




Proposed Alachua County Forever Acquisitions

Lochloosa Creek Flatwoods– Sherouse and Flowers Acquisition

Andi Christman
Program Manager, Land Conservation & Management

Summary of Proposed Sherouse and Flowers Acquisition

- **Owner:** George Toby Sherouse Heirs
 - **Parcel numbers:** 19151-000-000
 - **Acreage:** 154 acres±
 - **Zoning/Land Use:** Agriculture (A)/Rural-Agriculture
 - **Matrix project score:** 6.27
- 

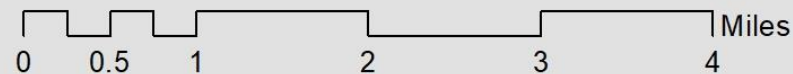
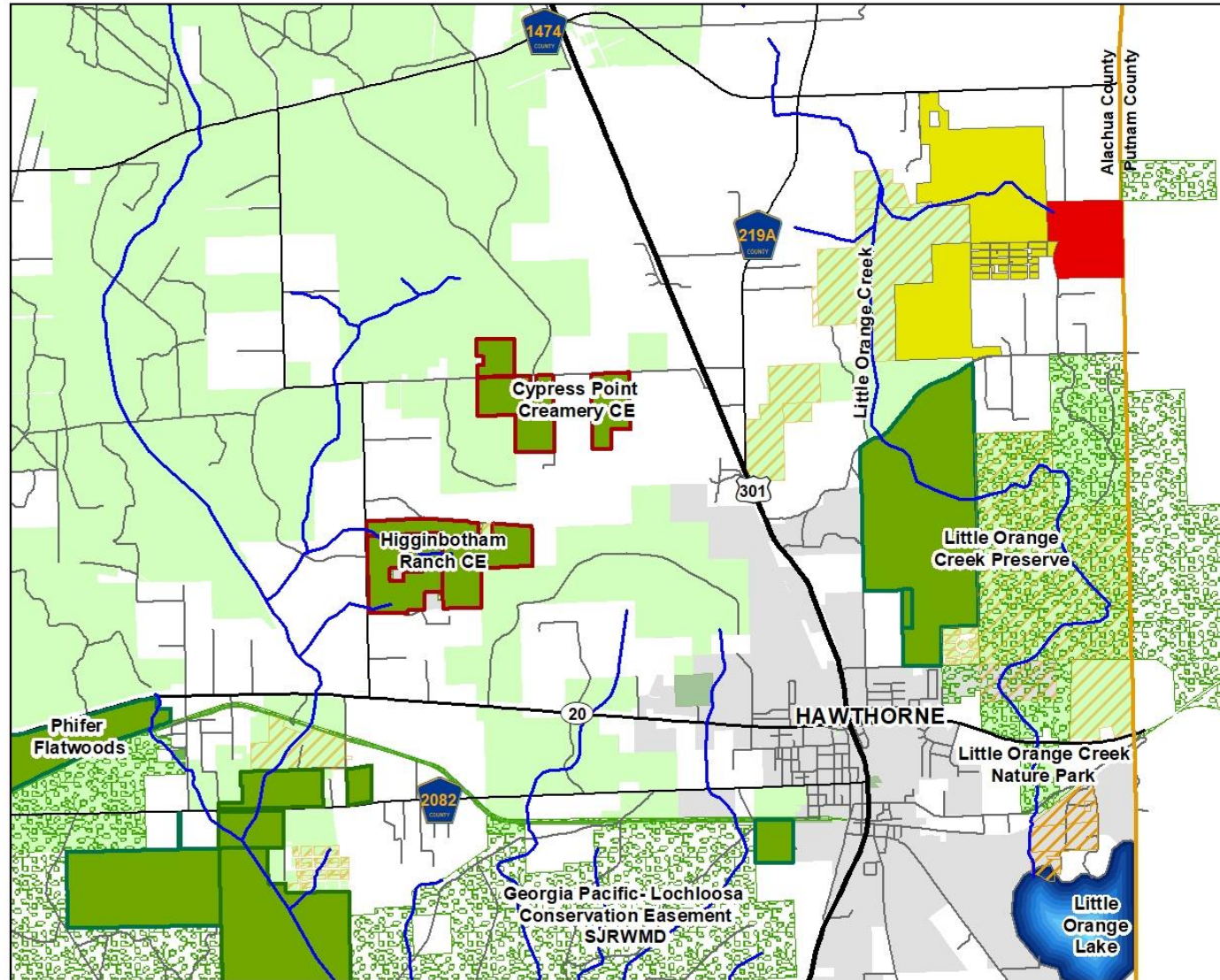
Lochloosa Creek Flatwoods - Sherouse & Flowers Location Map

