



NORTHWOODS LAND TRUST

HELP LEAVE A LASTING LEGACY FOR THE NORTHWOODS

Watch for our next issue and our newest, record-breaking conservation easement donation project!

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

December 2011

Protecting one of the last remaining natural shorelines on Big Fork Lake

By Trisha Moore, Conservation Specialist

Since the Northwoods Land Trust (NWLTL) started in 2001, protecting some of the last remaining stretches of natural shorelines on otherwise heavily-developed lakes has been one of the top conservation priorities. As we celebrated our 10th Anniversary in 2011, this milestone year began with a conservation easement donation gifted by Jean and Jerry Crawford of Charlotte, North Carolina.

The Crawford property features nearly one-quarter mile of frontage on 690-acre Big Fork Lake, part of the world-renowned and intensively developed Three Lakes Chain of Lakes in Oneida County. The Crawford's frontage is one of the last remaining long stretches of natural shoreline on the Big Fork Lake. Based on a recent survey, the shoreline measures approximately 1,252 feet.

The Crawford's project was also the first from NWLTL's Conservation Area Registry Program that has moved from a voluntary, non-binding enrollment to being permanently protected. The 2008 Registry



Three generations of the Crawford family enjoy their property on Big Fork Lake. Pictured from left are Jean, Hugh, Patti, Lexi and Jerry.

Program plan provided the family with a number of conservation options to consider, including perpetual land protection agreements (conservation easements).

The property includes over 36 acres, 6.5 of which are wetlands which drain into and provide ground-water recharge for the lake. About five acres of the property, from before the dam raised the lake levels on the chain, is now under the surface of the water of Big Fork Lake. The land also helps to provide an undeveloped wildlife corridor with the extensive Nicolet National Forest lands in close proximity.

The Crawford family has been using this property seasonally for four generations. In 1943 Jean's father bought 40 acres of land from the Thunder Lake Lumber Company. He was a solitary man who had

Left: Waterfowl, like this family of young mallard ducks, use the over 1,200 feet of natural shoreline on Big Fork Lake as critical nesting and brood rearing habitat.

(Continued next page)



MISSION:

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

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.

Newsletter Editor: Bryan Pierce
Staff Writer: Trisha Moore



Big Fork Lake - *continued*



One of the largest remaining stretches of natural shoreline frontage on Big Fork Lake, part of the Three Lakes Chain of Lakes, was protected in perpetuity with a land protection agreement granted by Jean and Jerry Crawford to the Northwoods Land Trust.

grown up as a farmer and lumberjack so the property was a chance for him to work on a property as well as hunt for food. “My father fed us all winter long off of this property,” Jean recalled. Jean was six years old when she helped hold the lumber for the walls of the small cabin (built from a one-car garage plan) as her father put it together. That rustic cabin remains as the only structure on the property.

Jean, Jerry, their two children, Patti and Hugh, and granddaughter Lexi, continue to enjoy the property each summer. Despite doing most of the heavy work such as trail and cabin maintenance, Hugh still sees the time up north as a retreat and especially enjoys sitting on the dock looking at the lake.

Patti finds time to connect with her dad, Jerry. “My dad and I go out in the canoe in the early morning when everything is so still. Dad thinks we are fishing. It is the coffee and the conversation for hours with my dad on the lake, in the woods, that I enjoy so much,” said Patti.

Lexi, Patti and husband Tony’s eight-year old daughter, has also come to the property every summer since she was three months old. Being from Arizona, the trip provides her the opportunity to learn about the northwoods. Patti explained the importance of this land and her grandparents sharing it with Lexi each summer: “When Lexi was born, I turned to them (Jean and Jerry) and said ‘Your job is to make sure that

Left: This undeveloped shoreline provides natural scenic beauty for residents and visitors alike on Big Fork Lake.

(Continued next page)

Leave a Lasting Legacy for the Northwoods!

