

## **ACF Desktop Evaluation**

ACF Project Name (REPA): Watermelon Pond

Property Name: Wang Sandra O Life Estate

LCB Meeting Date: June 26, 2025

<b>Size Total (ACPA ac):</b>	57.86	<b>Acquisition Type</b>	Fee
<b>Parcel #'s</b>	<b>Acres</b>	<b>Zoning</b>	Agriculture (A)
02699-000-000	54	<b>Future Land Use</b>	Agriculture
02701-003-000	3.86	<b># Buildings / Types</b>	Single family home, pole barns
<b>ACF Project Area (REPA) / Score</b>	N/A (Adjacent to Watermelon Pond, 7.47)	<b>Strategic Ecosystem (KBN) Project/Score</b>	N/A (Adjacent to Watermelon Pond, 15)
<b>Just (Land) Value (Land + Ag(Market))</b>	\$308,600	<b>Total Value (Land + Improvements)</b>	\$496,146
<b>Aquifer Vulnerability</b>	High, unconfined	<b>Aquifer Recharge</b>	12+ in/yr
<b>Archaeological Sites</b>	0 onsite	<b>Elevation Range</b>	~58-72ft
<b>Wetland Acres</b>	0	<b>Public Road Frontage</b>	Yes

**Location/ Connectivity:** The property is in southwestern Alachua County, south of Newberry, west of Archer, and a quarter mile east of the Gilchrist County boundary. The parcel is not within a strategic ecosystem or an Alachua County Forever (ACF) project area, but it is adjacent to the current boundaries of the Watermelon Pond ACF Project Area and in the Watermelon Pond Strategic Ecosystem. It is within the municipal boundary of the city of Newberry. It does not have public road frontage, but can be accessed by a private road (SW 118<sup>th</sup> PI) on the southern boundary. A tract of Goethe State Forest is located directly across CR 337 to the east, and there are additional tracts adjacent to the south and within a mile to the north. This property forms a physical connection between the Goethe tract to the south and several tracts that were recently acquired by the County (2025) or are in due diligence (2025).

**Land Cover:** Pasture – Historic aerial imagery dating back to 1938 indicated that the property has been cleared for agricultural use since at least the 1950's. There is one single family home onsite and at least one pole barn.

**Other:** This project would be an addition to a piece in a project that the ACF program is working on in the Watermelon Pond area. The current project consists of four separate parcels totaling approximately 138.82 acres. If acquired, the Wang parcel would increase the project acreage and would also provide a physical connection to Goethe State Forest to the south.

### Current Status of parcels in the active project:

02697-001-000 (WAT – Johnson): 30.35 acres – Acquired 3/31/2025

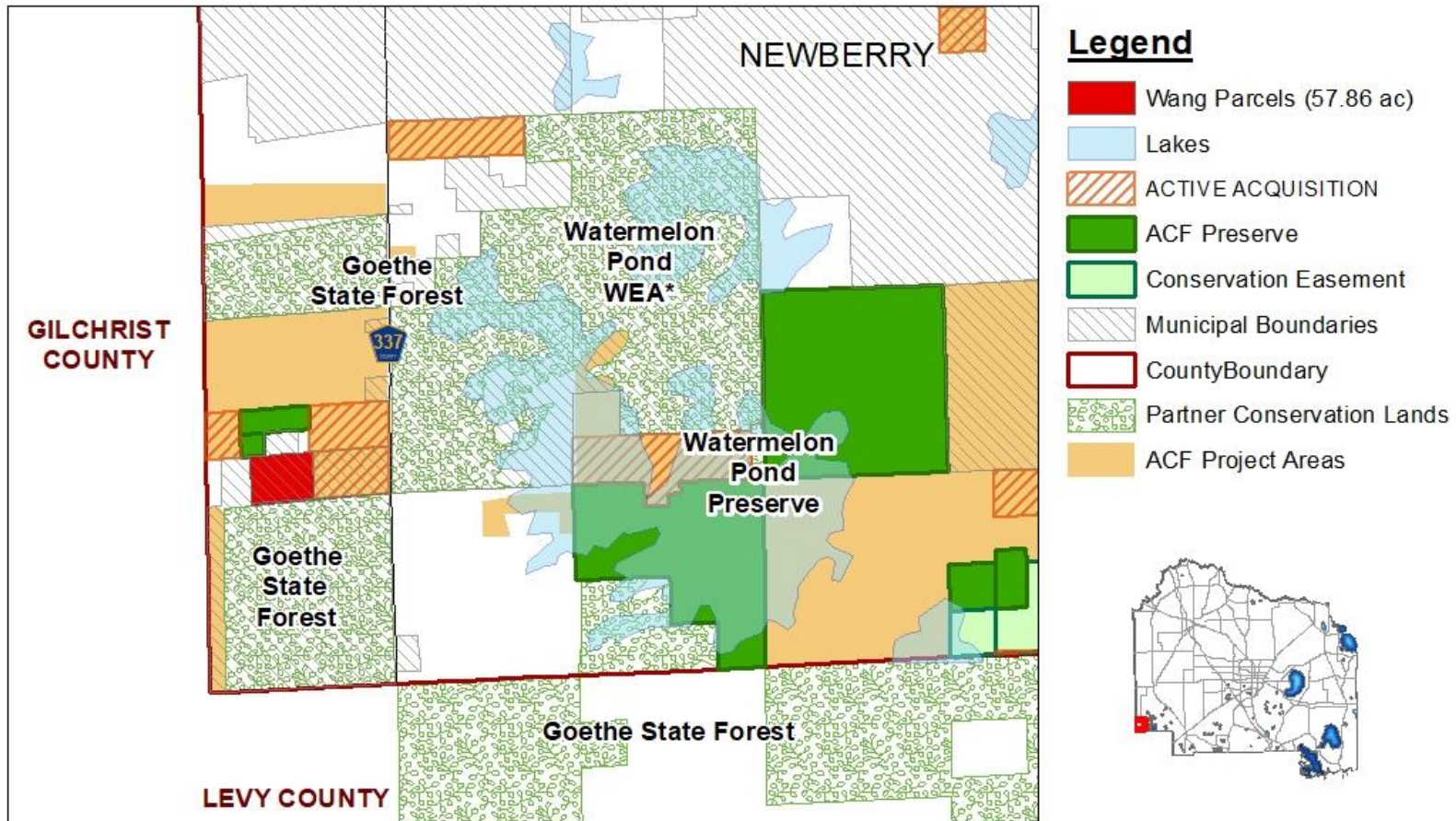
02697-003-000 (WAT – Eichhorn): 10.07 acres – Acquired 4/18/2025

