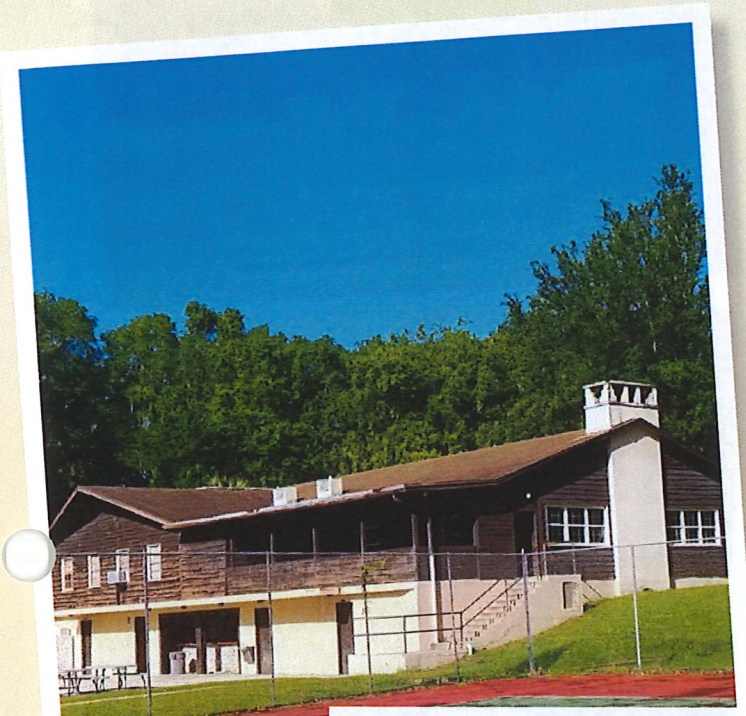
Alachua County, Florida

Fulfill your Mission at Camp McConnell



This exceptional 212-acre property is available for sale or grant

"A unique opportunity for qualifying agencies and non-profits"

Camp McConnell provides an extraordinary opportunity for your governmental agency or non-profit organization to fulfill its mission. The Board of County Commissioners of Alachua County is making this uniquely situated property available to a qualifying organization for educational, environmental, cultural, or social service programs.

The 212-acre property is located in southern Alachua County about two miles northwest of the Town of Micanopy and six miles south of the City of Gainesville. It has frontage along U.S. Highway 441 and convenient access to Interstate 75 at the Micanopy exit.

The proximity to both world-class natural areas and a thriving university community is almost without parallel. Camp McConnell helps to form a protected corridor extending northward through the University of Florida's Lake Wauburg toward the vast Paynes Prairie Preserve State Park, and westward toward Alachua County's Barr Hammock Preserve.

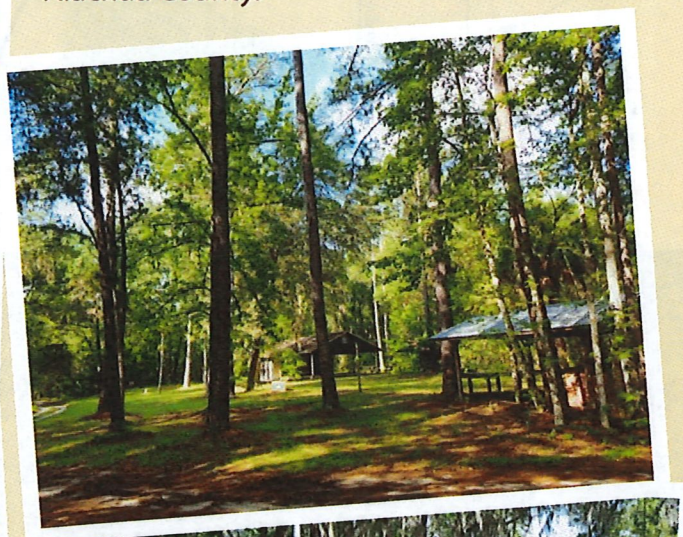
Managed as a youth camp since 1968, the property has amenities that can be adapted to fit a variety of uses. There are three points of entry from public roads, two on U.S. Highway 441 and one on County graded SE 134th Avenue. A network of trail roads provide good internal access.