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

Big Fork Lake - *continued*

she knows what you know and she loves what you love about the woods.’ “

Jean passes her love and knowledge of the woods and its inhabitants on, as well as history and stories collected over 60 years of coming up north. “When we were up here for two weeks at a time our mail delivery was by boat launch. There was a post with a lunch pail attached way out in the water. The mail boat would come around at 11:30 every morning. It was a big mahogany Chris Craft. If it was an easy day I would row out. If it was a stormy day I would swim out with the bag in my mouth and put the letters in. Years later it struck me that that was pretty dangerous!”

That same mail boat also gave tours of the Three Lakes Chain of Lakes and when Jean was an adult she decided to finally take that tour with the mailman. “When we came into this (Big Fork) lake, he angled the boat back toward Little Fork and said ‘there is nothing else on this lake.’ I was delighted! The nothing else on this lake was the animals, birds, and the trees ... that ‘nothing’ was everything to me!”

Jean also recalled memories of toads covering the hillsides on the property to the point of nearly stepping on one with each footstep, seeing many green and garter snakes, and hearing a variety of frog sounds at night. She noted that this has changed drastically over the last few decades. “I became almost panicky that what is so valuable here is being lost,” commented Jean.

This enthusiasm and “panic” for all that was natural grew as the years went on and Jean felt compelled to do something to protect it. “When I retired, I started reading magazines that I wanted to read. The Nature Conservancy was one of those and I discovered Gathering Waters Conservancy through that. The deal breaker was the money involved. Not only are you giving away a chunk of your potential wealth, but you also have to pay to have it checked-on (monitored) annually, for an attorney, a survey... you really have to be generous of heart.”

Jean began discussing the possibility of conserving the property with the family. Jerry, Patti, and Hugh were skeptical and did not feel the family was in a financial position to donate a conservation easement. In time, they learned about the Northwoods Land Trust and discovered there were ways to meet their goals in a financially realistic way.



“Family lore has it that I ‘helped’ build the cabin. I was 6 years old though, so that may be a stretch.” - Jean Crawford

Bryan Pierce, NWLT’s executive director, walked the property with the Crawford family. As he started to point out all of the natural features and important conservation values, the family began to realize that Jean’s vision was substantial.

Patti described this change of heart: “Everyone backed it by saying, ‘Mom, do what makes you happy. It is your land. Even if it was just your land and you didn’t really care, but you care *so* much!’ ”

When landowners, like the Crawfords, decide to donate a conservation easement to the Northwoods Land Trust, discussions focus on what restrictions will be placed on the property and what rights the landowner will still retain. One of the restrictions that was important to Jean to have on the property was that no boardwalks could be built over the wetlands. “When the appraiser said 11 boardwalks would be included in the best use of the land I thought ‘what self-respecting family of ducks would have a nest where there are 11 boardwalks!?!’ ”

With that attitude of protection and preservation of the land for all who live there, Jean and Jerry Crawford signed a perpetual protection agreement on their land, conserving the woods, wetlands, and shoreline for generations to come.

Patti’s husband Tony, who had not been to the property in over 20 years, summarized this decision of Jean and Jerry’s by saying: “It really has not changed much. It is a testament to what you have tried to do here.”



Conservation Buyer/Seller Program - New Properties!

Now may be the best time in years...

The Northwoods Land Trust's conservation buyer/seller program seeks to link conservation-minded buyers and sellers. Even with current economic conditions, record low interest rates and land prices at their lowest in a decade make this a great time for conservation buyers to preserve some of our last remaining wild tracts in the northwoods. Please contact the NWLT office for more information or to arrange a site visit at (715) 479-2490.

Hemlock/Hardwoods by the Nicolet

A 77-acre wooded parcel located close to extensive Nicolet National Forest lands, this scenic site includes about 15 acres of larger eastern hemlock, beautiful climax forest trees. The property is in Vilas County in the town of Phelps, and the site is adjacent to a wetland access to Big Sand Lake.

Northern hardwoods include sugar maple, yellow birch and other species, and have been selectively managed. The property is currently enrolled in the Managed Forest Law program, so property taxes are low.

The basic objective of the forest management plan, prepared by a wildlife biologist, is to manage the property for a mature northern hardwood/hemlock forest and associated wildlife species. Those wildlife include barred owls, pileated woodpeckers, fisher and bobcat.

