

Peace River State Forest Expansion Florida Forever New Project Application



+/- 1,324 acres, DeSoto County

Application made by Trust for Public Land on behalf of landowners, HAU II LLC



FLORIDA FOREST SERVICE
(850) 681-5800



THE CONNER BUILDING
3125 CONNER BOULEVARD
TALLAHASSEE, FLORIDA 32399-1650

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

COMMISSIONER WILTON SIMPSON

April 17, 2025

Ms. Callie DeHaven, Director
Division of State Lands, Mail Station 100
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Dear Ms. DeHaven:

If acquired by the state, the Florida Forest Service (FFS) accepts management of the proposed HAU II, LLC Florida Forever Project identified on the attached map and located in DeSoto County.

The subject property will increase the state forest's ecological value, provide additional public access and will benefit from multiple-use management activities consistent with Peace River State Forest.

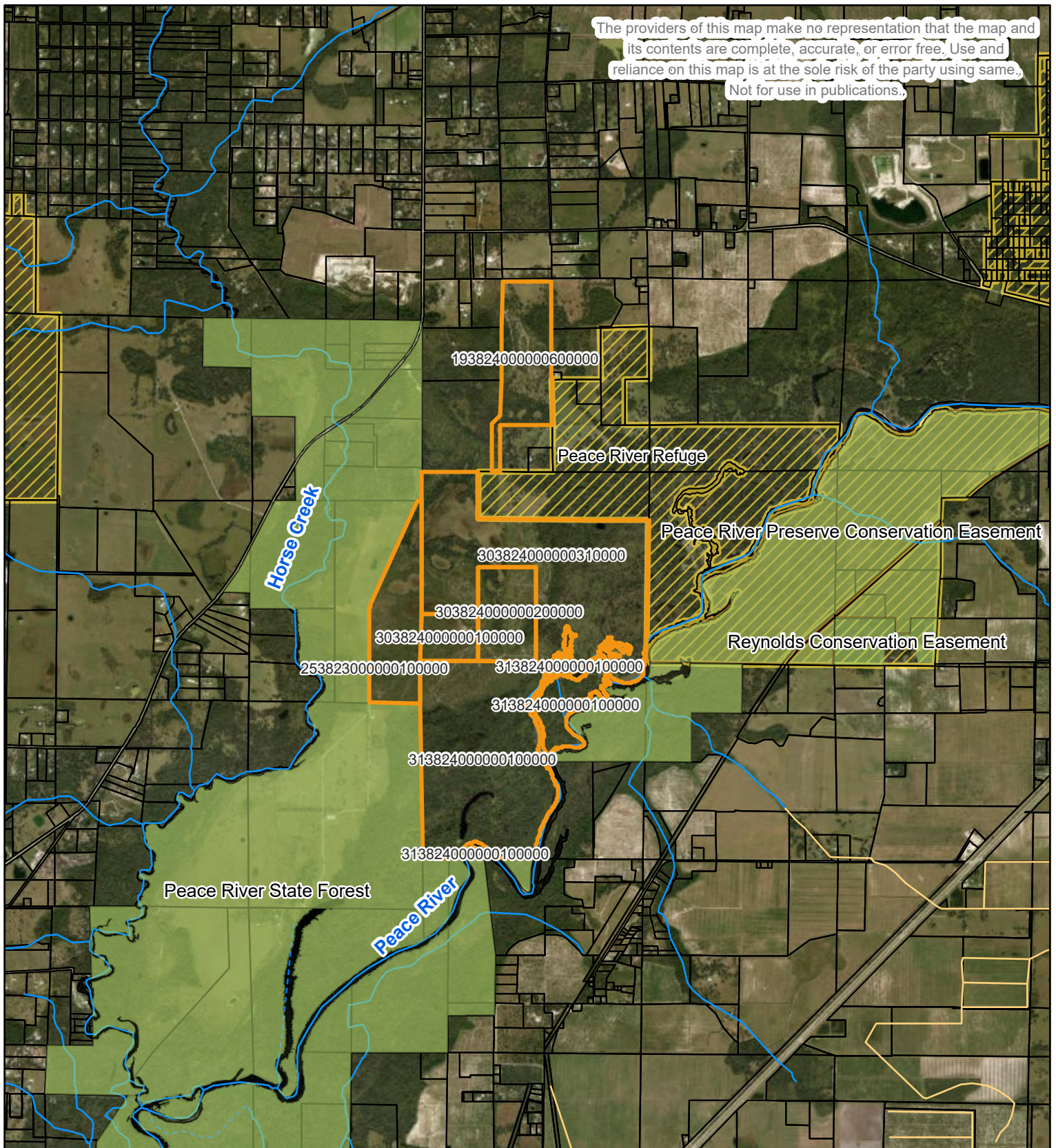
If you have any questions, please feel free to contact Alan Davis at (850) 681-5816 or Alan.Davis@FDACS.gov (Suite J, Room 235).

Thank you for your assistance in this matter.

Sincerely,

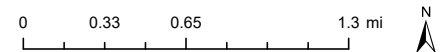
Rick Dolan, Director
Florida Forest Service

The providers of this map make no representation that the map and its contents are complete, accurate, or error free. Use and reliance on this map is at the sole risk of the party using same. Not for use in publications.



Peace River State Forest Expansion

- Subject Property
- // Florida Forever Project Areas
- Florida Conservation Lands
- Stream/River
- - Artificial Path
- Canal
- Statewide Parcels



Created in ArcGIS Online for Organizations

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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 March, 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: Peace River State Forest Expansion

Nearest City Arcadia County(ies) DeSoto

Sponsor/Affiliation Proposing Project: Erica Hernandez, Trust for Public Land

Mailing Address: 1834 Hermitage Blvd., Ste. 100 Tallahassee, FL 32308

	Street	City	State	ZIP
Primary Phone:	<u>850.339.4883</u>			
Email:		<u>erica.hernandez@tpl.org</u>		

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



Supporting documentation

Attachment A. Provide a general description (narrative) of the land proposed including:

- 1) A descriptive location of the proposed project with total acreage.
- 2) The general physical, natural resource, biological, hydrological, archaeological and historical characteristics of the project.
 - a. Does the property contain historic structures 50 years old or older? If so, provide a brief description, photograph(s) and location.
 - b. Does the property contain any improvements/facilities? If so, please describe.
- 3) Potential public recreation opportunities or other public uses.
- 4) Potential threats or development plans that could impact the value of the proposed project.
- 5) Local resolutions related to the potential public acquisition of the project (if applicable).
- 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 the DEP website.
- 7) Whether the project is proposed for fee simple or less-than-fee acquisition.
 - a. If a less-than-fee acquisition is proposed, include a brief description of the current uses of the property. Also include any known activities or property rights proposed to be acquired by the state and those proposed to be retained by the property owner.
 - b. If project is proposed for fee simple acquisition, include the proposed land manager and a management commitment letter from the agency/entity upon application submittal. Applications for fee simple projects may be delayed if a management commitment from the recommended agency/entity is not included.
- 8) Whether the project is on another state acquisition list? If so, which one?

Attachment B. Ownership and tax information must include:

- 1) One copy of the county property appraiser's property tax card for each parcel of land within the proposal. The tax card should include the following:
 - a. Tax parcel identification number.
 - b. Just or market tax assessed value and tax assessed value.
 - c. Owners' names and addresses.
 - d. Description and value of improvements.
 - e. Tax parcel acreage and its improvements.
 - f. Ad valorem taxes assessed on the property.
- 2) If multiple parcels are included in the project proposal, summarize in table format by county, parcel ID, owner, acres and tax assessed value.
- 3) A letter from each property owner confirming their willingness to sell or a statement from the applicant asserting that each owner has been contacted.

Attachment C. Maps and Aerial Photographs

- 1) Provide shapefiles for the proposed project that depict the project boundaries or show the property boundaries on U.S. Geological Survey (USGS) topographic quadrangle map. USGS topographic quadrangle maps can be obtained from DEP's [Land Boundary Information System](#) (LABINS) or the [U.S. Geological Survey](#).
- 2) Mark the boundaries of the proposed addition on county tax maps, overlain on aerials if available. If tax aerial overlays are not available, aerials or [Digital Orthophoto Quadrangle](#) (DOQs) and tax maps should be submitted. DEP's [Map Direct](#) can also be used to assist with developing aerial and tax maps.
- 3) Mark the boundaries of the proposal on Florida Department of Transportation [county highway maps](#).

