



X BAR RANCH

US Highway 27, Palmdale, FL 33944

Jeremiah Thompson, ALC
352.255.3670
JT@SaundersRealEstate.com

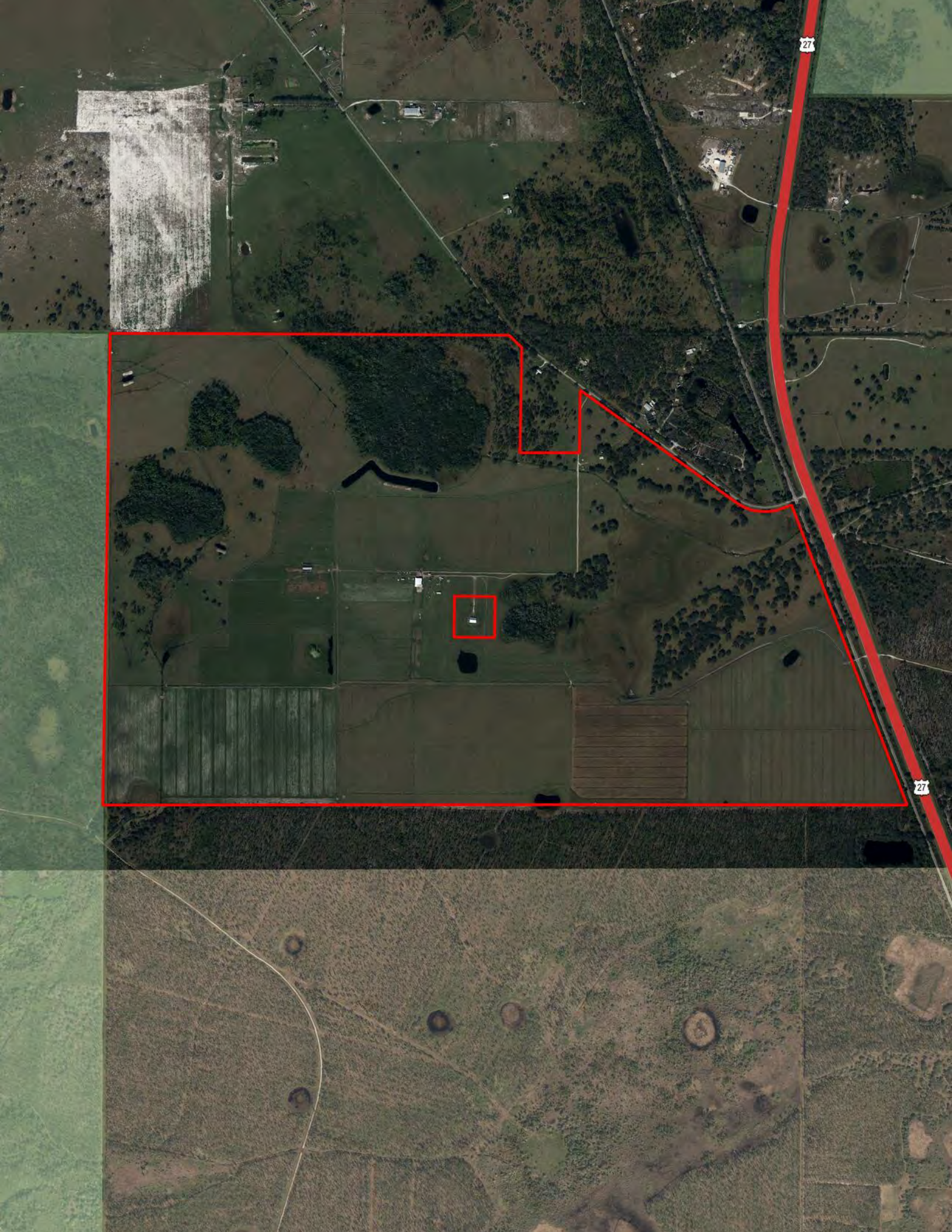




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Section 1

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Section 2

APPLICATION



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: X Bar Ranch

Nearest City Venus County(ies) Glades

Sponsor/Affiliation Proposing Project: Jeremiah Thompson

Mailing Address: 1723 Bartow Road, Lakeland, FL 33801

Street	City	State	ZIP

Primary Phone: 352-255-3670 Email: JT@SaundersRealEstate.com

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](#).

