

109TH CONGRESS
1ST SESSION

H. R. 4559

To provide for the conveyance of certain National Forest System land to the towns of Laona and Wabeno, Wisconsin, to authorize the Secretary of Agriculture to convey certain isolated parcels of National Forest System land in Florence and Langlade Counties, Wisconsin, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

DECEMBER 15, 2005

Mr. GREEN of Wisconsin introduced the following bill; which was referred to the Committee on Agriculture

A BILL

To provide for the conveyance of certain National Forest System land to the towns of Laona and Wabeno, Wisconsin, to authorize the Secretary of Agriculture to convey certain isolated parcels of National Forest System land in Florence and Langlade Counties, Wisconsin, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. CONVEYANCE OF CHEQUAMEGON-NICOLET NA-**
4 **TIONAL FOREST LAND TO TOWNS OF LAONA**
5 **AND WABENO, WISCONSIN.**

6 (a) CONVEYANCE TO TOWN OF LAONA.—

1 (1) CONVEYANCE.—At the request of the town
2 of Laona, Wisconsin (referred to in this subsection
3 as the “town”), the Secretary of Agriculture shall
4 convey to the town all right, title, and interest of the
5 United States in and to the parcel of National For-
6 est System land in Forest County, Wisconsin, con-
7 sisting of approximately 176 acres, as further de-
8 scribed in paragraph (2), for the purpose of permit-
9 ting the town to use the parcel as a site for an in-
10 dustrial park and for other purposes.

11 (2) LEGAL DESCRIPTION.—The parcel of land
12 referred to in paragraph (1) consists of the
13 $N\frac{1}{2}SW\frac{1}{4}$, $SW\frac{1}{4}NW\frac{1}{4}$, $S\frac{1}{2}SE\frac{1}{4}NW\frac{1}{4}$, and that
14 part of the $W\frac{1}{2}NE\frac{1}{4}$ lying south of the Rat River,
15 excluding Lot #1 of Forest County Certified Survey
16 Map #157861 and a 100-foot wide former rail road
17 right-of-way running through the $W\frac{1}{2}NE\frac{1}{4}$, all in
18 section 6, township 35 north, range 15 east, Laona
19 Township, Forest County, Wisconsin.

20 (3) CONSIDERATION.—As consideration for the
21 conveyance under this subsection, the town shall pay
22 to the Secretary an amount equal to \$300,000,
23 which is the appraised fair market value of the par-
24 cel of National Forest System land to be conveyed.

25 (b) CONVEYANCE TO TOWN OF WABENO.—

1 (1) CONVEYANCE.—At the request of the town
2 of Wabeno, Wisconsin (referred to in this subsection
3 as the “town”), the Secretary of Agriculture shall
4 convey to the town all right, title, and interest of the
5 United States in and to the parcel of National For-
6 est System land in Forest County, Wisconsin, con-
7 sisting of approximately 173 acres, as further de-
8 scribed in paragraph (2), for the purpose of permit-
9 ting the town to use the parcel as a site for an in-
10 dustrial park and for other purposes.

11 (2) LEGAL DESCRIPTION.—The parcel of land
12 referred to in paragraph (1) consists of the
13 $S^{1/2}NW^{1/4}$, $E^{1/2}SW^{1/4}$, and east 17.30 acres of the
14 $NW^{1/4}SW^{1/4}$, excluding a 100-foot wide former rail
15 road right-of-way running through the $NE^{1/4}SW^{1/4}$
16 and $SE^{1/4}NW^{1/4}$ and a 0.02 acre parcel in the
17 $SW^{1/4}NW^{1/4}$, a 0.93 acre parcel in the $SE^{1/4}SW^{1/4}$,
18 and a 2.36 acre parcel in the $E^{1/2}SW^{1/4}$ reserved for
19 highway purposes, as described in volume 7, 276–
20 277, Forest County Records, and all in section 7,
21 township 34 north, range 15 east, Wabeno Town-
22 ship, Forest County, Wisconsin.

23 (3) CONSIDERATION.—As consideration for the
24 conveyance under this subsection, the town shall pay
25 to the Secretary an amount equal to \$320,000,

1 which is the appraised fair market value of the par-
2 cel of National Forest System land to be conveyed.

3 (c) SURVEY.—If necessary, the exact acreage and
4 legal description of the lands to be conveyed under sub-
5 sections (a) and (b) shall be determined by surveys satis-
6 factory to the Secretary. The cost of a survey shall be
7 borne by the recipient of the land.

