

Lyle and Roberta Johnson Conservation Easement



The Lyle and Roberta Johnson project is a 196 acre conservation easement located west of River Falls in the Kinni Canyon area. This is a working family farm that sits on both sides of the Kinnickinnic River. The property contains high quality floodplain forest, goat prairies, oak savannas, white pines, rare plant species, productive agricultural soils, scenic vistas, especially the portion of the property that is seen from the Kinni by trout fishermen, canoeists, and kayakers. The views from the river that are protected by the project are awe-inspiring. The project is an addition to the Lower Kinni conservation corridor, protects over a mile of Kinni river front and riparian area, the water quality of the Kinni, and allows for public access from the river on a majority of the riverfront. The diverse topography and plant communities found on the property provide for significant wildlife habitat, including songbirds, deer, and wild turkey. The project helps maintain quality trout habitat for a significant distance of the Kinni. The project helps us adapt to and mitigate the impacts of climate change by filling in an important component of the conservation corridor from River Falls to the St. Croix River.

Type: CE Purchase – Kinni Gorge COA

Date Completed: 9/17/2007

Acres: 195.0

Appraised Value: \$782,500

Appraised \$/acre: \$4013

Purchase Offer Price: \$1,000,000

Purchase \$/acre: \$5128

Expenses

Conservation Easement: \$182,000

Working Lands Conservation Easement: \$818,000

Contract Interest LOC Interest: \$60,000

Est. Associated Acquisition/Sale Costs: \$6566

Acquisition Funding

Private Funds (KRLT Raised Funds): \$442,005 (**\$376,000 borrowed**)

DNR Stewardship: \$332,062

Federal Funds (NAWCA, NRCS, FRPP): \$292,500

Landowner KRLT Stewardship Fund Donation: \$15,000






Totals

Non-Land Project Costs: \$66,566

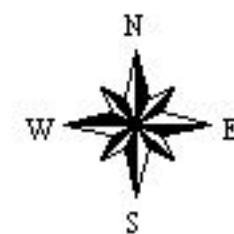
Total Project Cost: \$1,081,566

**Lyle and Roberta
Johnson Property**

**EXHIBIT B
Map of Zones**

-  Property Boundary
-  Zone A- Agriculture Zone
-  Zone B -Bulding Zone
-  Zone C -Conservation Zone
-  Separate Conservation Easement
-  Zone D - Access Corridor
-  Zone E - Public Access

0 500 1000 Feet



Created 11/2/2005
Kinnickinnic River Land Trust