Attachment A. Provide a general description (narrative) of the land proposed including:

Trust for Public Land, in cooperation with the Florida Forest Service proposes a new Florida Forever Project Area in DeSoto County, a 1,324-acre +/- property historically owned by several generations of the Johnson family. The property includes approximately 3-miles of Peace River frontage and native habitat nestled in a gap in Florida Wildlife Corridor between the Peace River State Forest, the Reynolds Conservation Easement and the Peace River Refuge Florida Forever BOT Project Area.

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

The proposed Peace River State Forest Expansion is on the Peace River just to the south of Arcadia in DeSoto County. Six tax parcels make up the 1,324-acre +/- property. The location is within the Peace River State Forest Optimal Boundary and the Florida Wildlife Corridor (Priority 3). The property is an opportunity to expand the impressive corridor of protected lands within the Peace River Refuge/ Peace River Conservation Easement and linking to the Lower Peace River Corridor and connected lands west including RV Griffin Reserve, Orange Hammock, Carlton Preserve, Walton Ranch, Big Slough Preserve all the way to Myakka River State Park.

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

The property is a mixture of native upland and wetland habitat. A Florida Forest Service site visit on March 26th, 2025 observed the mesic flatwoods uplands (35%) dominated by longleaf pine trees and a native understory of saw palmetto, shrubs and grasses. The property supports an extensive mixed hardwood forest swampland (44%) and hardwood hammocks dominated by live oak, cabbage palms and bay trees. The property has a small 17-acre hay field. There are also cypress swamps, large freshwater marshes (8%) and approximately 3-miles of Peace River frontage.

Under current management there is a small herd of cattle that grazes the property. The property is completely fenced with numerous gates and divider fences breaking the property into grazing sections. There is evidence that the family has conducted prescribed burns on the fire dependent communities. The Forest Service did not observe a significant presence of exotic plant species on the site visit.

Peace River State Forest Expansion
Florida Forever Application
Exhibit A

Species known to occur on the property include, Florida gopher tortoise, sandhill cranes, swallow tailed kites, Southeastern fox squirrel, bald eagle, migratory songbirds and crested caracara. The extensive wetlands and river frontage also support a variety of wading birds and American alligator. Florida Natural Areas Inventory element occurrence data suggests the Eastern Indigo Snake would likely be found on this property.

A search with the Florida Department of State Historical Resources found no recorded cultural resources on site. The Johnson family has owned and managed the property for generations utilizing the land for hunting, cattle grazing and outdoor recreation. The property has never been surveyed for archeological resources.

a. Does the property contain historic structures 50 years old or older? If so, provide a brief description, photograph(s) and location.

No

b. Does the property contain any improvements/facilities? If so, please describe.

There is an old pole barn and small windmill and potentially 3 existing wells on the property. The property is completely fenced with numerous gates and divider fences breaking the property into grazing sections.

3) Potential public recreation opportunities or other public uses.

The Florida Forest Service has determined that some of the existing roads on the property could be managed as public use hiking trails. This property is also identified by the state priority paddling trail on the Peace River and a Peace River Corridor multi-use trail by both the State of Florida and DeSoto County.

This property would expand the adjacent State Forest while creating additional public access and trails throughout the property. The Peace River is a state priority paddling trail, this property includes 3 miles of Peace River main channel and oxbow shoreline. The state identifies a trail system across the property as part of the DeSoto County Corridor Peace River Greenway Opportunity area. The property is also identified in the DeSoto County Countywide Greenway, Bicycle, and Sidewalk System Master Plan.

Peace River State Forest Expansion
Florida Forever Application
Exhibit A

The Florida Forest Service has also identified potential for public hunting opportunities. There is currently a hunting lease on the property and the potential for wildlife management and hunting through the Operation Outdoor Freedom (OOF) program is very high. This area would be a huge benefit to the OOF program and increase hunter satisfaction. The property which borders the current Peace River State Forest would allow for additional acres to be put into quality deer management. It also adds good turkey management area to the already existing habitat.

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

Large tracts of intact habitat in this region are uncommon. Land in this region is typically converted to agricultural land uses, mining or rural residential. The region is increasingly subdivided and experiencing land conversion. The property is between rural unincorporated areas, small towns like Arcadia to the north and the heavily developed Charlotte Harbor is only 30 minutes to the south. The potential for this area to be divided into ranchettes and bedroom communities for larger cities is very high.

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

This property is identified on the DeSoto County Master Plan as an area available for a future greenway, bicycle, and sidewalk system. The plan provides recommendations that will serve as a long-term planning tool for the County

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 the DEP website.

Goal A: Enhance the coordination and completion of land acquisition projects, as measured by:

1. The number of acres acquired through the state's land acquisition programs that contribute to the enhancement of essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified and developed by the best available scientific analysis;

The entire property, 1,324-acres +/- serves as a corridor linkage, filling a gap in the Peace River State Forest where the forest east of the Peace River is separated from State Forest parcels further west. The entire property is in the Florida Wildlife Corridor Priority 3. The property also supports habitat for listed native species including the eastern indigo snake, gopher tortoise,

Peace River State Forest Expansion
Florida Forever Application
Exhibit A

crested caracara and Florida black bear. Florida Fish and Wildlife Conservation Commission's (FWC) Critical Lands and Waters Identification Project (CLIP) recognizes 446-acres in Priority 1 and 672-acres Priority 2 terrestrial lands totaling 85% of the project area.

3. The number of shared acquisition projects among Florida Forever funding partners and partners with other funding sources, including local governments and the Federal Government.

Trust for Public Land will collaborate with the Florida Forest Service to apply for Forest Legacy funding through the U.S. Forest Service.

Goal B: Increase the protection of Florida's biodiversity at the species, natural community, and landscape levels, as measured by:

1. The number of acres acquired of significant strategic habitat conservation areas;

There are 36-acres with Priority 2 Strategic Habitat Conservation Areas (SCHA), 338-acres with Priority 3, and 206-acres with Priority 5.

2. The number of acres acquired of highest priority conservation areas for Florida's rarest species;

According to FWC's SHCA data, the Florida Scrub Jay, American Swallow-tailed kite, and Cooper's hawk could all benefit from the protection of this property. Additionally, FNAI notes that the property has suitable habitat for the crested caracara, wood stork, tawny sanddragon, Florida Long-tailed weasel, and Florida sandhill crane.

3. The number of acres acquired of significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages;

The entire 1,324-acre property is in the Florida Wildlife Corridor, Priority 3.

4. The number of acres acquired of underrepresented native ecosystems;

Pine flatwoods 465-acres

Scrubby Flatwoods 24-acres

Goal C: Protect, restore, and maintain the quality and natural functions of land, water and wetland systems of the state, as measured by:

Peace River State Forest Expansion
Florida Forever Application
Exhibit A

1. The number of acres of publicly owned land identified as needing restoration, enhancement, and management, acres undergoing restoration or enhancement, acres with restoration activities completed, and acres managed to maintain such restored or enhanced conditions; the number of acres which represent actual or potential imperiled species habitat; the number of acres which are available pursuant to a management plan to restore, enhance, repopulate, and manage imperiled species habitat; and the number of acres of imperiled species habitat managed, restored, enhanced, repopulated, or acquired;

All 1,324-acres +/- will be managed as part of the Peace River State Forest with prescribed fire, planting longleaf pine, sustainable timber management, exotic species management, and game species management and will be comprehensively under the Peace River State Forest, Forest Management Plan.

Florida Natural Areas Inventory biodiversity matrix identifies 25 imperiled species that could potentially occur on the property due to its current configuration and land use. These imperiled species would benefit from management activities.

2. The percentage of water segments that fully meet, partially meet, or do not meet their designated uses as reported in the Department of Environmental Protection's State Water Quality Assessment 305(b) Report;

The FDEP tool for [Water Quality Assessments](#) demonstrates most of the property is within the Peace River Above Horse Creek in the Middle Peace River Planning Unit as a Waters Not Attaining Standards for Total Phosphorus. Eighty acres on the western property boundary is in the Horse Creek Waters Not Attaining Standards for Dissolved Oxygen.

4. The number of acres acquired that protect natural floodplain functions;

The national Wetlands Inventory finds nearly 690-acres are wetlands on the subject property. Nearly 873 acres of the property are considered a Priority Floodplain Resource by FWC's Environmental Resource Analysis.