There are no structures on the property now, but the owner contemplated a small recreation cabin. For more information, contact Bob Evans at (906) 265-9175.

Buckskin Lake

On the border of Oneida and Vilas counties, just 15 minutes west of Minocqua, are over 180 acres of woodlands and wetlands on Buckskin Lake. The parcels include a total of 4,650 feet of sandy lake frontage on this 634-acre spring lake.

Scenic Buckskin Lake is accented with five islands and features excellent fishing for musky, walleye, bass, perch and panfish. Nesting bald eagles and osprey dominate the skies, while loon pairs call from the water.

There are two tracts - of 62 acres and 122 acres with 2,250 feet and 2,400 feet of shorelines respectively. The tracts are contiguous and may be purchased together or separately.

The property is not protected for conservation, but the owners are looking for a family, group of families or friends, or a corporation who would like to preserve this natural asset for future generations. Asking prices are \$1,200,000 for the 122-acres, \$1,300,000 for the 62 acres, or \$2,200,000 for the entire property.

Please contact Reed Coleman or Ann Miller at (608) 242-5311 for more information.

Special for Silent Sports Enthusiasts!

Several tracts of undeveloped land within one of the premier cross-country ski trail systems in the Midwest are now for sale to conservation buyers. These tracts range from 80 acres up to over 1,000, and are already protected in perpetuity with an NWLT conservation easement.

The protected lands encompass over 40 kilometers of exceptionally well-groomed cross-country ski and snowshoe trails as part of the Minocqua Winter Park system. This is truly a great opportunity for those who want to "put their money where their values are" and also enjoy superb cross-country skiing out their back door.

Each tract allows for construction of a small seasonal cabin, limited in size and characteristics so it doesn't detract from the winter public recreation and conservation values of the Minocqua Winter Park site. This is not an upscale development couched in conservation terms - this is truly protected land that will allow for a select few property owners to enjoy the closest access possible to these outstanding ski and snowshoe trails.

The tracts feature varied terrain. Some include small, unnamed "wild" lakes, while others are located on river and stream corridors with their natural shorelines almost entirely protected. Permanent public access is limited to winter recreation trail use, so each tract still includes the ability for the landowners to control hunting, fishing and other access to their respective areas.

For more information on these Minocqua Winter Park protected properties, contact Ed Duda at (715) 892-2055.



Conservation buyers can purchase a wild stretch of the Squirrel River or other lands as part of the Minocqua Winter Park ski trail system.

Conservation Buyer/Seller (continued)

Forest County

** 1/4 mile of Bog Brook

A new property recently enrolled in the land trust's conservation buyer/seller program, this 40-acre parcel is located in the town of Nashville in Forest County. About 7-10 acres is woodlands, with the balance being lowland wetlands surrounding Bog Brook.

Bog Brook splits the property, running for over 1/4 mile. The brook also includes a larger pond attractive to wildlife.

The property is close to industrial forest lands to the west and north, touches State of Wisconsin land on two corners, and is within one mile of extensive Nicolet National Forest lands to the east.

Asking price is \$30,000. Call Jason Beecher for more details on the property at (920) 527-0397.



Oneida County

** Noisy Creek Trout Stream

Yet another new listing, this 40-acre property includes roughly 1,300 feet of Noisy Creek, a class II and class III brook trout stream.

This surveyed and marked property is located in the town of Crescent south of Rhinelander. Noisy Creek is also identified on the DNR's Northern Rivers Initiative as a priority stream warranting enhanced protection. The northwoods chapter of Trout Unlimited has done extensive work over the years improving the fish habitat on Noisy Creek.

This property is also split between woodlands and the wetlands that surround the creek. There are no buildings or other structures on the site.

The asking price for this parcel is \$38,000, lower than the assessed value. The owner is willing to do a bargain sale for land protection purposes. Contact James Sirota at (715) 272-1015 for additional information.



** Frontage on a Private Lake

The owner of a scenic, wooded 40 along with a 5-acre adjacent parcel seeks a conservation buyer interested in preserving this property with frontage on Dumbell Lake west of Rhinelander. Just a few miles from the city, the site is a refuge for wildlife in the middle of other, more developed lake lots and subdivisions.

