

ACF Desktop Evaluation

ACF Project Name (REPA): Watermelon Pond

Property Name: Yoh Jau W Trustee

LCB Meeting Date: May 22, 2025

Size Total (ACPA ac):	66.25	Acquisition Type	Fee
Parcel #'s	Acres	Zoning	Agriculture (A)
02699-002-000	66.25	Future Land Use	Agriculture
		# Buildings / Types	Mobile home, misc. structure
ACF Project Area (REPA) / Score	Watermelon Pond, 7.47	Strategic Ecosystem (KBN) Project/Score	Watermelon Pond, 15
Just (Land) Value (Land + Ag(Market))	\$331,250	Total Value (Land + Improvements)	\$408,024
Aquifer Vulnerability	High	Aquifer Recharge	12+ in/yr
Archaeological Sites	0 onsite	Elevation Range	~62-80ft
Wetland Acres	0	Public Road Frontage	Yes

Location/ Connectivity: The property is in southwestern Alachua County, south of Newberry, west of Archer, and half a mile east of the Gilchrist County boundary. The parcel is within the Watermelon Pond Alachua County Forever (ACF) Project Area and in the Watermelon Pond Strategic Ecosystem. It is within the municipal boundary of the city of Newberry, and it has a quarter mile of road frontage on CR 337. 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

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 Yoh parcel would bring the project acreage to approximately 205-acres 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

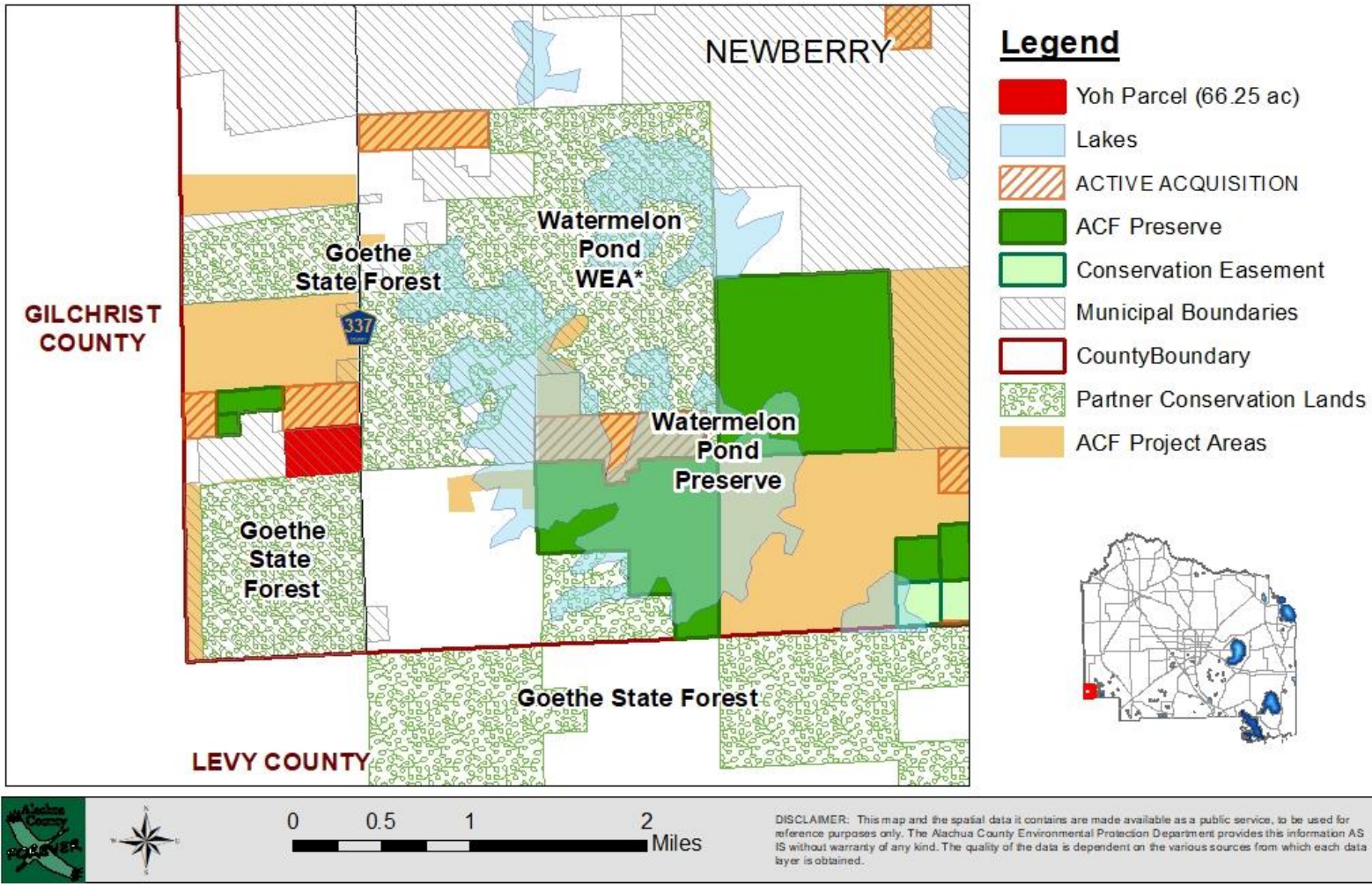
02697-003-000 (WAT – Eichhorn): 10.07 acres – Acquired 4/18/2025

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

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

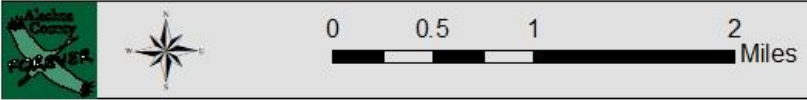
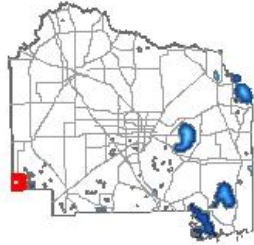


Watermelon Pond - You Jau W Trustee Location Map



Legend

- Yoh Parcel (66.25 ac)
- Lakes
- ACTIVE ACQUISITION
- ACF Preserve
- Conservation Easement
- Municipal Boundaries
- County Boundary
- Partner Conservation Lands
- ACF Project Areas



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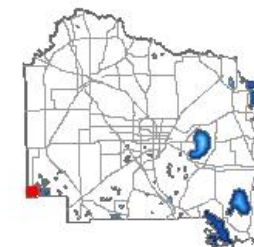


Watermelon Pond - Yoh Jau W Trustee Parcel Map



Legend

- Yoh Parcel (66.25 ac)
- ACF Preserve
- ACTIVE ACQUISITION
- Partner Conservation Lands



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Watermelon Pond - Yoh Jau W Trustee Surrounding Parcel Map

