

ADDITIONAL PROPERTY INFORMATION

Link to Interactive Map of Assets:

https://www.google.com/maps/d/edit?mid=1AAq2_Y87EMCh1SyOk7z37BtEkJY&usp=sharing

POTENTIAL GRANT

- ❖ The grant is for \$85/acre focusing on a two-year burn cycle in the longleaf areas. Other land improvements such as water mitigation, trail maintenance, invasive plant control, etc. would also be covered.
- ❖ The contract is for 5 years.
- ❖ If the property sells, this grant would be able to either transfer the contract to the new owner or break the contract but would have to pay anything received back plus 10%.

AMENITIES

- ❖ Underground Utilities
- ❖ 5 cabins (completed in the spring of 2015) that are all the same footprint, which is roughly 600 sq. ft. These are equipped with geothermal heating and cooling systems; Full kitchens featuring custom cabinetry, machined wood, and tile flooring; cypress walls, ceiling, and siding; on-demand propane water heaters; and are fully furnished.
- ❖ 1 treehouse that was designed by the renowned German architect Andreas Wenning (completed in 2012) with interior space of 400sq.ft. and exterior space of 200sq.ft. The treehouse includes a bedroom with 2 built-in queen beds, a bathroom with a standup shower, and a kitchenette.
- ❖ 1 Cabana (completed in 2012) with interior climate-controlled space of 250 sq. ft. the outdoor covered kitchen and patio space is 400 sq. ft. The bedroom includes a custom queen bed and modern furniture. The bathroom includes a tile floor and stand-up shower and a vanity. The outdoor covered kitchen has 2 stainless steel fans, modern cabinetry, a full-sized refrigerator, and a gas stovetop and oven.
- ❖ 1 Tiny house-(completed in 2019) designed in a modern farmhouse scheme. The footprint of the tiny house is 200 sq. ft. of interior space with 100 sq. ft. of custom screened-in exterior space. It includes a queen size loft bed, kitchenette, and bathroom.
- ❖ The only additional climate-controlled unit is the tiny house that the marketing photographer lives in. It was purchased as a prefab unit in 2016. It has 250 sq. ft. of interior space with a small custom porch. It includes a kitchen, bathroom, and bedroom.

LANDSCAPE

- ❖ 3 Designated Sandbar Beach-like Areas. The southern one has a nearby picnic area.
- ❖ Species Composition: Dominant overstory conifer species include slash pine (*Pinus elliottii*), Atlantic white cedar (*Chamaecyparis thyoides*), long leaf pine (*Pinus palustris*), loblolly pine (*Pinus taeda*), swamp tupelo (*Nyssa biflora*), pond cypress (*Taxodium ascendens*) and to the lesser extent eastern red cedar (*Juniperus virginiana*). Dominant overstory hardwood species include water oak (*Quercus nigra*), sand laurel oak (*Quercus*

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hemispherica), live oak (*Quercus virginiana*), southern magnolia (*Magnolia grandifolia*), sweetbay (*Magnolia virginiana*), redbay (*Persea borbonia*) and to the lesser extent turkey oak (*Quercus laevis*), sweetgum (*Liquidambar styraciflua*), tulip poplar (*Liriodendron tulipifera*), red maple (*Acer rubrum*), black cherry (*Prunus serotina*), and black gum (*Nyssa sylvatica*).

Topography

The property has mild topographical variation across the landscape, ranging from 120 feet at the northwestern edge of the property to 50 feet in the southeastern corner.

Hydrology

A few small spring-fed seepages occur throughout the property and Coldwater Creek runs along the Eastern and Southern edge of the property. This property lies within the southern end of the Blackwater Watershed. Blackwater extends North into southern Alabama and South into the Pensacola bay. There are no other watersheds upstream from Blackwater. However, downstream the Blackwater flows into the Pensacola Bay Watershed (see Figure 2A). In Santa Rosa county, this watershed discharges at an average rate of 326 cubic feet per second. Coldwater Creek, which runs along the properties Eastern and Southern boundaries, is a moderate sized stream with a size of approximately 11.07 miles. This stream has a designated use for fish and wildlife propagation and the EPA Water Quality Assessment status is “good”.

