



# North Carolina Department of Administration

Michael F. Easley, Governor  
Gwynn T. Swinson, Secretary

State Property Office  
Joseph H. Henderson, Director

November 29, 2005

## **MEMORANDUM**

TO: Senator Marc Basnight, President Pro Tempore  
Representative James B. Black, Speaker of House of Representatives  
Co-Chairmen of the Joint Legislative  
Commission of Governmental Operations

FROM: Joseph H. Henderson  
Director

SUBJECT: Land Transactions Requiring Written Notice to the Joint Legislative Commission  
on Governmental Operations

The attached items are reported pursuant to G.S. 146-22. These items do not require consultation; however, please advise if further information is desired.

JHH/tm

Cc: Gwynn T. Swinson, Secretary

Attachment

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**Location:**  
116 West Jones Street  
Raleigh, North Carolina

## **GOVERNMENTAL OPERATIONS AGENDA INDEX**

December 6 & 7, 2005

### **ACQUISITION BY DEED**

1. Walter H. Overton (AGRICULTURE) Asheboro County
2. Trust for Public Land (AGRICULTURE) Watauga County
3. Bulls Bay Farms, Inc. (DENR-PARKS) Tyrrell County
4. Stephen N. Owen (DENR-WILDLIFE) Bladen County
5. The Nature Conservancy (DENR-WILDLIFE) Hoke County
6. The Conservancy Fund (DENR-WILDLIFE) McDowell County
7. Frank J. Pala (DENR-WILDLIFE) Perquimans County
8. Robert W. Carrington, III (DENR-WILDLIFE) Scotland County
9. Robert W. Carrington (DENR-WILDLIFE) Scotland County
10. Sidney E. Thompson (FSU) Cumberland County

### **OTHER MATTERS**

11. Department of Environment and Natural Resources (SCC) Jackson County

## **ACQUISITION BY DEED**

### ITEM 1

GRANTOR: Walter Howard Overton, and wife, Leona C. Overton

GRANTEE: State of NC, Department of Agricultural and Consumer Services, Plant Conservation Program

LOCATION: Lying on the north side of Pisgah Covered Bridge Road, Asheboro, Randolph County –  
AKA: Harvest Field

AREA: 30.068 acres

UNIT COST: \$4,500/acre

CONSIDERATION: \$135,306 (subject to survey)

COMMENTS: The property proposed for acquisition has been identified as meeting the ecological criteria for the Department of Agriculture's Plant Conservation Program. Acquisition of this property is crucial to protecting an identified Significant Natural Heritage Area containing state and federally endangered plant populations. The Natural Heritage Trust Fund has provided funds for this acquisition.

### ITEM 2

GRANTOR: Trust for Public Land

GRANTEE: State of NC, Department of Agricultural and Consumer Services, Plant Conservation Program

LOCATION: Lying on the north side of Howards Creek Road and east of Replogle Drive, Watauga County – AKA: Tater Hill

AREA: 32.905 acres

UNIT COST: \$5,000/acre

CONSIDERATION: \$164,525

COMMENTS: The property proposed for acquisition has been identified as meeting the ecological criteria for the Department of Agriculture's Plant Conservation Program. Acquisition of this property is crucial to protecting an identified Significant Natural Heritage Area containing state and federally endangered plant populations. The Natural Heritage Trust Fund has provided funds for this acquisition.

## **ACQUISITION BY DEED**

### ITEM 3

GRANTOR: Bulls Bay Farms, Inc.  
Richard C. Spruill – President

GRANTEE: State of NC, Department of Environment and Natural Resources,  
Division of Parks and Recreation

LOCATION: West side of the Scuppernong River and East side of Highway 64, Tyrrell County

AREA: 32 acres

UNIT COST: \$2,656/acre

CONSIDERATION: \$85,000

COMMENTS: The property is needed for inclusion in Pettigrew State Park pursuant to the master plan. Proposed acquisitions will protect water quality and provide viewshed protection along the Scuppernong River. Funding provided by Parks and Recreation Trust Fund.

### ITEM 4

GRANTOR: Stephen N. Owen

GRANTEE: State of N C, Department of Environment and Natural Resources,  
Wildlife Resources Commission

LOCATION: Walter West and Turnbull Roads, Turnbull Township, Bladen County

AREA: ±294.04 acres improved with a 270 sq. ft frame cabin and a 930 sq. ft frame dwelling

UNIT COST: \$1,500/acre – land  
\$16.62/sq. ft – improvement

CONSIDERATION: \$461,000

COMMENTS: The subject property is adjacent to the northeast shore of Horseshoe Lake. The property proposed for this acquisition will be incorporated into the Suggs Mill Pond Game Land and will be utilized to protect important wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen. Funding from the Clean Water Management Trust Fund.

## **ACQUISITION BY DEED**

### ITEM 5

GRANTOR: The Nature Conservancy

GRANTEE: State of NC, Department of Environment and Natural Resources,  
Wildlife Resources Commission

LOCATION: June Johnson Road, Hoke County

AREA: ±938 acres

UNIT COST: \$2,148.19/acre

CONSIDERATION: \$2,015,000

COMMENTS: The subject property is adjacent to the southern boundary of Fort Bragg Army Base. The property proposed for this acquisition will be incorporated into the Nicholson Creek Game Land and will be utilized to protect important wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen. Funding from the Natural heritage Trust Fund.

