has retained the option to cut firewood, to maintain the logging roads, and to prepare a forest management plan and conduct other forest management practices,” explained Pierce.

Turriff has also reserved the right to maintain and improve the hunting cabin, but all structures must be located within a building zone no larger than an acre in size. “I wanted the ability to replace the cabin if necessary in the future, and to retain the ability to enjoy the land as I have been enjoying it for the last forty years, which we were able to accomplish in the easement,” Turriff said

“In 100 years, I hope the property will look pretty much the way it is today,” he reflected. “Hopefully the pines will grow a little larger, with natural succession taking place. I’d like to be able to tell my great grandchildren that I protected the property so that they and their great grandchildren will be able to enjoy the same things that I have been able to enjoy in my lifetime.”

“I found out about conservation easements from the Door County Land Trust,” noted Turriff. “Some friends of mine had done an easement with them in Door County.” While landowners can receive income and estate tax benefits when the conservation easement is a charitable contribution, “tax benefits were not all that large of a factor in my decision,” he said. “My primary motivation was to protect the land. I was interested in protecting the land even before I found out about the tax benefits.”

Turriff encourages other property owners to consider conservation easements. “Seriously consider it,” he said. “I think it is an important and ethical thing to do. We do not really own the land, we are just stewards of it.”

“I hope to see many more easements in the northwoods,” Turriff commented. “Other areas of the country have been doing this very successfully for a long time and protected a significant amount of property, and I think the time is right to start doing it in northern Wisconsin.”

Left: About 140 acres of upland and lowland forest habitats were protected through the conservation agreement between Tom Turriff and the Northwoods Land Trust.



Joining Tom Turriff (third from left) in celebrating signing the land protection agreement are NWLT Board members (from left) Dan Wisniewski, Mary Schwaiger, John Huppert, Ed Drager and retiring Treasurer Tom Ellis.

You Can Help!

The Northwoods Land Trust is a non-profit, tax exempt conservation organization. Your gifts of cash, stocks, bonds or other financial support are fully tax deductible as charitable contributions under federal law. Donations of property or conservation easements may also provide tax benefits while promoting the conservation of our northwoods.



Buying & selling land for CONSERVATION

FOR SALE: Prefer Conservation Buyers

* 40-acres on a small 12-acre lake in the town of Phelps, Vilas County. Has a year-round home on the property. Listed with a realtor for \$259,000.

* 40-acres with about 500 feet of frontage on a 47-acre lake in the town of Sherman, Iron County. A small creek also flows through the property. Legal access is an issue. Listed with a realtor for \$199,900.

For more information, contact NWLT at (715) 479-2490.

The above properties are the first two listed in NWLT's new **Conservation Buyer/Seller program**. **Conservation buyers** are people who are interested in purchasing land in order to protect its conservation values. They quite literally "put their money where their values are."

Many conservation buyers purchase land because they enjoy outdoor recreation and want to use it for hunting, fishing, watching wildlife, forest management, nature study or just for a relaxing weekend retreat. The primary requirement for a conservation buyer is their willingness to consider some form of permanent protection for the land.

For the Northwoods Land Trust, a conservation buyer is someone who NWLT believes will want to preserve the property for its conservation values, will limit additional development, and will either buy land with a conservation easement already in place, or will work with the land trust to grant an easement on the property after they purchase it.

Landowners and potential conservation buyers should be aware that there are important timing and other issues related to whether or not a donated conservation easement would qualify with the Internal Revenue Services as a charitable deduction if it is done at the time of closing on the land sale. The two must be independent transactions for an easement donation to qualify as a charitable gift. Several guidelines and strategies can also help a landowner be more comfortable selling their land to a potential conservation buyer.

The Northwoods Land Trust recently started an effort to link potential conservation buyers with landowners who want to ensure their property will be protected. NWLT will maintain a list of potential conservation buyers and will notify them when land becomes available. NWLT will also maintain a list of landowners who would prefer to sell their property to a conservation-minded buyer. **The lists are strictly voluntary and strictly confidential.** We will immediately remove your name at any time upon request.



Conservation buyers may be the last best hope for preserving wild tracts in the northwoods.

The Northwoods Land Trust is willing to offer information and assistance on conservation issues to buyers and sellers. However, due to potential conflicts of interest with possible pre- or post-sale conservation easement donations, the Northwoods Land Trust does not become involved in negotiations between conservation buyers and sellers.

