

Management Cost Estimates

Project Area: Paynes Prairie Additions*

Property: Kahn Property

65.58 acres

The Kahn 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 Kahn 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 - Kahn Property (Agricultural Conservation Easement)	65.58	5.03	\$98,370

*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 - Kahn Property (Agricultural Conservation Easement)	\$6,000	\$1,000	\$400	\$13,400
				\$13,400

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 - Kahn Property (Agricultural Conservation Easement)	\$13,400	\$12,000	\$22,000	\$4,000	\$6,500	\$57,900
						\$57,900

*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 - Kahn Property (Agricultural Conservation Easement)	65.58	\$0	\$550	\$5,500
				\$5,500