

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value*
Mill Creek - Kahle	70.00	6.20	\$401,878
Paynes Prairie Additions - Goodwin	33.78	6.13	\$496,982

\*Alachua County Property Appraiser Estimate; true property value will be determined based on appraisals

Acquisition Estimates

Table A. Pre-Contract / Pre-Acquisition Costs

Project	Appraisals (2)	Option Payment	Title Report	Sub-total
Mill Creek - Kahle	\$6,500	\$1,000	\$1,200	\$15,200
Paynes Prairie Additions - Goodwin	\$5,000	\$1,000	\$900	\$11,900
				\$27,100

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
Mill Creek - Kahle	\$15,200	\$0	\$20,000	\$6,000	\$5,500	\$46,700
Paynes Prairie Additions - Goodwin	\$11,900	\$0	\$15,000	\$4,000	\$4,000	\$34,900
						\$81,600

\* 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
Mill Creek - Kahle	70.00	\$9,970	\$3,141	\$41,380
Paynes Prairie Additions - Goodwin	33.78	\$0	\$0	\$0
				\$41,380

## **Management Cost Estimates (Fee Simple)**

**Mill Creek –  
Kahle**

**70 acres**

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

\$400 Gates  
\$9,255 Site Perimeter Fencing  
\$315 Firebreak Construction

**Total: \$9,970**

### **Average Annual Mgmt. Costs**

\$ 300 Road/Trail/Firebreak Maintenance  
\$ 100 Invasive Plant Control  
\$ 875 Prescribed Fire  
\$1,866 Monitoring

**Total: \$3,141**

### **Gates:**

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

### **Site Perimeter Fencing**

Wire Fencing: \$9,255 (1851ft x \$5/linear foot + land clearing estimate \$0) **(WSPP)**

### **Firebreak Construction**

Firebreak Construction: \$315 (~1.5 mi x \$210/mi) **(WSPP)**

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

Years 2-10 - Firebreak Maintenance - 6' fireline harrow at \$200/mile x ~1.5 miles = \$300  
(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 ~70 ac every two years; 70 x \$25/ac = \$1750 every 2 yrs = \$875/yr)

10 Year Burning Total: \$8,750

### **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 Mill Creek Preserve security

## **Management Cost Estimates (Fee Simple)**

**Paynes Prairie Additions –  
Goodwin**

**33.78 acres**

Note: The Goodwin property will be managed as a part of the Paynes Prairie Preserve State Park. Paynes Prairie is managed by the Florida Department of Environmental Protection, so Alachua County has no financial obligations for the stewardship.