

**Apalachicola River Addition
Florida Forever New Project Application**

**Teal Timber, LLC
Calhoun, Gulf & Liberty Counties**



Submitted by:



Florida Forever New Project Application



[Florida Forever](#) is the state's conservation and recreation lands acquisition program. To be considered for acquisition, a project must have a willing seller and be on the Florida Forever Priority List. The Florida Forever Priority List identifies projects that are suitable as a conservation property and meet the [Florida Forever Goals, Performance Measures and Criteria](#).

The Florida Forever Priority List is developed by the Acquisition and Restoration Council (ARC) and is approved by the Board of Trustees (BOT). The BOT must approve a project placed on the Florida Forever Priority List before it can be pursued for acquisition.

Proposed projects are prioritized and ranked in categories by ARC members in December, and the BOT approves the ARC-recommended [Florida Forever Priority List](#) in May, when a project is officially added to the list.

Applications for new Florida Forever projects are accepted by the Florida Department of Environmental Protection (DEP) two times per year, April 15 and Oct. 15. To propose a new project for the Florida Forever Priority List, submit this application along with the supporting documentation specified in Attachments A-C below in electronic format (PDF) to the email address below.

Please note that up to 18 copies may be requested. Maps should be in color and set to print no larger than 11 inches x 17 inches. Applicants may also consult the Florida Natural Areas Inventory [Florida Forever Conservation Data Viewer](#) to ensure proposed parcels are not already within an approved project boundary.

General Information

Proposed Florida Forever Project: **Apalachicola River Addition**

Nearest Cities: **Bristol, Sneads & Wewahitchka**

Counties: **Calhoun, Gulf & Liberty**

Sponsor/Affiliation Proposing Project: **Wendy Mathews / The Nature Conservancy**

Mailing Address: **1035 S. Semoran Blvd., Suite 2-1021B, Winter Park, FL 32792**

Primary Phone: **(850) 566-3973**

Email: **wmathews@tnc.org**

SUBMIT COMPLETED APPLICATIONS TO:

FloridaForever@FloridaDEP.gov

Or by mail to:

Office of Environmental Services
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Blvd., Mail Station 140
Tallahassee, FL 32399-3000
Phone: 850-245-2555

Learn more about [Florida Forever](#).

**Florida Forever
New Project Application**



Authorized Representative

In accordance with the Florida Forever application process, the following individual is authorized as the primary point of contact for all matters concerning this application on behalf of the owner(s) of the real property described below, in **Calhoun, Gulf, and Liberty** counties, Florida.

Property/project name: **Teal Timber, LLC / Apalachicola River Florida Forever Project**

Name/Affiliation of Authorized Representative: **Wendy Mathews / The Nature Conservancy**

Mailing Address: **1035 S. Semoran Blvd., Suite 2-1021B** **Winter Park, FL** **32792**
Street City State ZIP

Primary Phone: **(850) 566-3973** Email: **wmathews@tnc.org**

Property information

GIS Acres: **18,854.82**

Township 2N, Range 7W Sections: 6, 7, 18

Township 2N, Range 8W Sections: 12 - 14, 23

Township 1S, Range 8W Sections: 3, 10

Township 2S, Range 9W Sections: 22, 28 - 28, 32 - 35

Township 3S, Range 9W Sections: 2 - 5, 7 - 13, 15 - 22, 27, 28, 30 - 33

Township 4S, Range 9W Sections: 4 - 6, 8, 9

Parcel identification number(s): **See Table in application.**

Landowner Information

Chris T. Mathis
Landowner Signature

October 4, 2024
Date

Christopher T. Mathis
Landowner Name (print)

Mailing Address: _____ Street

Primary Phone: _____ Email: _____

Please note: The landowner's signature above is not intended to preclude any representative of the Department of Environmental Protection, Division of State Lands (DSL), from contacting the property owner(s) directly concerning the property.

This form is not intended to create or acknowledge an exclusive property listing agreement or any business relationship between the owner(s) of the property and the individual(s) named above. Owner understands that any commission or fee charged by the person named above in connection with the property is the sole responsibility of the landowner.

This authorization will remain in effect throughout the application process unless written notice of rescission by the owner(s) named above is received by the DSL.

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Teal Timber, LLC

Submitted by:
Wendy Mathews, Senior Conservation Project Manager



Attachment A. General Description

The Apalachicola River is at the center of North America's sixth highest ranked biological diversity "hot spot" and the complex river and watershed ecosystem supports more than 1,500 species of native plants and animals, as well as numerous endemic species found only in this region. The river basin has the highest species diversity of reptiles and amphibians in North America (north of Mexico), with more than 40 species of amphibians and 80 species of reptiles, in addition to over 52 species of mammals. The dense floodplain and upland forests along the river provide habitat for over 300 species of avifauna, including many Neotropical migrants such as the swallow-tailed kite and Mississippi kite. The Apalachicola River is literally the economic lifeblood of the region and has the largest volume of water flow of any river in Florida, providing vital freshwater inputs to the downstream Apalachicola Bay estuarine system that supports one of the nation's most productive fisheries and a unique cultural way of life for many of the region's human residents.

The Apalachicola River Basin is formed by the convergence of the Chattahoochee and Flint rivers, of eastern Alabama and western Georgia, at Lake Seminole, located on the Florida-Georgia border. Technically, the Apalachicola River begins at the Jim Woodruff Dam, near Chattahoochee, Florida. This dam became fully operational in 1957 and was designed to improve navigation and generate electric power. From the Woodruff Dam, the Apalachicola River meanders southward 107 miles before flowing into the highly productive Apalachicola Bay where – until recently – much of the nation's economically important harvest of oysters occur.

The drainage basin of the Apalachicola River is approximately 22,000 square miles, with nearly 90 percent of this land in Georgia and Alabama and with nearly 80 percent of the Apalachicola's flow originating in these two states. The

Apalachicola River and its largest tributary, the largely spring fed Chipola River, occupy the downstream 10 percent of the drainage basin, which is predominantly in Florida.

The Apalachicola River is 21st in magnitude of flow volume among the rivers of the coterminous United States and is the largest river in Florida and the fourth largest river in the southeastern United States, in terms of mean annual discharge. The river's flow extends through Apalachicola Bay past several barrier islands - Dog Island, St. George Island, and St. Vincent Island/NWR - and influences the northeastern Gulf of Mexico as far as 160 miles out. The almost annual winter floods and inundation of its floodplain have produced a rich array of soils that support diverse Bottomland Hardwood and Floodplain Swamp forest communities. The deep floodplain forest system found along the Apalachicola River is the most extensive in Florida and has long been noted for its high tree species diversity. Upwards of 70 different species of trees have been documented from the Apalachicola River floodplain, which is the largest forested floodplain in Florida with ca. 82,000 acres of non-tidal floodplain forest.

1) A descriptive location of the proposed project with total acreage.

Teal Timber, LLC owns 18,854.82 acres in three disjunct tracts within the Apalachicola River watershed:

North Tract = 1,476.79 acres in Calhoun County, Florida

Central Tract = 587.89 acres in Liberty County, Florida

South Tract = 16,790.14 acres in Gulf County, Florida

The three tracts making up the proposed project fully abut portions of the Apalachicola River Florida Forever (ARFF) project owned by Apalachicola River Timberlands ("ART"). The ART portion of the ARFF project is approximately 38,000 acres of the 58,228 total ARFF project acres. The ART ownership is classified as "Essential Parcels Remaining" in the Florida Department of Environmental Protection's ("FDEP") Florida Forever Plan for the ARFF project. The Teal Timber, LLC property provides an exceptional opportunity to expand the footprint of the #1 ranked ARFF project to include additional protections and landscape connectivity for this extremely important watershed.

The southern boundary of the North Tract borders the 1,544-acre Trammell Conservation Easement held by the Northwest Florida Water Management District. The town of Sneads, Florida is approximately 10 miles north of the North Tract, which lies on the west side of the Apalachicola River. The Central Tract is on the east side of the Apalachicola River just west of the city of Bristol, Florida. The South Tract is slightly northeast of the city of Wewahitchka, Florida on the

west side of the Apalachicola River.

The North and Central tracts contain frontage on the Apalachicola River. The South tract contains frontage on the Apalachicola River and the Chipola River. The Apalachicola and Chipola rivers are both designated by FDEP as an Outstanding Florida Water under 62-302.700 F.A.C.

2) The general physical, natural resource, biological, hydrological, archaeological and historical characteristics of the project.

The proposed project will conserve valuable natural resources, wildlife corridors, native habitats, and regionally important forestry operations within an area of the state with high biodiversity, rare and imperiled species, and significant hydrological and archaeological resources. The proposed project will conserve large portions of forested floodplain habitats along the Apalachicola River that provide wildlife habitat, recreational opportunities, and protection of water flow quality and quantity to downstream estuaries.

The three tracts making up the Teal Timber, LLC property are all part of a commercial pine silviculture operation managed by Timberland Investment Resources, LLC ("TIR"). The pine forestry operation is managed with a particular emphasis on growing trees for timber production to provide a financial return. TIR has a strong land ethic and applies Florida Forest Service's Silviculture Best Management Practices to ensure sustainability and overall ecosystem health for long-term resource enhancement and management. Additionally, TIR is certified under the Sustainable Forestry Initiative ("SFI"). SFI's rigorous policy and performance standards support wildlife and water conservation, climate-smart forestry, and relationship building with Indigenous Peoples, to advance sustainable forestry and responsible product purchasing.

The tracts included in the proposal are a combination of natural hardwoods and mixed hardwood-pine areas in the wetter, lower elevations, with the higher elevations having been converted to planted pines decades ago. Hurricane Michael caused significant damage to this area of the Apalachicola River watershed in 2018, so most of the commercial pine timber is young, while some areas of the proposed project remain open and unplanted. The areas of the forested floodplain habitats with more trees did not sustain as much tree damage as those areas that had fewer trees. TIR has provided timber stand information including age, species, and cover type, for each of the three tracts and these maps are included at the end of the proposal.

The North Tract is relatively flat in the eastern portions and contains approximately 0.6 miles of frontage on the western bank of the Apalachicola River. The North Tract rises in elevation to over 100' along the western portions of the boundary. Approximately 68% of the North Tract is planted in 5-15-year-

old loblolly and slash pines, with a few smaller areas having 16-41-year-old trees. The remainder of the tract, based on the Florida Fish and Wildlife Conservation Commission ("FFWCC") Environmental Resource Analysis, is mostly mixed hardwood-coniferous swamps, mixed wetland hardwoods, alluvial forest, wet flatwoods, and floodplain swamp. Based upon the National Wetlands Inventory data, approximately 50% of the North Tract is categorized as freshwater forested/shrub wetland. The entirety of the North Tract is contained in Priorities 1 and 2 of the Terrestrial and Waters portion of the Critical Lands and Waters Identification Project ("CLIP"), as well as Priorities 2, 3, and 4 of the CLIP Landscape category. The North Tract is also included in Priorities 1- 5 of the CLIP Biodiversity category. FFWCC's Strategic Habitat Conservation Areas data depicts the North Tract as being within Priorities 1-3 for species such as American swallow-tailed kite, Cooper's hawk, Florida black Bear, and gray bat. The North Tract is entirely contained within the Florida Wildlife Corridor. Water Resources found on the North Tract include a portion of the Apalachicola River, Ocheesee Creek and Ocheesee Pond outlet, and Graves Creek.

The Central Tract is relatively flat with a slightly higher riverine berm along the northern portion of its western border with the Apalachicola River. This tract contains roughly 2.6 miles of frontage on the Apalachicola River. Approximately 25% of the Central Tract is planted in 5-15-year-old loblolly pine. The remainder of the tract, based on the FFWCC Environmental Resource Analysis, is mostly mixed hardwood-coniferous forest, open prairies/bogs, alluvial forest, wet flatwoods, and floodplain swamp. Based upon the National Wetlands Inventory data, approximately 60% of the Central Tract is categorized as freshwater forested/shrub wetland. The entirety of the Central Tract is contained in Priorities 1 and 2 of the Terrestrial and Waters portion of the CLIP, as well as Priorities 3 and 4 of the CLIP Landscape category. The majority of the Central Tract is also included in Priorities 4 and 5 of the CLIP Biodiversity category. FFWCC's Strategic Habitat Conservation Areas data depicts the Central Tract as a Priority 2 for species such as American swallow-tailed kite, Cooper's hawk, and Florida black Bear. The Central Tract is entirely contained within the Florida Wildlife Corridor. Water Resources found on the Central Tract include a portion of the Apalachicola River.

The South Tract is relatively flat with approximately 5.0 miles of frontage on the eastern bank of the main Chipola River channel, a tributary of the Apalachicola River. The South Tract has nearly 4.0 miles of frontage on the Dead Lakes portion of the Chipola River. The Dead Lakes area is thought to have formed when the Apalachicola River deposited sand that blocked the mouth of the Chipola River, which ultimately created a large area of high water that killed thousands of trees in the river floodplain leaving what looks like a tree graveyard of cypress stumps and knees. In total, the South Tract has roughly 9.0 miles of frontage on the Chipola River. The South Tract contains 0.13 miles of frontage on the western bank of the Apalachicola River. Approximately 75% of the South Tract is planted

in loblolly and slash pines varying in age from newly planted to over 40 years of age. A small area near the center of the South Tract has been planted in longleaf pines. The remainder of the tract, based on the FFWCC Environmental Resource Analysis, is a mainly a diverse mosaic of natural mixed hardwood-coniferous swamps, basin swamp, wet and mesic flatwoods, alluvial forest, floodplain swam, mixed wet hardwoods, cypress, prairies/bogs, upland coniferous forest, and a small area of Sandhill. Based upon the National Wetlands Inventory data, approximately 22% of the South Tract is categorized as freshwater forested/shrub wetland, lake, and riverine. Nearly the entire South Tract is contained in Priorities 1 and 2 of the Terrestrial and Waters portion of the CLIP, as well as Priorities 2 - 5 of the CLIP Landscape category. The South Tract is also included in Priorities 1 - 5 of the CLIP Biodiversity category. FFWCC's Strategic Habitat Conservation Areas data depicts the North Tract as Priorities 2 - 5 for species such as American swallow-tailed kite, Cooper's hawk, and Florida black Bear. The South Tract is entirely contained within the Florida Wildlife Corridor. Water Resources found on the South Tract include a portion of the Chipola River/Dead Lakes, a small portion of the Apalachicola River, and Lots Mill Creek.