5. The number of acres acquired that protect surface waters of the state;

Protection of the entire 1,324-acre property contributes to the protection of the Peace River by maintaining a natural managed habitat free of land intensification impacts that would result from land use change.

Peace River State Forest Expansion
Florida Forever Application
Exhibit A

6. The number of acres identified for acquisition to minimize damage from flooding and the percentage of those acres acquired;

The entire 1,324-acre property including significant floodplain protects downstream impacts from Peace River flooding.

8. The number of acres of functional wetland systems protected;

National Wetland Inventory identifies 689-acres of functional wetlands on the property.

11. The number of acres of public conservation lands in which upland invasive, exotic plants are under maintenance control.

Protection of this property will result in 1,324-acres being under maintenance control for upland invasive and exotic species.

Goal E: Increase natural resource-based public recreation or educational opportunities, as measured by:

1. The number of acres acquired that are available for natural resource-based public recreation or education;

All 1,324-acres will be available for natural resource-based public recreation.

2. The miles of trails that are available for public recreation, giving priority to those that provide significant connections including those that will assist in completing the Florida National Scenic Trail; or

The Office of Greenways and Trails identifies 1.6 miles of the Peace River Greenway – Desoto County Corridor Land Trail Opportunity crossing this project area. There is approximately 3-miles of Peace River along the property boundary supporting the Office of Greenways and Trails identifies the State Priority Paddling Trail on the Peace River. Florida Forest Service has made note on a site visit in March 2025, that existing unimproved roads through out the property can be utilized for future public trail use.

Goal F: Preserve significant archaeological or historic sites, as measured by:

1. The increase in the number of and percentage of historic and archaeological properties listed in the Florida Master Site File or National Register of Historic Places which are protected or preserved for public use; or

Peace River State Forest Expansion
Florida Forever Application
Exhibit A

The Florida Department of State Division of Historical Resources does not show any previous cultural resource surveys in the project area. The archaeological history of this site is unknown and has not been studied under private ownership.

Goal G: Increase the amount of forestland available for sustainable management of natural resources, as measured by:

1. *The number of acres acquired that are available for sustainable forest management;*

The Florida Forest Service is interested in managing the upland pine ecosystems and increasing the density of longleaf pine for sustainable forest management on approximately 465-acres.

2. *The number of acres of state-owned forestland managed for economic return in accordance with current best management practices;*

The Florida Forest Service is interested in managing the upland pine ecosystems and increasing the density of longleaf pine for sustainable forest management on approximately 465-acres.

3. *The number of acres of forestland acquired that will serve to maintain natural groundwater recharge functions; or*

The sandy soils in the mesic flatwoods and scrubby flatwoods can serve as recharge areas. This area totals approximately 489-acres.

Goal I: Mitigate the effects of natural disasters and floods in developed areas, as measured by:

1. *The number of acres acquired within a 100-year floodplain or a coastal high hazard area;*

The [FEMA National Flood Hazard Layer Viewer](#) shows approximately 600-acres.

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

The property is proposed for fee simple acquisition. Managers from the Peace River State Forest and Myakka District office have visited the property and believe the property will be a great benefit to the State Forest expansion. A management commitment letter from the Florida Forest Service will be forthcoming.

- 8) Whether the project is on another state acquisition list? If so, which one?

Peace River State Forest Expansion
Florida Forever Application
Exhibit A

The property is identified on the Office of Greenways and Trails Peace River Greenway- Desoto County Corridor Land Trail Opportunity areas. The property is also identified on the Office of Greenways and Trails Paddling Trail Priorities: Peace River State Paddling Trail.

Peace River State Forest Expansion
Florida Forever New Project Application
Attachment B

ATTACHMENT B

Ownership and Tax Information

ParcelID	Acres	Just Value	Owner	Address
31-38-24-0000-0010-0000	471	\$2,119,500	HAU II LLC	PO Box 266 Okeechobee, FL 24973
30-38-24-0000-0031-0000	472	\$2,124,000	HAU II LLC	PO Box 266 Okeechobee, FL 24973
30-38-24-0000-0020-0000	80	\$640,000	HAU II LLC	PO Box 266 Okeechobee, FL 24973
30-38-24-0000-0010-0000	64	\$416,000	HAU II LLC	PO Box 266 Okeechobee, FL 24973
25-38-23-0000-0010-0000	131	\$655,000	HAU II LLC	PO Box 266 Okeechobee, FL 24973
19-38-24-0000-0060-0000	124.07	\$558,315	HAU II LLC	PO Box 266 Okeechobee, FL 24973
TOTALS:	1,342.07	\$6,512,815		

Peace River State Forest Expansion
Florida Forever New Project Application
Attachment B



FLORIDA
1834 Hermitage Blvd.
Suite #100
Tallahassee, Florida
32308
850.329.5142
tpl.org

April 15, 2025

Ms. Sine Murray
Office of Environmental Services
Division of State Lands
3900 Commonwealth Blvd., Mail Station 140
Tallahassee, FL 32399-3000

RE: Statement of landowner willingness to sell to the State of Florida

Dear Ms. Murray:

I, Erica Hernandez, do personally attest that I have contacted the landowners of the subject property and confirmed that they are willing sellers to the State of Florida.

Best,

Erica Hernandez

Erica Hernandez
Florida Project Manager
erica.hernandez@tpl.org

April 11, 2025

Sine Murray, Program Administrator
Office of Environmental Services Division of State Lands
Department of Environmental Protection
3900 Commonwealth Blvd., M.S. 140
Tallahassee, FL 32399-3000

Re: DeSoto County 1,324 acre Ranch on Peace River, New FF Application

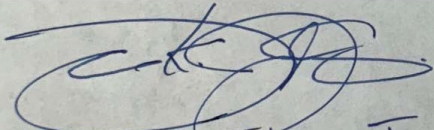
Dear Ms. Murray:

This letter is to express our willingness to include parcels titled to HAU II LLC, approximately 1,324 acres in DeSoto County as part of the proposed Florida Forever New Project Area. The parcels are listed by parcel identification number below.

My willingness to include the HAU II LLC parcels in this proposal does not create nor indicate and obligation to sell any ownership interests in the land. However, we do wish to include the parcels on the Florida Forever eligibility list as part of an approved Florida Forever project.

Thank you for your consideration.

Sincerely,



Gwynn K. Johnson, Jr.
member

Parcel #	Acres
31-38-24-0000-0010-0000	471
30-38-24-0000-0031-0000	472
30-38-24-0000-0020-0000	80
30-38-24-0000-0010-0000	64
25-38-23-0000-0010-0000	131
19-38-24-0000-0060-0000	124.07
	1342.07

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 4/10/2025

Parcel: 19-38-24-0000-0060-0000 (24132)

Owner & Property Info

Result: 2 of 7

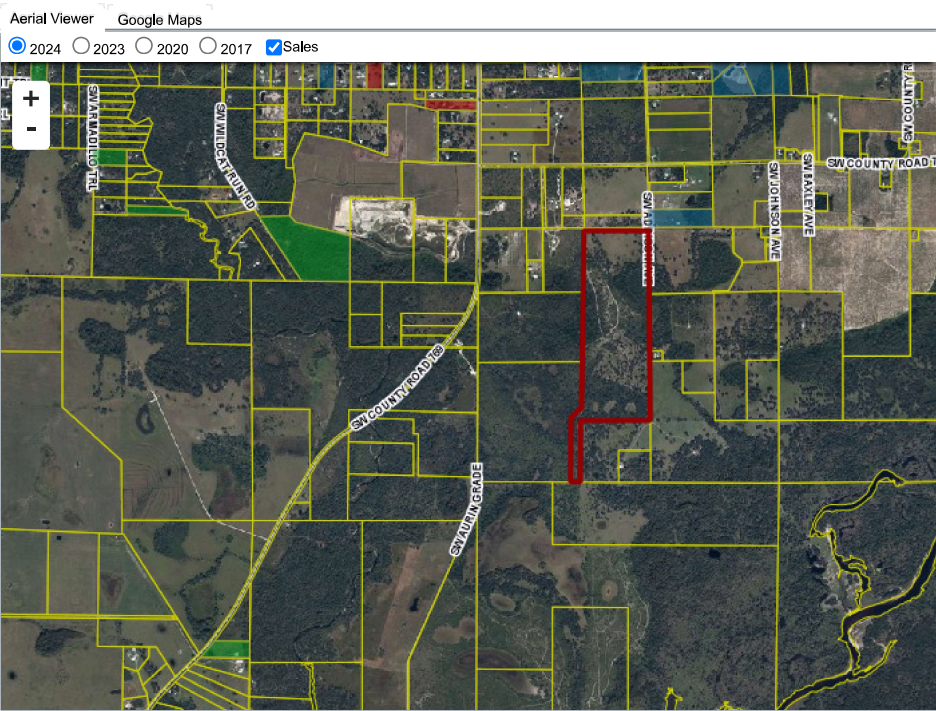
Owner	HAU II LLC PO BOX 266 OKEECHOBEE, FL 34973		
Site	SW ADDISON AVE, ARCADIA		
Description*	E1/2 OF NW1/4 & NE1/4 OF SW1/4 & BEG SE COR OF SW1/4 FOR POB TH W ALG SEC LI 200 FT TH N // TO W LI OF SEC 1310.64 FT TH NE AT 45D ANGLE TO INT WITH E LI OF NW1/4 OF SW1/4 TH S ALG E LI OF NW1/4 OF SW1/4 & E LI OF SW1/4 OF SW1/4 TO POB LESS & EXCE ...more>>>		
Area	124.07 AC	S/T/R	19-38-24
Use Code**	PASTURELAND 4 (6300)	Tax District	7

