

#80 Iron Co Railroad Corridor Acquisition

State of Wisconsin  
 Department of Natural Resources  
[dnr.wi.gov](http://dnr.wi.gov)

**Motorized Recreation Grant Application**

For: (choose all that apply)

Form 8700-159 (R 02/2024)

Due Date: April 15

- ATV/UTV Trail Aid
  - Snowmobile Trail Aid
- 50/50

**Notice:** Completion of this form is required under Wisconsin Statutes 23.09(26) and 23.33. Failure to complete this form will result in denial of financial assistance. Personally identifiable information found on this form is not intended to be used for any other purpose. The Department of Natural Resources (DNR) may provide this information to requesters as required by Wisconsin's Public Records law (ss. 19.31 – 19.39, Wis. Stats.).

**Instructions:** Applications may combine more than one source of funds. They may be submitted for consideration of traditional ATV, UTV, Snowmobile and Motorized Stewardship funding. Submit one copy of all forms and attachments. See Page 2 for necessary attachments. Send applications to your [Community Services Specialist](#).

DNR Use Only	
Category	Number

**Section 1: Applicant Information**

Applicant / Organization Name Iron County Forestry Department			Check Recipient: Individual other than authorized individual to act on behalf of the applicant. <input checked="" type="checkbox"/> Select if the same as applicant.		
Individual Authorized to Act on Behalf of Applicant per Resolution Eric Peterson			Check Recipient Name (Name to Appear on Check)		
Title Forest Administrator			Title		
Address 607 3rd Ave N Suite 2			Address		
City Hurley	State WI	ZIP Code 54534	City	State	ZIP Code
Telephone Number (715)561-2697		Email Address icfadmin@ironcountyforest.org			

**Section 2: Project Information Required for all Projects**

Project Title Trail 17 Railroad Acquisition					Current Funded Miles	New Miles (if applicable)
County Iron	Township 43 N	Range 3	Section 4, 5, 9	¼ ¼ SW	¼ SW	GPS Coordinates: Lat. 46.168249 Long. -90.065535

**Project Description Summary**

Iron County has the opportunity to purchase three segments of ATV/UTV & Snowmobile funded year-round Trail 17 in part of the NENW, Sec 36, T43N-R3E, and parts of the SESW, SWSW, NWSW, SWNW of Sec 25, T43N-R3E, Town of Mercer, Iron County, WI from the Union Pacific Railroad totalling 3.99 miles (49.82 acres). This purchase would guarantee these segments would remain open to motorized use. See attached maps. Union Pacific Railroad is asking \$91,000.00. An appraisal has not been completed. If this project is awarded, the appraisal will be completed and the lower of the asking/appraisal will be used.

I certify that all maintenance land use agreements are on file.

**Estimated Cost**

Maintenance	Acquisition	Insurance	Development	Bridge Rehab.	Trail Rehab.	Total Estimated Cost
	\$98,950.00					
Leave Blank – DNR Use Only						

**Applicant Certification**

Printed Name of Authorized Official Eric J Peterson	Official's Title Forest Administrator
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As the applicant's authorized official, I certify that, to the best of my knowledge, the information in this application is true and correct.

  
 Signature of Authorized Official

4/8/2024  
 Date Prepared





856 North 4th Street  
Tomahawk, WI 54487

tel: 715-453-3274

11242 N Gorski Road  
Hayward, WI 54843

tel: 715-699-1401

109 US Highway 41 West  
Negaunee, MI 49866

tel: 906-273-0661

[www.steigerwaldt.com](http://www.steigerwaldt.com)

LAND & RESOURCES MGMT

ANALYTICS & TECHNOLOGY

APPRAISAL

RIGHT-OF-WAY

REAL ESTATE

ENVIRONMENTAL

April 2, 2024

Mr. Eric Peterson  
Forestry Administrator, Iron County, WI  
607 3<sup>rd</sup> Ave N, Suite 2  
Hurley, WI 54534

**Re: Proposal for an Appraisal of ±49.82 Acres in Iron County, Wisconsin**

Dear Mr. Peterson:

This letter will serve as our proposal to provide you with services as detailed below.

