



NORTHWOODS LAND TRUST

PO BOX 321, EAGLE RIVER, WI 54521-0321

ANNUAL PROGRESS REPORT July 2018 to June 2019

2018-2019 Highlights

- *The Yawkey Lumber Company donated 431 acres and 4.4 miles of shoreline on scenic Lake Katherine in Oneida County. This outright land donation included the **most natural lake shoreline donated to a land trust in Wisconsin; the most valuable conservation land donation to date; and one of the largest land donations in size.***
- *Robert S. Hagge, Jr. and Elke Hagge donated an adjacent 20-acre parcel with 1/2 of a bog and 1/4 mile of outlet stream corridor that is now also part of the Yawkey Forest Reserve.*
- *Bruce and Carline Amundson granted a conservation easement protecting 38 acres and 460 feet of frontage on Nine Mile Creek. This property is located along County Highway X in the town of Threes Lakes, Oneida County, a popular road biking route. It is also located upstream from two other NWLT conservation easement properties.*
- *Guy and Carole Hansen protected their 112-acre farmstead and woodland property by Harshaw in Oneida County with a perpetual land protection agreement. This property includes three ponds dug for enhanced wildlife habitat with assistance from the USDA Natural Resources Conservation Service.*
- *Ron and Winnie Krueger completed a conservation easement donation for their 40-acre property with 415 feet of frontage on Ground Hemlock Lake. The property is located in the town of Lincoln in Forest County adjacent to extensive county forest lands.*
- *Working in partnership with the Last Wilderness Conservation Association, NWLT accepted the transfers of 11 conservation properties, four conservation easements, and one other "grant of development rights." All of these projects help to protect the globally-significant Border Lakes region in northern Vilas County.*
- *NWLT has helped to fund major improvements to Interstate Falls scenic area. This year NWLT funded the construction of a trailhead kiosk with a local contractor. Interpretive panels for the kiosk were designed and produced by another local graphic design consultant. The kiosk is now in place and includes an aerial photo map showing the property and trail, the natural and geologic history of the falls, and information on the protection of the property by NWLT with many supporters.*
- *NWLT has now protected a total of over **13,000 acres** of woodlands, wetlands and wildlife habitat, including nearly **70 miles** of lake and river shorelines. Estimated values of the conservation lands and easements contributed to date total over **\$22 million.***
- *A Phase VI DNR Lake Protection Grant used geographic information system (GIS) maps to identify parcels with large remaining stretches of natural shorelines in Iron County. A mailing of NWLT's Landowners Conservation Guide included 272 lake property owners.*



The Yawkey Lumber Company donated over 4.4 miles of natural shorelines on scenic Lake Katherine.

- *The Vilas County Old-Growth Forest pilot study was completed with four aerial flights. Remaining old-growth forest habitats on private lands were mapped using GIS. A landowner contact program was initiated with an old-growth legacy forest mailing.*
- *Volunteers and staff completed 92 conservation land and easement monitoring visits in 2017—85 conservation easement tracts/properties and 7 NWLT-owned conservation lands. A total of 84 volunteer hours were committed to conservation easement monitoring.*
- *Sandy Lotto retired as NWLT's Outreach & Monitoring Coordinator, and helped recruit and train Troy Walters to take on those responsibilities. Founding board member and Executive Director Bryan Pierce is also retiring.*

Progress on Northwoods Land Trust Projects: 2018-2019

CONSERVATION PROJECTS

Yawkey Forest Reserve

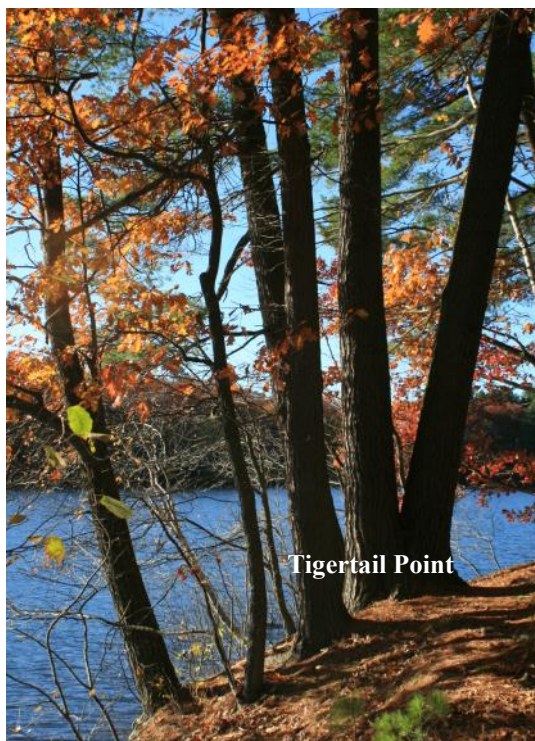
On October 31st, 2018, NWLT received a remarkable gift of 431 acres of land on scenic Lake Katherine in the town of Hazelhurst in Oneida County. The conservation land was donated by the historic Yawkey Lumber Company, in business since 1893.