Archaeological and historical characteristics of this proposed project are numerous and significant. The Apalachicola River and the surrounding region is one of the earliest known populated sites in Florida with people occupying the area for at least 12,000 years. Dale Cox prepared an interesting history of Ocheesee Landing that can be found at <https://ExploreSouthernHistory.com/ocheese2>. According to this source, Native Americans occupied the area called Ocheesee Bluff, which became a trading outpost by the end of the 18th century. Ocheesee was an important commercial center throughout the 1800's and is the location on which the Gregory house was originally constructed. In 1939, the Gregory house was moved across the river to the newly developed Torreya State Park. Ocheesee Landing remained an important river landing well into the 20th century.

a. Does the property contain historic structures fifty years old or older?

FFWCC prepared and provided an Environmental Resource Analysis of the historical resources contained in the Division of Historical Resources Master Site File. Twenty records ranging from prehistoric burial mound(s) to lithic/ceramic scatter indicate this area has a long history of human habitation. The Iola Cemetery is located in the southern portion of the South Tract. The Yon Mound and Village Site occupies nearly 33 acres of the proposed project. Twelve different field survey projects are listed in the Master Site File records.

b. Does the property contain any improvements/facilities?

The North Tract of the proposed project contains a functional, well maintained recreational public boat ramp on the western side of the Apalachicola River,

approximately five miles south of I-10 exit 158. The landing is locally known as Ocheesee Landing. The landing is jointly managed by FFWCC and Calhoun County. The boat ramp is improved with poured concrete that extends well into the river. A wooden picnic pavilion with picnic tables and a grill sits on the hill above the boat ramp. The landing supports abundant parking. No other facilities exist on any of the tracts.

County maintained roads, Lands Store Road (paved) and Ocheesee Landing Road (gravel) provide access to the North Tract. Numerous well-maintained interior woods roads can be found on the North Tract, as well. The Central Tract is accessed from State Road 20, just west of Bristol, Florida, via an access easement through ART. A limited network of interior woods roads exists on the Central Tract. The South Tract has a small amount of frontage on State Road 71, with good access via a network of well-maintained interior woods roads.

3) Potential public recreation opportunities or other public uses.

The lands making up the proposed project have potential to provide wide variety of public nature-based recreational opportunities. The lands are easily accessible from public roadways and uses could include hunting, camping, hiking, biking, canoeing /kayaking, boating, fishing, and wildlife viewing.

4) Potential threats or development plans that could impact the value of the proposed project.

While not currently being actively marketed for sale as smaller tracts that would be attractive for rural residential homesites, the proposed project would be appealing to individuals looking for small to medium-sized acreage tracts. The resulting patchwork of multiple ownerships would create fragmentation over time resulting in lost opportunities to conserve the three intact tracts in their entirety.

5) Local resolutions related to the potential public acquisition of the project (if applicable).

None known.

6. Details on how the project meets Florida Forever criteria [see Chapter 259.105(9) and (10), F.S.] and furthers the Florida Forever goals and performance measures [see Chapter 259.105(4), F.S.]. Refer to the application addendum on our website.

The protection of the Teal Timber, LLC lands will conserve valuable timber and natural resources, wildlife corridors, native habitats, and regionally important waters within an area of the state with recognized biodiversity, rare and

imperiled species, and significant hydrological and archaeological resources. The information provided above demonstrates how the lands and waters within the proposed project boundary have the potential to contribute significantly to the Florida Forever goals and performance measures, including protection of important Strategic Habitat Conservation Areas, Rare and Imperiled Species Habitat, Landscape Connectivity, Natural Floodplain Functions, Surface Waters, Functional Wetlands, Sustainable Forestry, and more. As such, the State of Florida is now presented with the opportunity to protect lands and waters that will help to maintain and enhance water quality, protect aquifer recharge, protect myriad special plant and animal assemblages, and a wide variety of other indispensable ecosystem services for the residents of North Florida and beyond.

7. Whether the project is proposed for fee simple or less-than-fee acquisition.

The Apalachicola River Addition project is proposed for fee simple acquisition.

FFWCC has provided a management commitment letter for management of the South Tract.

The Nature Conservancy has been in discussion with FDEP, Division of Recreation and Parks ("DRP") about managing the North and Central tracts. At this time, DRP is still evaluating whether they can commit to managing the North and Central tracts.

8. Additional pertinent information.

The lands included in the Apalachicola River Addition project are subject to certain reserved mineral rights. Please see the following summary provided by the landowner.



Florida Fish and Wildlife Conservation Commission

Commissioners

Rodney Barreto
Chairman
Coral Gables

Steven Hudson
Vice Chairman
Fort Lauderdale

Preston Farrior
Tampa

Gary Lester
Oxford

Albert Maury
Coral Gables

Gary Nicklaus
Jupiter

Sonya Rood
St. Augustine

Office of the
Executive Director
Roger A. Young
Executive Director

Charles "Rett" Boyd
Assistant Executive Director

George Warthen
Chief Conservation Officer

Jessica Crawford
Chief of Staff

Division of Habitat and
Species Conservation
Melissa Tucker
Director

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Tallahassee, Florida
32399-1600
Voice: 850-488-4676

Hearing/speech-impaired:
800-955-8771 (T)
800 955-8770 (V)

MyFWC.com

October 14, 2024

Callie DeHaven
Florida Department of Environmental Protection
Division of State Lands
3800 Commonwealth Blvd.
Tallahassee, FL 32399

RE: Teal Timber Florida Forever Proposal - Apalachicola River Addition

Dear Ms. DeHaven,

The Florida Fish and Wildlife Conservation Commission is willing to be the proposed manager of the approximately 17,000-acre south tract owned by Teal Timber. If added to Florida Forever and acquired, FWC would manage as part of the Wildlife Management Area system (pending FWC's acceptance of all due diligence items). We are excited about this potential acquisition, as it would increase the amount of protected habitat for imperiled and rare species, buffer water resources, and provide recreational opportunities for the public.

If we can be of assistance, please contact Diana Pepe at (850) 404-6132 or Diana.Pepe@MyFWC.com.

Sincerely,

James C. Conner III
Wildlife and Habitat Management Section Leader
Florida Fish and Wildlife Conservation Commission

Mineral Rights Summary – Teal Timber

1. Reservation language is included in the Special Warranty Deed between Neal Land & Timber (“NL&T”) and current owner Teal Timber (“Teal”).
2. NL&T reserves rights, title and interest in and to all of the oil, gas and mineral rights.
3. Sand, gravel, clay and stone "upon or under the surface" are excluded.
4. The Surface Use Agreement dated Dec. 16, 2021 is perpetual.
5. No well shall be drilled nearer than 500 feet to any structure valued over \$100,000. This equates to an 18-acre circular area from the structure.
6. Mineral Owner shall give written notice of intention to commence operations 120 days before beginning operations.
7. Mineral Owner will pay Surface Owner \$790 per acre of disturbed area, adjusted yearly based on CPI calculation.
8. Any damages to timber, structures, etc., as a result of mining operations will be reimbursed at market value by the Mineral Owner. If there is a disagreement on the value, an appraisal will be performed. The price of the appraisal evenly split between the parties.
9. Per State of Florida Rules, no drilling or production of, oil, gas, or other petroleum products may be permitted within 1 mile of any freshwater lake, river, or stream unless the department is satisfied that the natural resources of such bodies of water and shore areas of the state will be adequately protected in the event of accident or blowout.

NOTE: There is also a Lease Option held by Aspen Energy, Inc., but it appears that it expired, unless the agreement has been extended.



This is a summary only and should not be relied upon for making a decision on purchasing land. **Please consult your attorney.** Southeastern Land Group LLC and TEAL LLC make no guarantees as to the accuracy of the information above.

Attachment B. Ownership and tax information

The three tracts making up the proposed project have a just tax value of \$32,478,768 based upon the property appraiser website data from Calhoun, Gulf, and Liberty counties.

TRACT	COUNTY	TAX PARCEL #	ACRES	JUST VALUE	ASSESSED VALUE
South Tract	Calhoun County	02-3S-09-0000-0001-0000	290.00	\$159,500	\$50,750
South Tract	Calhoun County	03-3S-09-0000-0001-0000	640.00	\$704,000	\$99,540
South Tract	Calhoun County	04-3S-09-0000-0001-0000	640.00	\$528,000	\$92,830
South Tract	Calhoun County	05-3S-09-0000-0001-0000	360.18	\$396,198	\$82,880
South Tract	Calhoun County	07-3S-09-0000-0002-0000	346.11	\$286,275	\$50,931
South Tract	Calhoun County	07-3S-09-0000-0002-0100	97.00	\$80,025	\$3,767
South Tract	Calhoun County	07-3S-09-0000-0003-0000	26.00	\$14,300	\$1,300
South Tract	Calhoun County	08-3S-09-0000-0001-0000	628.00	\$690,800	\$165,250
South Tract	Calhoun County	09-3S-09-0000-0001-0000	640.00	\$704,000	\$166,550
South Tract	Calhoun County	10-3S-09-0000-0001-0000	640.00	\$598,400	\$91,385
South Tract	Calhoun County	11-3S-09-0000-0001-0000	260.00	\$143,000	\$34,780
South Tract	Calhoun County	12-3S-09-0000-0001-0100	120.00	\$66,000	\$11,615
South Tract	Calhoun County	12-3S-10-0000-0050-0000 *	25.33	\$12,665	\$2,391
South Tract	Calhoun County	13-3S-09-0000-0001-0100	35.00	\$28,875	\$1,050
South Tract	Calhoun County	13-3S-10-0000-0005-0000 *	51.96	\$44,166	\$2,502
South Tract	Calhoun County	15-3S-09-0000-0001-0000	300.00	\$330,000	\$47,820
South Tract	Calhoun County	16-3S-09-0000-0001-0000	640.00	\$598,400	\$93,990
South Tract	Calhoun County	17-3S-09-0000-0001-0000	640.00	\$704,000	\$159,125
South Tract	Calhoun County	18-3S-09-0000-0001-0000	511.97	\$563,167	\$89,238
South Tract	Calhoun County	18-3S-09-0000-0001-0100	80.00	\$88,000	\$5,095
South Tract	Calhoun County	19-3S-09-0000-0001-0000	473.00	\$520,300	\$124,900
South Tract	Calhoun County	20-3S-09-0000-0001-0000	640.00	\$704,000	\$91,765
South Tract	Calhoun County	21-3S-09-0000-0001-0000	640.00	\$704,000	\$140,500
South Tract	Calhoun County	22-2S-09-0000-0002-0000 **	285.47	\$314,017	\$54,806
South Tract	Calhoun County	22-2S-09-0000-0006-0000	40.00	\$44,000	\$11,000
South Tract	Calhoun County	22-3S-09-0000-0001-0000	280.00	\$261,800	\$49,000
South Tract	Calhoun County	25-2S-09-0000-0001-0000	160.00	\$149,600	\$20,040
South Tract	Calhoun County	26-2S-09-0000-0002-0000	520.00	\$572,000	\$113,650
South Tract	Calhoun County	27-2S-09-0000-0001-0000	200.00	\$220,000	\$35,000
South Tract	Calhoun County	27-2S-09-0000-0002-0000	40.00	\$44,000	\$10,325
South Tract	Calhoun County	27-2S-09-0000-0003-0000	40.00	\$44,000	\$6,375
South Tract	Calhoun County	28-2S-09-0000-0001-0000	267.00	\$293,700	\$66,675
South Tract	Calhoun County	32-2S-09-0000-0002-0000	49.00	\$57,900	\$6,615
South Tract	Calhoun County	33-2S-09-0000-0001-	462.72	\$508,992	\$77,473
South Tract	Calhoun County	34-2S-09-0000-0001-0000	600.00	\$660,000	\$100,250
South Tract	Calhoun County	34-2S-09-0000-0002-0100	20.00	\$22,000	\$3,500
South Tract	Calhoun County	35-2S-09-0000-0001-0000	637.50	\$701,250	\$153,275
South Tract	Calhoun County	36-2S-09-0000-0001-0000	200.00	\$110,000	\$35,000
North Tract	Calhoun County	06-2N-07-0000-0005-0000	20.00	\$20,000	\$3,500
North Tract	Calhoun County	07-2N-07-0000-0001-0000	452.44	\$234,720	\$106,627
North Tract	Calhoun County	12-2N-08-0000-0007-0000	159.00	\$238,500	\$42,815
North Tract	Calhoun County	13-2N-08-0000-0001-0000	200.00	\$300,000	\$35,000
North Tract	Calhoun County	13-2N-08-0000-0002-0000	96.55	\$144,825	\$16,928
North Tract	Calhoun County	14-2N-08-0000-0004-0000	80.00	\$120,000	\$14,000
North Tract	Calhoun County	18-2N-07-0000-0001-0000	147.80	\$73,900	\$22,690
North Tract	Calhoun County	23-2N-08-0000-0001-0000	360.00	\$405,000	\$70,650
South Tract	Gulf County	00411-000R	139.61	\$585,930	\$46,600
South Tract	Gulf County	00412-000R	1879.75	\$7,694,230	\$629,281
South Tract	Gulf County	00413-000R	543.77	\$2,047,160	\$168,261

South Tract	Gulf County	00414-000R	217.00	\$741,130	\$63,416
South Tract	Gulf County	00448-000R	366.35	\$1,140,075	\$92,774
South Tract	Gulf County	00451-000R	320.42	\$1,208,720	\$106,089
South Tract	Gulf County	00453-000R	497.36	\$1,514,320	\$121,113
South Tract	Gulf County	00457-000R	28.31	\$98,940	\$7,532
South Tract	Gulf County	00465-000R	290.61	\$756,110	\$64,933
South Tract	Gulf County	00499-000R	565.90	\$2,126,445	\$164,279
Central	Liberty	003-1S-8W-02270-000	380.00	\$302,233	\$50,258
Central	Liberty	010-1S-8W-02271-000	80.00	\$55,200	\$8,390
TOTAL			19351.11	\$32,478,768	\$4,188,074

* County is in process of correcting ownership back to Teal Timber.