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$15,299	Ag Land	\$15,299
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$558,315	Just	\$558,315
Class	\$15,299	Class	\$15,299
Appraised	\$15,299	Appraised	\$15,299
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$15,299	Assessed	\$15,299
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$15,299 other:\$15,299 school:\$15,299	Total Taxable	county:\$15,299 other:\$15,299 school:\$15,299

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/21/2022	\$100	202214003766	QC	V	U	11
4/30/2021	\$100,000	202114003326	WD	V	U	11
2/28/2006	\$100	577 / 715	WD	V	U	
1/22/1998	\$100	399 / 817	WD	V	U	
12/18/1997	\$100	398 / 473	CD	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
6100	IMP/PAST (AG)	50.960 AC	1.0000/1.0000 1.0000/ /	\$250 /AC	\$12,740	A-10
6325	NP-25AC (AG)	73.110 AC	1.0000/1.0000 1.0000/ /	\$35 /AC	\$2,559	
9910	MKT.VAL.AG (MKT)	124.070 AC	1.0000/1.0000 1.0000/ /	\$4,500 /AC	\$558,315	

* The Property Appraiser's Office is NOT responsible for the zoning codes. For more information about Zoning, please contact the appropriate Planning & Zoning office for your area, City of Arcadia office: 863-494-4114 -or- DeSoto County office: 863-993-4806

Search Result: 2 of 7

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 4/10/2025

Parcel: 25-38-23-0000-0010-0000 (1076)

Owner & Property Info

Result: 3 of 7

Owner	HAU II LLC PO BOX 266 OKEECHOBEE, FL 34973		
Site	SW AURIN GRADE, ARCADIA		
Description*	ALL THAT PART OF NE1/4 LYG E OF C/L AURIN GRADE RD & ALL THAT PART OF SE1/4 LYG E OF C/L OF AURIN GRADE RD OR 399/817 OR 577/715		
Area	131 AC	S/T/R	25-38-23
Use Code**	PASTURELAND 4 (6300)	Tax District	7

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

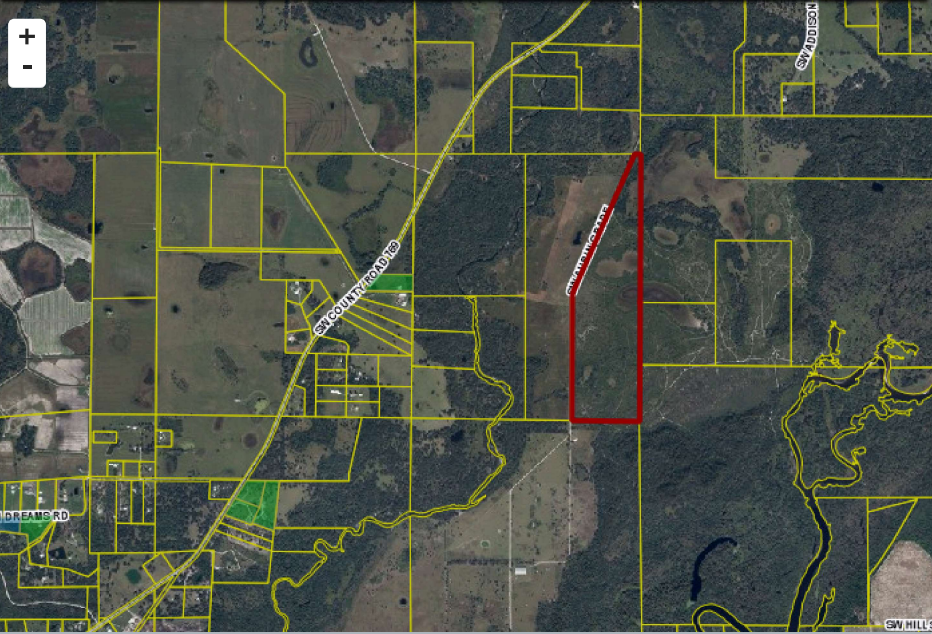
Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$5,895	Ag Land	\$5,895
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$655,000	Just	\$655,000
Class	\$5,895	Class	\$5,895
Appraised	\$5,895	Appraised	\$5,895
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$5,895	Assessed	\$5,895
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$5,895 other:\$5,895 school:\$5,895	Total Taxable	county:\$5,895 other:\$5,895 school:\$5,895

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Google Maps

2024 2023 2020 2017 Sales



Sales History

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/4/2006	\$0	580 / 2346	QC	V	U	
2/28/2006	\$100	577 / 715	WD	V	U	
1/22/1998	\$100	399 / 817	WD	V	U	
12/18/1997	\$100	398 / 473	CD	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
6314	NP-14AC (AG)	131.000 AC	1.0000/1.0000 1.0000/ /	\$45 /AC	\$5,895	A-5
9910	MKT.VAL.AG (MKT)	131.000 AC	1.0000/1.0000 1.0000/ /	\$5,000 /AC	\$655,000	

* The Property Appraiser's Office is NOT responsible for the zoning codes. For more information about Zoning, please contact the appropriate Planning & Zoning office for your area. City of Arcadia office: 863-494-4114 -or- DeSoto County office: 863-993-4806

Search Result: 3 of 7

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 4/10/2025

Parcel: 30-38-24-0000-0010-0000 (13668)

Owner & Property Info

Result: 4 of 7

Owner	HAU II LLC PO BOX 266 OKEECHOBEE, FL 34973		
Site	SW AURIN GRADE, ARCADIA		
Description*	SW1/4 OF SW1/4 OR 399/817 OR 577/715		
Area	64 AC	S/T/R	30-38-24
Use Code**	PASTURELAND 4 (6300)	Tax District	7

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

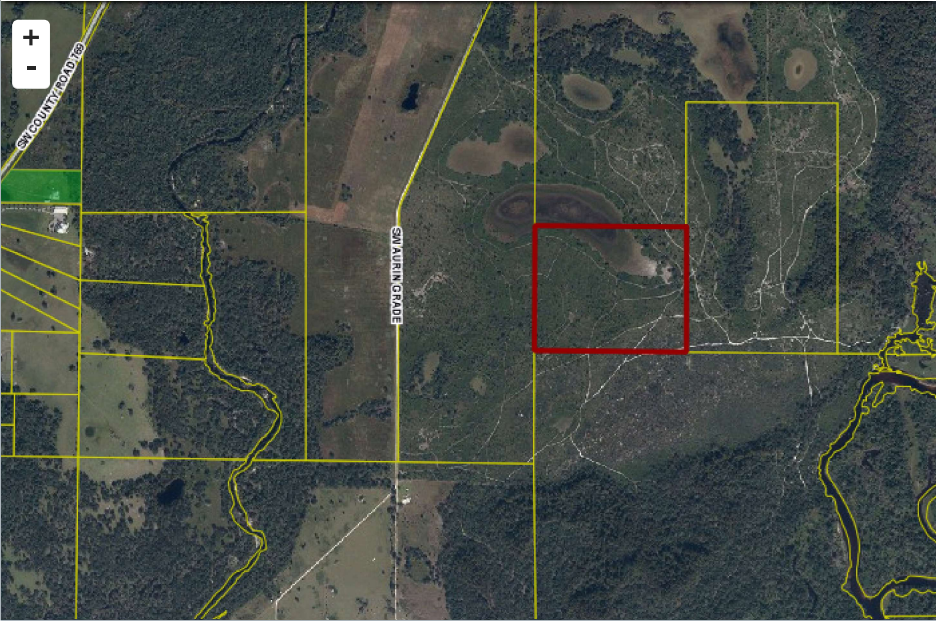
Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$2,240	Ag Land	\$2,240
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$416,000	Just	\$416,000
Class	\$2,240	Class	\$2,240
Appraised	\$2,240	Appraised	\$2,240
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$2,240	Assessed	\$2,240
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$2,240 other:\$2,240 school:\$2,240	Total Taxable	county:\$2,240 other:\$2,240 school:\$2,240