The new Yawkey Forest Reserve includes woodlands, wetlands and wildlife habitat, and protects 4.4 miles of natural shoreline on beautiful Lake Katherine.

This is truly an exceptional gift for all future generations on a highly scenic, clear water lake in northern Wisconsin.



Robert S. Hagge, Jr. (front center) with niece Christy Myschchysyn celebrated the closing of the Yawkey family's conservation land donation with NWLT board members and staff.



According to Yawkey Lumber Company President Robert S. Hagge, Jr., the property has been under the same ownership for the last 125 years. These lands have been held through the decades and the current company shareholders are all great-grandchildren of Cyrus C. and Alice R. Yawkey.

The NWLT staff and the Yawkey family members spent nearly four years working out the details of the land donation. The family decided to gift 23 separate parcels in one transaction, allowing for a relatively simple signing of the warranty deed in October.

The total appraised value of the property was over \$12 million at the time of the donation, resulting in one of the most valuable and sizable

Left: About 4.4 miles of scenic shoreline on Lake Katherine were protected as part of the Yawkey Lumber Company's conservation land donation. Tigertail Point was a favorite stopping place for Alice Yawkey along their carriage road.

outright gifts of conservation land to a land trust in Wisconsin. The Yawkey Forest Reserve property was further protected with a conservation restrictive covenant granted by NWLT to the nearby Lakeland Conservancy.

“Recognizing the importance of these properties to the area and family history, the current shareholders wanted to preserve the remaining Yawkey lands with the help of the Northwoods Land Trust. We have been thinking about what to do with this property for some time,” said Hagge. “We wanted to carry on the tradition our great-grandfather had in trying to keep the scenic beauty of Lake Katherine.”

Hagge Conservation Land Donation

Robert S. Hagge, Jr. and Elke Hagge decided to add to the Yawkey family legacy around Lake Katherine. The Haggas gifted an adjacent 20-acre parcel, bringing the total acreage of the Yawkey Forest Reserve to just over 450.



The Hagge property includes over half of a highly-scenic bog pond with black spruce and tamarack fringing the bog margins. Large red pines and white pines border the swamp wetlands.

The property also includes about 1/4 mile of an outlet stream corridor that runs from the bog pond to Lake

*Left: A view of the bog pond that is part of the Hagge conservation land donation.
Below: Celebrating the land gift are (from left) NWLT board members Pete Davison and Ron Eckstein, Rob and Elke Hagge, and Executive Director Bryan Pierce.*

Katherine. Since Lake Katherine is a seepage lake, this bog, swamp and woodland watershed is critically important to sustaining the water quality of the lake.

Rob and Elke signed the deed gifting the land to NWLT on May 29, 2019—the most recent conservation land transaction. An application to enroll the land in the state’s Managed Forest Law program was submitted on June 1st, joining the rest of the Yawkey property in being managed over the long term for sustainable forest products. Most of the Yawkey Forest Reserve will also be open to the public for non-motorized outdoor recreation activities.



Conservation Easement on Nine Mile Creek

Often used by campers from HoneyRock Camp, Nine Mile Creek in the town of Three Lakes in Oneida County is a popular, fun paddle trip. After putting in canoes and kayaks at the landing on Lower Nine Mile Lake, then portaging across the Wisconsin Valley Improvement Company dam at County Highway X, paddlers enjoy floating down the twisting, rippling Nine Mile Creek to meet up with the Three Lakes Chain on the Eagle River.

In December, 2018, Bruce and Carline Amundson granted a conservation easement that permanently protects about 460 feet of frontage on Nine Mile Creek just below the WVIC dam

and portage. The natural scenic beauty of this 38-acre property is also important as County Highway X runs through the property. County X is a popular road biking and driving route.

The Amundson site is also located upstream from two other properties protected previously by NWLT with conservation easements—a 21-acre tract with about 2,000 feet of natural frontage on the Eagle River and Nine Mile Creek, and a 4.4-acre property with about 1,525 feet of shoreline also at the confluence of the Eagle River and Nine Mile Creek.

Don and Sue Kratsch granted both easements on their family land. The 21-acre protected property was then gifted to HoneyRock Camp for continued use as an outpost camp by their campers.

Just one-half mile to the east of the Amundson property are extensive Chequamegon-Nicolet National Forest lands. The Amundson property, in conjunction with these other lands, provides an environmental corridor and link between these other blocks of valuable wildlife habitat.



View of scenic Nine Mile Creek from the WVIC dam on County Highway X looking toward the Amundson's protected property.

Harshaw Farmstead Protected

The end of 2018 also included Guy and Carole Hansen's lasting protection of their 112-acre farmstead and woodland property. The land is located by Harshaw in the town of Cassian, Oneida County. Guy is a former Oneida County Board Supervisor, and both he and Carole work hard coordinating the food pantry in Rhinelander. They well know the importance of sustaining both our natural and agricultural resources.