The 40-acre parcel includes roughly 150 feet of lake frontage. Dumbell Lake is about 11 acres in size, and is entirely private ownership with no public access. The 5-acre adjacent lot provides road access for the site.

Shoreland-wetlands on the land also protect part of larger Sherry Lake. The asking price is \$140,000. Call Jack Sorensen to view the property at (715) 362-1441.



Protecting wild rivers and streams is one of the strategic conservation priorities for the Northwoods Land Trust.

Vilas County

** 21-acre Conservation parcel on Harmony Lake

Located just north of Eagle River in Vilas County, this property also has a perpetual conservation easement on it. The land features about 1,500 feet of natural shoreline frontage on a private lake.

Harmony Lake is an 88-acre, clear water seepage lake (see photo above). It has good fishing for largemouth bass and panfish. The frontage is sandy, with tall red pines lining the banks. Harmony Lake was identified as a "wild lake" by the Wisconsin DNR Northern Initiatives: Wild Lakes Program.

There are no buildings of any kind on the property, however the conservation easement allows for a 30,000 sq. ft. building zone to be surveyed. The easement permits construction of one single-family residence with a total maximum total horizontal footprint for all structures of 2,500 sq. feet. Forestry is allowed, and 18 acres are currently under the Managed Forest Law program. The property is listed with Eliason Realty at (715) 479-4431.



Price County

** Surrounded by Chequamegon National Forest

A 148.5-acre holding within the Chequamegon National Forest in the town of Eisenstein, Price County, is available for sale by owner to someone interested in keeping this property intact. The land features diverse habitats for wildlife including about 30 acres of old fields, with the rest a mix of coniferous and deciduous woodlands, black spruce swamp and other wetlands.

Road access is off of State Highway 182 east of Park Falls and west of Springstead. The site is also located near the South Fork of the Flambeau River. The asking price is \$297,000. Contact Daniel Hoffman at (715) 762-8203.



More Conservation Properties

** River Bend Conservation property

This Wisconsin River site is well-wooded with a mixture of hardwoods and pines. It is gently rolling with approximately 16 of the 75 acres in tamarack and black spruce swamp. The elevation is high along the river with moderate to steep slope. There are excellent roads and trails, and diverse flora and fauna.

The 35 acres that includes 870 feet of river frontage is under a conservation easement that allows no building. The adjacent parcel up river is also protected with a conservation easement. Of the 75 acres, 70 are under Managed Forest Law. The 5-acre building site borders the blacktop road that runs along the easternmost line.

The ideal candidate is someone who loves nature, may or may not love to hunt and fish, and enjoys their privacy while still being just 7 miles from Rhinelander amenities.

Wildlife viewing up and down the river is outstanding. A large flock of wild turkeys was observed during the last conservation easement monitoring visit.

The asking price for this Wisconsin River property is \$250,000. The owner would consider a land contract. Contact NWLT for more information. 

** Oconto River Trout Stream

This roughly 33-acre parcel features one-quarter mile of scenic frontage on the North Branch of the Oconto River. The property is located near the town of Wabeno close to state Hwy. 32.

The North Branch of the Oconto River is a class II trout stream with naturally-reproducing brook trout and also stocked brown trout. The Oconto is a priority river segment for the DNR Northern Rivers Initiative.

About 70-80% of the site is northern hardwoods, primarily 100-year-old sugar maples. Several thousand pine and spruce trees have been planted on the property, as have over 150 apple trees in a small orchard. The property has been in the family for over 100 years. Sewer and water are available along one side of the parcel. Asking price is \$287,000. Call Jim Gayhart at (920) 388-4494. 

** Peshtigo River Property

With a total of 120 acres of woodlands, wetlands and about 2,500 feet of frontage on the South Branch of the Peshtigo River, this Forest County parcel is located in the town of Argonne.

This stretch of the South Branch is close to the middle branch of the Peshtigo, also a Class II trout stream with reproducing brook trout. The Peshtigo River is listed by the DNR Northern Rivers Initiative as a priority river. There are currently no improvements on the property.

