

Management Cost Estimates

Project Area: Paynes Prairie Additions*

Property: Browns Organic Farm (dba The Family Garden)

20 acres

Browns Organic Farm property will be protected through an agricultural conservation easement. As such, the county management responsibilities will be limited to monitoring the conservation easement, unless a different arrangement is negotiated with the owners.

Monitoring = \$550/year for site inspection and write-up.

** The Browns Organic Farm property is geographically closest to the Paynes Prairie Additions Alachua County Forever Project Area, but it is not within the original project area boundary.*

Project Area: Paynes Prairie Additions*

Property: Siembra Farm with Flairy Farm parcel

50.37 acres

The Siembra Farm with Flairy Farm parcel addition property will be protected through an agricultural conservation easement. As such, the county management responsibilities will be limited to monitoring the conservation easement, unless a different arrangement is negotiated with the owners.

Monitoring = \$550/year for site inspection and write-up.

** The Siembra Farm with Flairy Farm parcel property is geographically closest to the Paynes Prairie Additions Alachua County Forever Project Area, but it is not within the original project area boundary.*

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value*
Paynes Prairie Additions - Browns Organic Farm (Agricultural Conservation Easement)	20.00	6.78	\$428,400
Paynes Prairie Additions- Siembra Farm w/ Flairy Farm (Agricultural Conservation Easement)	50.37	7.01	\$113,645

*Alachua County Property Appraiser (ACPA) Estimate of land without improvements; negotiated acquisition cost will be determined based on appraisals

Acquisition Estimates

Table A. Pre-Contract / Pre-Acquisition Costs

Project	Appraisals (2)	Option Payment	Title Report	Subtotal
Paynes Prairie Additions - Browns Organic Farm (Agricultural Conservation Easement)	\$5,100	\$1,000	\$250	\$11,450
Paynes Prairie Additions - Siembra Farm w/ Flairy Farm (Agricultural Conservation Easement)	\$6,000	\$1,000	\$400	\$13,400
				\$24,850

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
Paynes Prairie Additions - Browns Organic Farm (Agricultural Conservation Easement)	\$11,450	\$10,000	\$20,000	\$3,500	\$5,000	\$49,950
Paynes Prairie Additions - Siembra Farm w/ Flairy Farm (Agricultural Conservation Easement)	\$13,400	\$12,000	\$25,000	\$4,000	\$6,500	\$60,900
						\$110,850

*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
Paynes Prairie Additions - Browns Organic Farm (Agricultural Conservation Easement)	20.00	\$0	\$550	\$5,500
Paynes Prairie Additions - Siembra Farm w/ Flairy Farm (Agricultural Conservation Easement)	50.37	\$0	\$550	\$5,500
				\$11,000