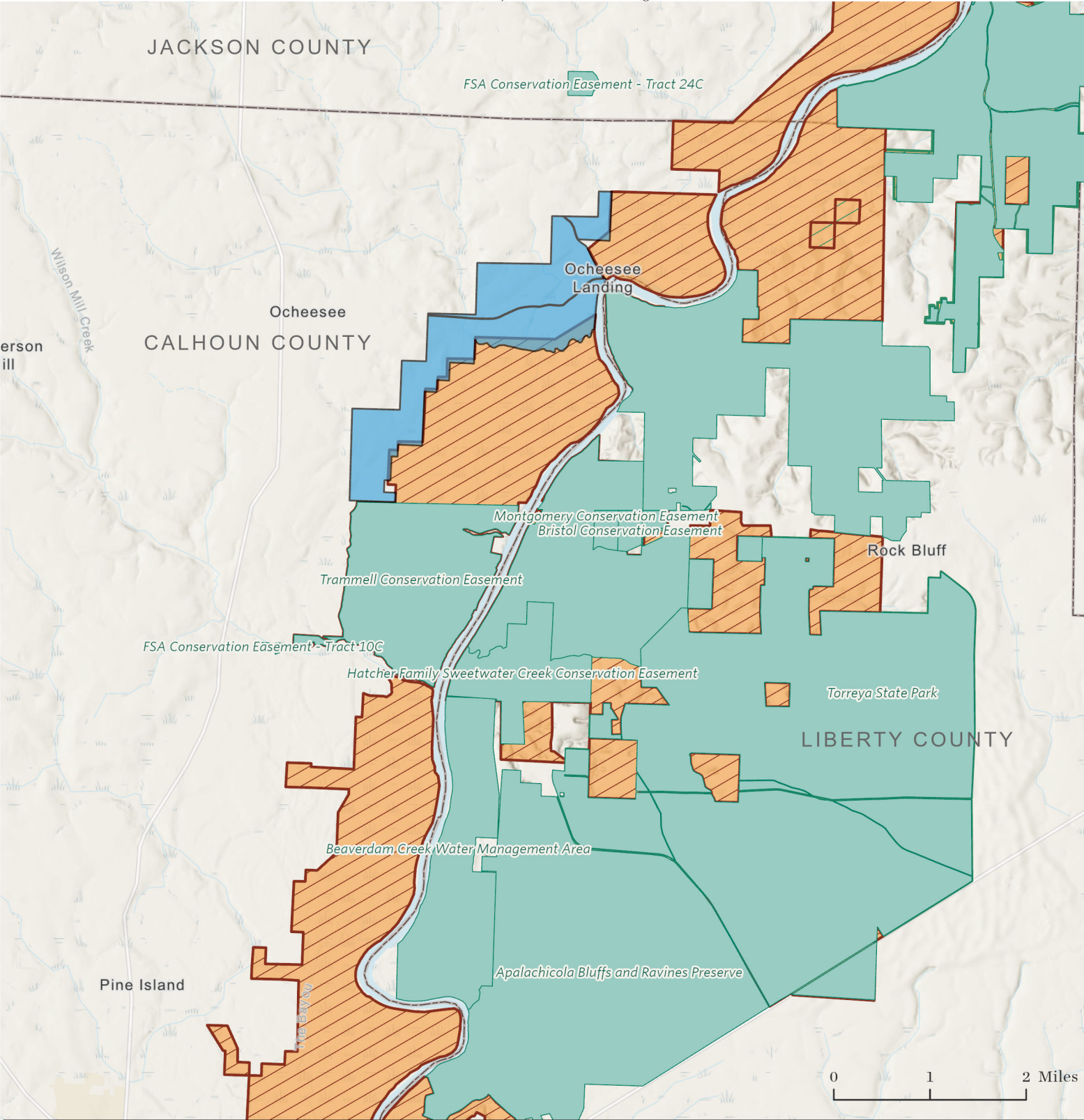
** This is split tract parcel; East of SR 71 is in the project.

*** A small portion of this parcel is NOT in the project

Attachment C. Maps and Aerial Photographs

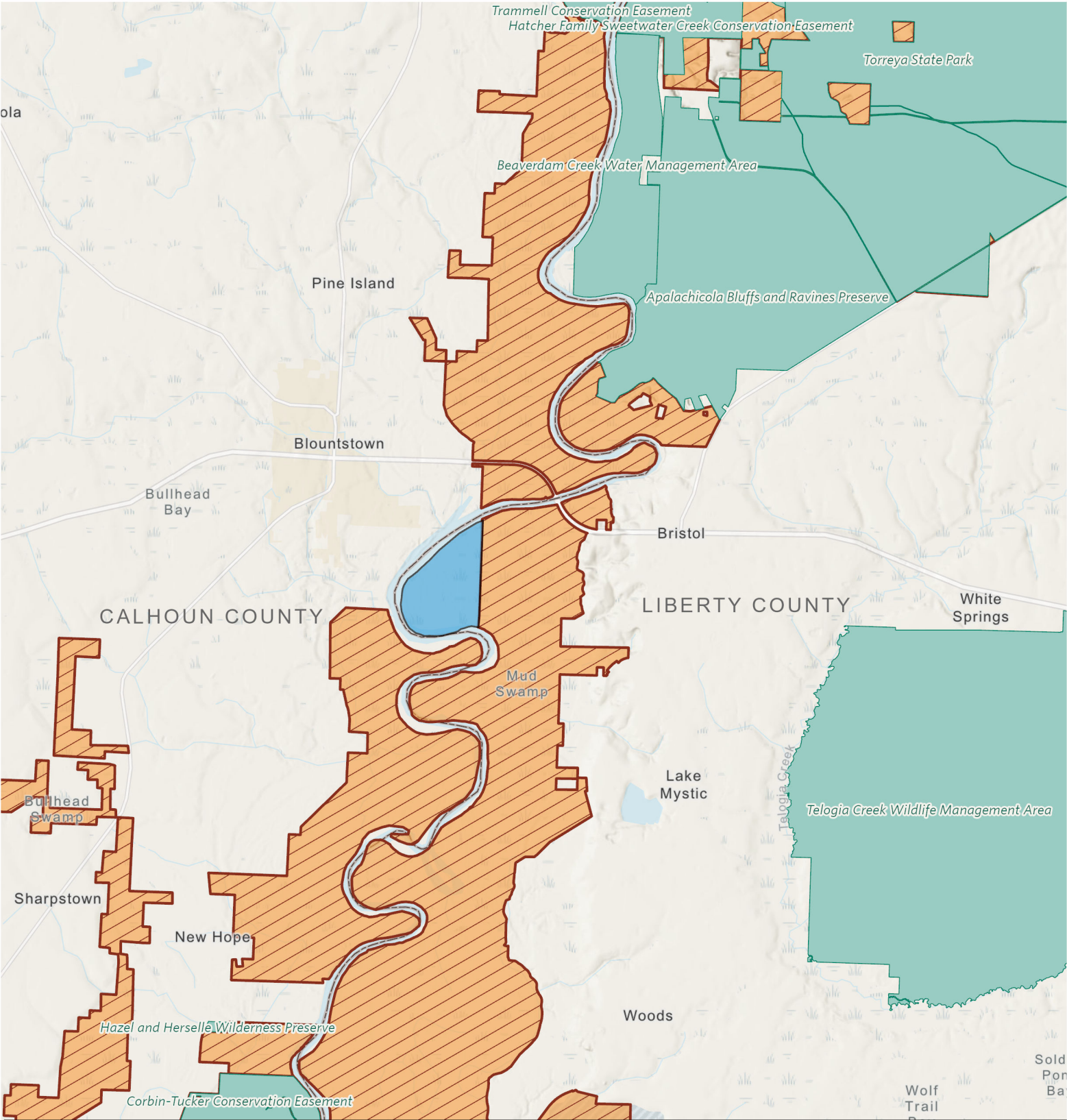
Apalachicola River Addition
Florida Forever New Project Application
Teal Timber, LLC

North/Ochee Landing Parcels



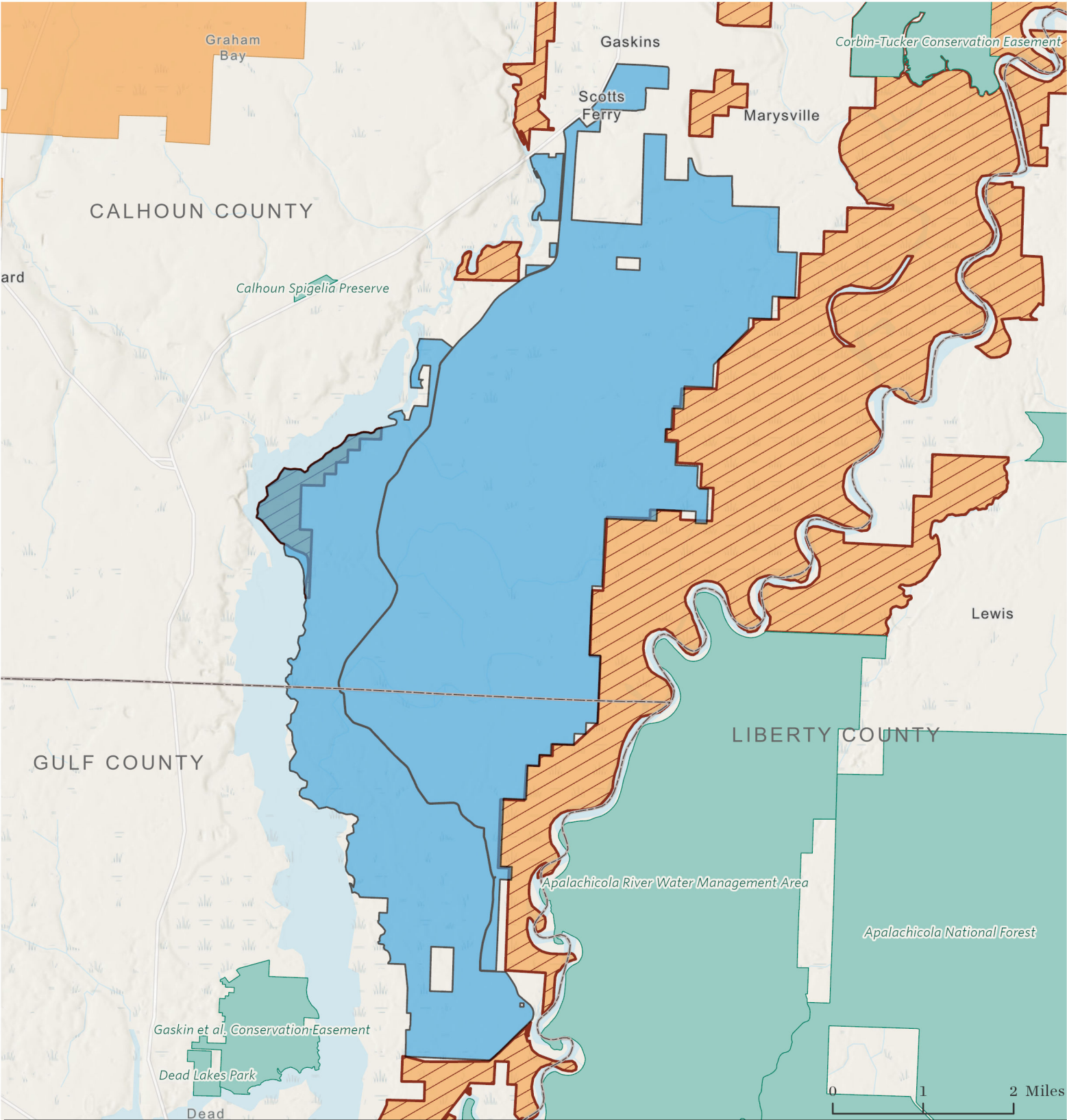
- Project Boundary - Managed Areas - County Boundary - Florida Forever Projects	- Apalachicola River Florida Forever BOT Project - St. Joe Timberland Florida Forever BOT Project	 FL Miami	Service Layer Credits Esri, NASA, NGA, USGS, FEMA, Airbus, USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NMA, and the GIS User Community, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS
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Apalachicola River Addition
Florida Forever New Project Application
Teal Timber, LLC
Central Parcels