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

Property/Project name: X Bar Ranch

Name/Affiliation of Authorized Representative: Jeremiah Thompson

Mailing Address: 1723 Bartow Road, Lakeland, FL 33801
Street City State ZIP

Primary Phone: 352-255-3670 Email: JT@SaundersRealEstate.com

Property information

Section 5,6 Township 40S Range 30E
Lat/Long 27.024850, -81.355306
Acres 906

Parcel identification number(s):

A064030A0000100000
A054030A0000300000

Landowner Information

[Signature]
Landowner Signature

4-5-2025
Date

BRAD OXER
Landowner Name (print)

Mailing Address: 1667 Detjens Dairy Road, Venus, FL 33960
Street City State ZIP

Primary Phone: 863-441-1866 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.



Goals and performance measures (Section [259.105\(4\)](#), Florida Statutes)

It is the intent of the Legislature that projects or acquisitions funded pursuant to paragraphs (3)(a) and (b) contribute to the achievement of the following goals, which shall be evaluated in accordance with specific criteria and numeric performance measures developed pursuant to s. [259.035\(4\)](#):

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;
2. The number of acres protected through the use of alternatives to fee simple acquisition; or
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.

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;
2. The number of acres acquired of highest priority conservation areas for Florida's rarest species;
3. The number of acres acquired of significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages;
4. The number of acres acquired of underrepresented native ecosystems;
5. The number of landscape-sized protection areas of at least 50,000 acres that exhibit a mosaic of predominantly intact or restorable natural communities established through new acquisition projects or augmentations to previous projects; or
6. The percentage increase in the number of occurrences of imperiled species on publicly managed conservation areas.

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

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;
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;
3. The percentage completion of targeted capital improvements in surface water improvement and management plans created under s. [373.453\(2\)](#), regional or master stormwater management system plans, or other adopted restoration plans;
4. The number of acres acquired that protect natural floodplain functions;
5. The number of acres acquired that protect surface waters of the state;
6. The number of acres identified for acquisition to minimize damage from flooding and the percentage of those acres acquired;
7. The number of acres acquired that protect fragile coastal resources;
8. The number of acres of functional wetland systems protected;
9. The percentage of miles of critically eroding beaches contiguous with public lands that are restored or protected from further erosion;
10. The percentage of public lakes and rivers in which invasive, nonnative aquatic plants are under maintenance control; or
11. The number of acres of public conservation lands in which upland invasive, exotic plants are under maintenance control.



Goal D: Ensure that sufficient quantities of water are available to meet the current and future needs of natural systems and the citizens of the state, as measured by:

1. The number of acres acquired which provide retention and storage of surface water in naturally occurring storage areas, such as lakes and wetlands, consistent with the maintenance of water resources or water supplies and consistent with district water supply plans;
2. The quantity of water made available through the water resource development component of a district water supply plan for which a water management district is responsible; or
3. The number of acres acquired of groundwater recharge areas critical to springs, sinks, aquifers, other natural systems, or water supply.

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;
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
3. The number of new resource-based recreation facilities, by type, made available on public land.

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
2. The increase in the number and percentage of historic and archaeological properties that are in state 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;
2. The number of acres of state-owned forestland managed for economic return in accordance with current best management practices;
3. The number of acres of forestland acquired that will serve to maintain natural groundwater recharge functions; or
4. The percentage and number of acres identified for restoration actually restored by reforestation.

Goal H: Increase the amount of open space available in urban areas, as measured by:

1. The percentage of local governments that participate in land acquisition programs and acquire open space in urban cores; or
2. The percentage and number of acres of purchases of open space within urban service areas.

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;
2. The number of acres acquired or developed to serve dual functions as:
 - a. Flow ways or temporary water storage areas during flooding or high-water events, not including permanent reservoirs; and
 - b. Greenways or open spaces available to the public for recreation;
3. The number of acres that protect existing open spaces and natural buffer areas within a floodplain that also serve as natural flow ways or natural temporary water storage areas; and
4. The percentage of the land acquired within the project boundary that creates additional open spaces, natural buffer areas, and greenways within a floodplain, while precluding rebuilding in areas that repeatedly flood.



Criteria [Section [259.105](#)(9) and (10), F.S.]