Carole and Guy Hansen (holding signs) are joined by NWLT Vice President Bob Martini and Executive Director Bryan Pierce by the sign at the Oneida County Courthouse commemorating the first rural zoning ordinance.

The property contains representative examples of northern dry-mesic and mesic upland forest habitats of white pine, red pine, balsam fir, white spruce, aspen, white birch, red maple, red oak, sugar maple, black cherry, ash, basswood, yellow birch and hemlock. About 73 acres of the property are enrolled in the Wisconsin DNR's Managed Forest Law program for sustainable timber harvesting.

The property was historically used as a dairy farm. More recently the Hansens have used the farmstead for the raising of beef cattle. Portions of the property have been used as pasture for cattle grazing and for the growing of hay.

Agricultural uses remain permitted under the conservation easement subject to some limitations including for the total numbers of livestock.

Natural frontage on Ground Hemlock Lake Preserved

Ron and Winnie Krueger started Northern Lake Services in a garage at their home on Ground Hemlock Lake in Forest County. Now run by their son, Ron (R.T.) Krueger, in downtown Crandon, Northern Lake Services completed many lake water quality assessments and management plans for lake organizations throughout northern Wisconsin (including Lake Katherine).

The Krueger family has now left even more of a lasting legacy for lake protection by granting a conservation easement for their 40-acre property. Along their 415 feet of frontage, the Kruegers have left the natural vegetation within fifty feet of the ordinary high water mark of Ground Hemlock Lake as a relatively undisturbed shoreland



Celebrating the January 2019 signing of the Ground Hemlock Lake conservation easement are (from left) NWLT Land Protection Coordinator Kari Kirschbaum, NWLT Board Secretary Pete Davison, Winnie and Ron Krueger, son R.T., and Executive Director Bryan Pierce.



The natural shoreline buffer zone on the Krueger's Ground Hemlock Lake Conservation Easement protects water quality, prevents soil erosion, and provides excellent fish and wildlife habitat and natural scenic beauty.

buffer zone. This buffer zone also provides aesthetic screening of the residence and other structures with only filtered views to and from the lake.

Through their conservation easement, the family wished to ensure that natural lake shoreline would remain intact. The development limits are especially important since almost all of the rest of Ground Hemlock Lake has been subdivided into smaller residential parcels.

The roughly 35 acres of upland forest habitat on the property are primarily mature northern mesic forest that has been managed and harvested for forest products in the past. The forest has also been used for tapping sugar maple sap as the upland forest is dominated by sugar maple. Other tree species in the upland habitat include basswood, aspen, white ash, red maple, balsam fir, white spruce, black cherry, white birch, yellow birch, eastern hemlock, white pine, red pine and ironwood.

The property is located in the town of Lincoln and is adjacent to extensive county forest lands and close to the Chequamegon-Nicolet National Forest. About 58% of Forest County is publicly owned, making the area desirable for tourism and retirement.

With residential development in this area nearly completely filling the shorelines on local lakes, the Krueger's gift of a perpetual conservation easement will leave a continuing legacy for Ground Hemlock Lake.

NWLT Partners with the Last Wilderness Conservation Association



Paulette Cary and members of the LWCA Board (left to right) Al Eschenbauch, Randy Boyle and Robert Horswill at the 2018 property dedication on Van Vliet Lake.

The Last Wilderness Conservation Association (LWCA) has spent the last 24 years as an all-volunteer land trust conserving critical lakeshore properties and associated natural resources in the “Border Lakes” Region in Presque Isle and Winchester in northern Vilas County.

The Border Lakes region is an area that has been recognized as a globally-significant conservation resource due to the abundance of inland freshwater lakes of glacial origin. The area boasts extensive forests, wetlands, lakes, and streams along Wisconsin’s northern boundary with Michigan. More than 100 lakes in this region are connected by a complex network of high quality wetlands and streams, supporting

diverse assemblages of native fish and wildlife. The area also links the Ottawa National Forest in Michigan with the Northern Highland-American Legion State Forest in Wisconsin, serving as a broad environmental corridor for wide-ranging mammals including wolves and moose.

In September of 2017, the LWCA Board asked NWLT to consider accepting the transfer and perpetual stewardship of the lands they worked so hard to protect. According to LWCA Board President Al Eschenbauch, the land stewardship responsibilities became too great for the all-volunteer organization to manage. After extensive NWLT review, field documentation and fundraising, 16 projects were transferred to NWLT late last year, totaling an estimated 690 acres of land and five miles of shoreline.

Of the 16 projects transferred, 11 properties are now owned and managed by NWLT. Four are privately-owned properties with land protection agreements (conservation easements), and one privately-owned property is legally protected through a grant of development rights. All 11 of the properties now owned by NWLT are open to public access for non-motorized outdoor recreation and nature study, including hiking, snowshoeing, skiing, wildlife observation, carry-in boating, and fishing. Hunting is also allowed on several of the properties.

