



Controlling
Board

Department of Natural Resources
Natural Areas and Preserves

Controlling Board Number
DNR0105253

Fiscal Year(s)
2023

Bill Number(s)
HB 110

Request Type: **Operating**

Authorization Type
**Waiver of Competitive Selection
Real Estate Acquisition**

Status
OBM Review

Meeting Date
2/27/2023

Request Summary

The Department of Natural Resources respectfully requests Controlling Board approval for a waiver of competitive selection to acquire real estate in the amount of \$394,900.00 from Fund 1550 ALI 725601 (Departmental Projects) in FY 2023 to purchase 11.61 acres of land in Hocking County from Bruce A. Bowens and Carol A. Mackey, Logan, Ohio to expand the Boch Hollow State Nature Preserve.

Real Estate

Owner and Location	Bruce A. Bowens & Carol A. Mackey,		
Area Name		Acres	11.61
Option Price	\$394,900.00 (\$34,013.78 per acre)	Total Taxation Value	\$0.00 (\$0.00 per acre)
Local Funds Used	No	Previously Purchased Acres	0.00
Balance To Be Purchased Acres	0.00	Latest Sale Price	\$0.00
Real Estate Appraisals	Appraisal Number	Appraiser Name	Valuation (Variance)
	1	BBG, Inc.	\$395,000.00 (0.03%)
	2	Sours, Buie and Associates, LLC	\$392,000.00 (0.00%)

Funding

Fiscal Year	Fund	ALI	Amount
2023	1550 - Departmental Services-Intrastate	725601 - Departmental Projects	\$394,900.00

Explanation

This land is being purchased to protect additional road frontage property that lies adjacent to the Boch Hollow State Nature Preserve. The parcel currently has one rental house and could be subdivided to include additional houses or structures which would impact the ecological integrity of the surrounding hillsides that are already protected as preserve. By acquiring this land, ODNR can better control invasive species and protect native species that are on the site.

This acquisition is funded by the Kessler account via the Columbus Foundation. More information about the account can be found at this link:

<https://columbusfoundation.org/stories-of-impact/preserving-a-legacy>

Supplier / Release & Permit

Attachments

Type	File Name (<i>link</i>)
Contract	<u>1. PURCHASE AGREEMENT-EXECUTED</u>
Real Estate Appraisal	<u>2. Appraisal 1 - BBG Dated 12.20.22</u>
Real Estate Appraisal	<u>3. Appraisal 2 - Sours Buie Dated 1.20.23</u>
Other	<u>4. Hocking County Parcel Information</u>
Other	<u>5. Aerial Map</u>

Supplier Questionnaire

Agency Contact

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Signatures

Mary Mertz

Date 02/07/2023

Agency Director/Authorized Agent

Controlling Board President