We are not here to replace real estate companies. We simply hope to provide a link where appropriate to help conservation-minded sellers and buyers better protect special northwoods properties. All properties would need to have conservation values suitable for a conservation easement as minimum criteria for inclusion within the program. NWLT reserves the right to approve or disapprove any property or interested buyer for any reason at our sole discretion.

In today's real estate climate, and with the rapid pace of development in the northwoods, conservation buyers may be the last best hope for preserving some of the remaining wild tracts in the northwoods.

Please fill in and return the form on page 4 or contact the office at (715) 479-2490 if you are interested in being included in NWLT's **Conservation Buyer/Seller Program**.

"Sometimes the only way to save a piece of property is to buy it. If we can afford it, we have a moral obligation to preserve it."

- Brothers Tim & John Hagen, Rhinelander, purchased 90 acres to protect it from development.



Dan Wisniewski joins the NWLT Board

We are pleased to announce that Dan Wisniewski, recently-retired Executive Secretary for the Wisconsin Board of Commissioners of Public Lands, has joined the NWLT Board of Directors. According to President John Huppert, Wisniewski was specifically recruited for his expertise in public lands management.

“We are very excited that Dan has agreed to join our Board,” said Huppert. “With his long-time family ties both to the northwoods and to state government, we hope to be able to tap into his wealth of contacts and experience, along with his strong conservation ethic.”

Wisniewski resides in Madison and owns a cottage on Spring Lake in the town of Land O’ Lakes. “I first experienced the northwoods when my family rented a lake cottage in Three Lakes,” explained Wisniewski. “My family and I have camped, canoed and fished in

this area for over 30 years.”

“My interest in land conservation was heightened when I served as Secretary of the Board of Commissioners of Public Lands,” noted Wisniewski. “I realized how crucial it is to preserve our undeveloped lake shores and river frontage, and to prevent further fragmentation of our northern forests.” Wisniewski directed the management of over 80,000 acres of productive woodlands and other diverse habitats across Wisconsin.

Previous experiences in a 30-year career in state and local government have included working for Governors Tony Earl, Patrick Lucey and Martin Schreiber. Wisniewski is married to Fran DeGraff and has five children and three grandchildren. “Now that I’ve retired, I want to use my experience to help the Northwoods Land Trust protect what makes the northwoods such a wonderful place.”

Welcome Dan to our Board of Directors!



Northwoods Land Trust Conservation Buyer/Seller Program

Please note: all of your responses are confidential.

- I am interested in being included on the list of conservation buyers. I am interested in selling to a conservation buyer.

Name(s): _____		Date: _____	
Address: _____			
City: _____	State: _____	Zip: _____	
Phone: _____	Best time to call: _____		
Email: _____			

Conservation Buyer

Desired size of parcel: Minimum acres _____ Maximum acres _____

Types of land you desire:

- woodlands lake shorelands wetlands river or stream shorelands year-round residence
 seasonal home or cabin farm land rare species or rare plant communities

Your purpose for buying land:

- future development/subdivide seasonal home or cabin investment year-round or retirement home
 recreation (hunting, fishing, other) preservation of resources sustainable forest products wildlife enhancement

Price range for buying land: \$ _____ to \$ _____

Conservation interests:

- Willing to donate a conservation easement to NWLT after purchase.
 Willing to purchase land with a conservation easement in place.
 Willing to donate land to NWLT for permanent protection.

Other - please describe any timing or other information you feel is important:

Conservation Seller

Location of Property: County: _____ Town: _____
 Township _____ Range _____ Section _____

Size of parcel: _____ acres _____ frontage feet on _____ lake or river

Type of property: woodland wetland year-round residence cabin lake river or stream

Assessed value: \$ _____ land \$ _____ improvements **Asking price:** \$ _____

Conservation interests:

- Willing to donate a conservation easement to NWLT before selling the land.
 Willing to do a “bargain sale” of the property for land protection purposes.

Other - please attach a real estate summary sheet (if available), and describe the property and include any additional timing or other information you feel is important:

Return to: Northwoods Land Trust, P.O. Box 321, Eagle River, WI 54521-0321

Conserve School students learn while helping protect 190 acres

Conserve School students from Land O' Lakes teamed up with teacher Joe Panci and NWLT Director Bryan Pierce to learn about private land conservation through a service-learning project.

Participating in an Earth Day event, the students learned how conservation easements can permanently protect private woodlands, wetlands and lake shorelands. Then they helped collect needed baseline documentation information using Global Positioning System (GPS) units. The GPS satellite location readings helped to identify and map trails on a private, 190-acre property in the Town of Land O' Lakes that is one of NWLT's current easement projects. We appreciate their help!