RESTORATION

- ❖ burning at least 180 acres each spring
- ❖ planting 20,000 longleaf saplings in fall 2015
- ❖ planting an additional 20,000 longleaf saplings in spring 2021

OVERVIEW OF FOREST STANDS

Stands were delineated based on road boundaries, differences in landowner objectives, variance in plant communities, and differences in stages of stand development. Stands C through H were delineated with the intention that they may each be considered as burn units for prescribed fire management. Additionally, due to time and resource restraints, stands B and C were the only ones which were quantitatively sampled and analyzed at this time. These stands were sampled first because of their priority for management.

- ❖ Stand A (16 acres. Northern Boundary): This area is the main agri-tourism area and is centered on the vegetable garden. It contains within its boundaries a variety of fragmented forest corridors and mixed development. Fragmented plant communities include upland pine, mixed upland woodland, and bay swamp. Main attractions here include the vegetable garden, the bee shed and clearing, tent platforms, and the caretaker housing.
- ❖ Stand B (16.6 acres. Northwest Corner): This stand is defined as being an upland hardwood forest and contains the majority of the property's mature hardwood trees. It is at the highest elevation of the property and contains within its boundaries the maintenance shop, the Volunteer Village, and the existing treehouse. It is also planned

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as being the site for future tree house construction. Dominant species include sand laurel oak, water oak, live oak, slash pine, and southern magnolia.

- ❖ Stand C (14.5 acres. North-central Section): One of the more recently cut over areas of the property, Stand C is a clearing with mesic to hydric soils. It is fully exposed and has mixed regenerative growth including slash pine, catbrier, buckwheat tree, gallberry, and pitcher plants. It is best characterized as being a wet prairie.
- ❖ Stand D (59.4 acres. Central Western Section): This stand is part cut over wet flatwoods and part bottomland forest. The more swamp-like bottomland forest is in the center with the thinned out wet flatwoods surrounding it on all sides but the west. Some of the pine forest areas are heavily degraded. Dominant species include slash pine, tulip poplar, sweet gum, black gum, red maple, cypress, saw palmetto, buckwheat tree, and gallberry.
- ❖ Stand E (36.1 acres. South Central Section): Thinned out mesic flatwoods area with much of it heavily degraded and exposed. Various hardwood trees and pines are sporadically found throughout this area and there is a dense shrubby layer. Dominant species include slash pine, tulip poplar, sweetgum, blackgum, red maple, cypress, saw palmetto, buckwheat tree, and gallberry.
- ❖ Stand F (15.7 acres. Central Eastern Section): This stand is part mesic flatwoods and part baygall. The mesic flatwoods area has been thinned and degraded from previous timber harvests. Dominant species include slash pine, tulip poplar, sweetgum, blackgum, red maple, pond cypress, bald cypress, saw palmetto, buckwheat tree and gallberry.
- ❖ Stand G (appx. 30.2 acres. South Western Section): This stand is primarily a bay swamp with mesic flatwoods surrounding its perimeters. Dominant species include slash pine, tulip poplar, sweetgum, blackgum, red maple, pond cypress, bald cypress, saw palmetto, buckwheat, and gallberry.
- ❖ Stand H (appx. 12.3 acres. South Central Section): This stand is primarily mesic flatwoods and dominant species include slash pine, tulip poplar, sweetgum, blackgum, red maple, pond cypress, bald cypress, saw palmetto, buckwheat tree, and gallberry.
- ❖ Stand I (appx. 164.5 acres. East, South & West Property Boundary Section): This stand is a mix of bottomland forest and bay swamp. Coldwater Creek runs along the stand's eastern boundary and soil is generally saturated and poorly drained. Dominant species include Atlantic white cedar, sweetbay, red maple, tulip poplar, slash pine, buckwheat tree swamp tupelo, and pond cypress.

PROPERTY HISTORY

Dating back to the time of some initial land grants, for the past 100+ years under private ownership by a few large timber companies. For the majority of the time, the property was owned by a single family and passed down to multiple generations. In 1966, the parcel was sold from William S. Rosasco III, owner of Bay Point Tree Farm, to Northwest Florida Timber and Conservation Investments, Inc., a small timberland investment management organization, that used it for recreation and hunting. In 2007, the parcel was sold to its current owner Coldwater Gardens, LLC.