### ITEM 6

GRANTOR: The Conservation Fund, a Maryland non-profit corporation  
David Phillips, Jr. – Senior Vice-President/CFO

GRANTEE: State of N C, Department of Environment and Natural Resources,  
Wildlife Resources Commission

LOCATION: NCSR 1552 (Lake James Road), Nebo Township, McDowell County

AREA: ±871 acres

UNIT COST: \$1,102.18/acre

CONSIDERATION: \$960,000

COMMENTS: The subject property is located at the western end of Lake James and will be incorporated into WRC, Pisgah Game Land. The property will be utilized to protect important wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen. Funding from the Natural Heritage Trust Fund.

## **ACQUISITION BY DEED**

### ITEM 7

GRANTOR: Frank J. Pala and wife, Ricki S. Pala

GRANTEE: State of NC, Department of Environment and Natural Resources,  
Wildlife Resources Commission

LOCATION: 1133 Don Juan Road, Hertford, Perquimans County

AREA:  $\pm 1.3$  acres of land improved with a  $\pm 6,051$  sq. ft. metal industrial building

UNIT COST: \$0.23/sq. ft. – land  
\$21.81/ sq. ft. – building

CONSIDERATION: \$145,000

COMMENTS: The purchase of this property will provide a depot for the District 1 work crew as well as for a general storage facility for other agency operations in the northeast region of the state. This facility will replace a leased facility, which has fewer amenities. Funding provided by vessel registration fees.

### ITEM 8

GRANTOR: Robert W. Carrington, III and wife, Mary Ann Carrington

GRANTEE: State of NC, Department of Environment and Natural Resources,  
Wildlife Resources Commission

LOCATION: 29000 Peach Orchard Road, Wagram, Spring Hill Township, Scotland County

AREA:  $\pm 53.17$  acres

UNIT COST: \$3,000/acre

CONSIDERATION: \$159,510 (subject to survey)

COMMENTS: The property proposed for acquisition will be incorporated into the Sand Hills Game Land and will be utilized to protect important wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen. The subject property will link isolated parcels of the Sand Hills Game Land. Funding from the Natural Heritage Trust Fund -  $\pm \$71,779.50$  ( $\pm 45\%$ ) and Department of the Interior – US Fish and Wildlife Service –  $\pm \$87,730.50$  ( $\pm 55\%$ )

## **ACQUISITION BY DEED**

### ITEM 9

GRANTOR: Robert W. Carrington and wife, Mary Frances

GRANTEE: State of NC, Department of Environment and Natural Resources,  
Wildlife Resources Commission, Sand Hills Game Land

LOCATION: 29000 Peach Orchard Road, Wagram, Spring Hill Township, Scotland County

AREA: ±672.88 acres

UNIT COST: \$3,000/acre

CONSIDERATION: \$2,018,640 (subject to survey)

COMMENTS: The property proposed for acquisition will be incorporated into the Sand Hills Game Land and will be utilized to protect important wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen. The subject property will link isolated parcels of the Sand Hills Game Land. Funding from the Natural Heritage Trust Fund (\$908,388), Department of the Interior-US Fish and Wildlife Service (\$1,110,252).

### ITEM 10

GRANTOR: Sidney E. Thompson and wife, Esther R. Thompson

GRANTEE: State of NC, Fayetteville State University

LOCATION: 2813 Skye Drive, Fayetteville, Cumberland County

AREA: One-acre site improved with one-story dwelling containing approx 3,632 sq. ft.

UNIT COST: \$4.59/sq.ft. – land  
\$43.78/sq.ft. – dwelling

CONSIDERATION: \$359,000

COMMENTS: Property proposed for acquisition is being acquired at a bargain sale and will be utilized as a chancellor's residence.

## **OTHER MATTERS**

### ITEM 11

At the request of the Department of Environment and Natural Resources, Division of Forest Resources, authorization is requested to affect a land exchange between the State of North Carolina and Southwestern Community College. Southwestern Community College proposes to convey to the State a 10-acre vacant tract of land located off U.S. Highway 441, Sylva, Jackson County to the State of North Carolina for construction of a new forestry headquarters. The Division of Forest Resources will seek funding for construction of the proposed forestry headquarters from the 2006 Legislative Session of the General Assembly.

In exchange upon construction of the new forestry headquarters the State will convey to Southwestern Community College its existing 6.6-acre tract of land and improvements to accommodate Southwestern's expansion.

If the State is unable to secure funds for the construction of their forestry headquarters by December 31, 2007, the 10-acre tract will revert back to Southwestern Community College.

The State's existing 6.6-acre tract currently contains a reverter in favor of the County of Jackson. The State will seek authorization from the County of Jackson to remove the reverter restrictions prior to the transfer from the State to the College.

Therefore, approval is requested to affect the land exchange as proposed.