Included in the new properties is a second parcel donated in 2008 by Paulette Cary to LWCA, adjacent to the parcel on Van Vliet Lake she gifted in 2017 to NWLT. Also included is a 57-acre property entirely surrounding Genevieve Lake, a “wild lake” that was protected with funding from the Knowles-Nelson Stewardship Fund.

NWLT appreciates all of the efforts of LWCA to protect the Border Lakes Region and looks forward to helping steward these outstanding resources into the future.



Genevieve Lake is an important “wild lake” LWCA protected in the Border Lakes Region.

Old-Growth Forest Initiative

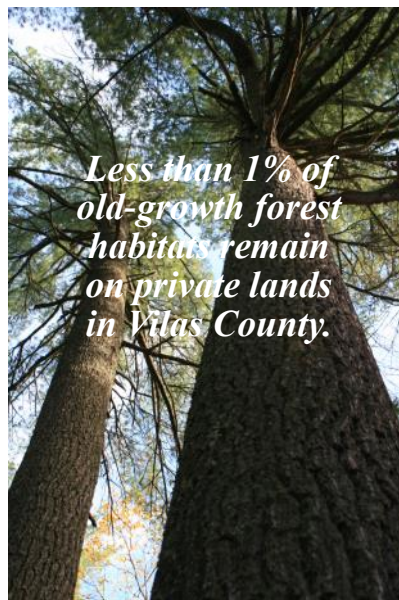
Thanks to the efforts of NWLT board member and retired DNR wildlife biologist Ron Eckstein, NWLT's pilot study seeking to identify remaining old-growth forest habitats on private lands in Vilas County has now been successfully completed. Ron flew four days in a World War II "spotter" airplane to view and photograph parcels previously selected by our expert team using digital aerial photos on our geographic information system (GIS).

NWLT's Old Growth Forest Initiative was initiated as a recommendation from our 5-year strategic plan update in 2016. The pilot study was identified as a priority since the amount of old-growth forest on privately-owned lands across the state is not known.

NWLT Land Protection Coordinator Kari Kirschbaum used her GIS computer skills to generate maps with associated data for the various old-growth tracts Ron identified. A summary report was prepared and presented at a meeting at the NWLT office on March 20th, 2019, to share the results.

While we suspected that little old-growth forest habitats would remain on private lands in Vilas County, the study confirmed that less than 0.7% of those lands continued to retain old-growth forest. A variety of efforts are currently underway to educate the owners of parcels with remaining old-growth forest on their importance and protection options. That landowner contact program was initiated with an old-growth legacy forest mailing sent by NWLT Conservation Specialist Trisha Moore to 50 properties that are potentially eligible to be protected with a conservation easement. Other on-the-ground meetings and site assessments will continue.

As part of the Old-Growth Forest Initiative, NWLT is also currently seeking to acquire a 129-acre parcel of remnant hemlock-hardwood old-growth forest on land owned by the Wisconsin Board of Commissioners of Public Lands. This site has never been in private ownership, and is adjacent to a 215-acre property previously protected by NWLT with a conservation easement. Fundraising for the approximately \$160,000 project is currently underway, with over \$100,000 of grant support pledged to date. More contributions toward this unique project are welcome.



Volunteer Monitoring

Outreach & Monitoring Coordinator Sandy Lotto conducted a volunteer monitor training workshop on May 2nd hosted at Lake Katherine and the Yawkey Forest Reserve. The training session included both current and new volunteers. In 2018, volunteers and staff completed



92 conservation land and easement monitoring visits, including 85 conservation easement tracts/properties. All seven NWLT-owned conservation lands were also inspected in accordance with our approved management plans.

In March, Sandy announced she was taking an early retirement. She then helped to recruit and train Troy Walters to take on the Outreach & Monitoring position. Troy and Sandy had worked together at Trees For Tomorrow in Eagle River.

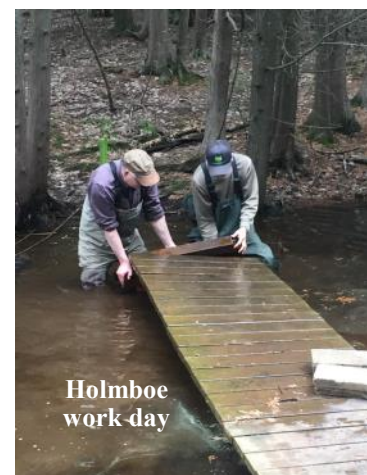
Troy came back to the Northwoods from Maryland, after previously working for TFT for 11 years as a naturalist and educator. We will miss Sandy, but want to welcome Troy!