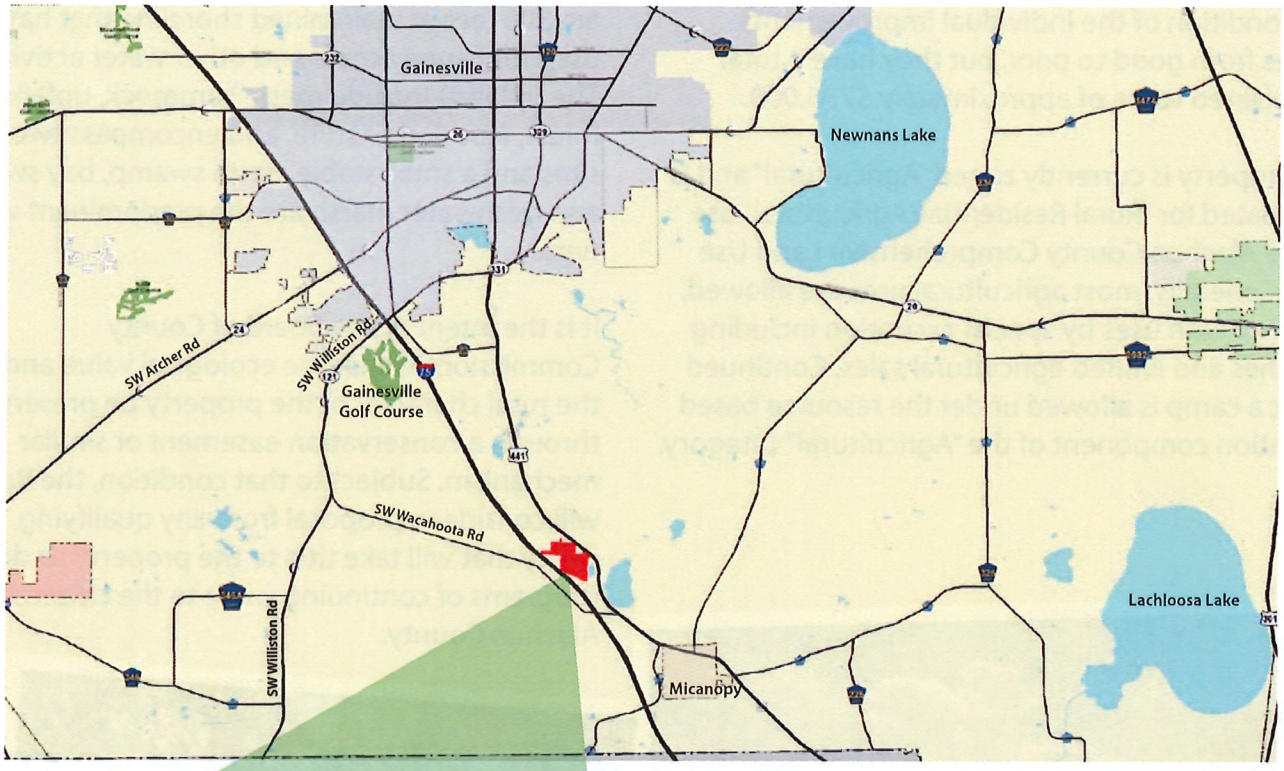
Structures built to support the camp include a dining hall, office, manager's residence, caretaker's residence, cabins, and a large swimming pool. The condition of the individual improvements ranges from good to poor, but they have a total depreciated value of approximately $776,000.

The property is currently zoned "Agricultural" and is designated for "Rural Residential/Agricultural" use on the Alachua County Comprehensive Land Use Plan. Generally, most agricultural uses are allowed, together with uses by special exception including churches and limited agricultural sales. Continued use as a camp is allowed under the resource based recreation component of the "Agricultural" category.

Sixty-three percent of the property is uplands while 37 percent is in wetlands and open water. The most prominent natural feature is Georges Pond. There are 300 feet of maintained shoreline that have been used for canoe access and other water activities. The uplands include mesic hammock, upland mixed forest, wooded pasture, and encompass two house sites and a small stable. Basin swamp, bay swamp, and freshwater marsh are the predominant wetland types.

It is the intent of the Board of County Commissioners that the ecological value and the rural character of the property be preserved through a conservation easement or similar mechanism. Subject to that condition, the Board will consider a proposal from any qualifying entity that will take title to the property to deliver programs of continuing value to the citizens of Alachua County.





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