(9) The Acquisition and Restoration Council shall recommend rules for adoption by the board of trustees to competitively evaluate, select, and rank projects eligible for Florida Forever funds pursuant to paragraph (3)(b). In developing these proposed rules, the Acquisition and Restoration Council shall give weight to the following criteria:

- (a) The project meets multiple goals described in subsection (4).
- (b) The project is part of an ongoing governmental effort to restore, protect, or develop land areas or water resources.
- (c) The project enhances or facilitates management of properties already under public ownership.
- (d) The project has significant archaeological or historic value.
- (e) The project has funding sources that are identified and assured through at least the first 2 years of the project.
- (f) The project contributes to the solution of water resource problems on a regional basis.
- (g) The project has a significant portion of its land area in imminent danger of development, in imminent danger of losing its significant natural attributes or recreational open space, or in imminent danger of subdivision which would result in multiple ownership and make acquisition of the project costly or less likely to be accomplished.
- (h) The project implements an element from a plan developed by an ecosystem management team.
- (i) The project is one of the components of the Everglades restoration effort.
- (j) The project may be purchased at 80 percent of appraised value.
- (k) The project may be acquired, in whole or in part, using alternatives to fee simple, including but not limited to, tax incentives, mitigation funds, or other revenues; the purchase of development rights, hunting rights, agricultural or silvicultural rights, or mineral rights; or obtaining conservation easements or flowage easements.
- (l) The project is a joint acquisition, either among public agencies, nonprofit organizations, or private entities, or by a public-private partnership.

(10) The Acquisition and Restoration Council shall give increased priority to those projects for which matching funds are available and to project elements previously identified on an acquisition list pursuant to this section that can be acquired at 80 percent or less of appraised value. The council shall also give increased priority to those projects where the state's land conservation plans overlap with the military's need to protect lands, water, and habitat to ensure the sustainability of military missions including:

- (a) Protecting habitat on nonmilitary land for any species found on military land that is designated as threatened or endangered, or is a candidate for such designation under the Endangered Species Act or any Florida statute;
- (b) Protecting areas underlying low-level military air corridors or operating areas; and
- (c) Protecting areas identified as clear zones, accident potential zones, and air installation compatible use buffer zones delineated by our military partners, and for which federal or other funding is available to assist with the project.



Section 3

PROPERTY DESCRIPTION

**X BAR RANCH
NEW FLORIDA FOREVER PROJECT
GLADES COUNTY**

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

The proposed X Bar Ranch is 906 ± total acres in Glades County adjacent to the Fisheating Creek Ecosystem Florida Forever project. The property contains 730 ± upland acres (81%) and 176 ± wetland acres (19%), with nearly 3,675 ± feet of road frontage on US Highway 27 and 3,000 ± feet of road frontage on Detjens Dairy Road.

The majority of the land is improved pasture. The property features agricultural structures and equipment tied to current and past ranching operations. The remainder of the property is a mix of woodland pastures, bay swamps, mixed wetland hardwoods, freshwater marshes, and wet prairies. These natural areas provide essential ecological services and habitat for a range of native species. Due to its highway frontage, rail frontage and proximity to existing development, the property is increasingly vulnerable to subdivision and conversion to smaller homesites or commercial space.

The X Bar Ranch has a 2024 certified market/just value of \$10,180,501.

2. The general physical, natural resource, biological, hydrological, archaeological, and historical characteristics of the project: A.) Does the property contain historic structures fifty years old or older? If so, provide a brief description, photograph(s), and location. B.) Does the property contain improvements/facilities? If so, please describe:

The X Bar Ranch is located within an environmentally rich region of Florida near Fisheating Creek and Lake Okeechobee. The property features a mosaic of open pastureland, natural woodlands, wetland hardwoods, bay swamps, wet prairie, and freshwater marshes. These habitats support a wide range of native species and provide important ecological functions.

The entire property lies within the highest priority area of the Florida Ecological Greenways Network, also known as the Florida Wildlife Corridor. This corridor supports wide-ranging species such as the Florida black bear and Florida panther. According to the Florida Natural Areas Inventory (FNAI) Biodiversity Matrix, species likely to utilize the habitat include the Florida panther, Florida sandhill crane, crested caracara, eastern indigo snake, and black bear. The landowner has observed deer, turkey, sandhill cranes, swallow-tailed kites, bald eagles, black bear, and Florida panther on the property. Neighboring landowners have also reported frequent sightings of bear and panther in the area. The bay swamps and freshwater marshes on site provide particularly valuable habitat for these species. In total, FNAI data identifies 43 potential listed species that may benefit from the property's ecological resources.