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Google Maps

2024 2023 2020 2017 Sales



Sales History

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/28/2006	\$100	577 / 715	WD	V	U	
1/22/1998	\$100	399 / 817	WD	V	U	
12/18/1997	\$100	398 / 473	CD	V	U	
10/14/1996	\$80,000	373 / 126	TR	V	Q	
12/28/1994	\$1,000	340 / 217	CT	I	U	
11/21/1994	\$0	339 / 431	WD	V	U	
11/10/1994	\$0	339 / 430	WD	V	U	
6/21/1988	\$50,000	249 / 503	WD	V	U	
10/1/1985	\$100	217 / 1341	WD	V	U	
4/1/1984	\$100	201 / 1087	WD	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
N O N E					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
6325	NP-25AC (AG)	64.000 AC	1.0000/1.0000 1.0000/ /	\$35 /AC	\$2,240	A-10
9910	MKT.VAL.AG (MKT)	64.000 AC	1.0000/1.0000 1.0000/ /	\$6,500 /AC	\$416,000	

* The Property Appraiser's Office is NOT responsible for the zoning codes. For more information about Zoning, please contact the appropriate Planning & Zoning office for your area. City of Arcadia office: 863-494-4114 -or- DeSoto County office: 863-993-4866

Search Result: 4 of 7

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DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 4/10/2025

Parcel: << 30-38-24-0000-0020-0000 (13669) >>

Owner & Property Info

Result: 5 of 7

Owner	HAU II LLC PO BOX 266 OKEECHOBEE, FL 34973		
Site	SW AURIN GRADE, ARCADIA		
Description*	E1/2 OF SW1/4 OR 121/413 OR 261/176 OR 399/817 OR 577/715		
Area	80 AC	S/T/R	30-38-24
Use Code**	PASTURELAND 4 (6300)	Tax District	7

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

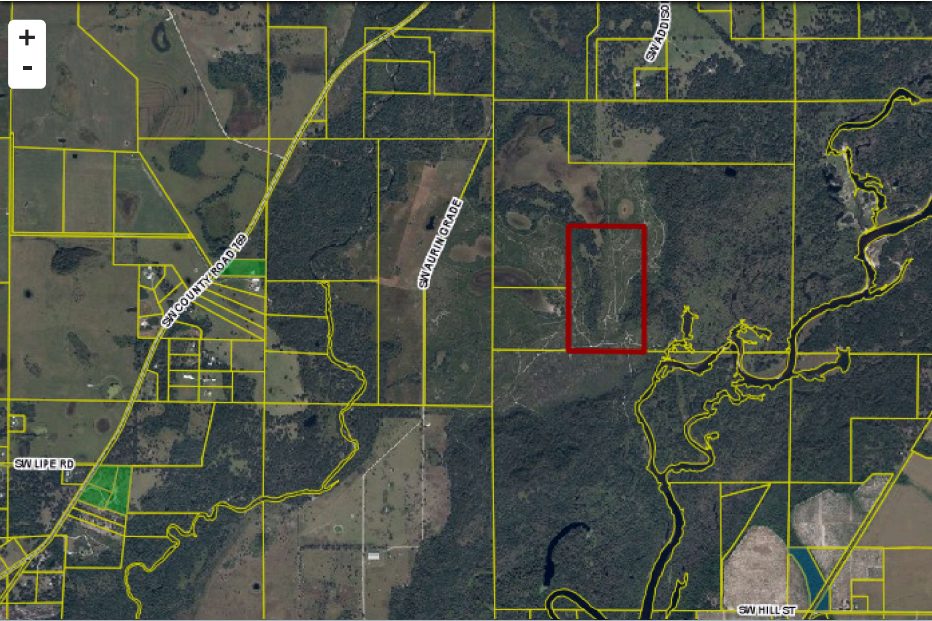
Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$2,800	Ag Land	\$2,800
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$640,000	Just	\$640,000
Class	\$2,800	Class	\$2,800
Appraised	\$2,800	Appraised	\$2,800
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$2,800	Assessed	\$2,800
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$2,800 other:\$2,800 school:\$2,800	Total Taxable	county:\$2,800 other:\$2,800 school:\$2,800

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Google Maps

2024 2023 2020 2017 Sales



Sales History

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/28/2006	\$100	577 / 715	WD	V	U	
1/22/1998	\$100	399 / 817	WD	V	U	
12/18/1997	\$100	398 / 473	CD	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
6325	NP-25AC (AG)	80.000 AC	1.0000/1.0000 1.0000/ /	\$35 /AC	\$2,800	A-10
9910	MKT.VAL.AG (MKT)	80.000 AC	1.0000/1.0000 1.0000/ /	\$8,000 /AC	\$640,000	

* The Property Appraiser's Office is NOT responsible for the zoning codes. For more information about Zoning, please contact the appropriate Planning & Zoning office for your area. City of Arcadia office: 863-494-4114 -or- DeSoto County office: 863-993-4806

Search Result: 5 of 7

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 4/10/2025

Parcel: 30-38-24-0000-0031-0000 (13671)

Owner & Property Info

Result: 6 of 7

Owner	HAU II LLC PO BOX 266 OKEECHOBEE, FL 34973		
Site	SW ADDISON AVE, ARCADIA		
Description*	S1/2 OF NE1/4 & SE1/4 & SE1/4 OF NW1/4 & NW1/4 OF NW1/4 AKA N1/2 GOVT LOT 2 IN NW1/4 & SW1/4 OF NW1/4 AKA S1/2 GOVT LOT 2 IN NW1/4 & NW1/4 OF SW1/4 AKA N1/2 OF GOVT LOT 2 IN SW1/4 OR 577/715		
Area	472 AC	S/T/R	30-38-24
Use Code**	PASTURELAND 4 (6300)	Tax District	7

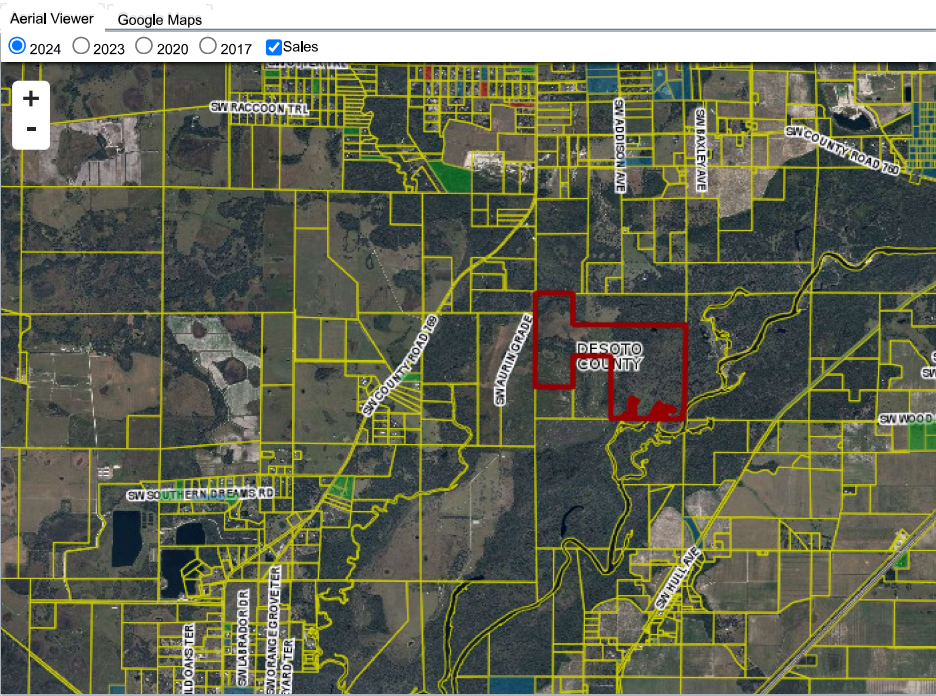
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$16,520	Ag Land	\$16,520
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$2,124,000	Just	\$2,124,000
Class	\$16,520	Class	\$16,520
Appraised	\$16,520	Appraised	\$16,520
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$16,520	Assessed	\$16,520
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$16,520 other:\$16,520 school:\$16,520	Total Taxable	county:\$16,520 other:\$16,520 school:\$16,520