Map 1



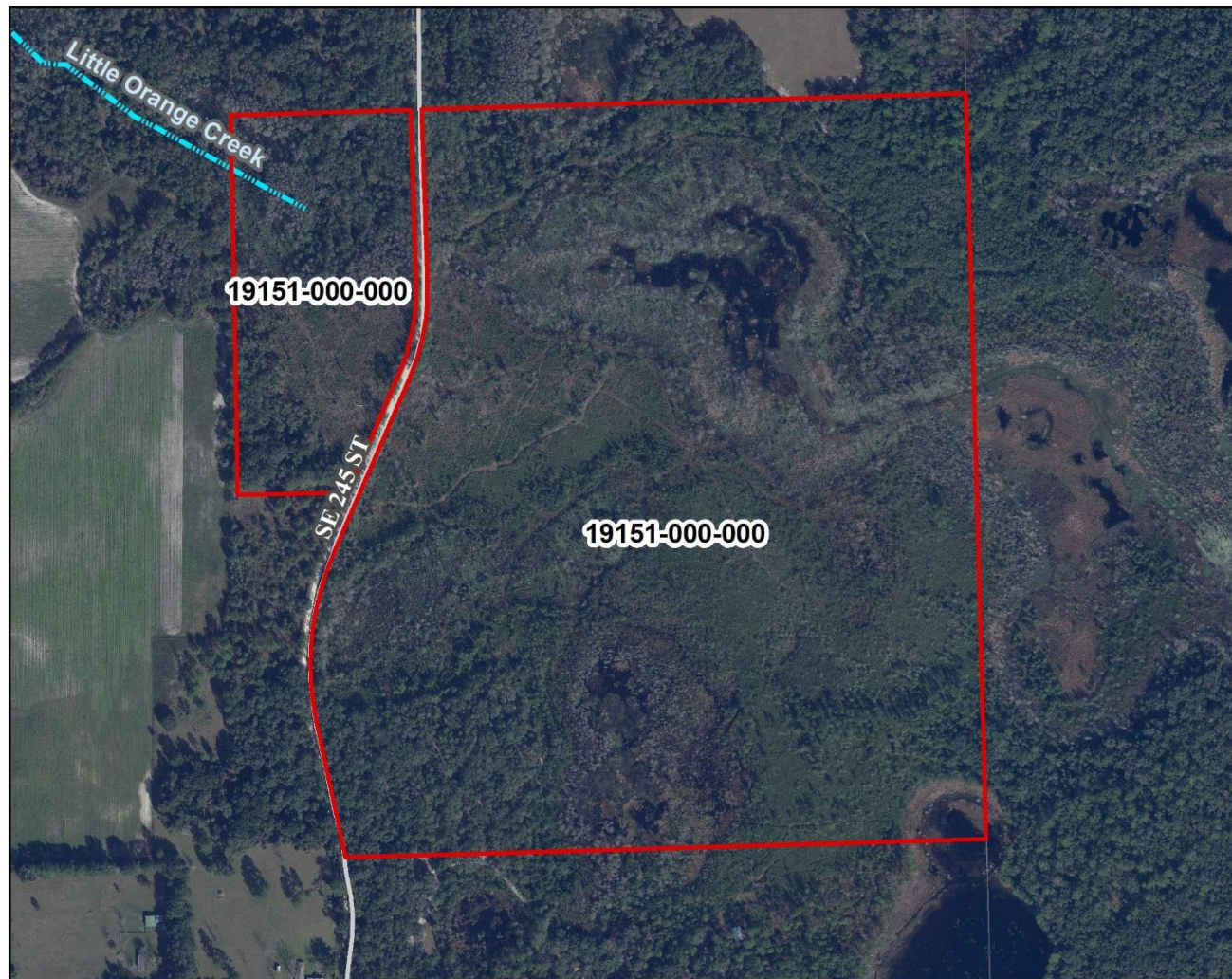
Legend

- Sherouse & Flowers Parcel (154 ac)
- ACF Preserve
- Conservation Easement
- ACF Project Areas
- Conservation Lands
- ACF Active Acquisition List
- Waldron Farms (Nominated in 2022, not evaluated)
- County Boundary
- Municipal Boundaries
- Alachua County Creeks
- Roads




DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind. The quality of the data is dependent on the various sources from which each data layer is obtained.

Lochloosa Creek Flatwoods - Sherouse Parcel Map



Legend

 Sherouse Parcel (154 ac)



