

## Cost Estimates For Proposed Acquisition

### Santa Fe River - Hitchcock Conservation Easement

Acres:	2,276
Matrix Scores:	8.47 & 7.53
Property Appraisers Just Value:	\$4,683,721

### Acquisition Estimates

Table A. Pre-Contract Costs

Pre-Acquisition Costs			Sub-total
Appraisals (2)	Option Payments	Title Report	
\$32,000	\$2,000	\$4,000	<b>\$38,000</b>

Table B. Post-Contract Costs

Due Diligence and Closing Services					GRAND TOTAL
Pre-Acquisition Costs (Sub-total)	Baseline Document	Boundary Survey	Environmental Audit	Closing Costs*	
\$38,000	\$7,700	\$195,000	\$9,500	\$8,200	<b>\$258,400</b>

\* Includes attorney's fees and title insurance

### Management Estimates

Table C. Stewardship Costs

Acres	Physical Improvements	Average Annual Recurring	Total Costs for the initial 10 Years
2,276.00	\$0	\$550	\$5,500

Note: The Hitchcock 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.

**Santa Fe River  
Hitchcock**

**2,276 acres**

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