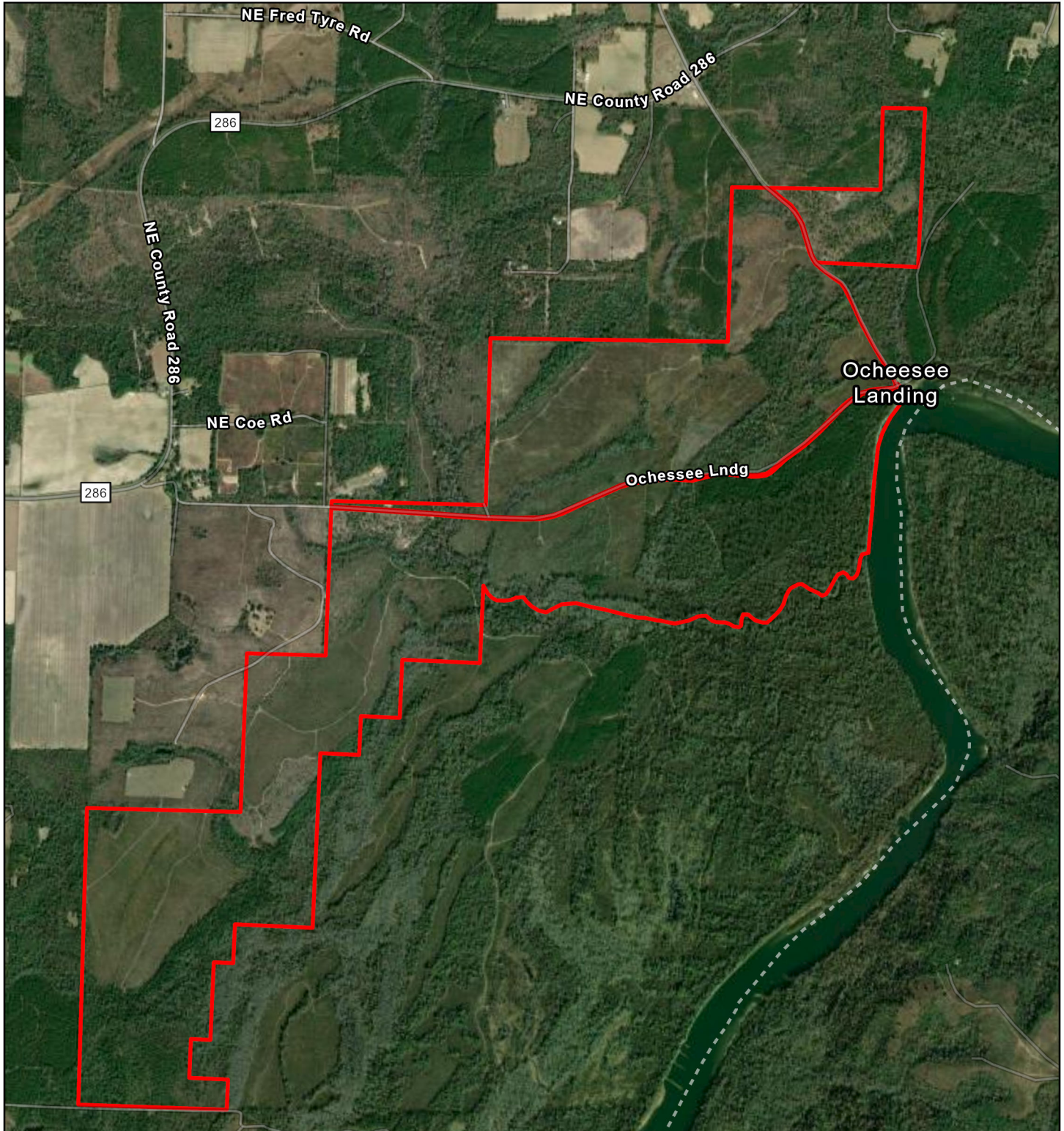
- Project Boundary - Managed Areas - County Boundary - Florida Forever Projects	- Apalachicola River Florida Forever BOT Project - St. Joe Timberland Florida Forever BOT Project		Service Layer Credits Esri, NASA, NGA, USGS, FEMA, Airbus, USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NMA, and the GIS User Community, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS
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Apalachicola River Addition
Florida Forever New Project Application
Teal Timber, LLC
Southern Parcels



■ Project Boundary ■ Managed Areas County Boundary Florida Forever Project	 Apalachicola River Florida Forever BOT Project St. Joe Timberland Florida Forever BOT Project		Service Layer Credits Esri, NASA, NGA, USGS, Airbus, USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NMA, and the GIS User Community, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS
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Apalachicola River Addition Florida Forever New Project Application Teal Timber, LLC

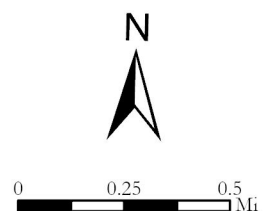


Aerial
(Northern/ Ocheesee Landing Parcels)

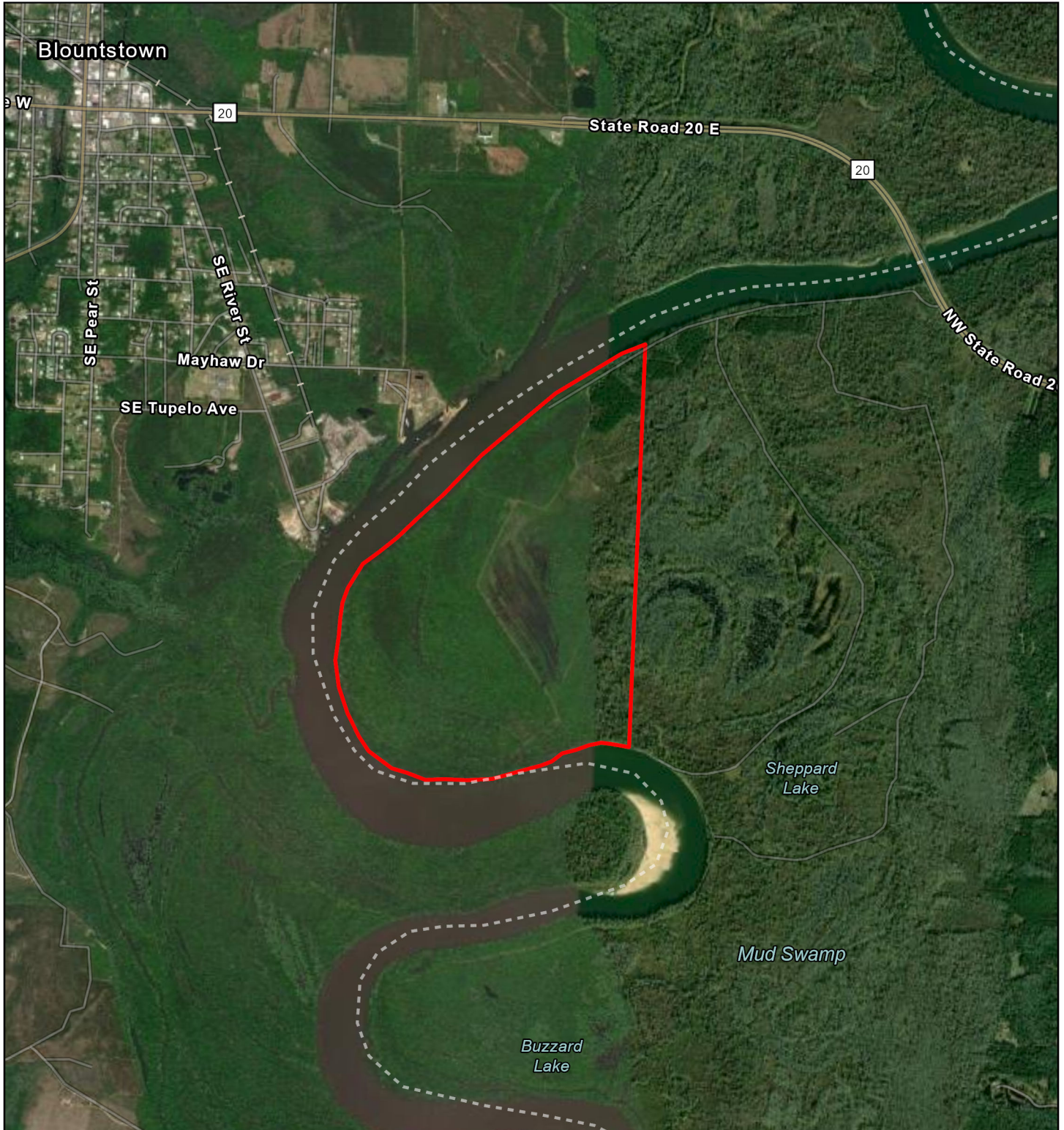
Tallahassee-Leon County GIS, FDEP, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, USFWS, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Earthstar Geographics

2024

Coordinate System: NAD 1983 2011 StatePlane Florida West FIPS 0902 Ft US



Apalachicola River Addition Florida Forever New Project Application Teal Timber, LLC

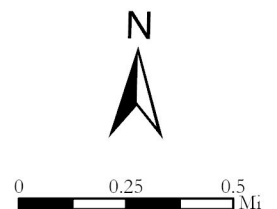


*Aerial
(Central Parcels)*

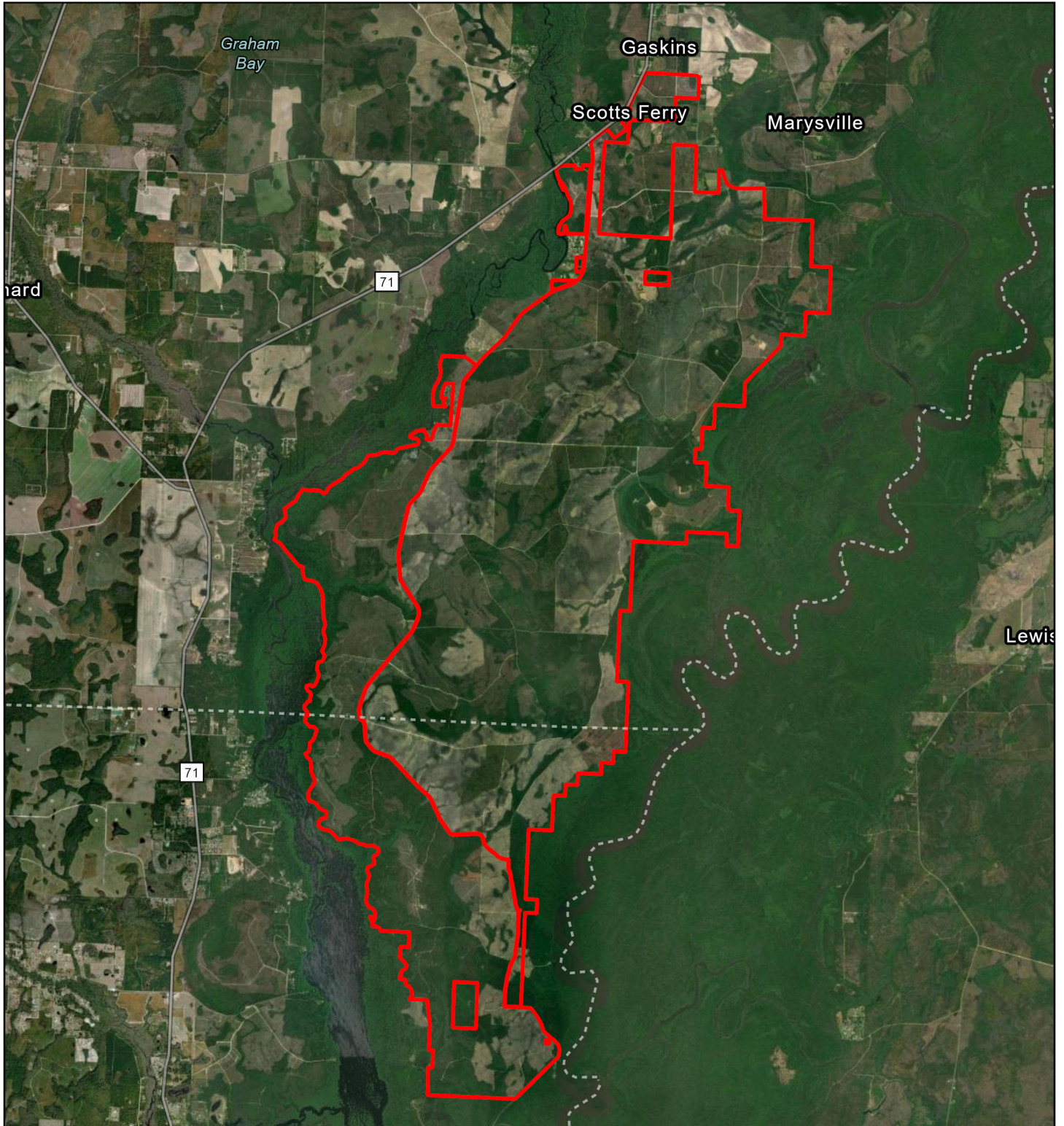
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2024