ORGANIZATION AND BOARD DEVELOPMENT

- The 2018 Annual Meeting was held June 22nd at the outdoor pavilion by the Presque Isle Community Center. The meeting also included the unveiling of the entrance sign and dedication of new Van Vliet Lake Conservation Area donated by Paulette Cary, and a guided hike through the adjacent Van Vliet Hemlocks State Natural Area.
- Agreeing to two-year terms, the NWLT Board of Directors re-elected Mary Schwaiger as President and Bob Martini as Vice President.
- The Northwoods Land Trust continues to participate with land trusts from across the country in the TerraFirma Risk Retention Group LLC conservation defense insurance program. NWLT's insurance coverage is up to \$500,000 of legal costs to help defend our conservation projects—a critical part of protecting these lands in perpetuity.
- NWLT Executive Director Bryan Pierce also announced his retirement for summer of 2019. The NWLT Board immediately initiated the planned succession plan previously developed as part of a Land Trust Alliance-funded consulting project. The Board appointed a Search Committee to begin the process, and the Committee advertised, recruited and interviewed candidates for the Executive Director position.

EDUCATION, COMMUNICATIONS & VOLUNTEER RELATIONS

- Three issues of the redesigned NWLT newsletter were distributed to a mailing list of over 1,300. NWLT Development Coordinator Carrie Rasmussen has now taken over editing the newsletter. The spring landowner newsletter was prepared by NWLT Outreach & Monitoring Coordinator Sandy Lotto and mailed to all current conservation easement landowners.
- Media coverage and press releases resulted in TV 12 and WXPB interviews and newspaper feature articles on the Yawkey Lumber Company conservation land donation (including a feature article in the Milwaukee-Journal Sentinel), NWLT annual meeting, Springstead Lake Land Trust Days paddle/pontoon tour, Gile Flowage paddle tour, Potato River property hike, Holmboe and Interstate Falls snowshoe/hikes, Iron County lakes project, the John Bates' old-growth presentation and book signing, and the Ron Eckstein/Tom Jerow wetlands walk.
- Educational display booths and/or presentations about the Northwoods Land Trust were held at the Lac du Flambeau Lakes Fest, Trees For Tomorrow Forest Fest, the Sustainability Fair, Nicolet College Learning in Retirement program, Mercer library, Three Lakes library, and the Northland Pines 4th grade presentation and conservation fair.
- A Phase VI DNR Lake Protection Grant project focused on lake property owners in Iron County. This project utilized NWLT's geographic information system (GIS) system to map all parcels with at least 500 feet of natural lake or flowage shoreline remaining in Iron County. Maps were generated for each of the towns and Iron County. Volunteers helped to mail NWLT's Landowners Conservation Guide to a total of 272 lake property owners for those selected parcels. An Iron County Conservation Plan for NWLT was also drafted to help prioritize our own land protection projects as we focus our limited financial, staff and volunteer resources in Iron County.
- Other volunteer efforts included a work day at the Holmboe Conifer Forest State Natural Area which included replacing a boardwalk section over the iron seep, constructing a new section of boardwalk, fixing the nylon screening and supports at the deer enclosure and pulling invasive honeysuckle and buckthorn.
- NWLT submitted an application in March of 2018 to the Land Trust Accreditation Commission to renew our national land trust accreditation. NWLT's national accreditation was renewed for five years in August, 2018.



FINANCE & RESOURCES DEVELOPMENT (Fiscal Year 2018)

- NWLT's multi-year, Phase V DNR Lake Protection Grants focusing on Price County was completed in 2017 with the final reimbursement claim submitted in 2018. The Phase VI Lake Protection project for Iron County was initiated. A total of \$59,788 was received from this DNR grant in 2018.
- A DNR Knowles-Nelson Stewardship Fund grant for a total of \$166,229 was received in 2018 toward the acquisition of the 135-acre Tyler Tract. That property was purchased and then gifted to the Minocqua Winter Park Trail Fund, which also contributed to the purchase. The total value of the property transferred was \$183,000.
- Foundation grants included \$119,500 from the Caerus Foundation, \$20,000 from the John C. Bock Foundation, \$15,000 from the Lux Foundation, \$9,500 from the Arthur L. & Elaine V. Johnson Foundation, \$6,500 from the Modestus Bauer Foundation, \$2,479 from the EarthShare employee giving program, \$2,000 from the Coles Family Foundation, \$1,704 from the Charles B. & Ida C. Sanders Northwoods Memorial Fund through the Natural Resources Foundation of Wisconsin, \$1,200 from the Wisconsin Land Fund of the Greater Green Bay Community Foundation, \$1,000 from the Charles & Carol James fund of the Greater Milwaukee Foundation, \$700 from the River Valley Bank Foundation, \$600 from the Ron & Winnie Krueger Fund and Mallery Fund of the Community Foundation of North Central Wisconsin, \$988 from an employee matching gifts program of the Kimberly Clark Foundation, \$500 from the Butternut Franklin Lake Foundation, \$250 from the LUMW Foundation, \$250 from the American Natural Heritage Foundation and Mueller Family Charitable Trust, and The AmazonSmile Foundation also donated a percentage from the purchase price of items off the AmazonSmile website. Family foundations and donor-advised funds are clearly a vital component of the financial resources supporting NWLT's conservation work!
- NWLT received an additional gift of stocks in 2018 from a donor in the Rhinelander area who wishes to remain anonymous. The Financial Strategies Group in Rhinelander provides brokerage account assistance. A \$10,000 distribution from an IRA was also gifted by a donor who wishes to remain anonymous. In kind donations included preparing annual employment reports courtesy of Reach & Schwaiger CPAs in Eagle River.
- NWLT Development Coordinator Carrie Rasmussen completed multiple new membership recruitment mailings to lake property owners in the region where NWLT holds a conservation easement.
- Investments—The NWLT Land Stewardship Fund (a Vanguard balanced mutual fund) was nearly \$1.36 million at the end of 2018 (up from just under \$1.2 million in 2017). This Land Stewardship Fund was reclassified by the board from board-designated to donor-restricted to meet recent IRS updated requirements. The other unrestricted Vanguard account included about \$1,177,000 as an operating reserve at the end of 2018.