Conserved lands nearby include the Fisheating Creek WMA, Smoak Groves conservation easement and the Lykes Brothers conservation easements. The permanent protection of X Bar Ranch would add to this growing network of protected lands and help maintain landscape connectivity within the Florida Wildlife Corridor.

Hydrologically, the property contains approximately 176 acres of wetlands, including freshwater marshes, wet prairies, bay swamps, and wetland hardwoods. The majority of the property is a priority 2 area for surface water resource. The waters on the property ultimately flow into the Fisheating Creek system and then into Lake Okeechobee. The entire property is within the highest-priority tier of the Critical Lands and

Waters Identification Project (CLIP) and contributes to regional groundwater recharge, natural floodplain function, and water quality protection.

The ranch also includes existing improvements that support its ongoing agricultural use, such as a storage barn, pole barn, cow pens, and other agricultural structures. There are no known historic structures on the property that are fifty years old or older.

3. Potential Public Recreation opportunities or other uses:

N/A

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

Generally, the area surrounding the property in Glades County has zoning and future land use designations of Agriculture. There are no known developmental proposals in the area currently. Due to its highway frontage, rail frontage and proximity to existing development, the property is increasingly vulnerable to subdivision and conversion to smaller homesites or commercial space.

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

N/A

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

Acquisition of a conservation easement on the X Bar Ranch would further a number of the goals and measures of the Florida Forever Program:

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

- The entire property is located in a Priority 1 Area of the Florida Ecological Greenway Network (Wildlife Corridor) which contributes to the enhancement of essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified and developed by the best available scientific analysis (Measure A1)
- The property would be protected through a less-than-fee acquisition of a Conservation Easement (A2)

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

- The property has been identified as a Strategic Habitat Conservation Area, with approximately 87% of the property as a Priority 2 and 5 % as a Priority 5 (Measure B1).
- The entire property has been identified as habitat for Florida's rarest species, including the Florida Panther and Black Bear (Measure B2).
- The entire property is located in a Priority 1 Area of the Florida Ecological Greenway Network (Wildlife Corridor). Its acquisition would expand the protected area near the Fisheating Creek WMA and Lykes Brothers Conservation Easements while contributing to the landscape protected near the Fisheating Creek Ecosystem Florida Forever BOT Project (Measure B3).

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

- Bay Swamps, Mixed Wetland Hardwoods, Freshwater Marshes, and Wet Prairies contribute to priorities for natural floodplain function and surface water resource protection, including natural and managed water storage features (Measures C4 and C5).
- Approximately 19% of the property is composed of ranked functional wetlands (Measure C8).

Goal D: Ensure that sufficient quantities of water are available to meet the current and future needs of natural systems and the citizens of the state, as measured by:

- The entire property is priority ranked for aquifer recharge (Measure D3).

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 use(s) 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 the 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 is not included.

The X Bar Ranch is proposed in this application as a less-than-fee acquisition. Through a perpetual conservation easement, the state would acquire the development rights on the property, while the landowner would retain the ability to continue existing and historic land uses. These include agriculture, cattle operations, sod production, hay cultivation, row crop farming (watermelons), recreation, and private use and enjoyment.

The proposed easement would expand the network of conserved lands adjacent to the Fisheating Creek Florida Forever project. Securing this property within the Florida Wildlife Corridor would enhance landscape connectivity, prevent habitat fragmentation, and reduce development pressure in a region identified as a high conservation priority. In addition, protection of the X Bar Ranch would help preserve water quality and quantity within the Fisheating Creek system and the greater Lake Okeechobee watershed.

