

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value
Lochloosa Slough Flatwoods - Foust	52.26	6.47	\$111,818
Lochloosa Connector - Richardson Brothers Inc. (CE)	605.00	6.67	\$392,600

Acquisition Estimates

Table A. Pre-Contract / Pre-Acquisition Costs

Project	Appraisals (2)	Option Payment	Title Report	Sub-total
Lochloosa Slough Flatwoods - Foust	\$6,700	\$1,000	\$1,300	\$15,700
Lochloosa Connector - Richardson Brothers Inc. (CE)	\$7,500	\$1,000	\$1,700	\$17,700
				\$33,400

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
Lochloosa Slough Flatwoods - Foust	\$15,700	\$0	\$22,000	\$3,500	\$10,000	\$51,200
Lochloosa Connector - Richardson Brothers Inc. (CE)	\$17,700	\$11,000	\$35,000	\$4,500	\$9,000	\$77,200
						\$128,400

* 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 Slough Flatwoods - Foust	52.26	\$67,696	\$1,762	\$85,316
Lochloosa Connector - Richardson Brothers Inc. (CE)	605.00	\$0	\$550	\$5,500
				\$90,816

Management Cost Estimate

Lochloosa Slough Flatwoods - Foust

52.82 acres

Initial Improvements (WSPP)

\$400	Gates
\$21,380	Site Perimeter Fencing
\$6,188	Site Prep for Longleaf Pine Planting
\$39,728	Longleaf Pine Planting
\$67,696	Total

Average Annual Mgmt. Costs (Genral Fund)

\$162	Road/Trail/Firebreak Maintenance
\$300	Exotic Plant Control
\$1,300	Prescribed Fire
\$0	Monitoring
\$0	Security
\$1,762	Total

Gates

1 gate x \$400 per gate = \$400 (WSPP)

Site Perimeter Fencing

Approximately 4,276 lineal feet of wire fencing x \$5 per linear foot = \$21,380 (WSPP)

Site Prep for Longleaf Pine Planting

52 acres x \$119 dollars/ acre for site prep = \$6,188 (WSPP)

Longleaf Pine Planting

400 trees/acre x 52 acres = 20,800 trees = x \$190/1,000 trees + \$10 delivery fee = \$1,910/ 1000 trees
20.8 x \$1,910 = \$39,728 for 20,800 trees (WSPP)

Road/Trail/Firebreak Maintenance

Firebreak Maintenance - 6' fireline harrow at \$200/mile x .81 miles = \$162 (General Fund)

Exotic Plant Control

Year 1 = \$200

Year 2-3 = \$100

Year 4-10 = \$100

10 Year Total = \$1100, Average \$110 per year (General Fund)

Prescribed Fire

Burning 52 acres every 2 years - 52 acres x \$25/ac = \$1300 every 2 years = \$650/year

10 Year Burning Total = \$6,500 (General Fund)

Monitoring

No additional cost - will be covered under LSL - Lochloosa Slough Preserve monitoring.

Security

No additional cost - will be covered under LSL - Lochloosa Slough Preserve monitoring.

Lochloosa Forest – Levy Prairie Connector
Richardson Brothers, Inc.

605 acres

The Richardson Brothers Inc. property will be protected through a 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.