**Client(s):** Mr. Eric Peterson

**Intended User(s):** Mr. Eric Peterson, Iron County, Wisconsin Department of Natural Resources, and their authorized representatives

**Intended Use:** Property valuation for potential acquisition using grant funding

**Report Standard(s):** Full narrative appraisal report conforming to Uniform Standards of Professional Appraisal Practice (USPAP) standards and the Department's (WisDNR) General Guidelines for the Preparation of Appraisals

**Report Effective Date:** Date of property inspection

**Subject Location:** Part of the NENW of Section 36, T43N-R3E, and parts of the SESW, SWSW, NWSW, SWNW of Section 25, T43N-R3E, Town of Mercer, Iron County, Wisconsin

**Parcel ID(s):** Multiple

**Approximate Acreage:** ±49.82 acres

**Project Scope:** Appraise abandoned Union-Pacific railroad grade in the Town of Mercer. The grade of interest begins at County Highway J in Mercer and heads northward to the Mercer/Oma town line with several private parcel exclusions as provided on maps by Iron County. It is estimated the line is 100 feet in width, 50 feet from the centerline.

Mr. Eric Peterson  
April 2, 2024  
Page 2

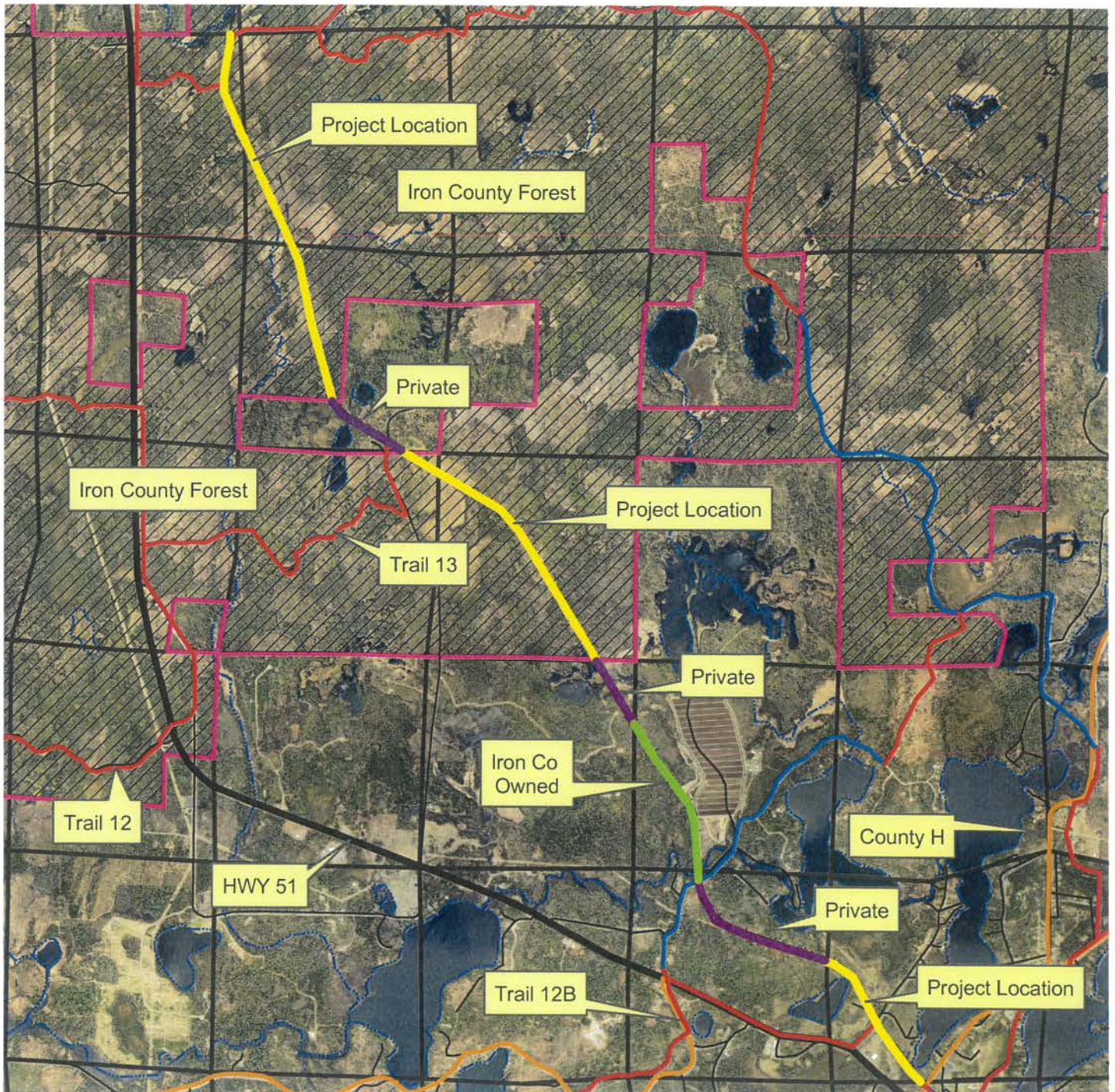
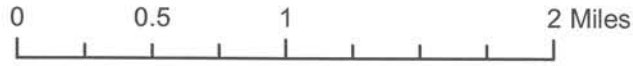
**Report Delivery:** A digital (PDF) report will be delivered by email **60 days** from receiving signed authorization to proceed. Hard copy reports can be provided upon request at an additional \$50.00 per bound copy.

