

## PARCEL SUMMARY

**TRACT:** Rio Lindo Conservation Easement

**OWNER:** Harpo Holdings, Inc.

**PARCEL:** 313 acres +/-

**PARCEL DESCRIPTION:** The Rio Lindo parcel consists of 313 acres +/- located in Gilchrist County. The parcel is partially adjacent to Crosby Lake. The offer proposes a price of \$750,000 to be determined by an appraisal. The parcel has been previously planned for development but no development has occurred within the area being offered for the Conservation easement. The parcel is adjacent to the District owned Shingle landing and Wannee tracts. The parcel is identified in the Districts Florida Forever workplan.

### **WATER RESOURCE GUIDELINE SCREENING:**

Riverine Surface Water Protection: 72%  
Springshed Protection: 100% (Fanning Springs)  
Floodplain Protection: 100%  
Priority Focus Area: Fanning Manatee  
Water Supply Planning Area: Eastern  
BMAP: Suwannee

**OUTSTANDING INTERESTS:** Owner indicates there are outstanding mineral rights, including exploitation rights, owned by a third party on a portion of the parcel, however, the location of these rights is within the floodway so there appears to be little chance of exercising those rights. These rights as well as any other outstanding interests will be confirmed through a title search.

**CURRENT ASKING PRICE:** The property is being offered for \$750,000 but the owner has indicated a willingness to negotiate. Upon completion of the appraisal staff will negotiate the value of the property rights to be conveyed to the District in accordance with Florida Statutes.

**ASSESSMENT COSTS:** Costs of detailed assessment are estimated to be from \$5,000 to \$7,500

**ACCESS:** This property appears to be accessible via county maintained SW 85<sup>th</sup> Street.

**MANAGEMENT:** District staff has not visited the site but are familiar with the area due to adjacency to existing District lands and have determined that it presents no issues for management.

SCS/rl  
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