




# Proposed Alachua County Forever Acquisitions

## Austin Cary Flatwoods – Parcel E Acquisition

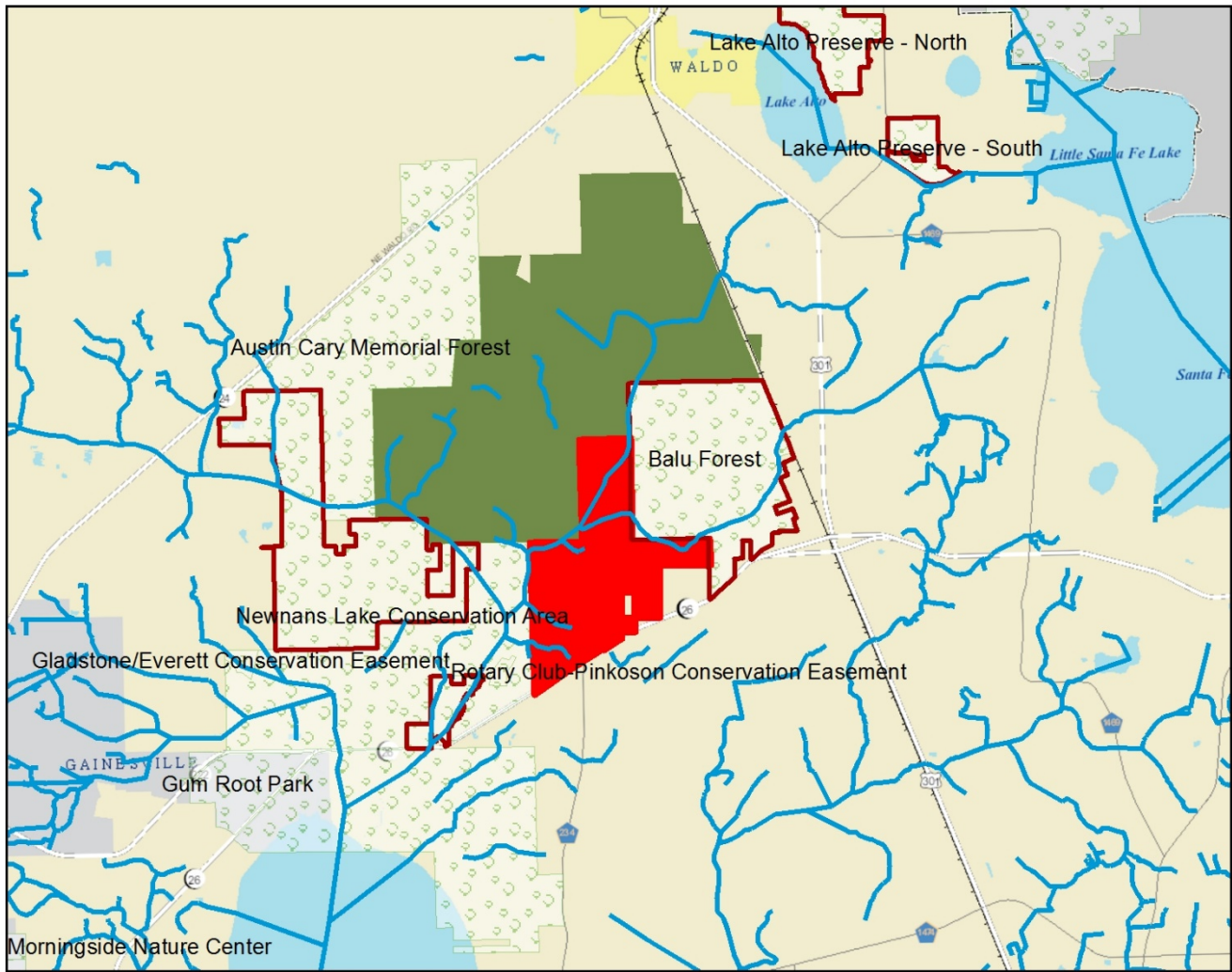
Charlie Houser

Director, Office of Land Conservation & Management

# Summary of Proposed Parcel E Acquisition

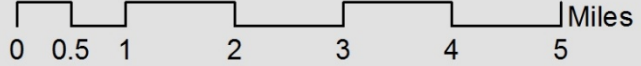
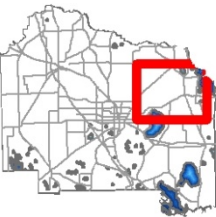
- **Owner:** WEYERHAEUSER NR COMPANY
  - **Parcel numbers:** 17641-000-000, 17645-002-000, 17702-002-000 and a portion of 17650-000-000