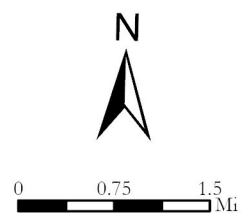
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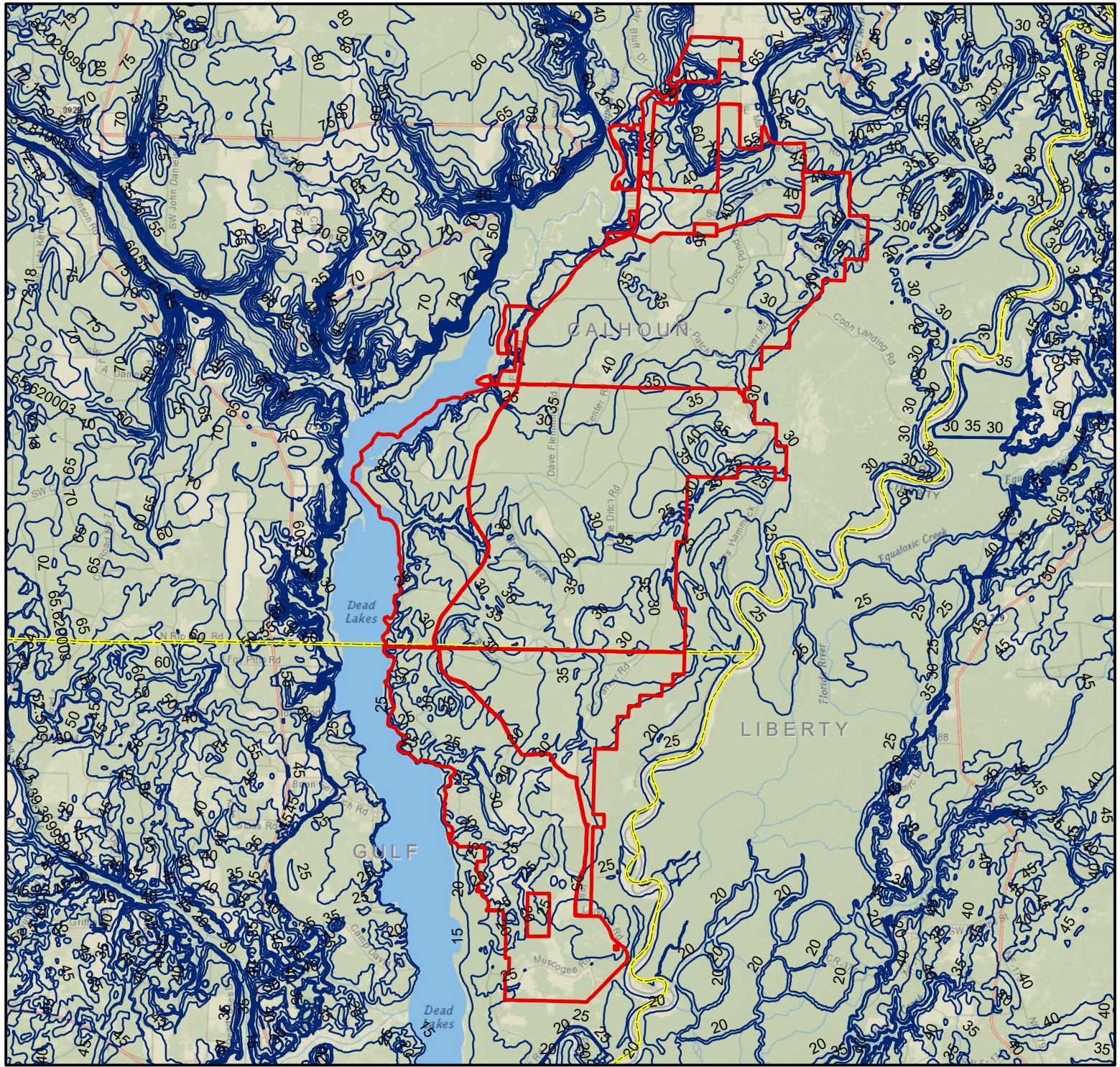


Apalachicola River Addition Florida Forever New Project Application Teal Timber, LLC

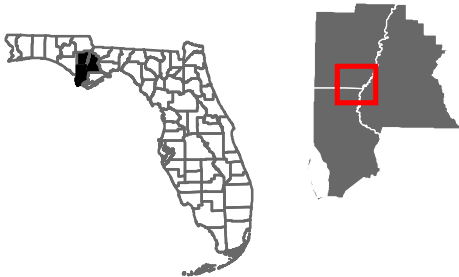


<i>Aerial</i> (Southern Parcels)	2024
Tallahassee-Leon County GIS, FDEP, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, USFWS, Earthstar Geographics, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS	
Coordinate System: NAD 1983 2011 StatePlane Florida West FIPS 0902 Ft US	





Teal Timber LLC
Florida Forever Proposal
 Multiple Counties
 19,868 Acres

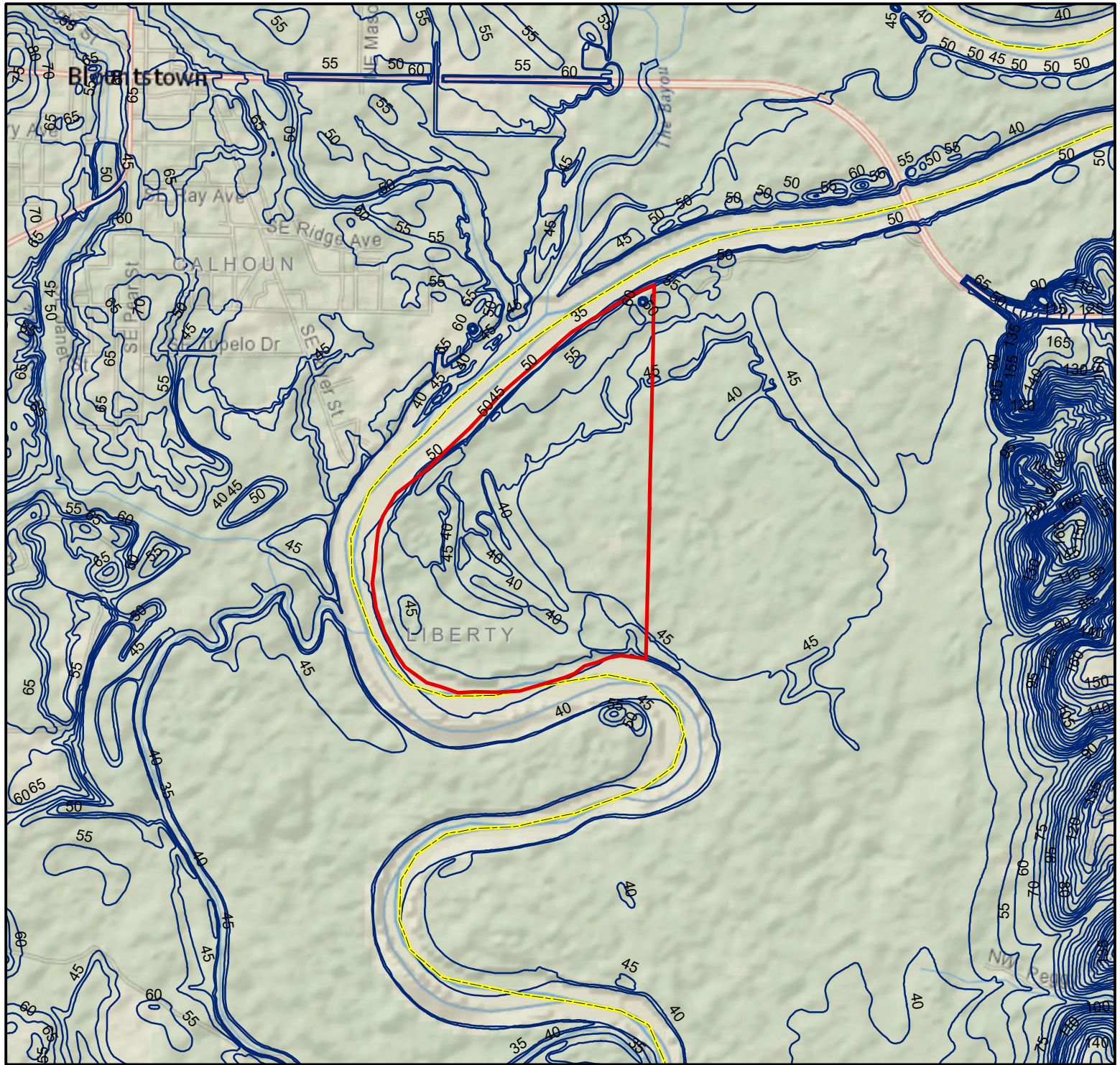


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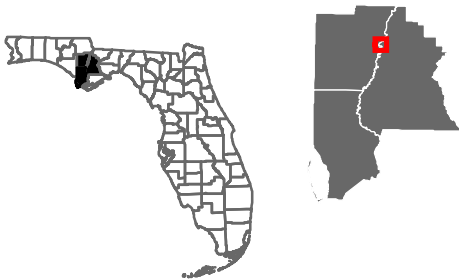
Created in ArcGIS 10.8 by the Florida Fish and Wildlife Conservation Commission December 2023

Topography Map

- Teal Timber LLC
- County Boundaries
- Elevations, Contours and Depressions



Teal Timber LLC
Florida Forever Proposal
 Multiple Counties
 19,868 Acres

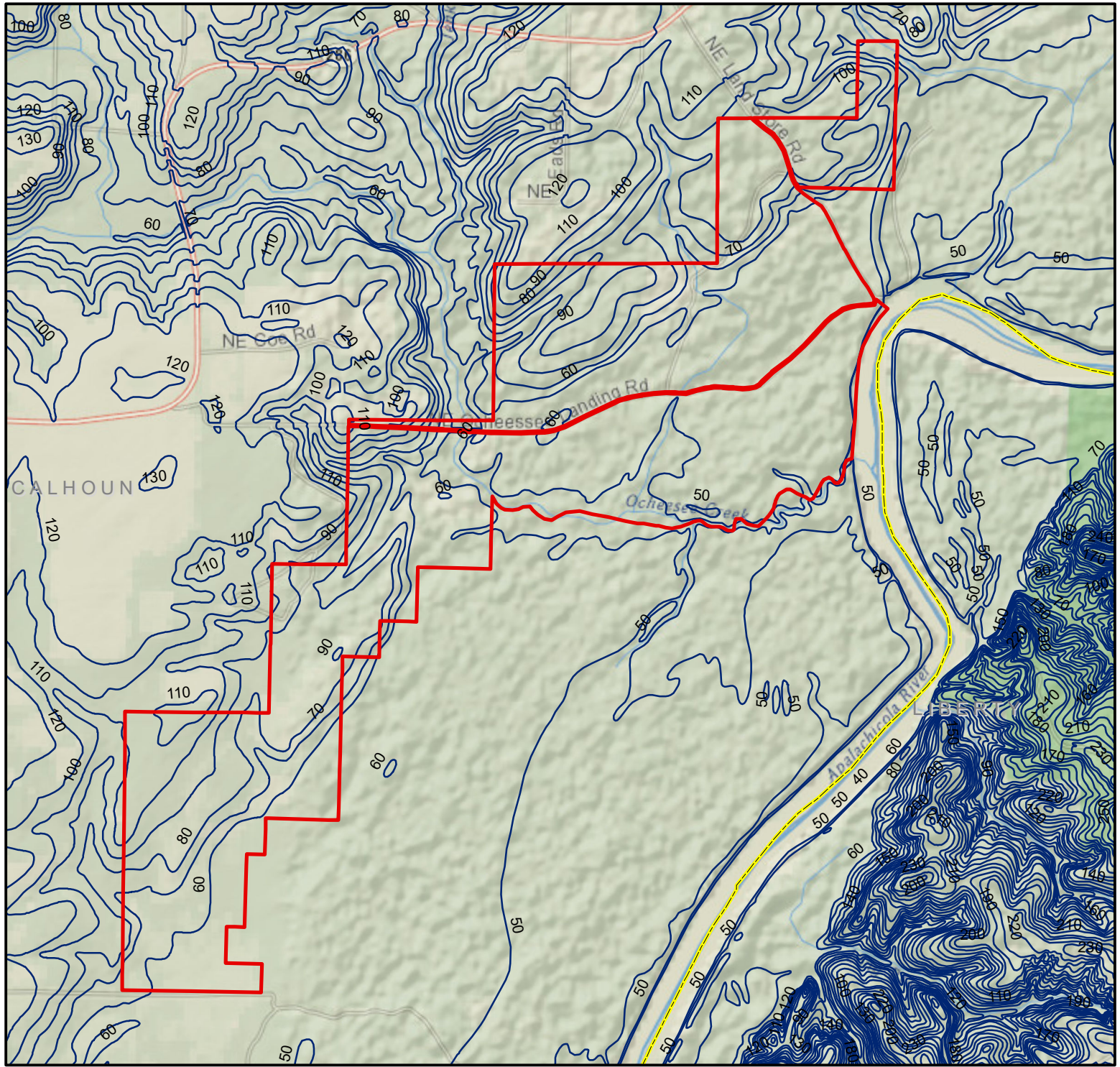


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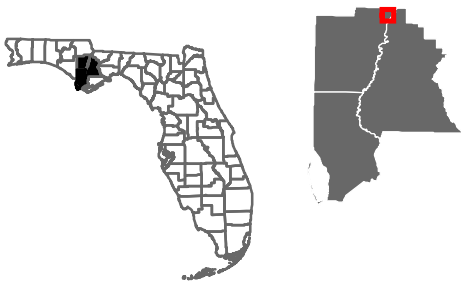
Created in ArcGIS 10.8 by the Florida Fish and Wildlife Conservation Commission December 2023