Conserve School students worked through snow, sleet and drizzle on Earth Day (typical northwoods day!) to map trail locations for a conservation easement project site using hand-held GPS units. The group included (from left): Ik soo, Torrey, Leslie, Shannon, Lizzie, Zion and teacher Joe Panci.

Memorial Gift doubled through Employer Match Program

Ardyth Hall's generous gift to NWLT in memory of her mother, Patricia Ruth Trinkka Hall, and her grandmother, Helen Drager Priebe, was made even more effective because Ardyth thought to request an application from her employer's matching gifts program. An increasing number of employers offer to match contributions their employees make to non-profit, tax exempt organizations like the Northwoods Land Trust. We greatly appreciate Ardyth's very generous contribution, and her efforts to leverage even more support for our conservation work through the employer match! We hope many of our other members and supporters will consider doing the same.

Other recent contributions included a memorial gift in remembrance of Ruth Drager Wivel from Jean Owen, a gift from Bette Jo Sullivan, and an additional contribution from Julie Dolinky - all from the extended Drager family. Generous contributions were also received from the Joe Hovel family and from Patricia Juday.

NWLT members Ruth Sproul and Dick Pantalone just sent a donation in the name of Pat Dugan to help commemorate his birthday (what a great way to celebrate a special occasion!). We greatly appreciate the generosity of all of these supporters!

WANTED:

NWLT is in need of a fire-proof file cabinet to store archival copies of our rapidly-increasing completed conservation easement documents. Please contact us if you have a fire-proof file cabinet in good condition, or if you would be willing to contribute toward the purchase of a new one.



JOIN THE NORTHWOODS LAND TRUST

HELP KEEP THE NORTHWOODS THE NORTHWOODS!

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Telephone (w): _____

Telephone (h): _____

E mail Address: _____

Membership Contributions

- Individual \$25
- Family \$35
- Supporter \$50
- Founder \$100
- Conservator \$250
- Steward \$500
- Land Legacy \$1000
- My additional contribution of \$ _____ is also enclosed.

Interests

- I have property I may wish to conserve, please send me the free landowner's guide.
- I am interested in becoming a volunteer to assist the NWLT.

Please make checks payable to:

Northwoods Land Trust, Inc.
PO Box 321
Eagle River, WI 54521-0321

- I am interested in the NWLT Council of Trustees.



New Landowner's Conservation Guide Available

"For the Love of the Land... A Landowner's Conservation Guide to Protecting Your Northwoods Property," the Northwoods Land Trust's new education packet, is now available to any interested landowners.

The Guide was produced with funding assistance from a DNR Lake Protection Grant, the Arthur L. "Bud" Johnson in Memory of Elaine V. Johnson Foundation, and the John C. Bock Foundation. The folder describes the conservation options we offer to landowners who truly want to "keep the northwoods the northwoods."

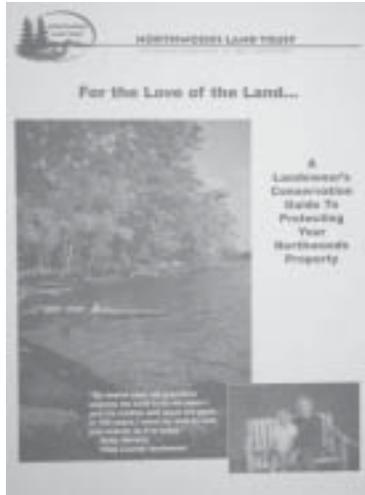
The information folder describes land protection agreements, land donations, buying and selling land for conservation, the tax benefits from conservation easements, and our NWLT conservation area registry program.

The guide also includes examples of area landowners who

have permanently protected their properties for future generations.

Over 1000 copies of the Guide were direct mailed as a pilot project to Vilas County lake property owners who have at least 500 feet of natural shoreline frontage or more. Special Thanks to Kim Genich, Betty and Gus Gussick, John Huppert, Barry McLeane, Willa Schmidt, Cliff and Kestrel Schwaiger for their volunteer assistance (pictured below)!

The Guide is available free of charge by contacting the NWLT office at nwlt@northwoodslandtrust.org, call (715) 479-2490, or write to P.O. Box 321, Eagle River, WI 54521-0321.



NORTHWOODS LAND TRUST

P.O. BOX 321, EAGLE RIVER, WI 54521-0321

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*Please remember NWLT
in your annual and
planned giving. Give a
gift that will last forever!*