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/28/2006	\$100	577 / 715	WD	V	U	
1/22/1998	\$100	399 / 817	WD	V	U	
1/22/1998	\$100	399 / 817	WD	V	U	
12/28/1997	\$100	398 / 473	CD	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
6325	NP-25AC (AG)	472.000 AC	1.0000/1.0000 1.0000/ /	\$35 /AC	\$16,520	A-10
9910	MKT.VAL.AG (MKT)	472.000 AC	1.0000/1.0000 1.0000/ /	\$4,500 /AC	\$2,124,000	

* The Property Appraiser's Office is NOT responsible for the zoning codes. For more information about Zoning, please contact the appropriate Planning & Zoning office for your area. City of Arcadia office: 863-494-4114 -or- DeSoto County office: 863-993-4806

Search Result: 6 of 7

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 4/10/2025

Parcel: << 31-38-24-0000-0010-0000 (13672) >>

Owner & Property Info

Result: 7 of 7

Owner	HAU II LLC PO BOX 266 OKEECHOBEE, FL 34973		
Site	SW AURIN GRADE, ARCADIA		
Description*	W1/2 & E1/2 LESS THAT PART LYG E OF RUN OF PEACE RIVER OR 399/817 OR 577/715		
Area	471 AC	S/T/R	31-38-24
Use Code**	PASTURELAND 4 (6300)	Tax District	7

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

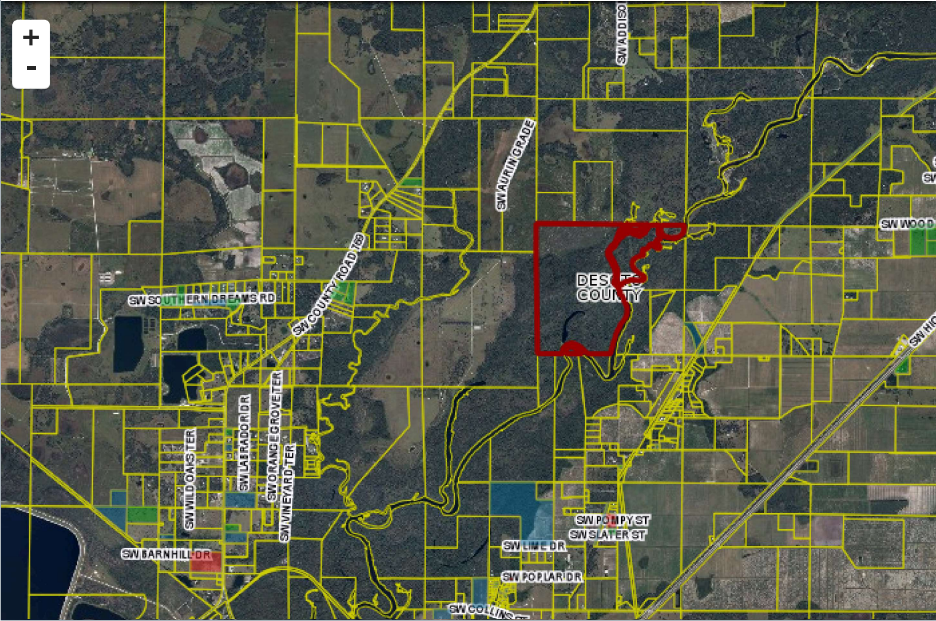
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$16,485	Ag Land	\$16,485
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$2,119,500	Just	\$2,119,500
Class	\$16,485	Class	\$16,485
Appraised	\$16,485	Appraised	\$16,485
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$16,485	Assessed	\$16,485
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$16,485 other:\$16,485 school:\$16,485	Total Taxable	county:\$16,485 other:\$16,485 school:\$16,485

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Google Maps
☒ 2024 ☐ 2023 ☐ 2020 ☐ 2017 ☒ Sales



Sales History

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/28/2006	\$100	577 / 715	WD	V	U	
1/22/1998	\$100	399 / 817	WD	V	U	
12/18/1997	\$100	398 / 473	CD	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
6325	NP-25AC (AG)	471.000 AC	1.0000/1.0000 1.0000/ /	\$35 /AC	\$16,485	A-10
9910	MKT.VAL.AG (MKT)	471.000 AC	1.0000/1.0000 1.0000/ /	\$4,500 /AC	\$2,119,500	

* The Property Appraiser's Office is NOT responsible for the zoning codes. For more information about Zoning, please contact the appropriate Planning & Zoning office for your area. City of Arcadia office: 863-494-4114 -or- DeSoto County office: 863-993-4806

Search Result: 7 of 7

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 4/10/2025

Parcel: << 31-38-24-0000-0010-0000 (13672) >>

Owner & Property Info

Result: 7 of 7

Owner	HAU II LLC PO BOX 266 OKEECHOBEE, FL 34973		
Site	SW AURIN GRADE, ARCADIA		
Description*	W1/2 & E1/2 LESS THAT PART LYG E OF RUN OF PEACE RIVER OR 399/817 OR 577/715		
Area	471 AC	S/T/R	31-38-24
Use Code**	PASTURELAND 4 (6300)	Tax District	7

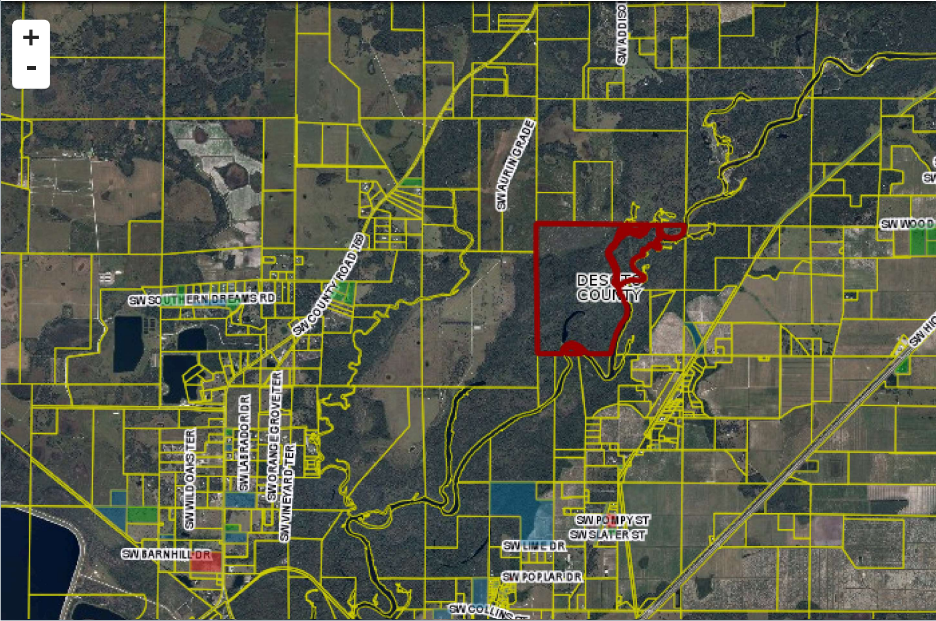
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**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$16,485	Ag Land	\$16,485
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$2,119,500	Just	\$2,119,500
Class	\$16,485	Class	\$16,485
Appraised	\$16,485	Appraised	\$16,485
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$16,485	Assessed	\$16,485
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$16,485 other:\$16,485 school:\$16,485	Total Taxable	county:\$16,485 other:\$16,485 school:\$16,485

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Google Maps
☒ 2024 ☐ 2023 ☐ 2020 ☐ 2017 ☒ Sales



