

## Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value
Watermelon Pond - Sheffield	40.29	6.13	\$161,160

### Acquisition Estimates

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

Project	Appraisals (2)	Option Payment	Title Report	Sub-total
Watermelon Pond - Sheffield	\$4,000	\$1,000	\$700	\$9,700
				<b>\$9,700</b>

**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
Watermelon Pond - Sheffield	\$9,700	\$0	\$15,000	\$4,100	\$7,850	\$36,650

\* Includes attorney's fees and title insurance

**\$36,650**

### Management Estimates

**Table C. Stewardship Costs**

Project	Acres	Physical Improvements	Average Annual Recurring	Total Costs for the initial 10 Years
Watermelon Pond - Sheffield	40.29	\$13,670	\$2,541	\$39,080
				<b>\$39,080</b>

## Management Cost Estimates (Fee Simple)

Watermelon Pond –  
Sheffield

40.29 acres

### Initial Improvements (WSPP) (General Fund)

\$400 Gates  
\$13,165 Site Perimeter Fencing  
\$105 Firebreak Construction

**Total: \$13,670**

### Average Annual Mgmt. Costs

\$ 100 Road/Trail/Firebreak Maintenance  
\$ 100 Invasive Plant Control  
\$475 Prescribed Fire  
\$1,866 Monitoring

**Total: \$2,541**

### Gates:

1 gate x \$400 per gate = \$400 (WSPP)

### Site Perimeter Fencing

Wire Fencing: \$13,165 (~2633ft x \$5/linear foot + land clearing estimate \$0) (WSPP)

### Firebreak Construction

Firebreak Construction: \$105 (0.5 mi x \$210/mi) (WSPP)

### Road/Trail/Firebreak Maintenance

Years 2-10 - Firebreak Maintenance - 6' fireline harrow at \$200/mile x 0.5 miles = \$100 (General Fund)

### Invasive Plant Control

Year 1 = \$100

Year 2-10 = \$100 each year

10 Year Total: \$1,000; Average: \$100 per year (General Fund)

### Prescribed Fire

Burning: \$475/year (Average ~38 ac every two years; 38 x \$25/ac = \$950 every 2 yrs = \$475/yr)

10 Year Burning Total: \$4,750

### 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 covered under Watermelon Pond Preserve security