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

N/A

SPECIFICATIONS & FEATURES



SPECIFICATIONS & FEATURES

Land Types:	Ranch
Uplands / Wetlands:	730 ± Upland Acres (81%) / 176 ± Wetland Acres (19%)
Soil Types:	Basinger; Astor; Immokalee; Myakka; Sanibel
Road Frontage:	3675 US 27/RR and 3000 Detjens Dairy Road
Nearest Point of Interest:	Venus - 2 ± Miles Palmdale - 5 ± Miles Moore Haven - 23 ± Miles Adjacent to Fisheating Creek Ecosystem Florida Forever Project
Fencing:	Perimeter and Cross Fenced
Current Use:	Cow/Calf, Sod, Hay, Row Crops, and Recreation
Grass Types:	Bahia and Hemarthria
Potential Recreational / Alt Uses:	The property could be split into smaller homesites or possible a planned unit development

SPECIFICATIONS & FEATURES



Land Cover:

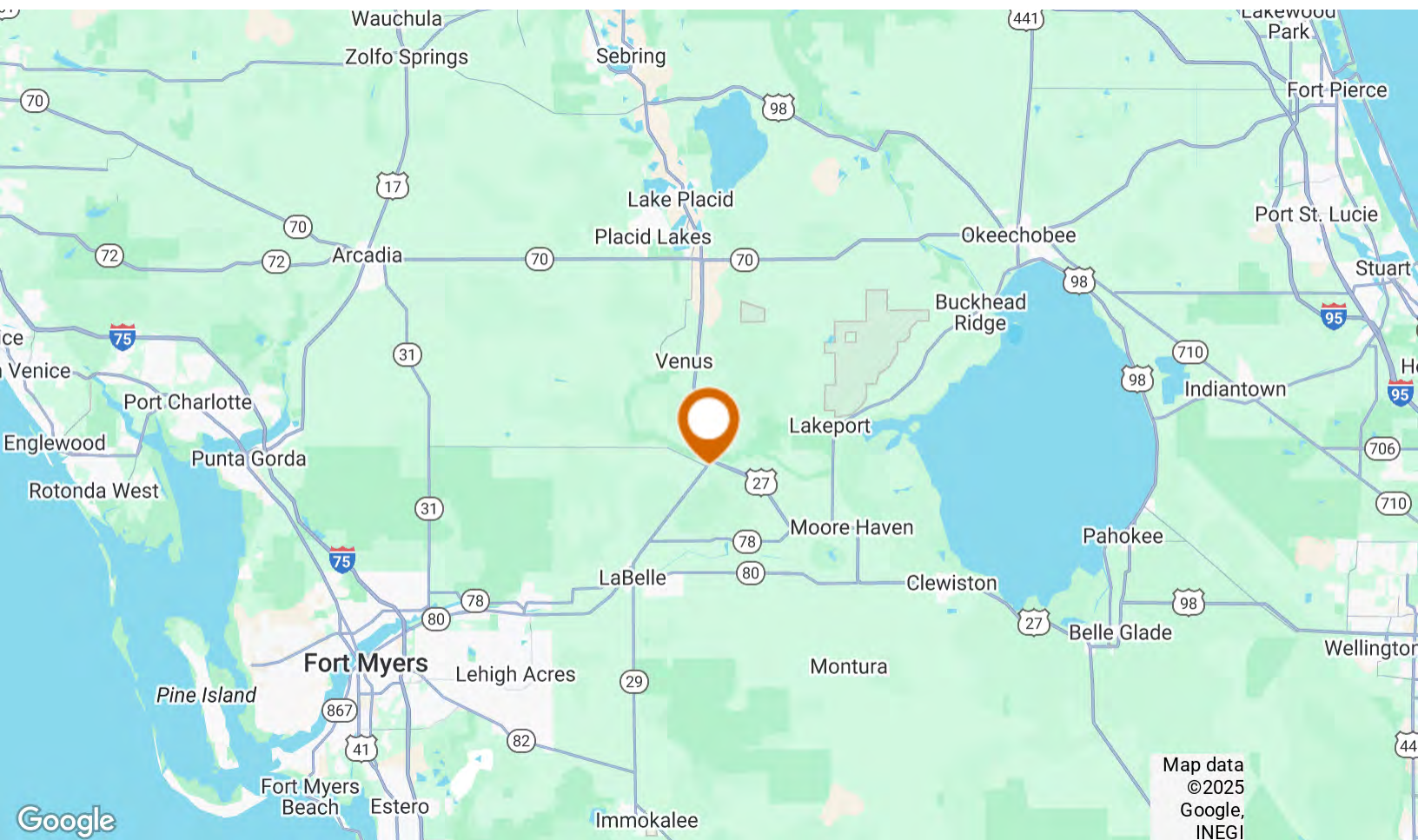
Improved Pastures (613 ± Acres);
Unimproved Pastures (68 ± Acres); Woodland
Pastures (58 ± Acres);
Reservoirs (3 ± Acres);
Bay Swamps (87 ± Acres); Mixed Wetland
Hardwoods (12 ± Acres); Freshwater
Marshes (44 ± Acres)