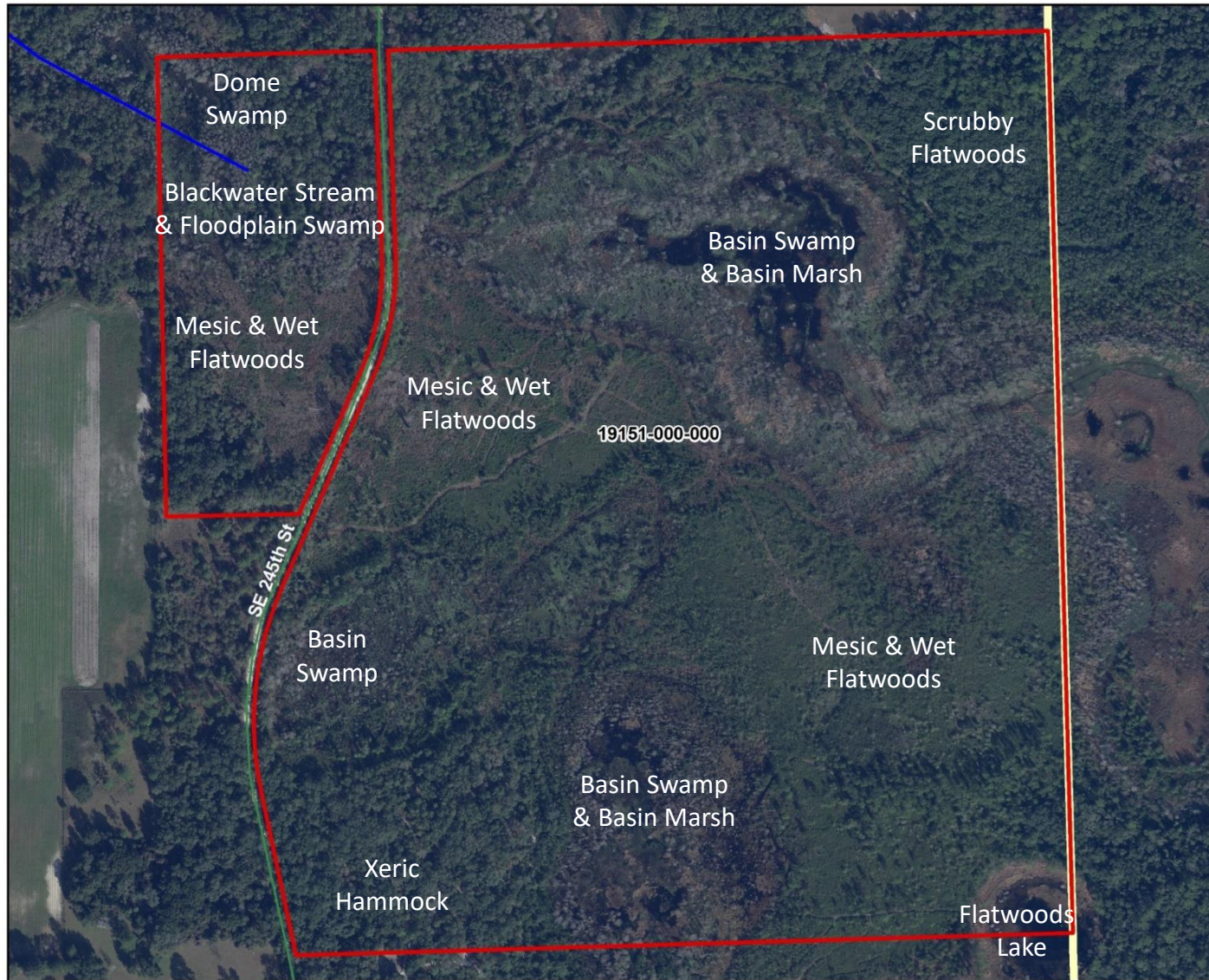
0 0.125 0.25 Miles

DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind. The quality of the data is dependent on the various sources from which each data layer is obtained.

Sherouse and Flowers Natural Resources and Recreation

- Natural Communities:
 - Flatwoods Lake, Xeric Hammock, Basin Marsh, Blackwater Stream, Floodplain Swamp, Scrubby Flatwoods, Mesic Flatwoods, Wet Flatwoods, Dome Swamp, Basin Swamp
- Located within the Little Orange Creek Strategic Ecosystem
- Less than one mile northeast of Little Orange Creek Preserve which is co-owned by Alachua County, Alachua Conservation Trust, and the City of Hawthorne
- Recreation:
 - Property will be assessed for appropriate recreational opportunities

Lochloosa Creek Flatwoods - Sherouse & Flowers Parcel Map



Legend

- Sherouse & Flowers Parcel (154 ac)
- Alachua County Creeks
- County Boundary



DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind. The quality of the data is dependent on the various sources from which each data layer is obtained.

Road Access & Mesic Flatwoods



Flatwoods Lake & Basin Swamp



Xeric Hammock & Dome Swamp



Summary of Proposed Sherouse and Flowers Acquisition

- **Purchase Type:** Fee Simple
- **Land Management:** Alachua County - Lead manager
- **Closing Date:** March 07, 2024 (135 days after October 24th)



Summary of Proposed Sherouse and Flowers Acquisition

- Sherouse and Flowers Option Contract: No Permitted Title Exceptions



Summary of Proposed Sherouse and Flowers Acquisition

- **Purchase price:** \$2,750.00/acre; \$423,500.00 total (subject to final survey)
 - The purchase price is equivalent to the average of the two appraisals: \$2,750.00 per acre.
- **Estimated due diligence cost:** \$49,700 for, Phase I ESA, recording and attorney's fees, title insurance and boundary survey
- **Total Expenditure Request:** **\$520,520** (includes 10% contingency)

Sherouse and Flowers Acquisition Recommendations

1. Approve and authorize the Chair to exercise the Lochloosa Creek Flatwoods – Sherouse and Flowers Option Contract to purchase Real Property, subject to the County's rights to conduct due diligence inspections and notice Seller of Title Defects and Environmental Defects as set forth in the Contract;
 2. Authorize staff to execute additional documents as necessary to close the transaction; and
 3. Approve the attached budget amendment authorizing the expenditure of funds for due diligence and associated closing costs.
 4. Authorize staff to pursue land stewardship partnerships, including potential agreement with Alachua Conservation Trust for property management.
- 