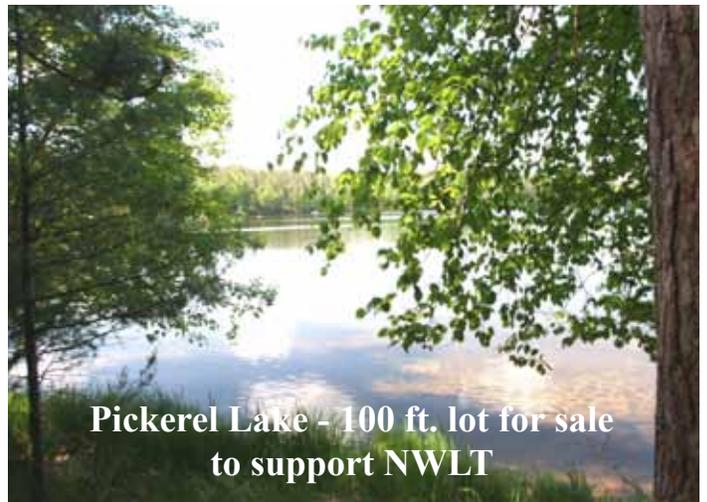
The landowners may be willing to do a bargain sale of the property for land protection purposes. Price is still to be determined by Stephen Dernlan - (920) 731-2407. 

** Premier lake in the Nicolet National Forest

A unique opportunity for someone to help protect a large forest block within the Nicolet, this 560-acre site surrounds a 177-acre spring lake. There is an existing small cottage and sugar shack on the property.

The site includes an estimated 10-12,000 feet of frontage on the lake, which has excellent fishing. The lake was recognized as a "wild lake" by the Wisconsin DNR Northern Initiatives. A public carry-in boat/canoe/kayak access is located on the outlet stream, but there is no public boat landing on the lake. Road access is off of State Highway 70 east of Eagle River.

The owner was offered \$8 million by a developer, but indicated they would be willing to do a bargain sale for land protection purposes. This property has extraordinary conservation values - a high priority site that is truly worthy of protection. Call NWLT to arrange a site visit. 



Gifts in Memory...

Memorial gifts to the Northwoods Land Trust help to preserve memories of loved ones and friends. These gifts are truly lasting tributes to those who have gone before through the beautiful lake and river shorelines, towering woods, vital wetlands and important wildlife habitat conserved forever. Recent memorial contributions have been received from the following:

- * Eloise & Jeffrey Potter - in memory of Ruth Cohenour, James Jankowski, Alvin Jankowski, John Fitzgerald, and Sam DiPiazza.
- * Marion Schoofs - in memory of John Fitzgerald, Wally Bittenbender, Eugene Radloff, Sam DiPiazza, and Ruth Kazlauskas.
- * Ed Drager - in memory of Dick Marion.
- * Bryan & Gail Pierce, Doris Pierce - in memory of Eugene Radloff.
- * Chet & Darlene Eaton - in memory of Eugene Streich.
- * Sara, Tod & Brad Streich, family and friends - in memory of Eugene Streich. 



Thanks for making our 10th Anniversary a Success!

The Northwoods Land Trust Board of Directors and staff wish to extend our thanks to all who participated in and supported our fun 10th Anniversary celebration. Held on July 30th at Eagle Waters Resort, the event recognized the many and diverse contributions of our conservation-minded landowners, volunteers, board of directors, members, foundation and other grant supporters, and the many others who have helped make the last 10 years a resounding success.

“Celebrating 10 years of Northwoods Conservation” was produced as a color commemorative publication highlighting the accomplishments through the years. If you didn’t receive one and would like to, just contact the NWLT office.

Special thanks to Atty. Melissa Kampman of Ruder Ware law firm in Wausau who braved the wind and rain storm. She presented a seminar focusing on the legal options that can help families keep their northwoods properties in the family through multiple generations. Thanks also to Sarah Perry, Walt Gager and Sally Mode for sharing their testimonials during the program.

NWLT Board members stepped up to help plan the event, solicit and contribute silent auction items, and sponsor banquet tables. They were lead by the Education Committee chaired by Meta Reigel. Our heartfelt thanks to all who helped and contributed!

