

Fiscal Details: Lochloosa Creek Flatwoods – Weyerhaeuser

The total amount of Earnest Money payment is \$10,000. Alachua County will contribute \$6,200 and Alachua Conservation will contribute \$3,800. The total amount is refundable if the County cancels the contract. At closing the \$10,000 will be applied to the final purchase price.

Total acquisition cost for the Alachua County parcel is \$669,950 for the land plus \$49,212 for due diligence and closing services. The basis for these estimates is detailed below.

In order to provide sufficient spending authority to cover an unanticipated change in acquisition costs, staff is requesting authorization to expend an amount equal to the estimated acquisition and due diligence costs, plus 10%.

Summary of Estimated Costs

- Purchase price: **\$669,950** (133.99 ac x \$5,000/ac)
- Phase I ESA: **\$2,200**
- Boundary Survey: **\$22,212**
- Boundary Posts & Signs: **\$800**
- Attorney's fees and closing costs: **\$24,000**
- 10% contingency on purchase price & due diligence: **\$71,916**
- TOTAL EXPENDITURE AUTHORITY REQUESTED: **\$791,078**

Annual Tax & Assessment Revenue of the Parcel: \$838.74 (2024 total)

1. \$838.74 (19315-000-000) Weyerhaeuser NR Company

There are no building structures included in this acquisition that would become a County asset.

Note: Alachua Conservation Trust (ACT) will manage property under an amended Cooperative Management Agreement for Little Orange Creek, so Alachua County will only have responsibilities of monitoring the property and coordinating with ACT.

Estimated Annual Alachua County Forever Management Costs: \$550

Estimated Alachua County Initial 10-year Improvements: \$5,500

(Exhibit 6)

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value	Purchase Price**
Lochloosa Creek Flatwoods - Weyerhaeuser	133.99±	6.31	\$233,980	\$669,950

*ACPA = Alachua County Property Appraiser

** Final purchase price will be based on acres as determined by the boundary survey

Acquisition Estimates

Table A. Pre-Contract / Pre-Acquisition Costs

Project	Appraisals (2)	Option Payment	Title Report	Sub-total
Lochloosa Creek Flatwoods - Weyerhaeuser	\$3,300	\$6,200	\$3,300	\$16,100
				\$16,100

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
Lochloosa Creek Flatwoods - Weyerhaeuser	\$16,100	\$0	\$23,000	\$2,200	\$24,000	\$65,300
						\$65,300

* 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
Lochloosa Creek Flatwoods - Weyerhaeuser	133.99±	\$0	\$550	\$5,500
				\$5,500

Note: Alachua Conservation Trust (ACT) will manage property, so Alachua County will have no financial obligations for stewardship.

Management Cost Estimates (Fee Simple)

**Lochloosa Creek Flatwoods
Weyerhaeuser**

133.99 acres

The Little Orange Creek – Weyerhaeuser Addition property will be added to the Cooperative Agreement with Alachua Conservation Trust (ACT). As such, County management responsibilities will be limited to monitoring the property and coordinating with ACT, unless a different arrangement is negotiated with ACT in the future.

Monitoring = \$550/year for site inspection and coordination.