8 (d) ADDITIONAL TERMS AND CONDITIONS.—The
9 Secretary may require such additional terms and condi-
10 tions in connection with the conveyances under this section
11 as the Secretary considers appropriate to protect the inter-
12 ests of the United States.

13 **SEC. 2. AUTHORITY TO SELL CERTAIN CHEQUAMEGON-**
14 **NICOLET NATIONAL FOREST LANDS IN FLOR-**
15 **ENCE AND LANGLADE COUNTIES, WISCONSIN.**

16 (a) AUTHORITY TO CONVEY.—The Secretary of Agri-
17 culture may sell all right, title, and interest of the United
18 States in and to the parcels of National Forest System
19 land described in subsection (b), which are located outside
20 of the contiguous boundary of the Chequamegon-Nicolet
21 National Forest in Florence County and Langlade County,
22 Wisconsin.

23 (b) COVERED PARCELS.—

24 (1) LEGAL DESCRIPTION.—The parcels of land
25 referred to in subsection (a) consist of the following:

1 (A) Approximately 480 acres in the
2 NE¹/₄NE¹/₄ and the S¹/₂NE¹/₄ of section 9, the
3 S¹/₂NE¹/₄ of section 25, and the NE¹/₄, the
4 SW¹/₄NW¹/₄, and the E¹/₂NW¹/₄ of section 36,
5 township 39 north, range 16 east, Florence
6 County, Wisconsin.

7 (B) Approximately 80 acres in the
8 E¹/₂NW¹/₄ of section 22, township 33 north,
9 range 9 east, Langlade County, Wisconsin.

10 (2) MODIFICATION.—For the purpose of solie-
11 iting offers for the purchase of the land authorized
12 to be sold under this section, the Secretary may
13 modify the legal descriptions specified in paragraph
14 (1) based on a survey of the land or a determination
15 by the Secretary that the modification would be in
16 the best interest of the public.

17 (c) METHODS OF SALE.—The Secretary may sell the
18 land authorized to be sold under this section at public or
19 private sale, including at auction, in accordance with such
20 terms, conditions, and procedures as the Secretary deter-
21 mines to be appropriate. The Secretary may reject any
22 offer received under this section if the Secretary deter-
23 mines that the offer is not adequate or is not in the public
24 interest. To facilitate the sale of the land, the Secretary
25 may use a real estate broker and pay the real estate broker

1 a commission in an amount that is comparable to the
2 amounts of commission generally paid for real estate
3 transactions in the area in which the sale occurs.

4 (d) CONSIDERATION.—As consideration for the pur-
5 chase of land under this section, the purchaser shall pay
6 to the United States an amount equal to the fair market
7 value of the land, as determined by an appraisal satisfac-
8 tory to the Secretary and conforming to the Uniform Ap-
9 praisal Standards for Federal Land Acquisitions.

10 (e) DEPOSIT AND USE OF PROCEEDS.—

11 (1) DEPOSIT.—The Secretary shall deposit the
12 proceeds from the sale of land under this section in
13 the fund established under Public Law 90–171
14 (commonly known as the Sisk Act; 16 U.S.C. 484a).

15 (2) USE.—Funds deposited pursuant to para-
16 graph (1) shall be available to the Secretary, without
17 further appropriation and until expended—

18 (A) to acquire land and interests in land
19 for inclusion in the Chequamegon-Nicolet Na-
20 tional Forest in Wisconsin; and

21 (B) to reimburse costs incurred by the Sec-
22 retary in carrying out land sales under this sec-
23 tion, including the payment of real estate
24 broker commissions under subsection (c).

1 (3) ADMINISTRATION.—The lands acquired
2 under this section shall be included in the
3 Chequamegon-Nicolet National Forest and adminis-
4 tered in accordance with the laws applicable to that
5 National Forest.

6 (f) WITHDRAWAL.—Subject to valid existing rights,
7 the land authorized to be sold under subsection (a) is with-
8 drawn from location, entry, and patent under the public
9 land laws, mining laws, and mineral leasing laws, includ-
10 ing geothermal leasing laws.

11 (g) ADDITIONAL TERMS AND CONDITIONS.—The
12 Secretary may require such additional terms and condi-
13 tions in connection with a sale of land under this section
14 as the Secretary considers appropriate to protect the inter-
15 ests of the United States.

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