



North Carolina

Department of Administration


Pat McCrory, Governor
Bill Daughtride, Jr., Secretary

State Property Office

March 18, 2013

MEMORANDUM

TO: Senator Philip Berger, President Pro Tempore
Representative Thom Tillis, 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: Bill Daughtride, Secretary
Fiscal Research Division

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**GOVERNMENTAL OPERATIONS AGENDA
INDEX**

March 18, 2013

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

1. The Conservation Fund (AGRICULTURE) Transylvania County
2. The Conservation Fund (CULTURAL RESOURCES) Catawba County
3. Civil War Preservation Trust (CULTURAL RESOURCES) Johnston County
4. Clyde Jones Heirs (DENR-PARKS) Ashe County
5. David Drexel Heirs (DENR-PARKS) Moore County
6. Howard E. Davis (DENR-PARKS) Rutherford County
7. Anne Markey Jones (DENR-PARKS) Stokes County
8. Blue Ridge Conservancy (DENR-PARKS) Watauga County
9. Mountain Rock, LLC (DENR-PARKS) Watauga County
10. The Salvation Army (UNC-G) Guilford County

ACQUISITION BY DEED

ITEM 1

GRANTOR: The Conservation Fund

GRANTEE: State of NC, Department of Agriculture and Consumer Services,
North Carolina Forest Service

LOCATION: South of Rosman and Brevard, Transylvania County

AREA: ±408 acres (subject to survey)

UNIT COST: \$4,000/acre

CONSIDERATION: \$1,632,000 (subject to survey)

COMMENTS: Forest Service Acquisition. Property proposed for acquisition is a portion of an 8,000-acre tract of land known as Headwaters, located in the Blue Ridge Mountains between Gorges State Park and Dupont State Forest. Acquisition of this site will insure the protection of high quality mountain habitat. It will be managed by the NC Forest Service as a working stewardship forest and will be enrolled in the game land program. The State's acquisition will be completed in phases as funds become available. Funding for this acquisition is provided by the Natural Heritage Trust Fund.

ITEM 2

GRANTOR: The Conservation Fund

GRANTEE: State of NC, Department of Cultural Resources,
Division of State Historic Sites and Properties

LOCATION: Hwy 70, Claremont, Catawba County

AREA: ±35 acres (subject to survey)

UNIT COST: \$4,400/acre

CONSIDERATION: \$154,000 (subject to survey)

COMMENTS: Bunker Hill Covered Bridge Addition. Property proposed for acquisition will be incorporated into the Bunker Hill Covered Bridge site and will provide public access to an adjoining park. Funding for this acquisition is provided by the Natural Heritage Trust Fund.

ACQUISITION BY DEED

ITEM 3

GRANTOR: Civil War Preservation Trust

GRANTEE: State of NC, Department of Cultural Resources,
Division of State Historic Sites and Properties

LOCATION: Bentonville Battlefield, Four Oaks, Johnston County

AREA: ± 178 acres (subject to survey)

UNIT COST: \$2,535.79/ acre

CONSIDERATION: \$451,370 (subject to survey)

COMMENTS: Bentonville Battlefield Addition. Property proposed for acquisition will be incorporated into the Bentonville Battlefield State Historic Site providing perpetual preservation and protection of the property. Funding for this acquisition is provided by the Natural Heritage Trust Fund.

ITEM 4

GRANTOR: Clyde Jones Heirs

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

LOCATION: Little Peak Creek Road, Ashe County

AREA: ± 36.352 acres (subject to survey)

UNIT COST: \$7,500/acre

CONSIDERATION: \$272,640 (subject to survey)

COMMENTS: State Park Addition. Property proposed for acquisition will be incorporated into the New River State Park. Acquisition of this property will protect significant natural resources and water quality in Little Peak Creek. Funding for this acquisition is to be provided using special indebtedness (COP's) authorized in Session Law 2007-323, to be repaid by the Parks and Recreation Trust Fund.