Topography Map

- Teal Timber LLC
- County Boundaries
- Elevations, Contours and Depressions



Teal Timber LLC
Florida Forever Proposal
 Multiple Counties
 19,868 Acres

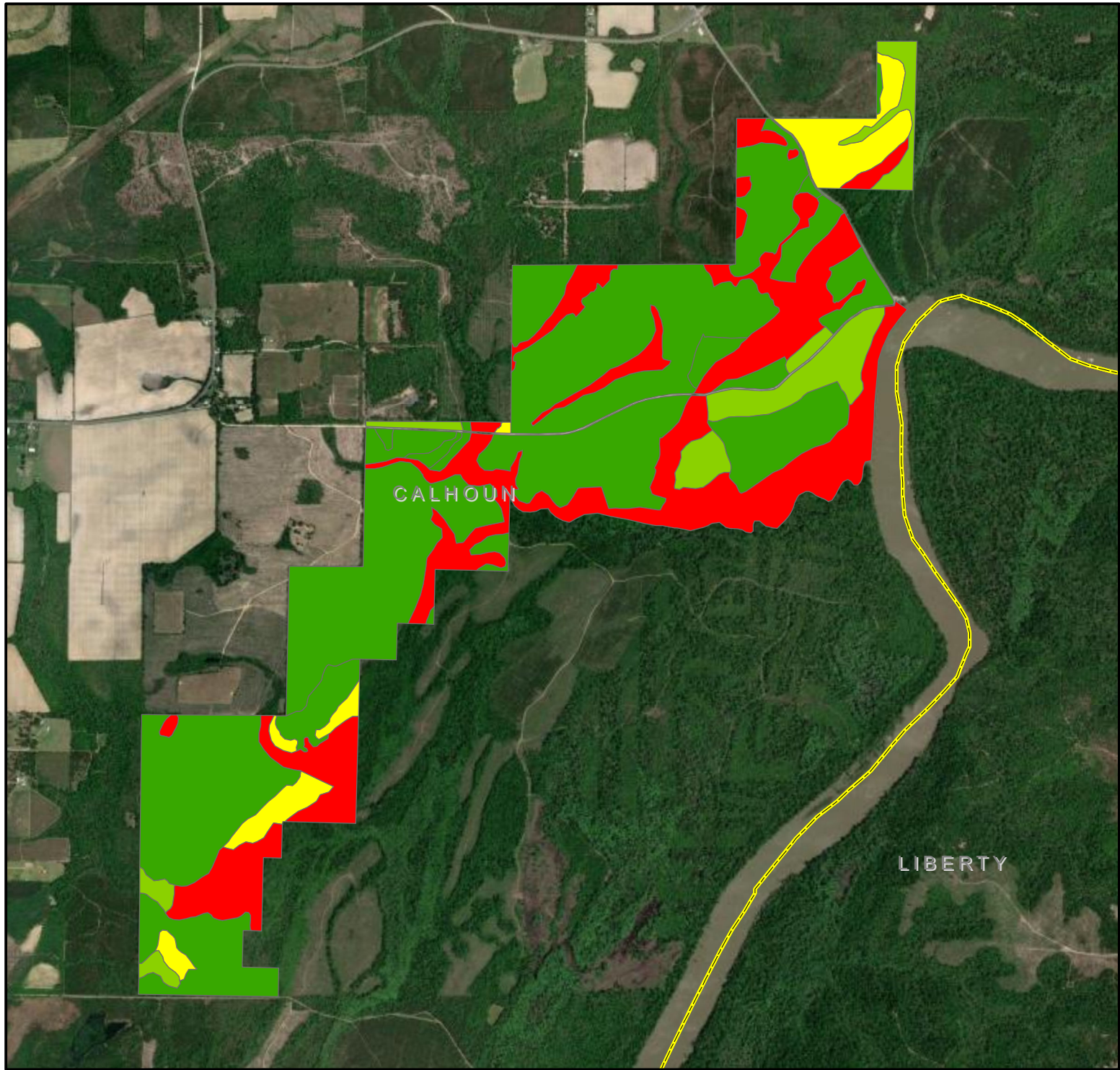


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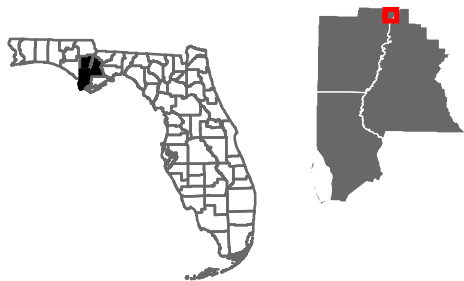
Created in ArcGIS 10.8 by the Florida Fish and Wildlife Conservation Commission December 2023

Topography Map

- Teal Timber LLC
- County Boundaries
- Elevations, Contours and Depressions



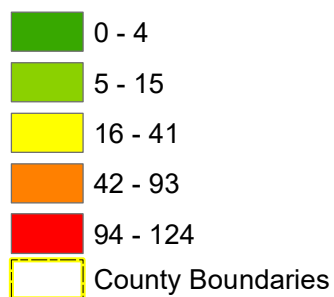
Teal Timber LLC
Florida Forever Proposal
 Multiple Counties
 19,868 Acres

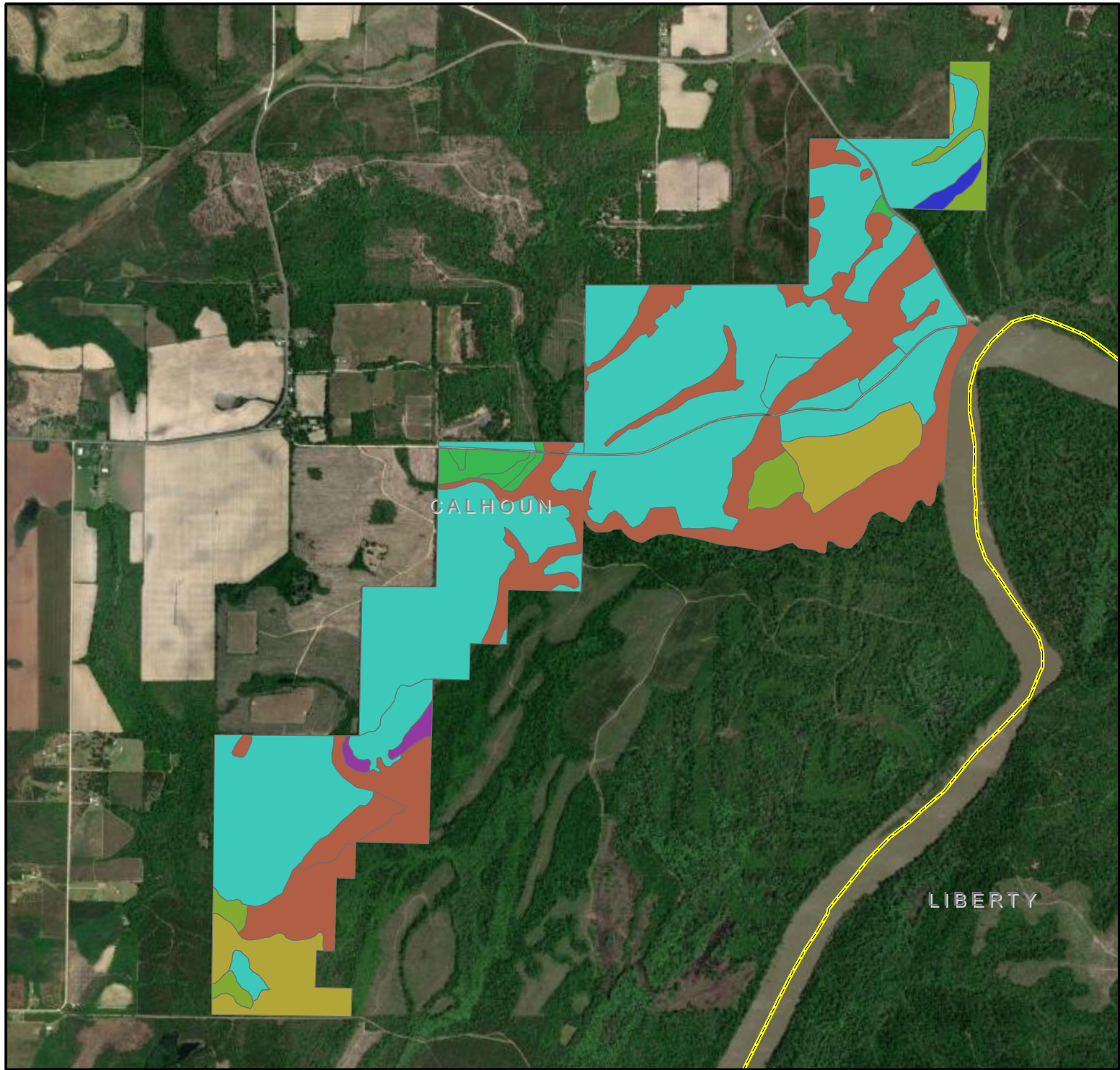


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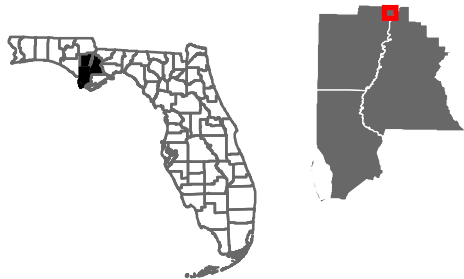
Created in ArcGIS 10.8 by the Florida Fish and Wildlife Conservation Commission December 2023

Current Age Map





Teal Timber LLC
Florida Forever Proposal
 Multiple Counties
 19,868 Acres

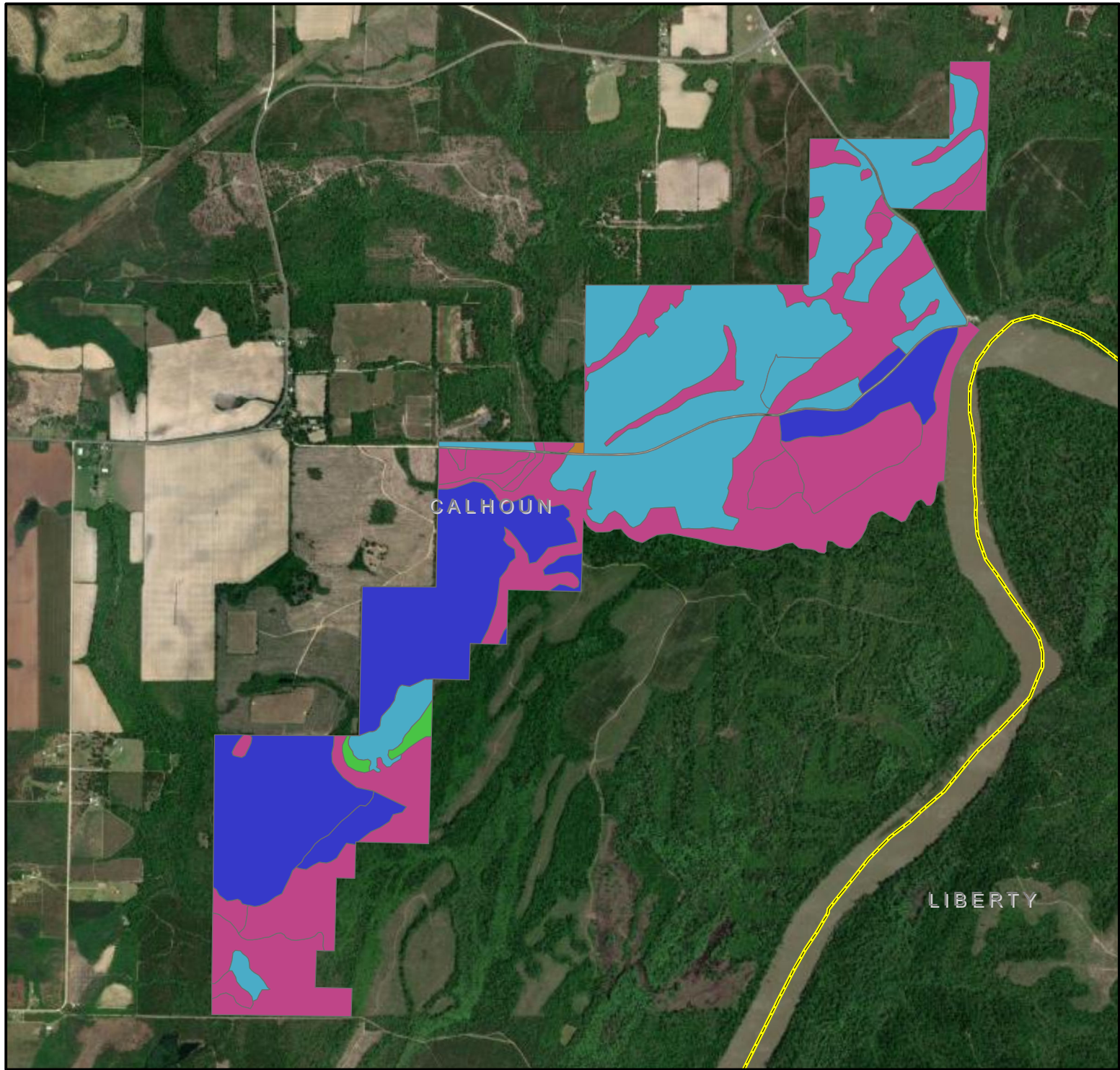


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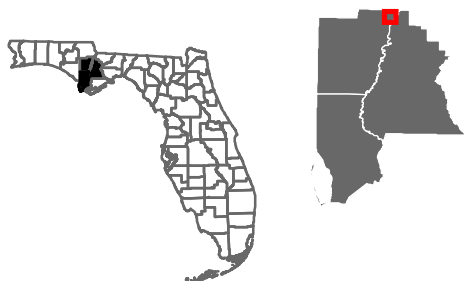
Created in ArcGIS 10.8 by the Florida Fish and Wildlife Conservation Commission December 2023

Cover Type Map

- | | |
|--------------------------|------------------------------|
| Hardwood Convertible | NP - Utility |
| Hardwood Non-Convertible | NP - Wildlife Food Plot |
| NP - Camp | Natural Pine Convertible |
| NP - Field | Natural Pine Non-Convertible |
| NP - Landing | OH - Open Hurricane |
| NP - Other | OP - Open Productive |
| 26 NP - Right Of Way | Pine Plantation |
| | County Boundaries |



