

MEMORANDUM

TO: Governing Board

FROM: Terry E. Demott, Senior Land Resource Coordinator *TD*

THRU: David Still, Executive Director *DS for*
Joe Flanagan, Director of Land Acquisition and Management

DATE: May 6, 2010

SUBJECT: Sale of House and Ten Acres on the Lower Alapaha

RECOMMENDATION

Staff recommends the Governing Board approve the sale of a house and ten acres previously declared surplus.

BACKGROUND

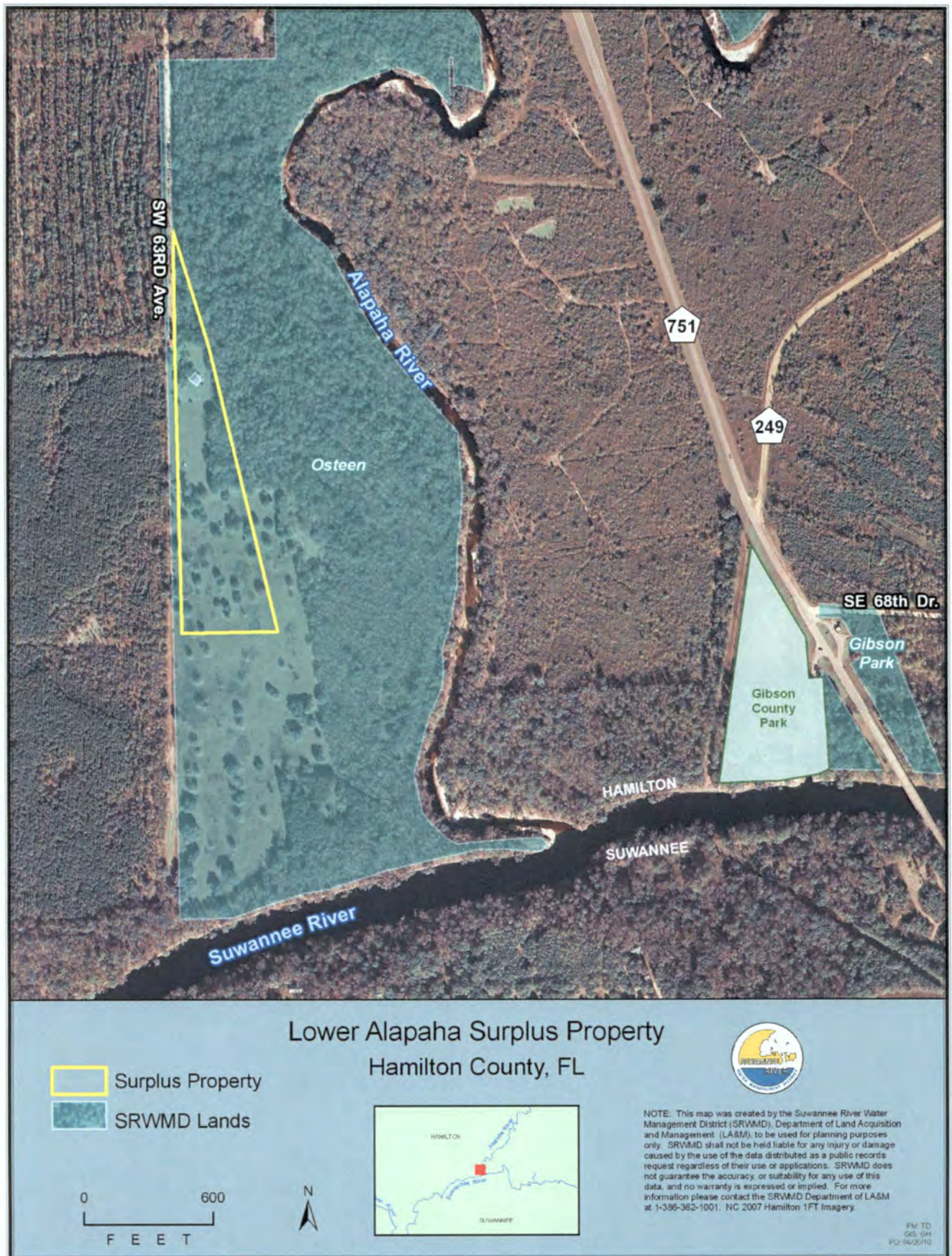
In May 2009 the Governing Board approved purchase of a 63-acre +/- parcel of property with a dwelling in Hamilton County. At the same time the Board declared ten acres of the parcel and the dwelling surplus property to be sold according to proper procedure. The procedure included a separate appraisal of the surplus property, marketing of the property by a real estate broker, offering the property back to the State Board of Trustees and advertising the property in a local newspaper for three consecutive weeks.

Broker Ronnie Poole has brought an offer of \$80,000 for the house and ten acres. This is above the appraised value of \$75,000. Pending Governing Board approval, the District has agreed to pay title insurance and documentary stamps from the proceeds of the sale. Mr. Poole has had \$75,000 placed in his escrow account in good faith for purchase of the property.

No state agency expressed interest through the State Board of Trustees in managing the property, and no additional offers came from advertising in the *Jasper News*. Florida Statutes require final proceeds from the sale be spent within two years on another Florida Forever qualified acquisition.

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FROM: Terry E. Demott, Senior Land Resource Coordinator *TED*

THRU: David Still, Executive Director *DS* for.
Joe Flanagan, Director of Land Acquisition and Management

DATE: May 6, 2010

SUBJECT: Declaration of Surplus on Four Properties

RECOMMENDATION

Staff recommends the Governing Board declare surplus four properties no longer needed for conservation purposes.

BACKGROUND

As part of the District's effort to dispose of property not needed for conservation purposes, four tracts have been selected for surplus. All of the tracts were purchased with Water Management Lands Trust Funds. The Jennings Bluff, Adams South, Manatee South and 47 Runs tracts have been thoroughly examined by the Governing Board's Lands Committee: Carl Meece, David Flagg and Ray Curtis. At the committee's direction it is staff recommendation that each of these tracts be prepared for sale. After successful negotiations, the Governing Board will have the opportunity to review and approve each sale as acceptable offers are received.

Tract Name	Acres +/-	County	Zoning	Tract Divisions	Appraisal Assignment
Jennings Bluff	70	Hamilton	Conservation	None	Fee Simple
Adams South	60	Lafayette	A3 1 dwelling/5 acres	None	Fee Simple
Manatee South	330	Levy	Natural Reservation	None	Fee Simple and CE
47 Runs	15	Levy	Forestry/Rural Residential	None	Fee Simple

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cc: Charlie Houder
Land Sale Group #2

