

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value
Buck Bay Flatwoods - JWC Farms (CE)	1,695+	6.80	\$3,277,576
Buck Bay Flatwoods - Burnsed	280.00	7.13	\$592,400

Acquisition Estimates  
Table A. Pre-Contract / Pre-Acquisition Costs

Project	Appraisals (2)	Option Payment	Title Report	Sub-total
Buck Bay Flatwoods - JWC Farms (CE)	\$22,000	\$1,000	\$4,000	\$49,000
Buck Bay Flatwoods - Burnsed	\$6,000	\$1,000	\$1,100	\$14,100
				\$63,100

Table B. Post-Contract Costs (Due Diligence and Closing Services)

Project	Pre-Acquisition Costs (Sub-total)	Baseline Document (CE)	Boundary Survey	Environmental Audit	Closing Costs*	GRAND TOTAL
Buck Bay Flatwoods - JWC Farms (CE)	\$49,000	\$40,000	\$250,000	\$11,000	\$9,000	\$359,000
Buck Bay Flatwoods - Burnsed	\$14,100	\$0	\$42,000	\$5,000	\$7,200	\$68,300
						\$427,300

\* Includes attorney's fees and title insurance

Management Estimates  
Table C. Stewardship Costs

Project	Acres	Physical Improvements	Average Annual Recurring	Total Costs for the initial 10 Years
Buck Bay Flatwoods - JWC Farms (CE)	1,695+	\$0	\$550	\$5,500
Buck Bay Flatwoods - Burnsed	280.00	\$117,185	\$6,365	\$180,835
				\$186,335

**Buck Bay Flatwoods**  
**JWC Farms**

**1,695 acres**

The JWC Farms property will be protected through a conservation easement. As such, the county management responsibilities will be limited to monitoring the conservation easement, unless a different arrangement is negotiated with the owners.

Monitoring = \$550/year for site inspection and write-up.

## **Management Cost Estimates**

### **Buck Bay Flatwoods**

**Burnsed**

**280 acres**

#### **Initial Improvements (WSPP)**

\$18,600	Trailhead*
\$1,600	Gates
\$75,000	Site Perimeter Fencing
\$735	Firebreak Construction
\$21,250	Initial Road Improvements
<b>Total: \$117,185.00</b>	

#### **Average Annual Mgmt. Costs (General Fund)**

\$2,089.15	Road/Trail/Firebreak Maintenance
\$110	Exotic Plant Control
\$2,300	Prescribed Fire
\$1,866	Monitoring
\$0	Security
<b>Total: \$6,365.15</b>	

#### **Trailhead\***

Entrance sign:	\$2,700
Interpretive Kiosk	\$3,000
Regulatory & Trail Signs	\$300
Parking Area	\$10,000
Wood Fence	\$2,600 (\$10/linear foot x 260 linear ft)
<b>Total Trailhead Costs</b>	<b>\$18,600</b>

*\*Trailhead installation contingent upon obtaining legal public access*

#### **Gates:**

Gates: \$1,600 (4 gates x \$400/gate)

#### **Site Perimeter Fencing**

Wire Fencing: \$75,000 (~15,000ft x \$5/linear foot)

#### **Firebreak Construction**

Firebreak Construction: \$735 (3.5 mi x \$210/mi)

#### **Road/Trail/Firebreak Maintenance**

Initial Road Improvements: \$21,250 (Estimated 0.5 mile of existing road hardening) **(WSPP)**  
Year 2-10: \$2,089.15/year (\$88.90/mile x 4.7 mile = \$417.83 x 5 times/year)  
**(General Fund)**

#### **Exotic Plant Control**

Year 1: \$200  
Year 2-3: \$200 each year  
Year 4-10: \$100 each year  
10 Year Total & Average: \$1,100 or \$110 per year **(General Fund)**

#### **Prescribed Fire**

Burning: \$2,300/year (estimated ~184 total burnable acres, on ~2-year rotation = an average of ~92 acres per year x \$25/ac)  
10 Year Burning Total: \$23,000 or \$2,300 per year **(General Fund)**

#### **Monitoring**

40 hours of staff time plus supplies, project oversight, contractor oversight, photo-points, inspections, record keeping, etc.

10 Year total: \$18,660 or \$1,866/year (**General Fund**)

**Security:** No additional cost—will be included in Lundgren Moccasin Creek/Northeast Flatwoods Preserve security checks.