Teal Timber LLC
Florida Forever Proposal
 Multiple Counties
 19,868 Acres

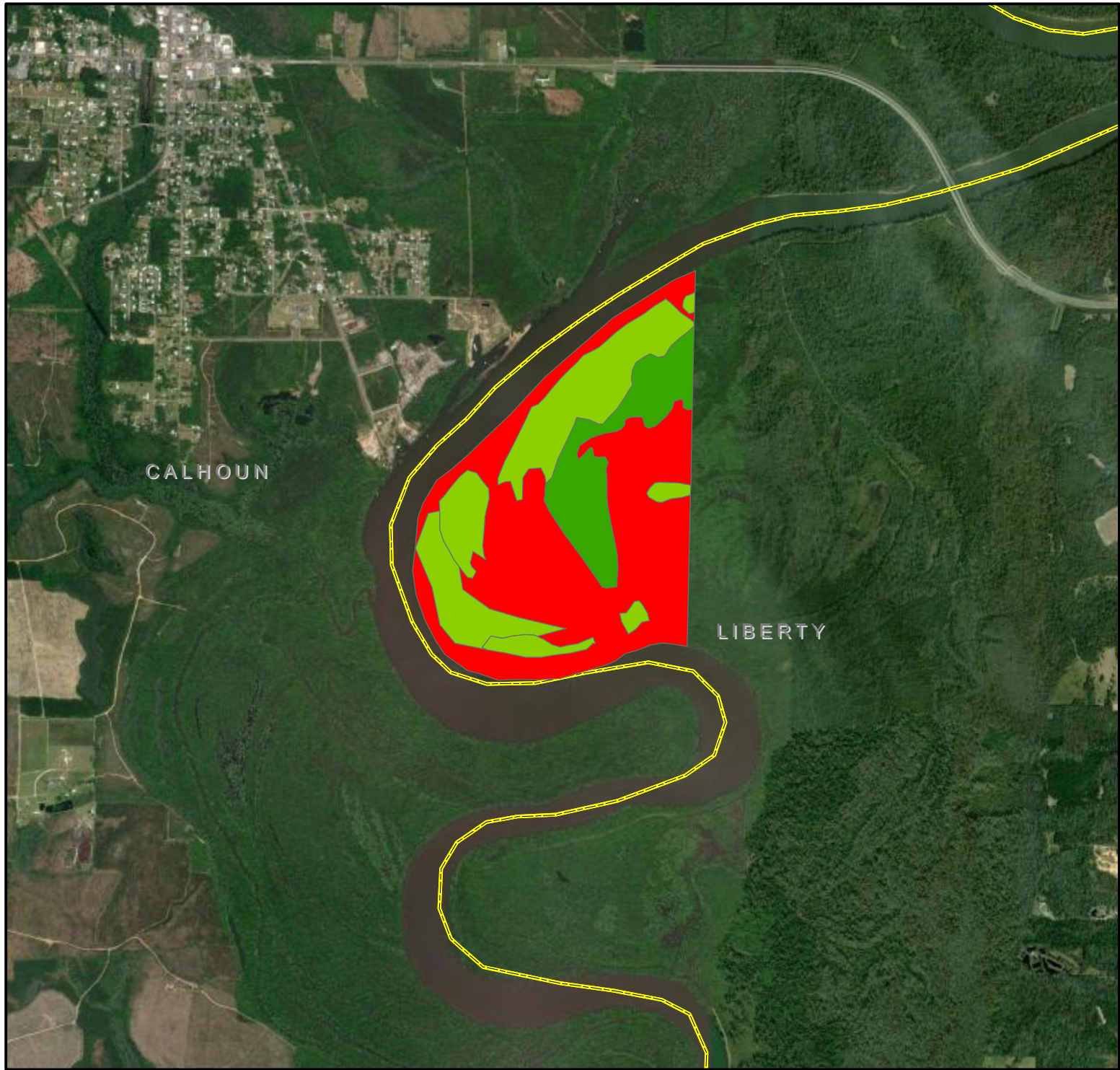


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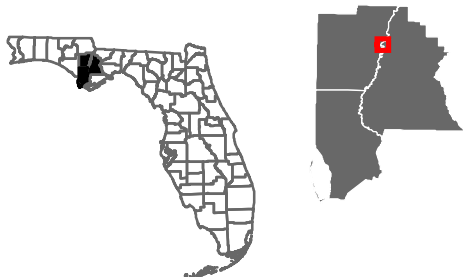
Created in ArcGIS 10.8 by the Florida Fish and Wildlife Conservation Commission December 2023

Predominant Species Map

- | | |
|---------------|-------------------|
| Uncategorized | Longleaf Pine |
| Hard Hardwood | Slash Pine |
| Loblolly Pine | Soft Hardwood |
| | County Boundaries |



Teal Timber LLC
Florida Forever Proposal
 Multiple Counties
 19,868 Acres

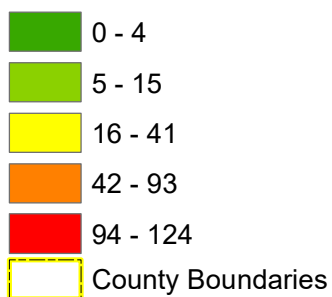


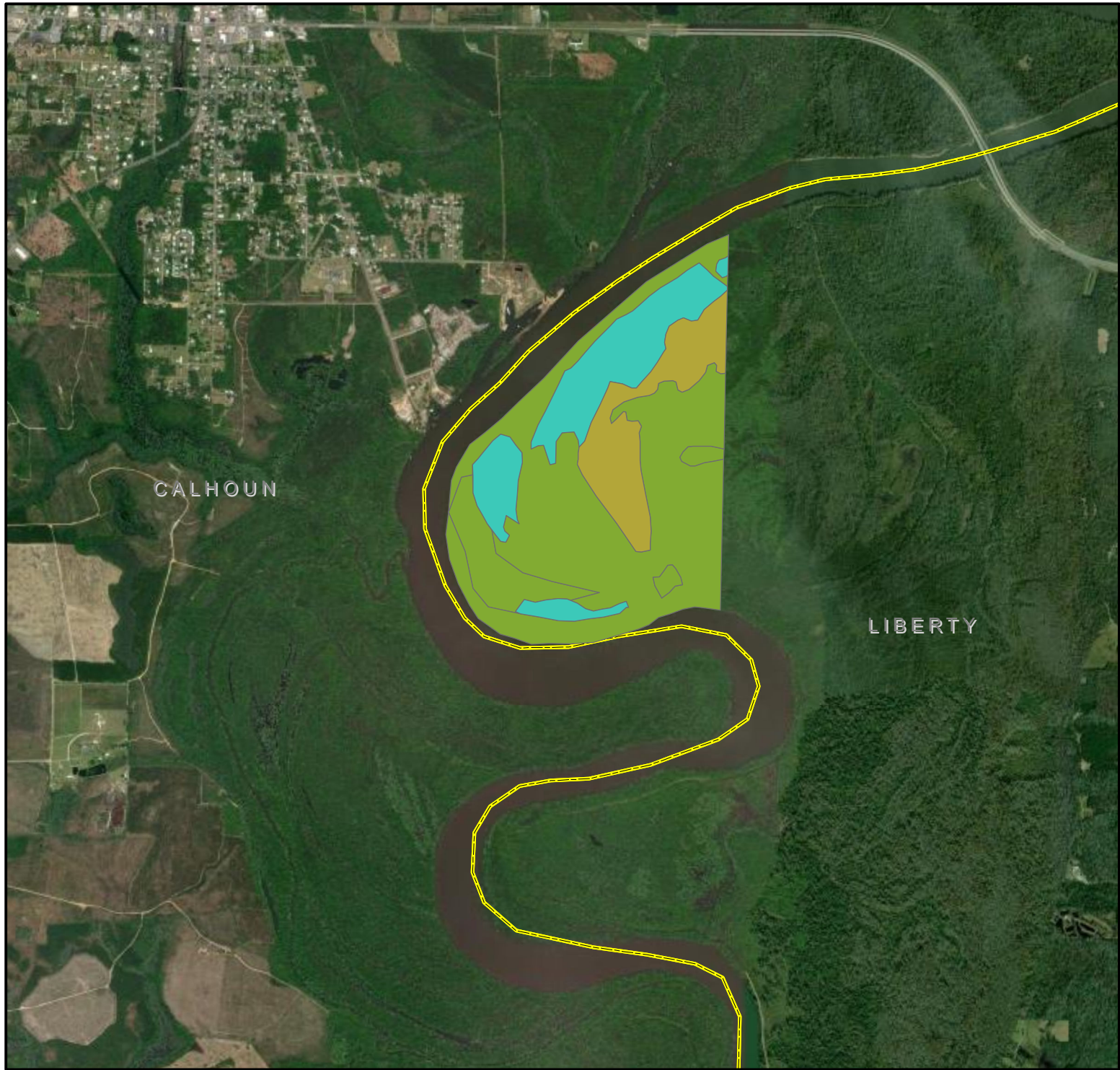
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Created in ArcGIS 10.8 by the Florida Fish and Wildlife Conservation Commission December 2023

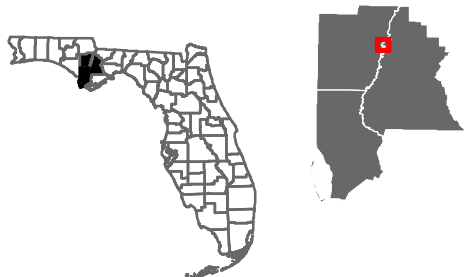


Current Age Map





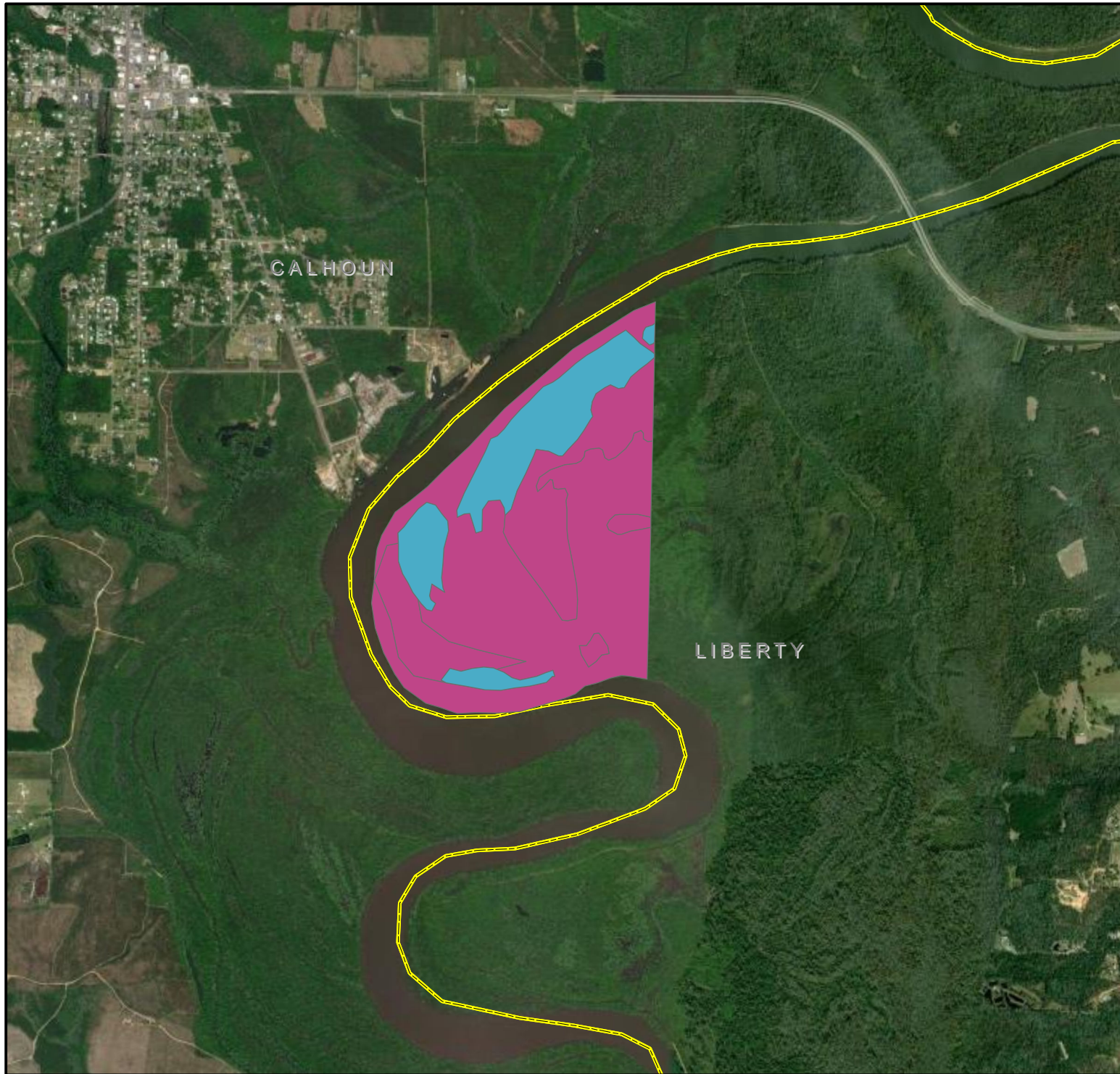
Teal Timber LLC
Florida Forever Proposal
 Multiple Counties
 19,868 Acres



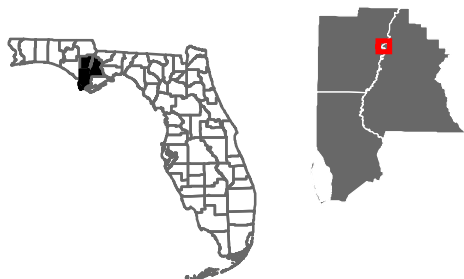
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 Created in ArcGIS 10.8 by the Florida Fish and Wildlife Conservation Commission December 2023

Cover Type Map

Hardwood Convertible	NP - Utility
Hardwood Non-Convertible	NP - Wildlife Food Plot
NP - Camp	Natural Pine Convertible
NP - Field	Natural Pine Non-Convertible
NP - Landing	OH - Open Hurricane
NP - Other	OP - Open Productive
NP - Right Of Way	Pine Plantation
	County Boundaries