02697-000-000 (WAT – Moore-Purcell-Tramell) ~30 acres – Anticipated acquisition June 2025

02697-002-000 (WAT - Dumford and Palmer) ~68.5 acres Anticipated acquisition June 2025



## Watermelon Pond - Wang Sandra O Life Estate Location Map



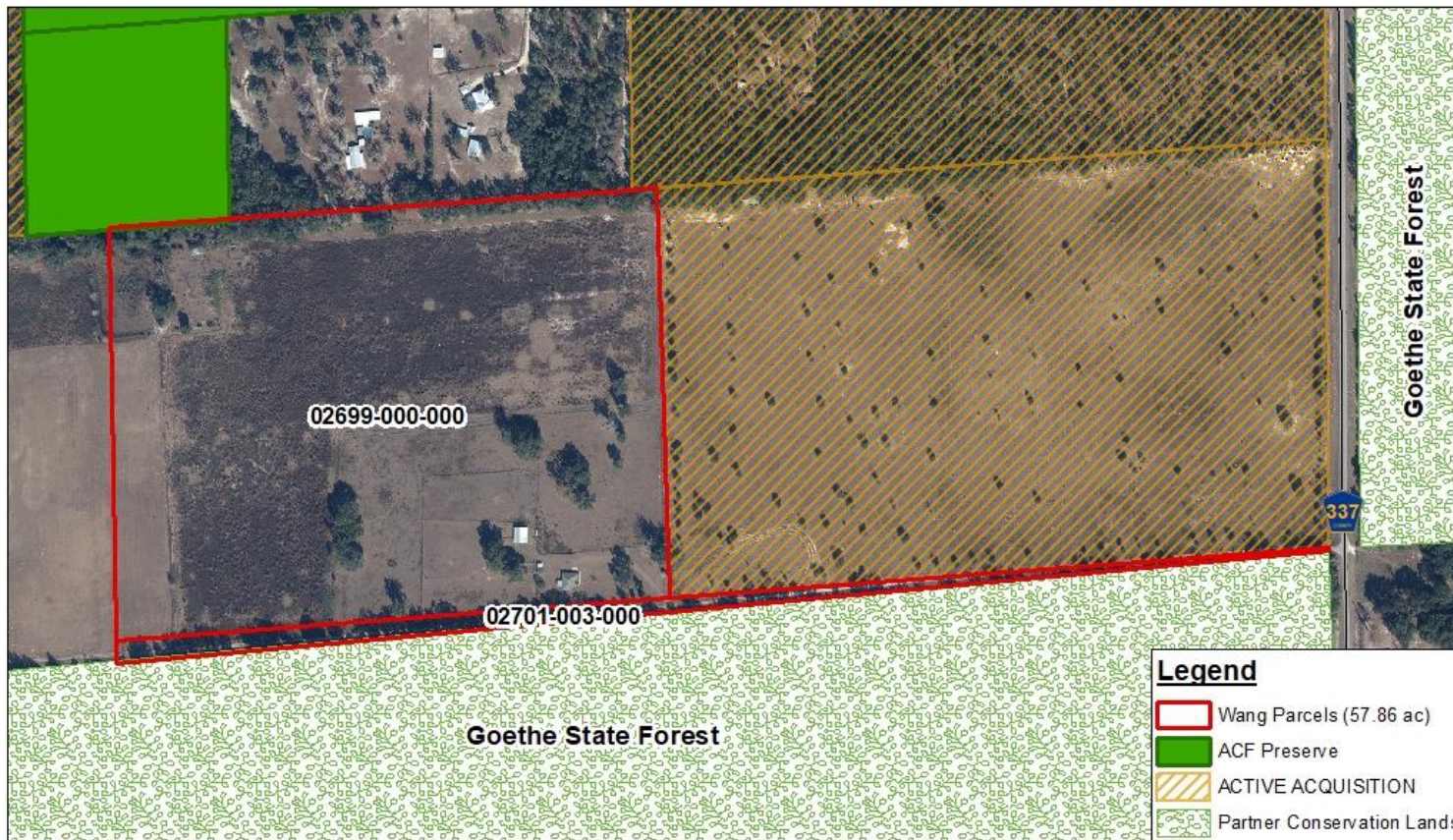
0 0.5 1 2 Miles

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## Watermelon Pond - Wang Sandra O Life Estate Parcel Map