  - **Acreage:** 1,242.83 acres±
  - **Zoning/Land Use:** Agriculture (A)/Rural-Agriculture
  - **Matrix project score:** 6.93 out of 10.00
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# Austin Cary -- Parcel E Location



## Legend

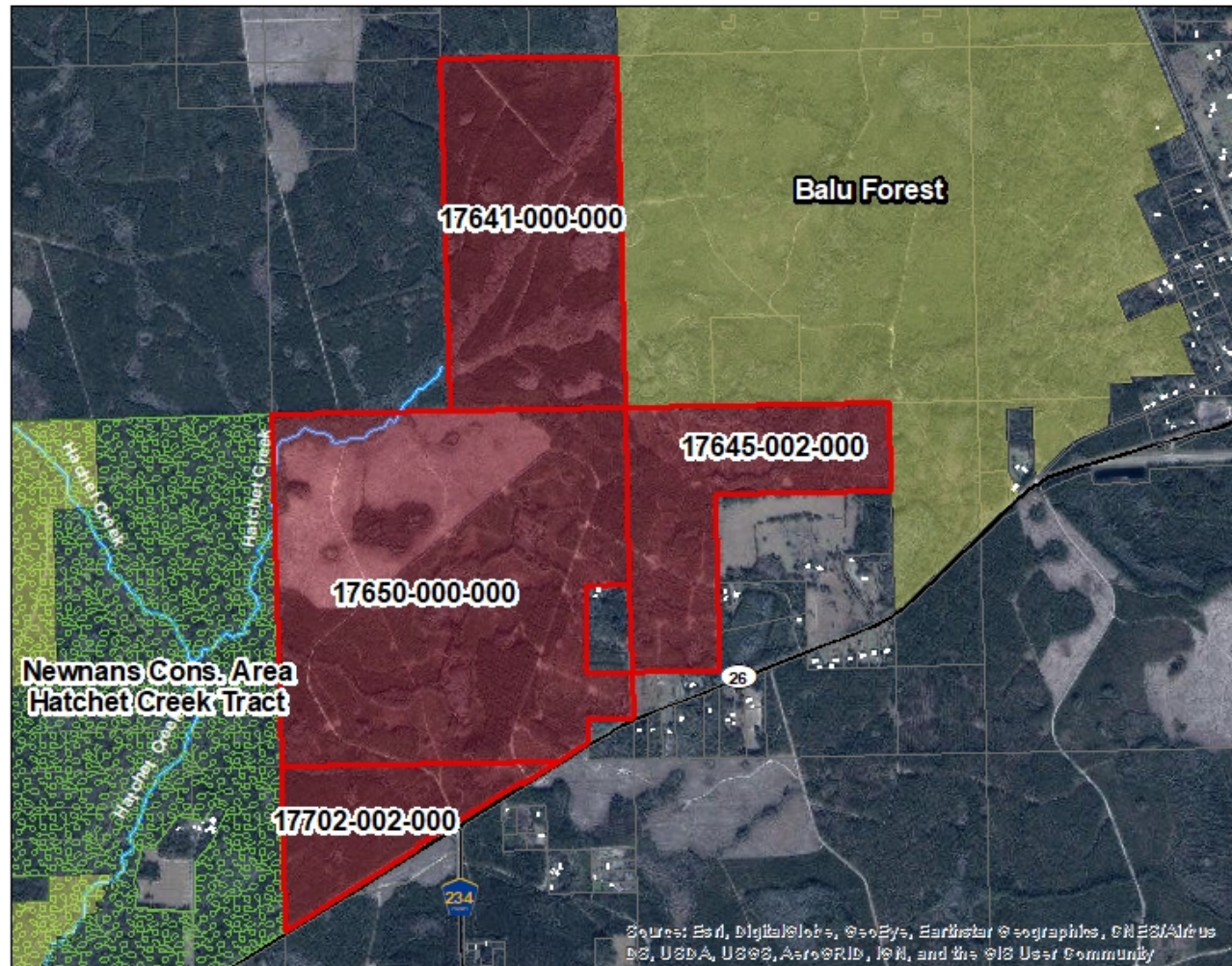
- Parcel\_E
- FNAI - Managed Areas
- Lanier
- County Preserves
- Conservation Easement
- NHD\_Flowlines



DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind. The quality of the data is dependent on the various sources from which each data layer is obtained.



## Austin Cary Flatwoods - Parcel E



### Legend

- Parcel E (1,242.83 ac.)
- County Preserves
- Building Footprints
- SJRWMD
- Gainesville Creeks




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



0 0.25 0.5 1 Miles

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# Parcel E Natural Resources

- Natural Communities:
    - ~250 acres of dome swamps & bottomland hardwood forest
    - Mesic Flatwoods (Pine Plantation)
  - Entire property in Austin Cary Flatwoods Strategic Ecosystem
  - Connects Balu Forest with Newnans Conservation Area Hatchet Creek Tract.
  - Piece of Critical Ecological Corridor Osceola & Ocala NF (Comp Plan)
  - Directly protects Beetree Creek & its tributary. Indirectly protects Hatchet Creek & Newnans Lake.
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# Summary of Proposed Parcel E Acquisition

- **Purchase and Sale Contract**
  - **License to Cut Timber:**  
Reservation of timber rights for up to 10 years on 791.1 ac. of pine plantation
  - **Title Issues:**
    - Easements of record (Inholding Parcel 17652-000-000)
  - **Land management:** Alachua County - lead manager
  - **Closing date:** 135 days after Contract execution or earlier
    - Last day to close: Thurs, Oct. 15<sup>th</sup>.
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# Summary of Proposed Parcel E Acquisition

## Appraisal Details:

- Appraisal 1: \$2,251.85/acre (Date of valuation 12/30/2018)
  - Appraisal 2: \$2,634.37/acre (Date of valuation: 8/29/2018)
  - Average Appraised Value: \$2,443.62/acre
  - Proposed Contract Price: \$2,695.46/acre
  - The difference between average appraised value and the current accepted offer is \$251.84/acre or (\$312,994.31 total).
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# Summary of Proposed Parcel E Acquisition

- **Purchase type:** Fee Simple
    - Alachua County to take title to 1,242.83 acres±
  - **Purchase price:** \$2,695.46 /acre; \$3,349,998.55 total including contingency for final acreage based on survey
  - **Estimated due diligence cost:** \$136,927.50 for ESA, recording and attorney's fees, title insurance and boundary survey
  - **Total Expenditure Request: \$3,835,618.66** (includes 10% contingency for final acreage based on survey)
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## Recommendation

### Parcel E Acquisition

- Approve and authorize the Chair to execute the Contract to purchase the Austin Cary Flatwoods – Parcel E Tract (For this to pass, a supermajority must vote in the affirmative.);
  - Approve and authorized the Chair to execute the Parcel E - License to Cut Timber;
  - Authorize staff to execute additional documents as necessary to close the transaction; and
  - Approve any necessary budget transfers required for the Austin Cary Flatwoods – Parcel E Project acquisition.
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