Sales History

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/28/2006	\$100	577 / 715	WD	V	U	
1/22/1998	\$100	399 / 817	WD	V	U	
12/18/1997	\$100	398 / 473	CD	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

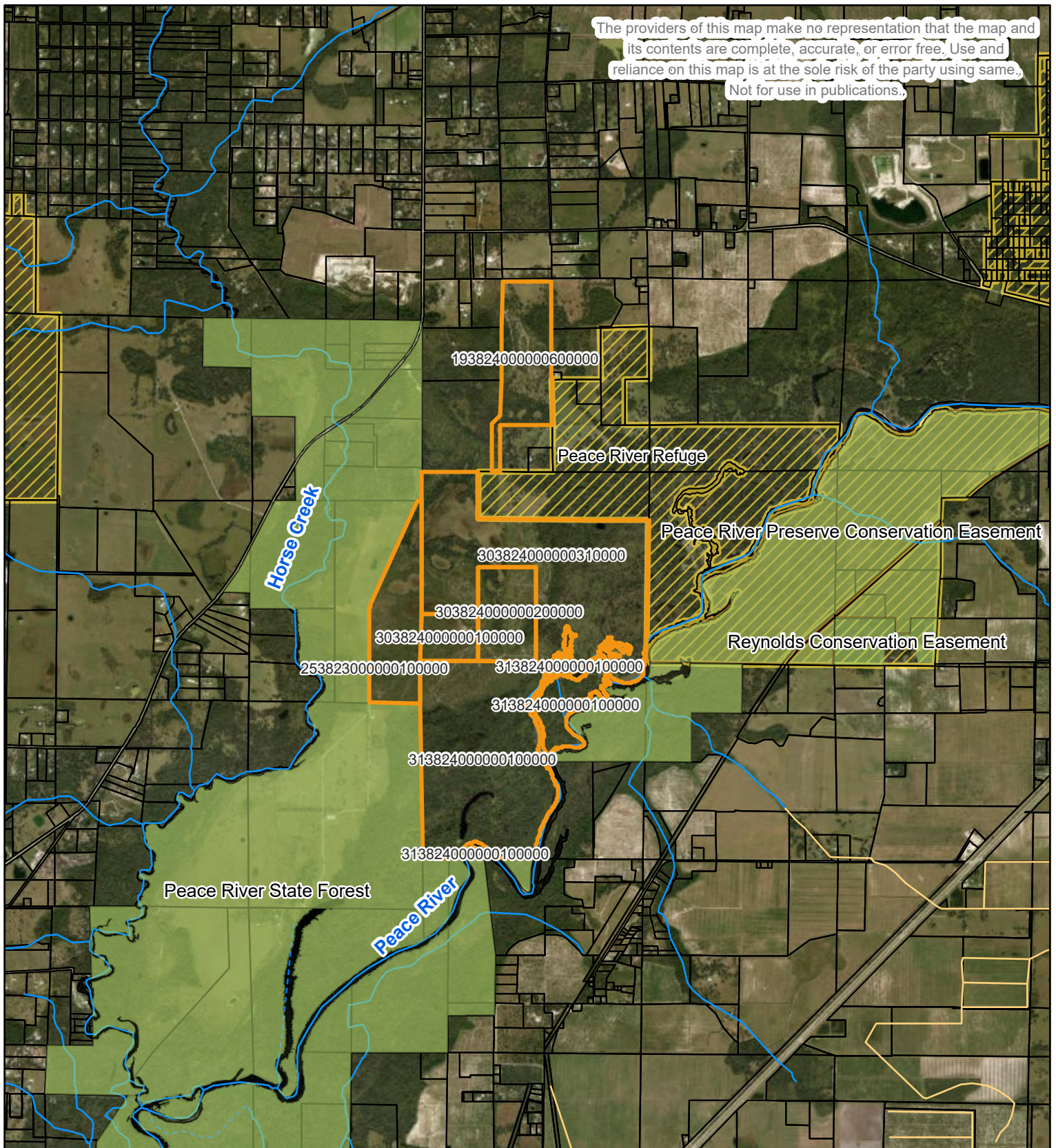
Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
6325	NP-25AC (AG)	471.000 AC	1.0000/1.0000 1.0000/ /	\$35 /AC	\$16,485	A-10
9910	MKT.VAL.AG (MKT)	471.000 AC	1.0000/1.0000 1.0000/ /	\$4,500 /AC	\$2,119,500	

* The Property Appraiser's Office is NOT responsible for the zoning codes. For more information about Zoning, please contact the appropriate Planning & Zoning office for your area. City of Arcadia office: 863-494-4114 -or- DeSoto County office: 863-993-4806

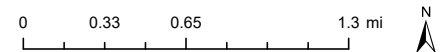
Search Result: 7 of 7

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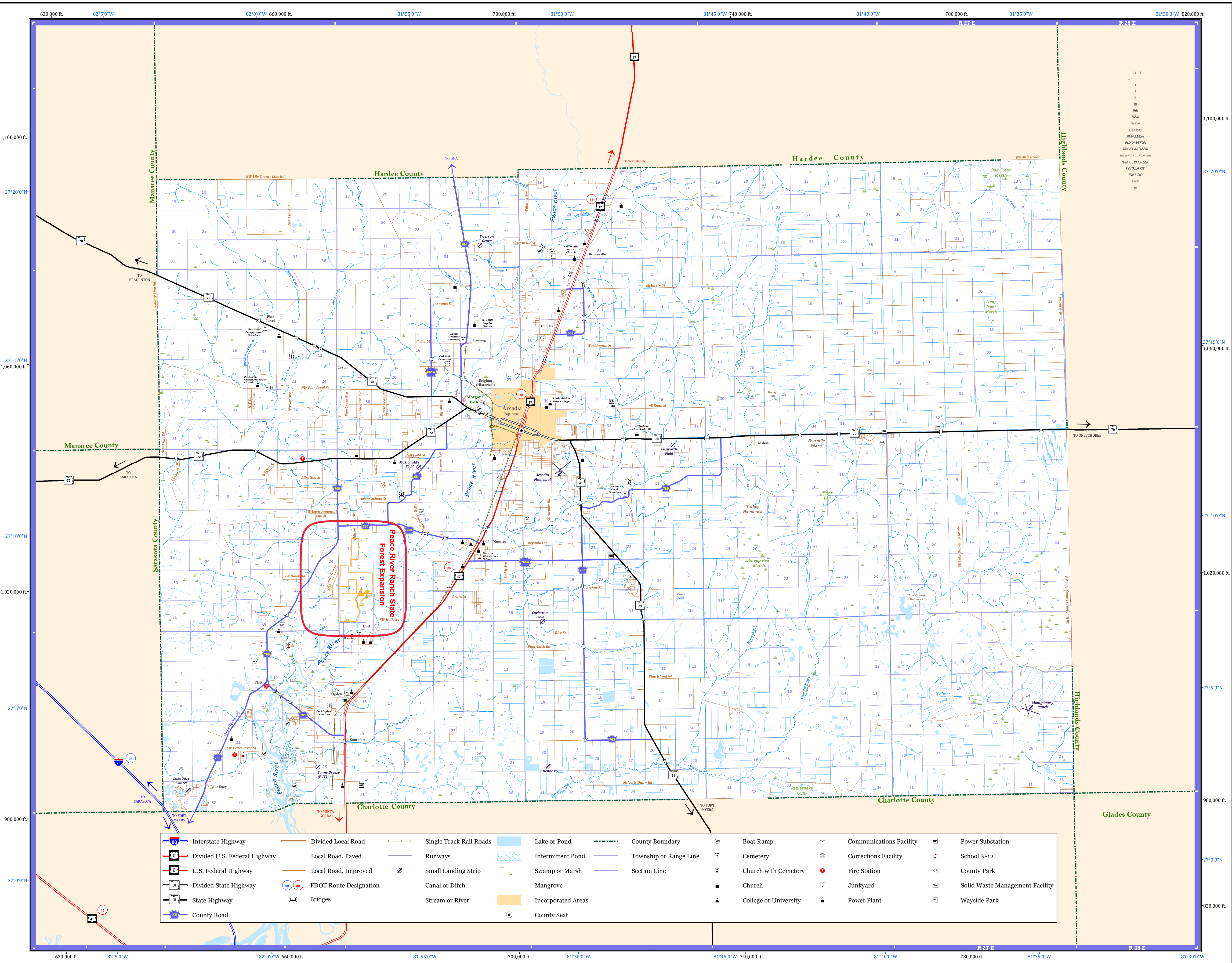
Peace River State Forest Expansion

- Subject Property
- // Florida Forever Project Areas
- Florida Conservation Lands
- Stream/River
- - Artificial Path
- Canal
- Statewide Parcels



Created in ArcGIS Online for Organizations

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General Highway Map DeSoto County Florida

Prepared by the
Surveying and Mapping Office
State of Florida
Department of Transportation
December 2014

Copyright Florida Department of Transportation 2014

This map was compiled from a variety of Federal, State, and local data sources, Florida Department of Transportation (FDOT) aerial photography completed on May 2014, and previously published County General Highway Maps.

