



North Carolina Department of Administration


Beverly Eaves Perdue, Governor
Moses Carey, Jr., Secretary

State Property Office

March 9, 2010

MEMORANDUM

TO: Senator Marc Basnight, President Pro Tempore
Representative Joe Hackney, Speaker of House of Representatives
Co-Chairmen of the Joint Legislative
Commission on Governmental Operations

FROM: Speros J. Fleggas 
Deputy Secretary

SUBJECT: Notification of Land Transactions

Attached are real property matters requiring reporting.

SJF/tm

Cc: Moses Carey, Secretary
Fiscal Research Division

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116 West Jones Street
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GOVERNMENTAL OPERATIONS AGENDA INDEX

March 16, 2010

ACQUISITION BY DEED: The following items are reported pursuant to NCGS 146-22

1. High Country Conservancy (AGRICULTURE) Watauga County
2. Marjorie Ducote (DENR-WILDLIFE) Henderson County
3. Hoffman Development, Inc. (DENR-WILDLIFE) Richmond & Scotland Counties
4. Billy Joe Terry (DENR-WILDLIFE) Rutherford County
5. Preston H. Cannon, Jr. (ECU) Pitt County

DISPOSITION BY LEASE: The following items are reported pursuant to NCGS 146-29.1(c)

6. County of Hyde (DENR-MARINE FISHERIES) Hyde County
7. US Department of Agriculture (NCSU) Wake County

ACQUISITION BY DEED

ITEM 1

GRANTOR: High Country Conservancy

GRANTEE: State of NC, Department of Agriculture and Consumer Services

LOCATION: Rich Mountain Road, Northern Cove Creek, Watauga County

AREA: ±37.6 acres

CONSIDERATION: Gift

COMMENTS: Property proposed for acquisition will be incorporated into the Tater Hill Plant Conservation Preserve. Acquisition of this property is crucial to protecting an identified Natural Heritage area containing state and federally endangered plant populations. The North Carolina Plant Conservation Program will use this site for educational purposes, passive recreation, and ecological research and restoration.

ITEM 2

GRANTOR: Marjorie Ducote

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

LOCATION: Turnpike Road, Etowah, Henderson County

AREA: ±6.22 acres (subject to survey)

UNIT COST: \$15,176/acre

CONSIDERATION: \$94,400 (subject to survey)

COMMENTS: Property proposed for acquisition will be incorporated into the Wildlife Management Program to protect water quality and important wildlife habitat. Funding for this acquisition is provided by the Natural Heritage Trust Fund.

ACQUISITION BY DEED

ITEM 3

GRANTOR: Hoffman Development Inc.
John Cannon Harmon, Beneficiary

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

LOCATION: Sneads Grove Road, Scotland and Richmond Counties

AREA: ±232 acres (subject to survey)

UNIT COST: \$2,300/acre

CONSIDERATION: \$533,600 (subject to survey)

COMMENTS: Property proposed for acquisition will be incorporated into the Sandhills Game Land to protect water quality, important wildlife habitat and provide wildlife recreational opportunities. Funding for this acquisition is provided by the Natural Heritage Trust Fund.

ITEM 4

GRANTOR: Billy Joe Terry, Trustee under Revocable Trust Agreement

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

LOCATION: State Road 1732, Rutherford County

AREA: ±260.82 acres

UNIT COST: \$6,901/ acre

CONSIDERATION: \$1,800,000

COMMENTS: Property proposed for acquisition is an inholding at South Mountain Game Land. Acquisition of this property will improve management of the Game Land, protect water quality, protect important wildlife habitat and provide wildlife recreational opportunities. Funding for this acquisition is provided by the Natural Heritage Trust Fund.

ACQUISITION BY DEED

ITEM 5

GRANTOR: Preston H. Cannon, Jr. and Etals

GRANTEE: State of NC, East Carolina University

LOCATION: 111 East 10th Street, Greenville, Pitt County

AREA: Two parcels containing $\pm 12,570$ sq. ft. (± 0.310 acre) improved with a $\pm 2,402$ sq. ft. masonry block commercial building

UNIT COST: \$14.41/sq. ft. – land
\$26.56/sq. ft. – improvements

CONSIDERATION: \$245,000

COMMENTS: Property proposed for acquisition is contiguous to campus and needed for expansion in accordance with the master plan. The improvements will be severed by the Department of Administration, State Surplus Property. Funding for this acquisition is provided by Auxiliary Overhead receipt funds.

DISPOSITION BY LEASE

ITEM 6

LESSOR: State of NC, Department of Environment and Natural Resources, Division of Marine Fisheries

LESSEE: County of Hyde

LOCATION: Swan Quarter Canal in Swan Quarter, Hyde County

TERM: Thirty years effective June 1, 2010 or possession

AREA: 0.52 acre

UNIT COST: \$1.00 for the term

COMMENTS: New lease to provide a docking facility for the fishing industry and the public. Lessee will sublease slips and use the proceeds to maintain the facility.

ITEM 7

LESSOR: State of NC, North Carolina State University,

LESSEE: United States Department of Agriculture (USDA), Agricultural Research Service (ARS)

LOCATION: West side of Mid-Pines Road, Raleigh, Wake County
NC State University Lake Wheeler Road Field Laboratory

TERM: Twenty years effective July 1, 2010 or possession, with one twenty year renewal option

AREA: \pm 3.08 acres of land

RENTAL: \$1.00 for the term

COMMENTS: Renewal and expansion lease. Lessee has been occupying a portion (.623 acres) of this site since 1998. USDA-ARS Plant Science Research Unit (PSRU), conducts wheat breeding research on adjoining fields and processes the data. NCSU's College of Agriculture and Life Sciences supports the need for this research. The additional acreage will allow USDA-ARS to locate 4 trailers to expand their research.