



# Alachua County Land Conservation and Management Program

Andi Christman  
Program Manager

## Memorandum

**To:** Alachua County Board of County Commissioners

**From:** Andi Christman, Land Conservation Program Manager

**Date:** 5/13/2025

**Subject:** Notification of final land acquisition closing costs and associated costs:

1. Lake Santa Fe – Winchester property
2. Lochloosa Connector – Rimes property
3. Watermelon Pond - Elliott CE property
4. Lochloosa Slough – Jackson Heirs property
5. Watermelon Pond – Howell CE property
6. Watermelon Pond – Biro CE property
7. Watermelon Pond - Johnson property
8. Watermelon Pond – Eichhorn property

On August 14, 2024, the Alachua County Forever program closed on the purchase of 41.267 acres of the Winchester property in the Lake Santa Fe ACF Project Area.

On August 30, 2024, the Alachua County Forever program closed on the purchase of 156.05 acres of the Rimes property in the Lochloosa Connector ACF Project Area.

On September 6, 2024, the Alachua County Forever program closed on the conservation easement purchase of 39.135 acres of the Elliott property in the Watermelon Pond ACF Project Area.

On September 27, 2024, the Alachua County Forever program closed on the purchase of 119.855 acres of the Jackson Heirs property in the Lochloosa Slough Flatwoods ACF Project Area.

On November 19, 2024, the Alachua County Forever program closed on the conservation easement purchase of 39.57 acres of the Howell property in the Watermelon Pond ACF Project Area.

On February 28, 2025, the Alachua County Forever program closed on the conservation easement purchase of 96.453 acres of the Biro property in the Watermelon Pond ACF Project Area.

On March 31, 2025, the Alachua County Forever program closed on the purchase of **30.250** acres of the Johnson property in the Watermelon Pond ACF Project Area.

On April 18, 2025, the Alachua County Forever program closed on the purchase of 10.07 acres of the Eichhorn property in the Watermelon Pond ACF Project Area.

The Alachua County Board of County Commissioners Resolution 22-066 (as amended), Section 5.b (12) states: *BOCC Notification shall be made on the Commission Agenda to provide information of the final closing and associated costs.* Please note below, the detailed closing costs for these properties.

**Lake Santa Fe - Winchester (Fee Simple Acquisition)**

Winchester Due Diligence Costs:

- Title Work - \$675.00
- 2 Appraisals - \$8,895.00
- Phase I Environmental Assessment - \$4,070.00
- Survey - \$21,194.00

Winchester Closing Costs:

- Land Purchase Price - \$74,280.60 (\$1,800.00 per acre for 41.267 acres, including option contract deposit)
- Closing Settlement Charges - \$5,613.98

WINCHESTER TOTAL ALL COSTS - **\$114,728.58**

**Lochloosa Connector – Rimes (Fee Simple Acquisition)**

Rimes Due Diligence Costs:

- Title Work - \$2,650.00
- 3 Appraisals - \$14,000.00
- Phase I & II (a & b) Environmental Assessment - \$17,023.00
- Survey - \$76,918.00

Rimes Closing Costs:

- Land Purchase Price - \$1,453,347.00 (\$9,313.34 per acre for 156.05 acres, including option contract deposit)
- Closing Settlement Charges (after \$4,933.99 buffer reimbursement) - \$22,351.16

RIMES TOTAL ALL COSTS - **\$1,586,289.16 (-\$299,969.40 St. Johns River Water Management District Contribution) = \$1,286,319.76**

**Watermelon Pond - Elliott (Conservation Easement Acquisition)**

Elliott CE Due Diligence Costs:

- Title Work - \$350.00
- 2 Appraisals - \$9,695.00
- Baseline Documentation Report - \$9,840.58
- Phase I Environmental Assessment - \$4,059.00
- Survey - \$15,904.00

Elliott CE Closing Costs:

- Land Purchase Price - \$146,756.25 (\$3,750 per acre for 39.135 acres, including option contract deposit)
- Closing Settlement Charges (after \$2,051.00 buffer reimbursement) - \$7,353.25

ELLIOTT CE TOTAL ALL COSTS - **\$191,907.08**

**Lochloosa Slough Flatwoods – Jackson Heirs (Fee Simple Acquisition)**

Jackson Heirs Due Diligence Costs:

- Title Work - \$1,100.00
- 2 Appraisals & 2 Updates - \$25,500.00
- Phase I Environmental Assessment & House Inspection - \$6,673.00
- Survey - \$26,136.00

Jackson Heirs Closing Costs:

- Land Purchase Price - \$317,256.19 (\$2,647.00 per acre for 119.855 acres, including option contract deposit)
- Closing Settlement Charges (after \$1,633.50 buffer reimbursement) - \$13,233.25

JACKSON HEIRS TOTAL ALL COSTS - **\$383,225.44**

**Watermelon Pond - Howell (Conservation Easement Acquisition)**

Howell CE Due Diligence Costs:

- Title Work - \$250.00
- 2 Appraisals - \$10,000.00
- Baseline Documentation Report - \$9,840.58
- Phase I Environmental Assessment - \$3,888.00
- Survey - \$21,720.00

Howell CE Closing Costs:

- Land Purchase Price - \$148,387.50 (\$3,750 per acre for 39.57 acres, including option contract deposit)
- Closing Settlement Charges (after \$4,847.00 buffer reimbursement) - \$5,137.25

HOWELL CE TOTAL ALL COSTS - **\$199,223.33**

**Watermelon Pond - Biro (Conservation Easement Acquisition)**

Biro CE Due Diligence Costs:

- Title Work - \$500.00
- 2 Appraisals - \$9,995.00
- Baseline Documentation Report - \$11,563.74
- Phase I Environmental Assessment - \$2,600.00
- Survey - \$19,664.00

Biro CE Closing Costs:

- Land Purchase Price - \$361,698.75 (\$3,750 per acre for 96.453 acres, including option contract deposit)
- Closing Settlement Charges (after \$2,483.00 buffer reimbursement) - \$5,553.75

BIRO CE TOTAL ALL COSTS - **\$411,575.24**

**Watermelon Pond – Johnson (Fee Simple Acquisition)**

Johnson Due Diligence Costs:

- Title Work - \$250.00
- 2 Appraisals - \$11,400.00
- Phase I Environmental Assessment - \$2,584.00
- Survey - \$11,990.00

Johnson Closing Costs:

- Land Purchase Price - \$242,000.00 (\$8,000.00 per acre for 30.25 acres, including option contract deposit)
- Closing Settlement Charges (after \$5,414.80 buffer reimbursement) - \$5,347.45

JOHNSON TOTAL ALL COSTS - **\$273,571.45**

**Watermelon Pond – Eichhorn (Fee Simple Acquisition)**

Eichhorn Due Diligence Costs:

- Title Work - \$200.00
- 2 Appraisals - \$11,100.00

- Phase I Environmental Assessment - \$2,167.00
- Survey - \$7,990.00

Eichhorn Closing Costs:

- Land Purchase Price - \$125,875.00 (\$12,500.00 per acre for 10.07 acres, including option contract deposit)
- Closing Settlement Charges (after \$5,008.50 buffer reimbursement) - \$4,846.25

EICHHORN TOTAL ALL COSTS - **\$152,178.25**