**Terms:** This assignment will be completed by Steigerwaldt Land Services, Inc. (Steigerwaldt).

Services offered will be performed competently and in a manner that is independent, impartial, and objective, based on an unbiased review of project materials and information relevant to the assignment scope. The opinion of value is derived by fairly applying valuation principles, market research, and based on the author's experience. No expression of advocacy for client's or other's value perceptions or desired valuation outcomes is implied nor contained in the scope of services offered.

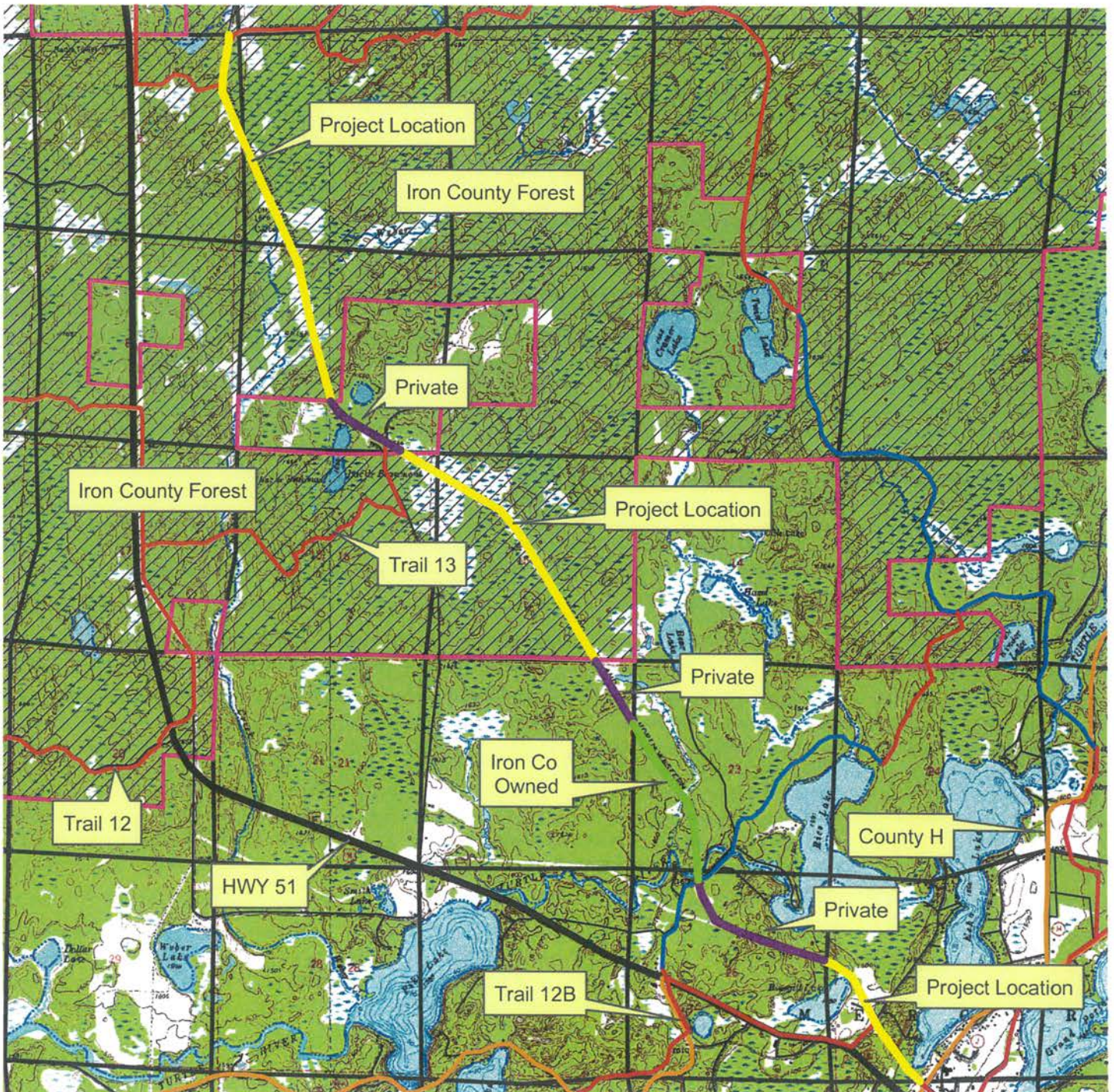
The proposed fee is our estimate based on the information made available by the client. Should any project delays, missing information, or any other changes occur that potentially alter the scope of work, the fee associated with the assignment is subject to change. Steigerwaldt will notify you of any changes and the potential additional charges before proceeding. Services requested outside the scope of completing the assignment would be provided based on our standard time and expense rates. Steigerwaldt's Standard Terms and Conditions for Professional Services (attached) will apply to the services that we provide you and are hereby incorporated by reference.

# Iron County Forestry "Trail 17 Railroad Acquisition" Sections 4, 5, 9, 15, 16, 25 T43N, R3E Town of Mercer, Iron County, Wisconsin