Structures & Year Built:

- Agricultural Structures
 - Barns
 - and Cow Pens
-

LOCATION

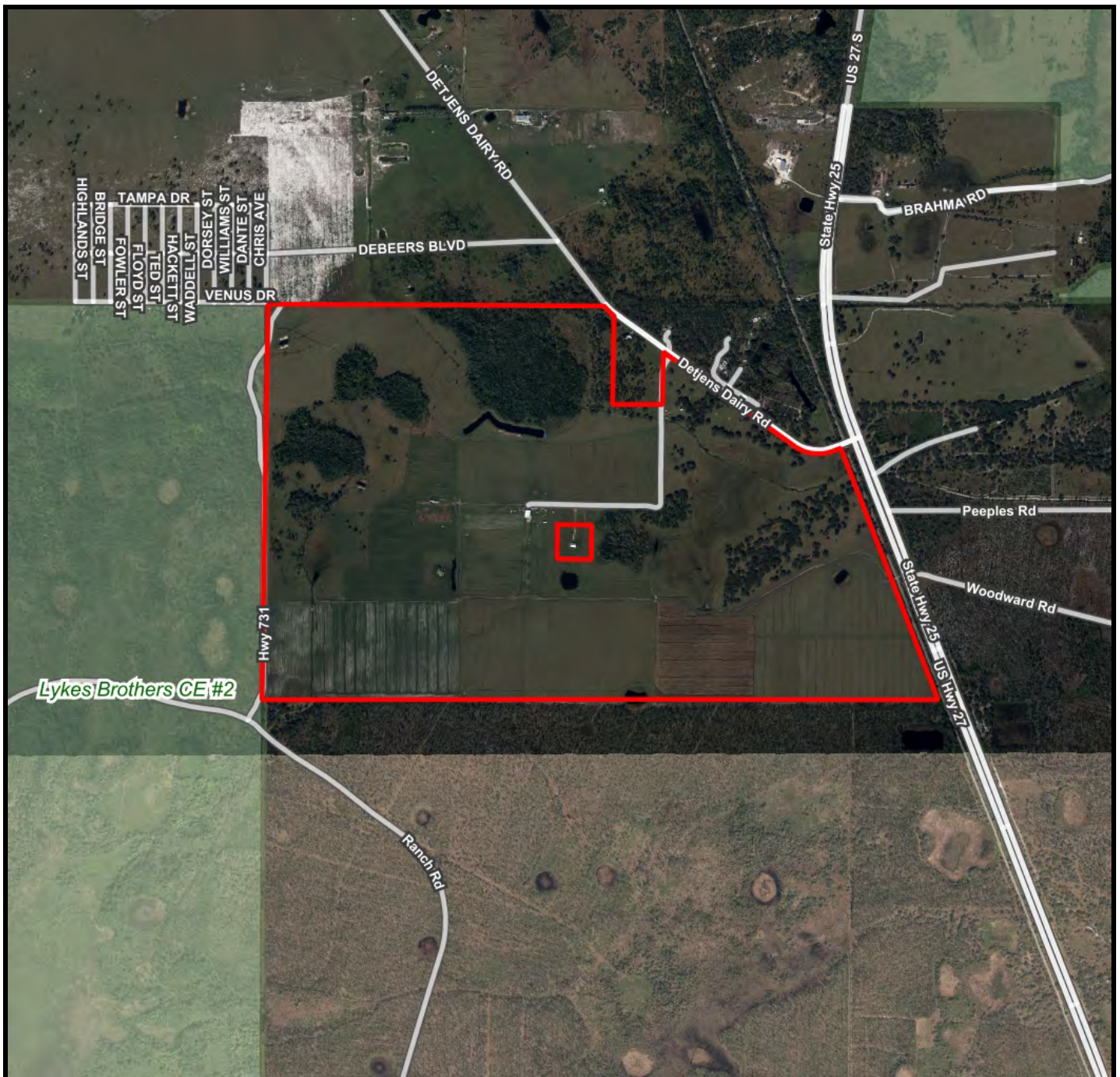
Parcel:	Multiple (2)
GPS:	26.9745587, -81.3186331
Driving Directions:	Contact JT
Showing Instructions:	Contact JT