Major Sponsors:

Michael & Peg Uihlein
Dale Druckrey Conservation Fund - Natural Resources Foundation of Wisconsin
Bryan Pierce & Gail Gilson-Pierce

Banquet Table Sponsors:

Dan Wisniewski & Fran DeGraff
Mitch & Sara Olson
Pete & Brenda Davison
John & Jan Huppert
Jim & Kathy Holperin



Executive Director Bryan Pierce (left), presented 10-year service award NWLT logo canoe paddles to Founding Board members John Huppert, Jim Holperin, Willa Schmidt and Mary Schwaiger.

Silent Auction Contributors:

- | | |
|----------------------------|------------------------|
| “A Step Up” Gift Shop | Trisha Moore |
| John Bates/Trails North | Bryan Pierce |
| Scott Craven | Meta Reigel |
| Pete Davison | Springstead Lake Lodge |
| Bill Dickens | St. Croix Rod Company |
| Gail Gilson-Pierce | Beth Tornes |
| Jan Huppert | Trees For Tomorrow |
| John Huppert | Dan Wisniewski |
| Bob Martini | Lisa Wood |
| Woodland Indian Art Center | |

Others made contributions to NWLT in honor of our 10th anniversary both before and following the event. Those contributions are being used to help fund more great northwoods conservation projects - giving us a huge jump into the next 10 years. A full list of contributors will be included in the next NWLT newsletter. THANK YOU! 



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

- | | |
|--|----------|
| <input type="checkbox"/> Individual | \$25 |
| <input type="checkbox"/> Family | \$35 |
| <input type="checkbox"/> Supporter | \$50 |
| <input type="checkbox"/> Founder | \$100 |
| <input type="checkbox"/> Conservator | \$250 |
| <input type="checkbox"/> Steward | \$500 |
| <input type="checkbox"/> Land Legacy | \$1000 |
| <input type="checkbox"/> My additional contribution of _____ is also enclosed. | \$ _____ |

Please make checks payable to:

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

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.
- I am interested in the NWLT Council of Trustees.



In case you missed it...

Thank you to the Walter and Janet (Nina) Wellenstein family for allowing NWLT to conduct a field tour of their properties as part of our 2011 Annual Meeting. Over 1,450 acres of their private lands have been protected so far with conservation easements.

These properties include three DNR-identified "wild lakes" either entirely or mostly protected by the family. The site also includes most of the natural shoreline of Fredrich's Flowage, a series of small impoundments which provide outstanding breeding and migration habitat for ducks and other wildlife.

The Wellenstein family, including siblings Rick, Charlie, Michael, Anna and Bart, recently added sixty additional acres under permanent protection through a conservation easement amendment signed in early 2011.

Conservation easement properties generally remain as private land, and are not open to public access. In the case of the annual meeting, the family gave specific permission to allow the tour to be conducted by the land trust - a rare opportunity for NWLT members and others to see this unique, outstanding property.

If you missed our "walk on the wild side," please plan to join us next year in June for another exciting NWLT Annual Meeting adventure...



NWLT Executive Director Bryan Pierce highlights the protection of McCabe Lake, a DNR-identified "wild lake."

Special Offer - Forest Management Plan!

NWLT founding board member John Huppert recently retired after 30+ years as a DNR forester. John has offered to prepare a forest management plan on up to 80 acres in exchange for a \$500 donation to the Northwoods Land Trust - a great bargain for this professional service! If you need an MFL plan, or just want expert advice for your land, please contact NWLT to take advantage of this unique opportunity. Thanks John!



NORTHWOODS LAND TRUST

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

Nonprofit
U.S. Postage
PAID
Eagle River, WI
Permit No. 47

BOARD OF DIRECTORS & STAFF

- Mary Schwaiger, President
- Bob Martini, Vice-President
- Pete Davison, Secretary
- Sue Coffman, Treasurer
- Scott Craven
- William Dickens
- John Huppert
- Michael Meyer
- Mitchell Olson
- Meta Reigel
- Willa Schmidt
- Beth Tornes
- Dan Wisniewski
- Bryan Pierce, Exec. Director
- Trisha Moore, Conservation Specialist

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