Map By: Iron County Forestry

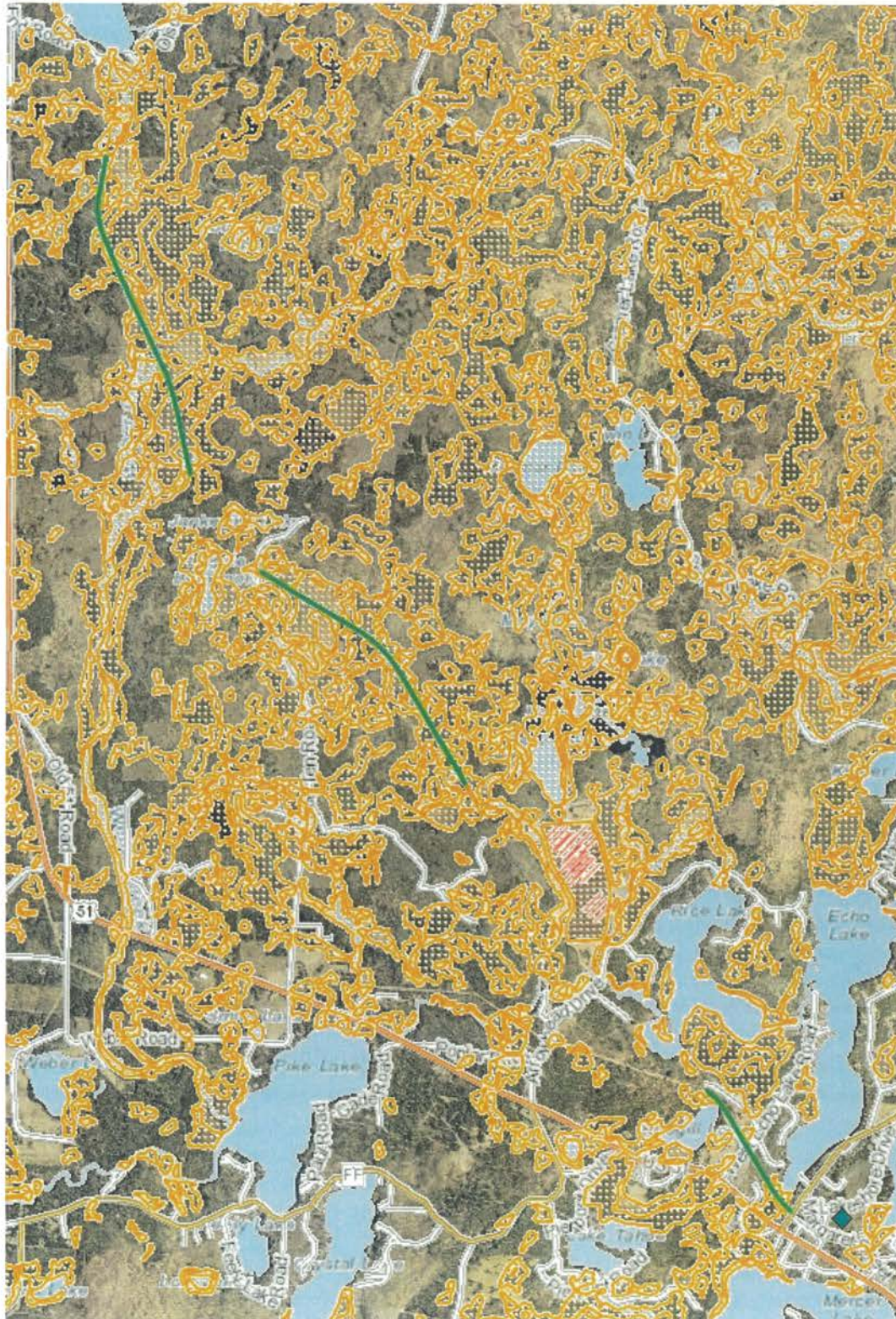
# Iron County Forestry "Trail 17 Railroad Acquisition" Sections 4, 5, 9, 15, 16, 25 T43N, R3E Town of Mercer, Iron County, Wisconsin



Map By: Iron County Forestry



# Surface Water Data Viewer Map



## Legend

- Lake Class Areas
- Riverine/ditch Class Areas
- Wetland Class Areas
- Wetland Class Areas
- Filled Areas
- Lake Class Areas
- Riverine/ditch Class Areas
- Wetland Class Areas
- Wetland Class Points**
- Dammed pond
- Excavated pond
- Filled/draind wetland
- Wetland too small to delineate
- Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Identifications and Confirmations
- Municipality**
- State Boundaries
- County Boundaries
- Major Roads**
- Interstate Highway
- State Highway
- US Highway
- County and Local Roads**
- County HWY
- Local Road
- Railroads
- Tribal Lands
- Rivers and Streams**
- Intermittent Streams
- Lakes and Open water

1.5                      0                      0.75                      1.5 Miles