Teal Timber LLC
Florida Forever Proposal
 Multiple Counties
 19,868 Acres

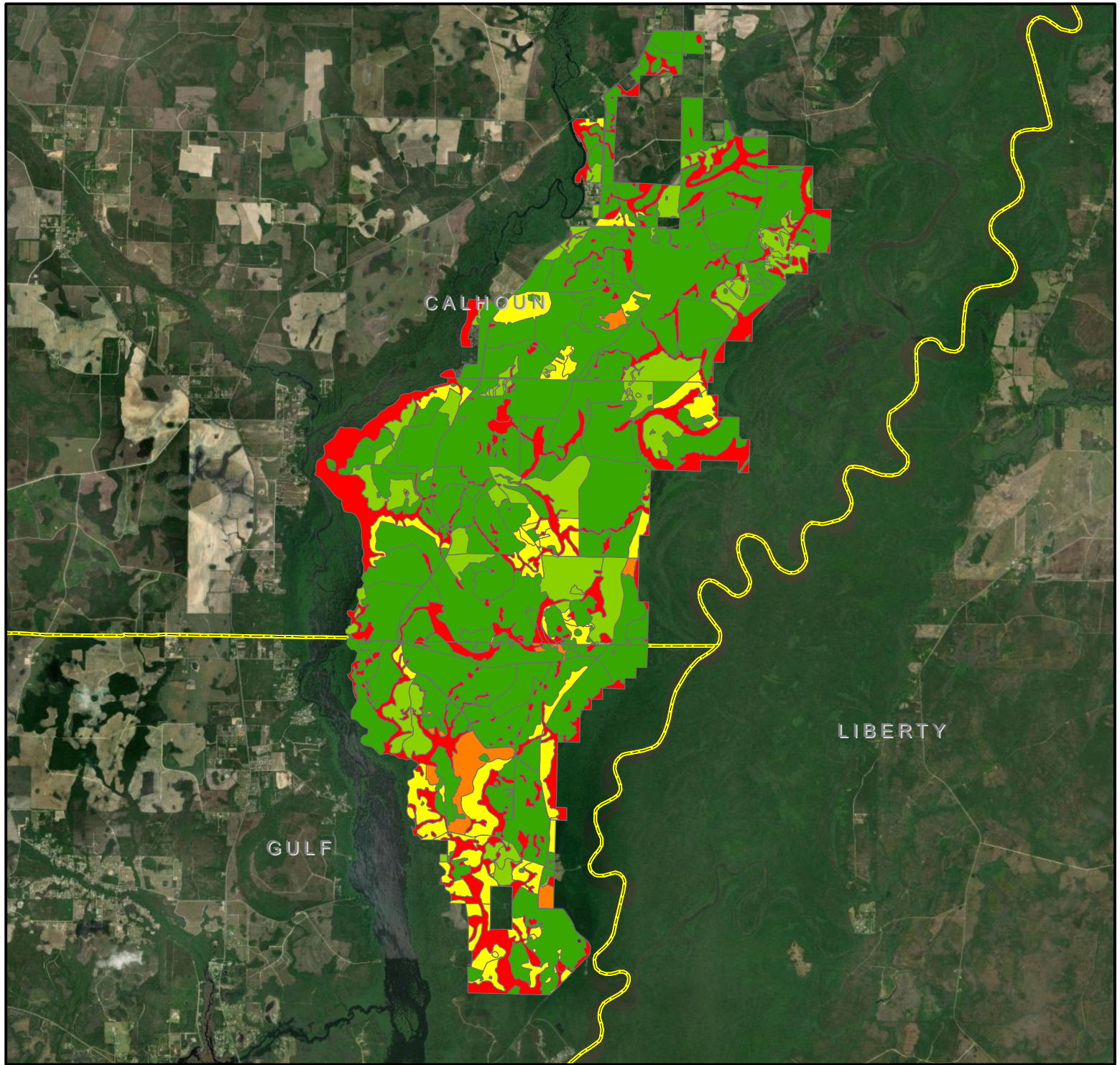


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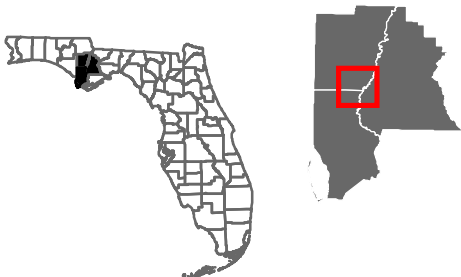
Created in ArcGIS 10.8 by the Florida Fish and Wildlife Conservation Commission December 2023

Predominant Species Map





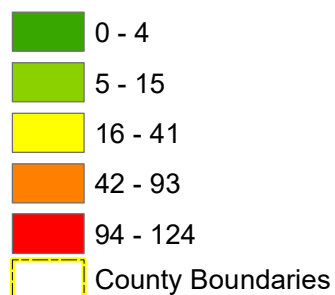
Teal Timber LLC
Florida Forever Proposal
 Multiple Counties
 19,868 Acres

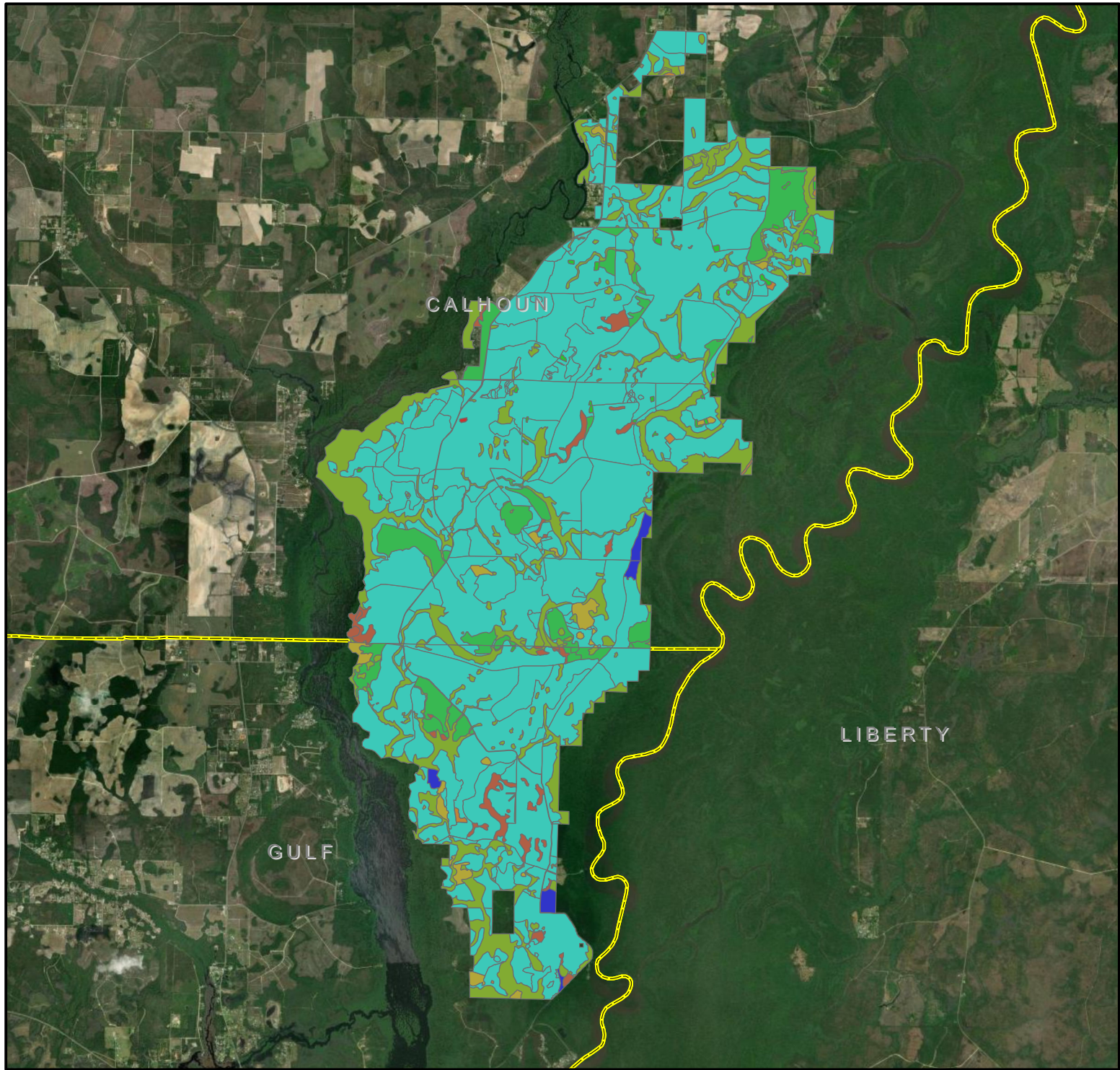


0 1.5 3 4.5 6 Miles

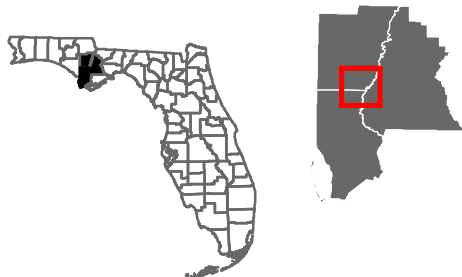
Created in ArcGIS 10.8 by the Florida Fish and Wildlife Conservation Commission December 2023

Current Age Map





Teal Timber LLC
Florida Forever Proposal
 Multiple Counties
 19,868 Acres

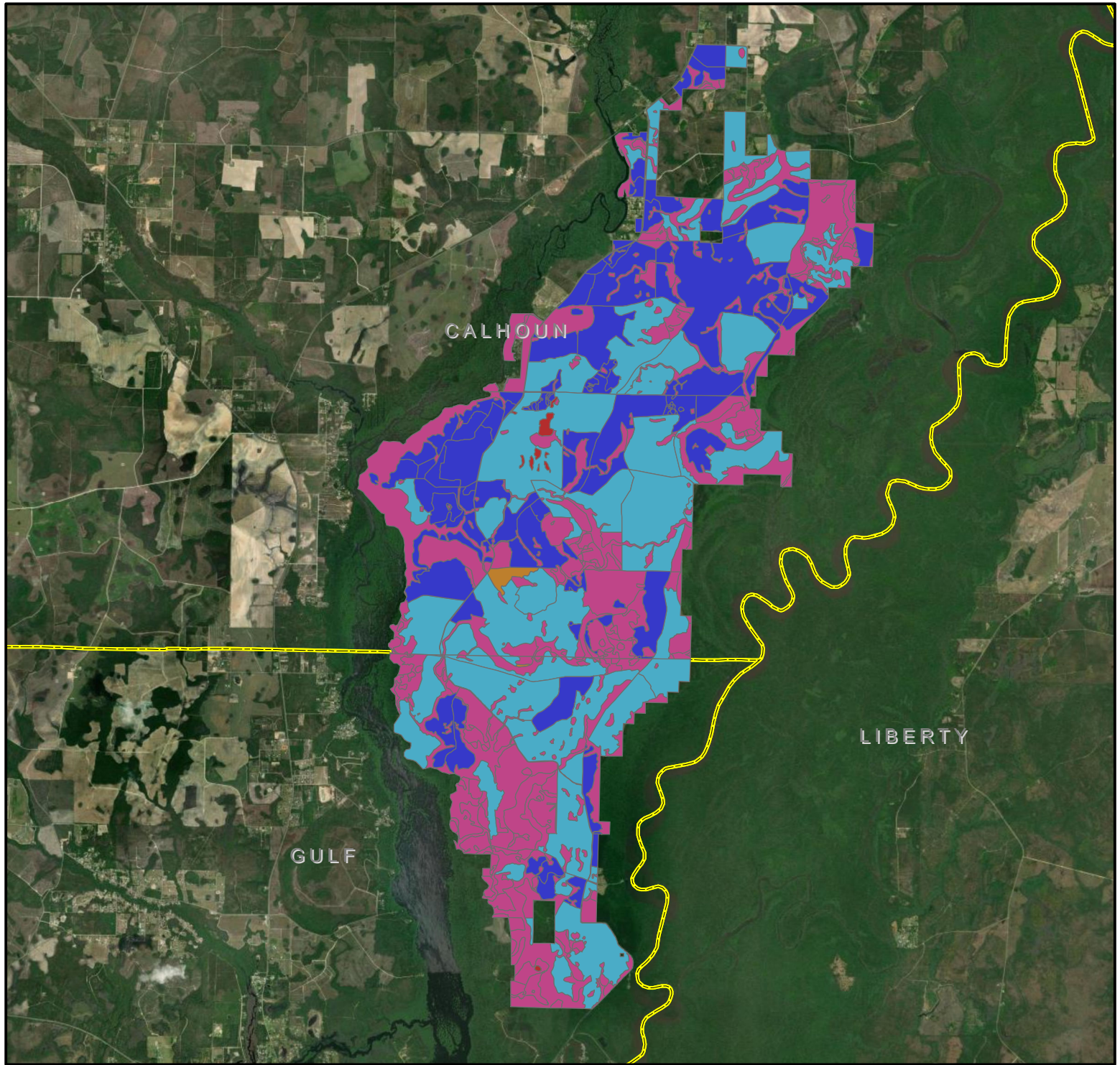


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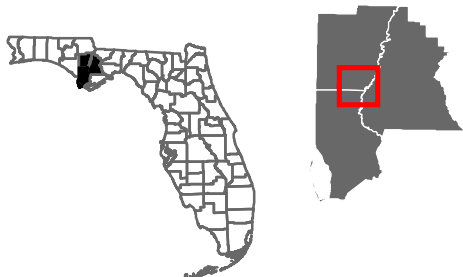
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Cover Type Map

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	County Boundaries



Teal Timber LLC
Florida Forever Proposal
 Multiple Counties
 19,868 Acres



0 1.5 3 4.5 6 Miles

Created in ArcGIS 10.8 by the Florida Fish and Wildlife Conservation Commission December 2023

Predominant Species Map