ACQUISITION BY DEED

ITEM 5

GRANTOR: David Drexel Heirs

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

LOCATION: Paint Hill Area, Sandhill Township, Southern Pines, Moore County

AREA: ±29 acres

UNIT COST: \$2,069/acre

CONSIDERATION: \$60,000

COMMENTS: Nature Preserve Addition. Property proposed for acquisition will be incorporated into the Weymouth Woods Sandhills Nature Preserve. Currently, the State holds title to a conservation easement on the subject property which restricts its use. If acquired, the property will need to be released from the conservation easement for management purposes. Therefore, approval is also sought to record a release of the conservation easement. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

ITEM 6

GRANTOR: Howard E. Davis

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

LOCATION: Rich Mountain, Chimney Rock Township, Rutherford County

AREA: ±22 acres (subject to survey)

UNIT COST: \$9,000/acre

CONSIDERATION: \$198,000 (subject to survey)

COMMENTS: State Park Addition. Property proposed for acquisition will be incorporated into Chimney Rock State Park. Acquisition of this property will provide protection for natural and scenic resources at the Park. Funding for this acquisition is provided by the Parks and Recreation Trust Fund (\$99,000) and Federal Land, Water, and Conservation Fund (\$99,000).

ACQUISITION BY DEED

ITEM 7

GRANTOR: Anne Markey Jones

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

LOCATION: Young Road, Walnut Cove, Stokes County

AREA: ±61.766 acres (subject to survey)

UNIT COST: \$3,500/acre

CONSIDERATION: \$216,181 (subject to survey)

COMMENTS: State Park Addition. Property proposed for acquisition will be incorporated into the Hanging Rock State Park to protect the significant natural resources and provide additional access to this section of the Park. Funding for this acquisition is provided by the Parks and Recreation Trust Fund (\$109,431), Natural Heritage Trust Fund (\$28,750), and a private donation (\$78,000).

ITEM 8

GRANTOR: Blue Ridge Conservancy

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

LOCATION: Dutch Creek Road, Shawneehaw Township, Watauga County

AREA: Two non-contiguous 0.50-acre parcels; one parcel is improved with a 1,391 sq. ft. cabin and the other parcel is improved with a 591 sq. ft. cabin

CONSIDERATION: Gift

COMMENTS: State Natural Area Addition. Property proposed for acquisition will be incorporated into the Bear Paw State Natural Area. Acquisition of this property will provide protection of natural and scenic resources.

ACQUISITION BY DEED

ITEM 9

GRANTOR: Mountain Rock, LLC
David Wray, Manager

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

LOCATION: Dutch Creek Road, Shawneehaw Township, Watauga County

AREA: 27.619 acres

UNIT COST: \$15,000/acre

CONSIDERATION: \$414,285

COMMENTS: State Nature Area Addition. Property proposed for acquisition will be incorporated into the Bear Paw State Natural Area. Acquisition of this property will provide protection of natural and scenic resources. Funding for this acquisition is provided by the Natural Heritage Trust Fund (\$260,100) and Parks and Recreation Trust Fund (\$154,185).

ITEM 10

GRANTOR: The Salvation Army

GRANTEE: State of NC, University of North Carolina at Greensboro

LOCATION: 840 Neal Street, Greensboro, Guilford County

AREA: $\pm 236,531$ sq. ft. or ± 5.43 acres improved with two buildings containing $\pm 10,038$ sq. ft. constructed in 1984 and $\pm 15,821$ sq. ft. constructed in 1957

UNIT COST: \$7.57 sq. ft. – land
\$46.73 sq. ft. – improvements

CONSIDERATION: \$3,000,000

COMMENTS: Campus Expansion. Property proposed for acquisition is adjacent to property recently acquired on behalf of the University for the construction of a new Student Recreation Center. This site will be utilized in the development of Recreation Fields contiguous with the new Center in accordance with the University's newly planned mixed-use Village. The proposed Village development will include student housing, a Campus Police Station and the construction of a pedestrian underpass beneath Oakland Avenue and adjacent railroad corridor. The grantor will lease the property back from the State for a period of up to five years for \$1.00 per year while constructing a new facility. Upon expiration of the lease, the improvements will be severed to accommodate the development project. Funding for this acquisition is provided by student facility fees.