John Bates led a winter hike through the Holmboe old-growth forest.

- Permanently restricted assets are conservation lands owned by NWLT. These assets increased dramatically with the addition of the Yawkey Forest Reserve and LWCA properties. The total booked values at the end of 2018 topped \$13,470,000 (up from over \$1 million at the end of 2017).
- Temporarily restricted assets, also considered donor-restricted, are grants and other contributions specified for individual projects including conservation land and easement donations, the old growth forest initiative and others. Temporarily restricted funds declined from \$227,507 at the end of 2017, to \$22,682 by the end of 2018 as several large projects were completed.

Conservation Easement Donors:

Kenneth & Carolyn Aldridge
 Bruce & Caroline Amundson
 Estate of Carl Anderson
 Diana Anderson
 Catharine Beverly
 Donald, Jeffrey, Sylvia & David Behm
 & Jeanette Schachtner
 Tannica & James Bragiel
 Paul Brown, Jeffrey Brown & Laura
 Kavanagh (Linda Pierson Estate)
 Richard Bostwick & Barbara Arms
 John & Timmie Clemetsen
 Jean & Jerry Crawford
 Dr. David & Minka Dawson
 Roger Degris
 Michael Eaton & Carol Ritter
 Richard Eggleston & Anita Clark
 Virginia & John Elsen
 Beverly Engstrom
 Ann M. & Scott Eshelman
 Craig Everts
 Dr. Walter & Donna Gager
 Alden Geisness
 Doris Greenwald Estate
 Timothy Hagen (2) & Kimberly Kelling
 Guy & Carole Hansen
 DiAnne & Terry Hatch
 Daniel & Catherine Hauptert
 Hodag Sports Club
 Sybil & Howard Holtzer
 Charles & Carol James
 Thomas & Ellen Katisch
 Allan Kauth
 Marena Kehl & Peter McKeever
 Melanie Kern
 Don & Sue Kratsch (2 projects)
 Ron & Winnie Krueger
 Dr. James & Erinn Letts (2 projects)
 Mary Lewandowski
 Dr. Gene & Phyllis Likens
 Robert & Mary, David, Jacob Lobermeier (2)
 William Lynch & Barbara Manger
 Robert Martini & Kathleen Vick-Martini
 Keith & Jocelyn McCaffery
 Ellen McKenzie & Joann Kindt
 Thomas & Carol Mertens
 Joseph Mertens
 Richard Miller
 Michael (Mick) Mlinar
 Monahan Forest 1999 Irrevocable Trust
 Albert & Kathryn Nagy
 Thomas & Eileen Pawlacyk (4 projects)
 James & Joy Perry
 Sarah Perry & Jessie B. Perry Estate
 Lee & Margo Popovich
 Benjamin, Glenn, Ken & Roger Powell
 Donald & Virginia Read (2 projects)
 Meta Reigel Brandt
 Roland & Ruth Rueckert
 Sally & Bud Schlack
 Willa Schmidt
 Eugene & Elenore Streich
 Walter & Anita Thiede
 Helen & Richard Thomas
 Thomas Turriff
 William & Joy Vancos
 Cynthia Walters & Sue Kartman (2 projects)
 June Wedell
 Wellenstein family—Walter, Nina, Rick,
 Charles, Michael, Anna, Bart (3 projects)
 Jeffrey Wiesner & Sara Ford Wiesner
 Harry & Candy Whidden
 Elizabeth Wywialowski

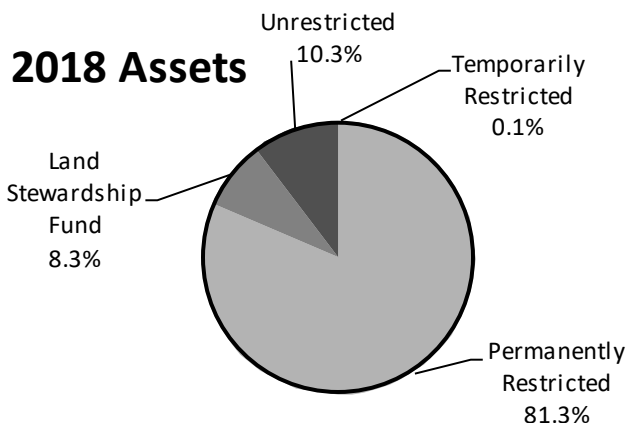
2018 FINANCIAL STATEMENTS

The Northwoods Land Trust's fiscal year is the calendar year. NWLT's Finance Committee conducted our regular internal review for 2018 in March, 2019. Our external financial audit was again conducted by Kerber Rose CPAs. (Note: statements for 2018 are in accrual basis.)

