



North Carolina Department of Administration


Pat McCrory, Governor
Bill Daughtride, Jr., Secretary

State Property Office

May 29, 2015

MEMORANDUM

TO: Senator Philip Berger, President Pro Tempore
Representative Tim Moore, Speaker of House of Representatives
Co-Chairmen of the Joint Legislative
Commission on Governmental Operations

FROM: Bill Daughtride, Jr. 
Secretary

SUBJECT: Notification of Land Transactions

Attached are real property matters requiring reporting.

BD/

Cc: Fiscal Research Division

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**GOVERNMENTAL OPERATIONS AGENDA
INDEX**

May 29, 2015

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

1. The Conservation Fund (AGRICULTURE) Transylvania County
2. Linwood Farms, Inc. (DENR-PARKS) Gaston County
3. The Nature Conservancy (DENR-PARKS) Henderson & Rutherford Counties
4. The Nature Conservancy (DENR-PARKS) Henderson County
5. The Nature Conservancy (DENR-PARKS) Rutherford County
6. The Nature Conservancy (DENR-PARKS) Rutherford & Henderson Counties

**OTHER MATTERS: The following item is reported pursuant to
NCGS 146-22**

7. The Nature Conservancy (DENR-PARKS) Cumberland 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: ±875 acres (subject to survey)

UNIT COST: \$4,000/acre

CONSIDERATION: \$3,500,000 (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. Funding for this acquisition is provided by the United States Department of Agriculture (USDA) Forest Legacy Program. The property will be acquired subject to restrictive covenants consistent with requirements of the USDA Forest Legacy Program, which protects working forests, water quality, provide habitat, forest products, opportunities for recreation and other public benefits. The covenants prohibit the disposition of any interest in the property without reimbursing the United States the market value of the land at the time of disposal. The NC Forest Service will manage this site as a working stewardship forest and will enroll the property in the game land program.

ITEM 2

GRANTOR: Linwood Farms, Inc.
John K. Long, President

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

LOCATION: off Sparrow Springs Road, Crowders Mountain Township, Gaston County

AREA: ±14.359 acres

UNIT COST: ±\$3,830.35/acre

CONSIDERATION: \$55,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Crowders Mountain State Park. Acquisition of this property provides protection of natural and scenic resources and resolves an inholding in Crowders Mountain State Park. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

ACQUISITION BY DEED

ITEM 3

GRANTOR: The Nature Conservancy

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

LOCATION: off Marigold Lane, Chimney Rock Township, Rutherford County and
Edneyville Township, Henderson County

AREA: ±124 acres

UNIT COST: ±\$4,500/acre

CONSIDERATION: \$558,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Chimney Rock State Park. Acquisition of this property provides protection of natural and scenic resources and water quality in Chimney Rock State Park. Funding for this acquisition is provided by the Clean Water Management Trust Fund (\$279,000), the Parks and Recreation Trust Fund (\$65,089) and the Federal Land and Water Conservation Fund (\$213,911).

ITEM 4

GRANTOR: The Nature Conservancy

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

LOCATION: off Reedy Patch Creek Lane, Edneyville Township, Henderson County

AREA: ±113.09 acres

UNIT COST: ±\$4,695.38/acre

CONSIDERATION: \$531,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Chimney Rock State Park. Acquisition of this property provides protection of natural and scenic resources and water quality in Chimney Rock State Park. Funding for this acquisition is provided by the Clean Water Management Trust Fund (\$265,500) and the Federal Land and Water Conservation Fund (\$265,500).

ACQUISITION BY DEED

ITEM 5

GRANTOR: The Nature Conservancy

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

LOCATION: off Silver City Road, Chimney Rock Township, Rutherford County

AREA: ±246.14 acres

UNIT COST: ±\$2,000/acre

CONSIDERATION: \$492,500

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Chimney Rock State Park. Acquisition of this property provides protection of natural and scenic resources in Chimney Rock State Park. Funding for this acquisition is provided by the Clean Water Management Trust Fund (\$282,500) and the Federal Land and Water Conservation Fund (\$210,000).

ITEM 6

GRANTOR: The Nature Conservancy

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

LOCATION: off Marigold Lane, Chimney Rock Township, Rutherford County and
Edneyville Township, Henderson County

AREA: ±69.692 acres

UNIT COST: ±\$4,964.70/acre

CONSIDERATION: \$346,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Chimney Rock State Park. Acquisition of this property provides protection of natural and scenic resources and water quality in Chimney Rock State Park. Funding for this acquisition is provided by the Clean Water Management Trust Fund (\$173,000) and the Federal Land and Water Conservation Fund (\$173,000).

OTHER MATTERS

ITEM 7

Land Exchange. On December 2, 2014, the Governor and Council of State approved an acquisition by deed of gift for ±15 acres from McCormick Farms Limited Partnership (McCormick) to be allocated to the Division of Parks and Recreation for its Carvers Creek State Park. In association with this transaction, The Nature Conservancy (TNC) was to transfer ±15.25 acres of land to McCormick. The 15.25-acre tract owned by TNC is adjacent to other property currently owned by McCormick. Subsequent to approval, this office was informed that The Nature Conservancy is prohibited from donating real property to private landowners. Therefore, to resolve this issue, authorization is requested to acquire the ±15.25-acre tract owned by TNC by deed of gift and simultaneously convey it to McCormick in exchange for the ±15-acre tract approved in December 2014.