This map was prepared on the Albers Equal Area Conic Projection, 1983 North American Datum.

Some transportation data is provided by HERE, and is Copyright 2014.

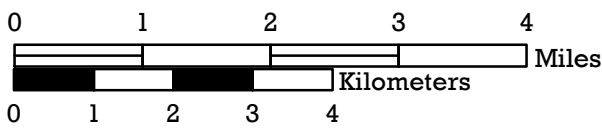
The railroad stations on this map do not necessarily denote the presence of a depot or like facility. It may be only a point, such as a platform or siding, designated for the receipt or delivery of freight. No attempt has been made to show all drainage canals or ditches.

All populations are taken from the United States Census Bureau, in 2010 the population of DeSoto County was 34,862. There are 637 square miles in the county.

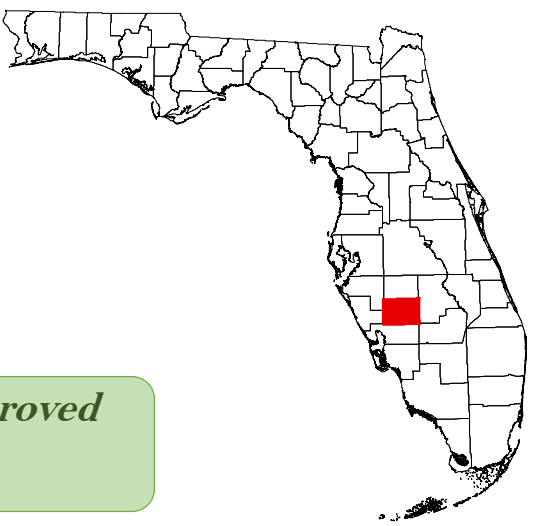
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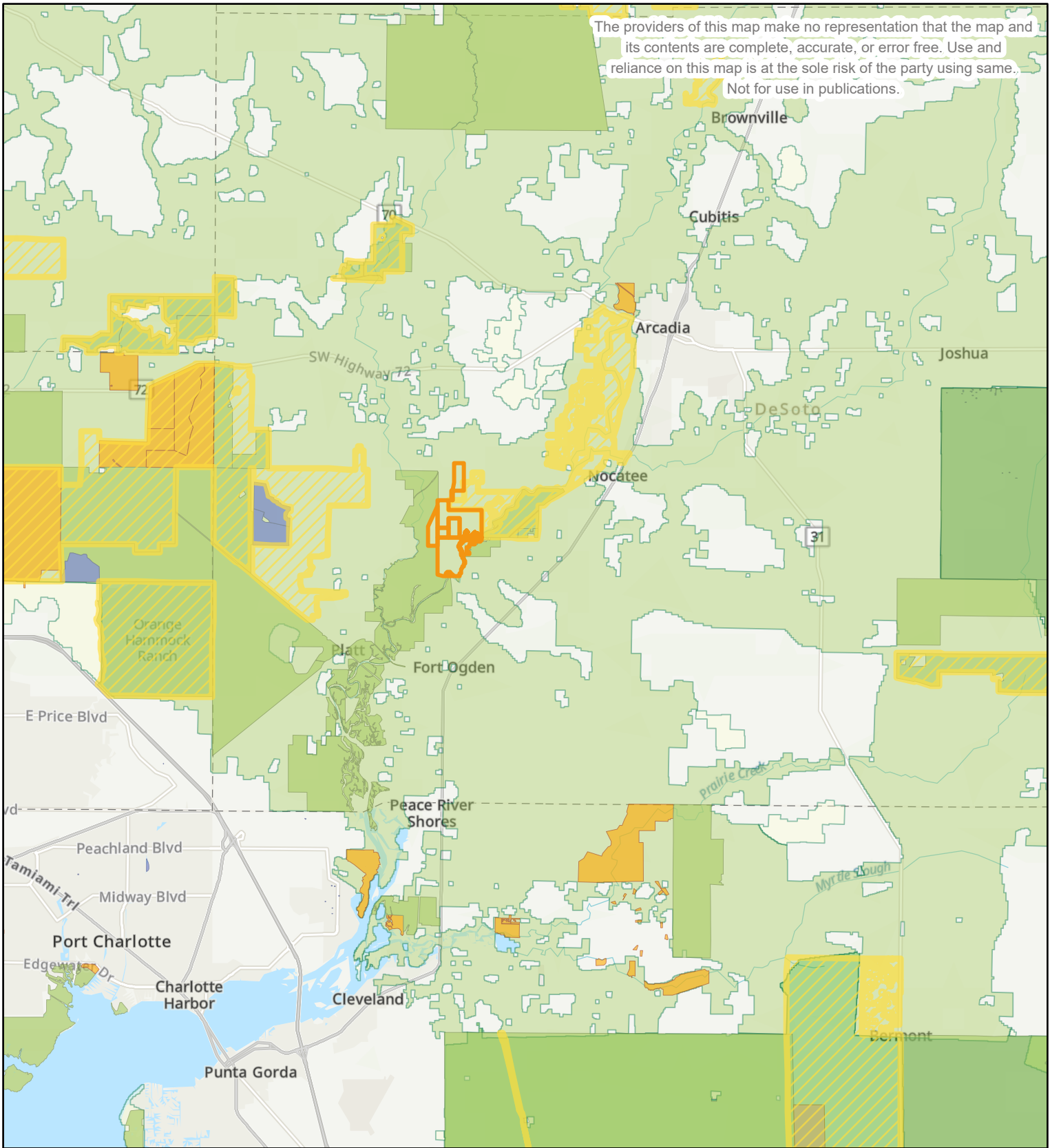
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For the price and availability of this map, contact Maps and Publications, Florida Department of Transportation, Tallahassee, FL 32399-0450, Phone (850) 414-4050.

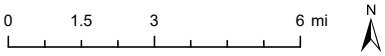


Final Approved
12/08/14





Peace River State Forest Expansion



Subject Parcel

Florida Forever

Florida Conservation Lands

Private

Federal

State

Local

Florida Ecological Greenways Network

Priority 1

Priority 2

Priority 3

Priority 5



Created in ArcGIS Online for Organizations

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**Florida Forever
New Project Application
Authorized Representative**

PLEASE NOTE A SIGNED AUTHORIZED
REPRESENTATIVE FORM WILL BE
FORTHCOMING PRIOR TO JUNE ARC
MEETING



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) and willing seller(s) of the real property described below, in DeSoto County, Florida.

Property/Project name: Peace River Peace River State Forest Expansion

Name/Affiliation of Authorized Representative: Erica Hernandez, Trust for Public Land

Mailing Address: 1834 Hermitage Blvd., Ste. 100 Tallahassee, FL 32308

Street City State ZIP

Primary Phone: 850 339 4883 Email: erica.hernandez@tpl.org

Property information

Section 30 Township 38S Range 24E

Lat/Long 27.140, -81.951905

Acres 1,324

Parcel identification number(s):

<u>19-38-24-0000-0060-0000</u>	<u>30-38-24-0000-0020-0000</u>
<u>25-38-23-0000-0010-0000</u>	<u>30-38-24-0000-0031-0000</u>
<u>30-38-24-0000-0010-0000</u>	<u>31-38-24-0000-0010-0000</u>

Landowner Information

Landowner Signature Date

Gwynn K. Johnson, Jr.

Landowner Name (print)

PO Box 266 Okeechobee, FL 34973

Mailing Address: PO Box 266 Okeechobee, FL 34973

Street City State ZIP

Primary Phone: Email: Adcockpecans@gmail.com

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