NORTHWOODS LAND TRUST, INC.

Statements of Financial Position
 As of December 31, 2018 and 2017

	2018	2017
CURRENT ASSETS		
Cash	\$ 160,859	\$ 283,609
Grants Receivable	59,788	55,492
Total Current Assets	<u>220,647</u>	<u>339,101</u>
PROPERTY AND EQUIPMENT		
Land	36,800	36,800
Land Improvements	3,860	3,860
Buildings	105,491	104,291
Equipment	35,192	30,962
Total Property and Equipment	<u>181,343</u>	<u>175,913</u>
Less: Accumulated Depreciation	29,611	23,116
Net Property and Equipment	<u>151,732</u>	<u>152,797</u>
OTHER ASSETS		
Investments	2,547,523	2,473,785
Lands Held for Conservation Purposes	13,470,700	1,044,000
Trade Land Held for Sale	175,000	175,000
Total Other Assets	<u>16,193,223</u>	<u>3,692,785</u>
TOTAL ASSETS	<u>\$ 16,565,602</u>	<u>\$ 4,184,683</u>
CURRENT LIABILITIES		
Accrued Salaries	\$ 18,727	\$ 9,998
Accrued Vacation	14,868	9,283
Total Current Liabilities	<u>33,595</u>	<u>19,281</u>
NET ASSETS		
Without Donor Restrictions	1,677,569	1,694,138
With Donor Restrictions	14,854,438	2,471,264
Total Net Assets	<u>16,532,007</u>	<u>4,165,402</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 16,565,602</u>	<u>\$ 4,184,683</u>



Other Major 2018 Contributors*

Caerus Foundation
DNR Lake Protection Grants
Minocqua Winter Park Trail Fund
John C. Bock Foundation
Trees For Tomorrow Natural Resources
Specialty School
Lux Foundation
Arthur L. & Elaine V. Johnson Foundation
Modestus Bauer Foundation
EarthShare (employee giving program)
Coles Family Foundation
Charles A. & Ida C. Sanders
Northwoods Memorial Fund
(WI Natural Resources Foundation)
Wisconsin Land Fund of the Greater
Green Bay Community Foundation
Charles & Carol James Fund of the
Greater Milwaukee Foundation
River Valley Bank Foundation
Kimberly Clark Foundation—Employee
Giving Match Program
Ron & Winnie Krueger Fund & Mallery
Fund-Community Foundation of North
Central Wisconsin
Butternut Franklin Lakes Foundation
Tannica & James Bragiel
Michael Eaton & Carol Ritter
Robert & Elke Hagge
DiAnne & Terry Hatch
Charles & Carol James
Patricia Juday
David & Sara Kozeluh
Sue Kratsch
Jim & Erinn Letts
Edward Marshall
Mick Mlinar in memory of Karen Mlinar
Nancy Nebgen
Scott Patulski & Kristine Krause
Sarah Perry
Donald & Virginia Read
Bill Reardon
George & Terry Smith
William & Susan Sprinkmann
Lee Swank
Cathy Techtmann
Michael & Peg Uihlein
David Ullrich
Meta & Jim Brandt
Jeff Curtin
Ward & Judith Fuller
Dr. Walt & Donna Gager
Jim & Kathy Holperin
John Huppert
David & Sara Kozeluh
Ron & Winnie Krueger
Joe & Judy Lakota
Dr. Gene Likens
Jefferson Patterson
Bryan Pierce & Gail Gilson-Pierce
Mary Schwaiger
Ton 80 Realty Services
Alice & Joe Smith
Richard & Helen Thomas
James & Courtney Tucker
Elizabeth Tuttle
Linda & John Wrobel

*Major grants/gifts are contributions of \$500 or more in a fiscal year.

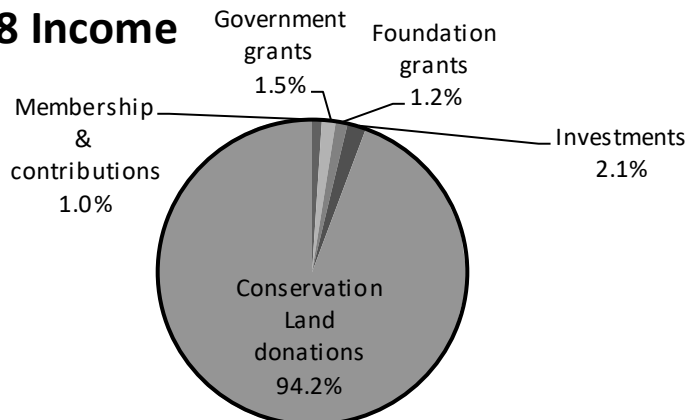
NORTHWOODS LAND TRUST, INC.