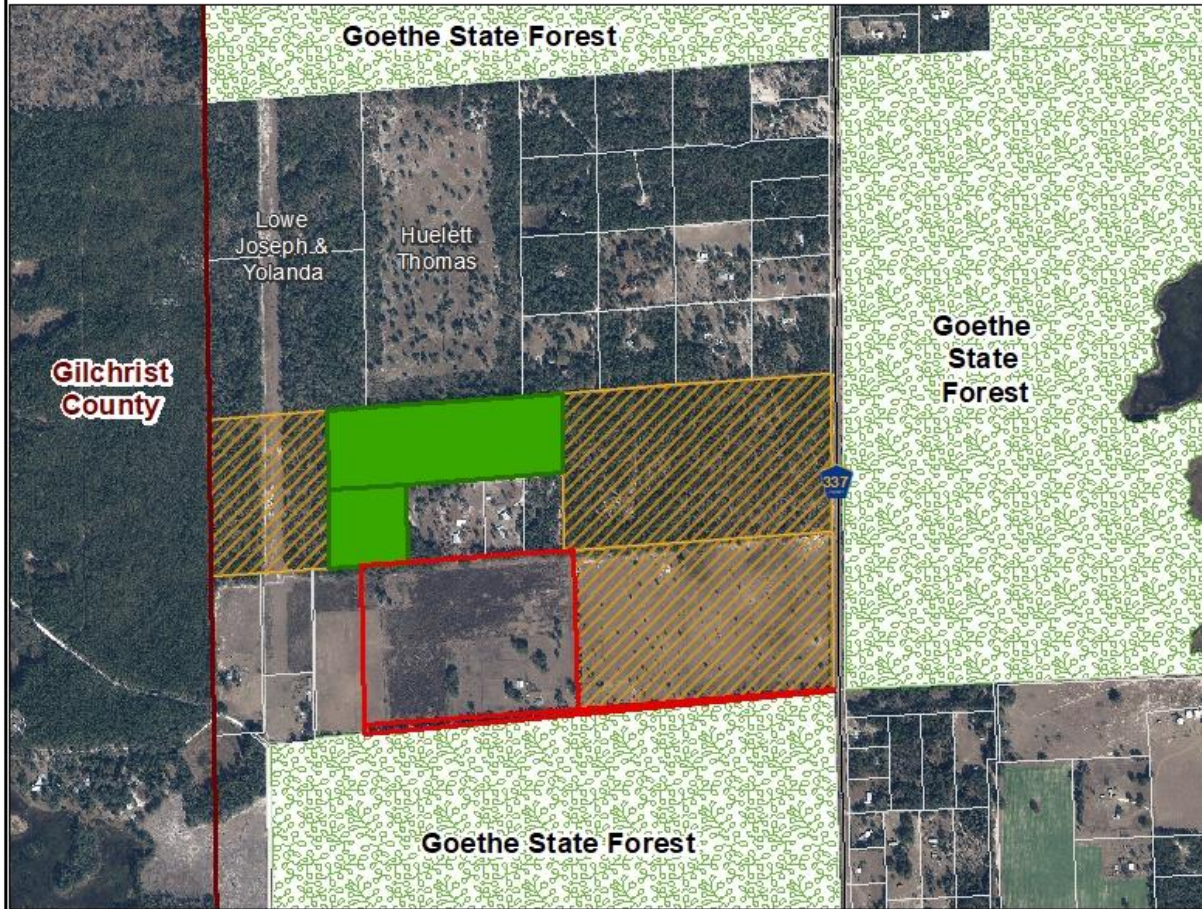
0 0.125 0.25 Miles

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## Watermelon Pond - Wang Sara O Life Estate Surrounding Parcel Map



### Legend

- Wang Parcels (57.86 ac)
- ACF Preserve
- ACTIVE ACQUISITION
- Partner Conservation Lands
- AC Public Parcels
- CountyBoundary



0 0.125 0.25 0.5  
Miles

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