



# Alachua County

## Alachua County Forever's Lochloosa – Cypress Point Creamery Conservation Easement

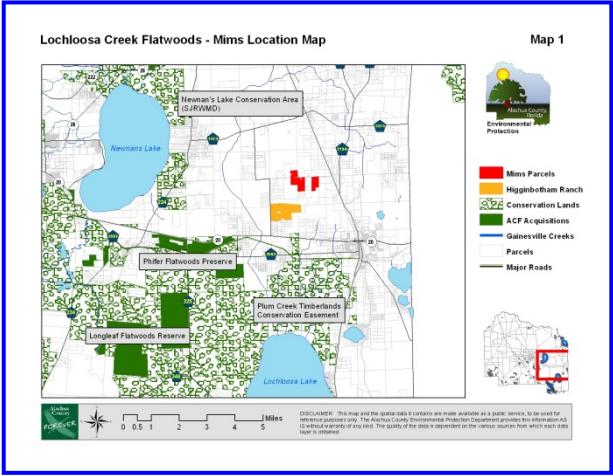


**Purchase Date: August 8, 2014**  
**Seller: Mims Family**  
**Purchase Price: \$461,000 Size: 255 acres Cons. Ease.**

- The Mims property, operating as Cypress Point Creamery and Rex Run Dairy, is located on SE 24th Avenue, north of State Road 20 and approximately three miles northeast of Phifer Flatwoods Preserve (Map 1).
- The property consists of six parcels managed as a working Jersey cow dairy, producing hand-made artisanal cheeses and has been in continuous operation since 1961.
- The property owner nominated the land for a conservation easement. Acquisition of a conservation easement on the Mims property would preserve productive farm land, and expand protected lands within the Lochloosa Creek Flatwoods Project.
- The Mims property consists of approximately 98 acres of improved pasture situated among scattered forested wetlands and mesic pine flatwoods. Approximately 69 acres of the pastures are currently managed for hay production and are excluded from grazing, while the remaining 29 acres are utilized for livestock rearing areas. The forested wetlands consist of two basin swamps which extend beyond the property boundaries, and several isolated dome swamps. The condition of the basin swamps is excellent.
- The Easement allows continued cattle ranching, dairying, milk and cheese production, and limited timber management.
- The Mims family donated 25% of the purchase price and the federal Farm and Ranchland Protection Program, administered by the USDA Natural Resource Conservation Service contributed 50%. The County provided the remaining 25% and will monitor the easement.
- The Mims also donated a second wrap-around conservation easement to further protect the environmental values.
- This is the fifty-third acquisition by the ACF program, the 11th conservation easement, and the twenty-sixth acquisition using the Wild Spaces and Public Places Surtax, approved by the voters in 2008 to extend the ACF Program.

**ALACHUA COUNTY FOREVER MISSION**  
 Approved in November 2000 by the voters, to acquire, improve and manage the county's environmentally sensitive lands to protect water resources, wildlife habitats and natural areas suitable for resource-based recreation.

- Program Notes**
- ✓ Alachua County Forever responds to public nominations.
  - ✓ Property owners must be willing. Condemnation of property is not permitted under Alachua County Forever.
  - ✓ Projects evaluated by staff and the Land Conservation Board.
  - ✓ Criteria include protection of water resources, habitats, species, social value, manageability, and the economics of the acquisition.
  - ✓ The County Commission approves acquisition projects.
  - ✓ County can acquire property outright or certain rights through less-than-fee mechanisms such as conservation easements.
  - ✓ Offers are made based on independent, private appraisals.
  - ✓ Program funded by \$29 million in voter-approved bonds and \$15 million in Sales Surtax.
  - ✓ Program actively seeks state, federal and private grants.
  - ✓ Properties are managed as preserves.
  - ✓ Resource-compatible, passive recreation is encouraged on sites where appropriate.



For more information:  
 Ramesh P. Buch, Program Manager  
 Alachua County Forever  
 408 West University Avenue, Suite 106  
 Gainesville, Florida 32601  
 (352) 264-6800  
<http://www.alachuacountyforever.us>



**Alachua County Commission**  
 Lee Pinkoson, Chair  
 Susan Baird, Vice-Chair  
 Mike Byerly  
 Charles "Chuck" Chestnut, IV  
 Robert "Hutch" Hutchinson  
**Administration**  
 Betty M. Baker, County Manager  
 Chris Bird, Environmental Protection Dept. Director