Statement of Activities

For the Year Ended December 31, 2018

	Without Donor Restrictions	With Donor Restrictions	Total
OPERATING ACTIVITIES			
Revenues and Other Support			
Government Grants	\$ 62,517	\$ 163,500	\$ 226,017
Contributions	103,428	183,177	286,605
In-kind Contribution of Land Held for Conservation Purposes	-	12,426,700	12,426,700
Memberships	29,911	-	29,911
Investment Income	109,708	115,982	225,690
Miscellaneous Income	292	-	292
Net Assets Released from Restriction	157,325	(157,325)	-
Total Revenues and Other Support	463,181	12,732,034	13,195,215
EXPENSES			
Program Services	242,046	-	242,046
Management and General	53,334	-	53,334
Fundraising	31,137	-	31,137
Total Expenses	326,517	-	326,517
CHANGE IN NET ASSETS FROM OPERATING ACTIVITIES	136,664	12,732,034	12,868,698
NONOPERATING ACTIVITIES			
Unrealized Investment Losses	(153,233)	(165,860)	(319,093)
CHANGE IN NET ASSETS	(16,569)	12,566,174	12,549,605
TRANSFER OF ASSETS	-	(183,000)	(183,000)
NET ASSETS - BEGINNING	1,694,138	2,471,264	4,165,402
NET ASSETS - ENDING	\$ 1,677,569	\$ 14,854,438	\$ 16,532,007

2018 Income



NWLT Land Donors:

The Nature Conservancy
Estate of Carl Anderson
Maxine A. Gere
Patrick Dugan & Sue Hausserman-Dugan
Richard Galaty, George & Carol Schneider
Ruth Sampson
Sampson Cranberry Marsh LLC
Edward Marshall
Peter, Erin & Laura Hayes & Amy
O'Donnell
Paulette Cary
Estate of Sybil & Howard Holtzer
Yawkey Lumber Company
Rob & Elke Hagge

Last Wilderness Conservation Association

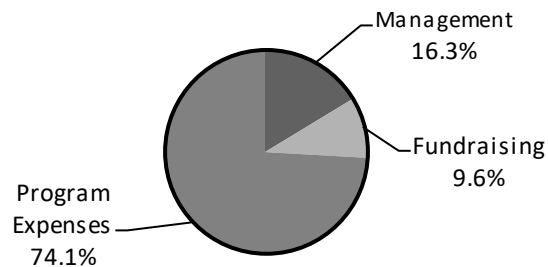
Howard Bolduc
Paulette Cary
Jerry & Charlotte Glashagel
George R. Engelbrecht
Annette B. Hemmings
Brent, Byron and Cyndi Nelson
Euna Staniford
David Swain
Dennis & Karen Olthof
James Pickerill, Michael & Donna Zierdt
LWCA Conservation Easement Donors
Randy Boyle & Donna Wilcox
John R. Davis
Peter Richard Schumann
Richard & Norma Gordon

NORTHWOODS LAND TRUST, INC.

Statement of Functional Expenses For the Year Ended December 31, 2018

	Program Services	Management and General	Fundraising	Total
EXPENSES				
Salaries	\$ 116,743	\$ 10,477	\$ 22,451	\$ 149,671
Employee Benefits	11,760	1,055	2,262	15,077
Payroll Taxes	8,184	735	1,574	10,493
Workers Compensation	1,827	164	351	2,342
Easement Monitoring	200	-	-	200
Title Searches and Easement Surveys	59,630	-	-	59,630
Easement Legal Assistance	4,481	-	-	4,481
Education and Training	774	41	-	815
Dues and Subscriptions	4,278	3,793	-	8,071
Liability Insurance	-	6,831	-	6,831
Meeting Expenses	-	2,061	-	2,061
Professional Accounting Fees	-	5,813	-	5,813
Advertising	-	-	570	570
Internet and Website	332	-	37	369
Outreach Materials	135	-	-	135
Landowner Mailings	380	-	-	380
Other Mailings	809	672	860	2,341
Utilities	1,918	162	231	2,311
Telephone	895	76	108	1,079
Repairs and Maintenance	4,841	2,420	807	8,068
Office Supplies	1,941	970	323	3,234
Printing and Postage	4,325	-	532	4,857
Property Taxes - Land Held for Sale	-	15,286	-	15,286
Travel	5,862	494	706	7,062
Depreciation	5,521	649	325	6,495
Conservation Property Improvements	7,210	-	-	7,210
Miscellaneous	-	1,635	-	1,635
Total Expenses	\$ 242,046	\$ 53,334	\$ 31,137	\$ 326,517

2018 Functional Expenses



The Northwoods Land Trust 2018-19 Annual Report is available to the public on our website at www.northwoodslandtrust.org or in hard copy by contacting the NWLT office at 519 E. Wall St., P.O. Box 321, Eagle River, WI 54521 or call (715) 479-2490.