1: 47,520

NAD\_1983\_HARN\_Wisconsin\_TM

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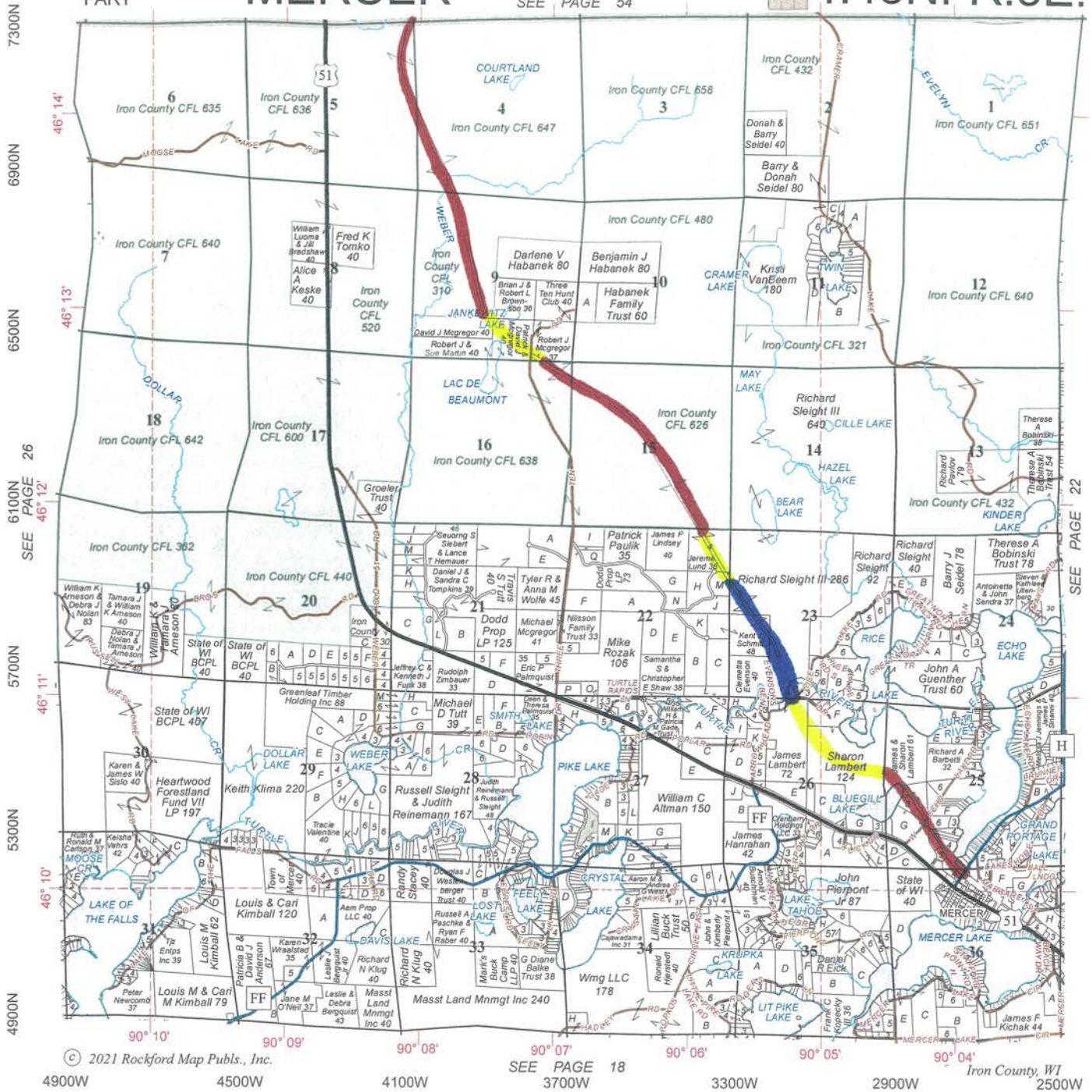
## Notes

Trail 17 Railroad Acquisition

# NORTH CENTRAL PART MERCER

SEE PAGE 54

# T.43N.-R.3E.



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SEE PAGE 18

Iron County, WI

- Proposed Acquisition 3.99 miles (49.82 AC)
- Iron County Owned
- Other Ownership