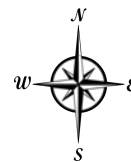
Section 4

MAPS

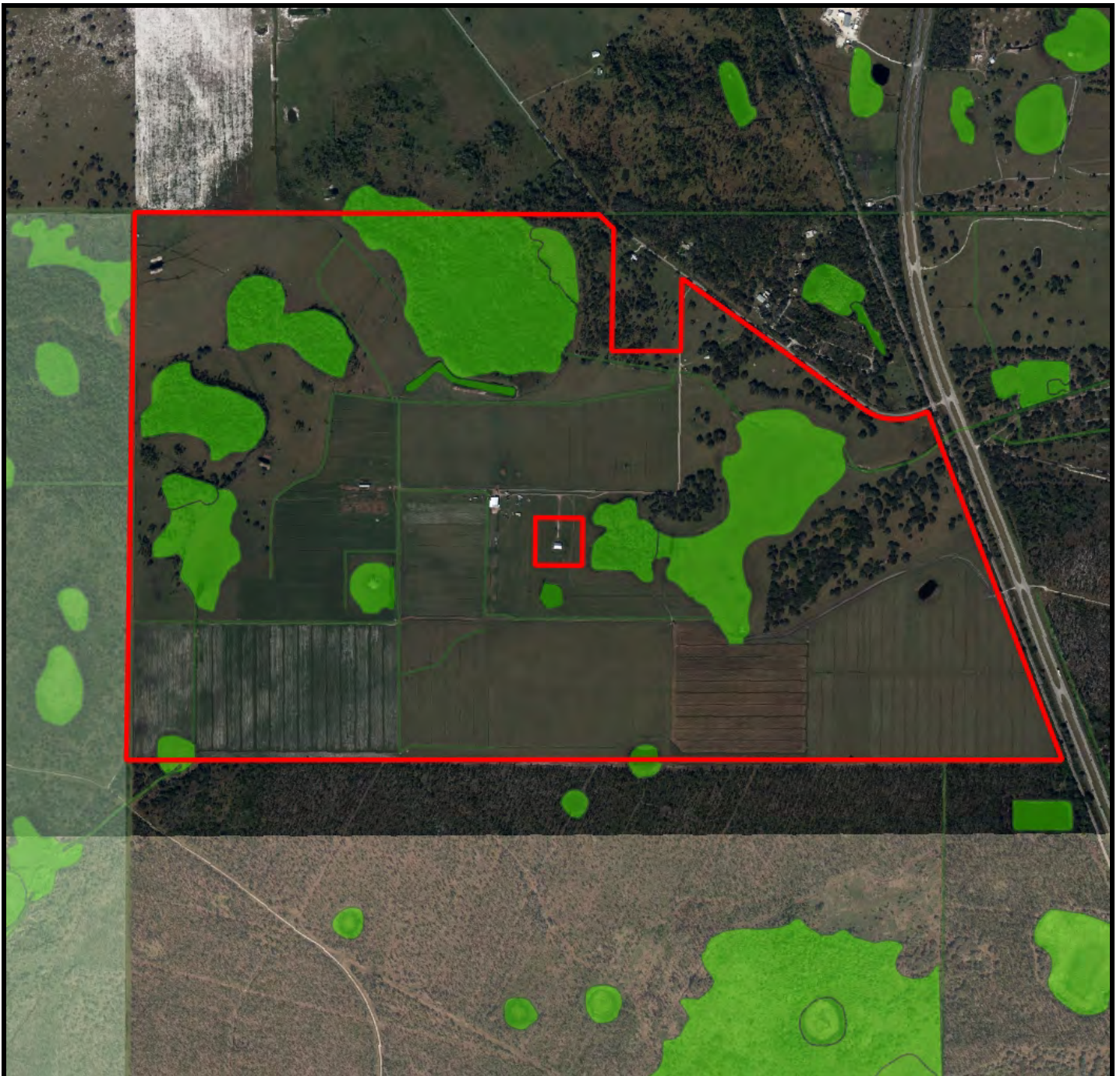


X-Bar, Inc. 906 Acres

- Polygons Drawing
- Lines Drawing
- Text Labels Drawing
- Points Drawing
-  Streets MapWise
-  Managed Lands FNAI



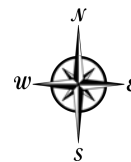
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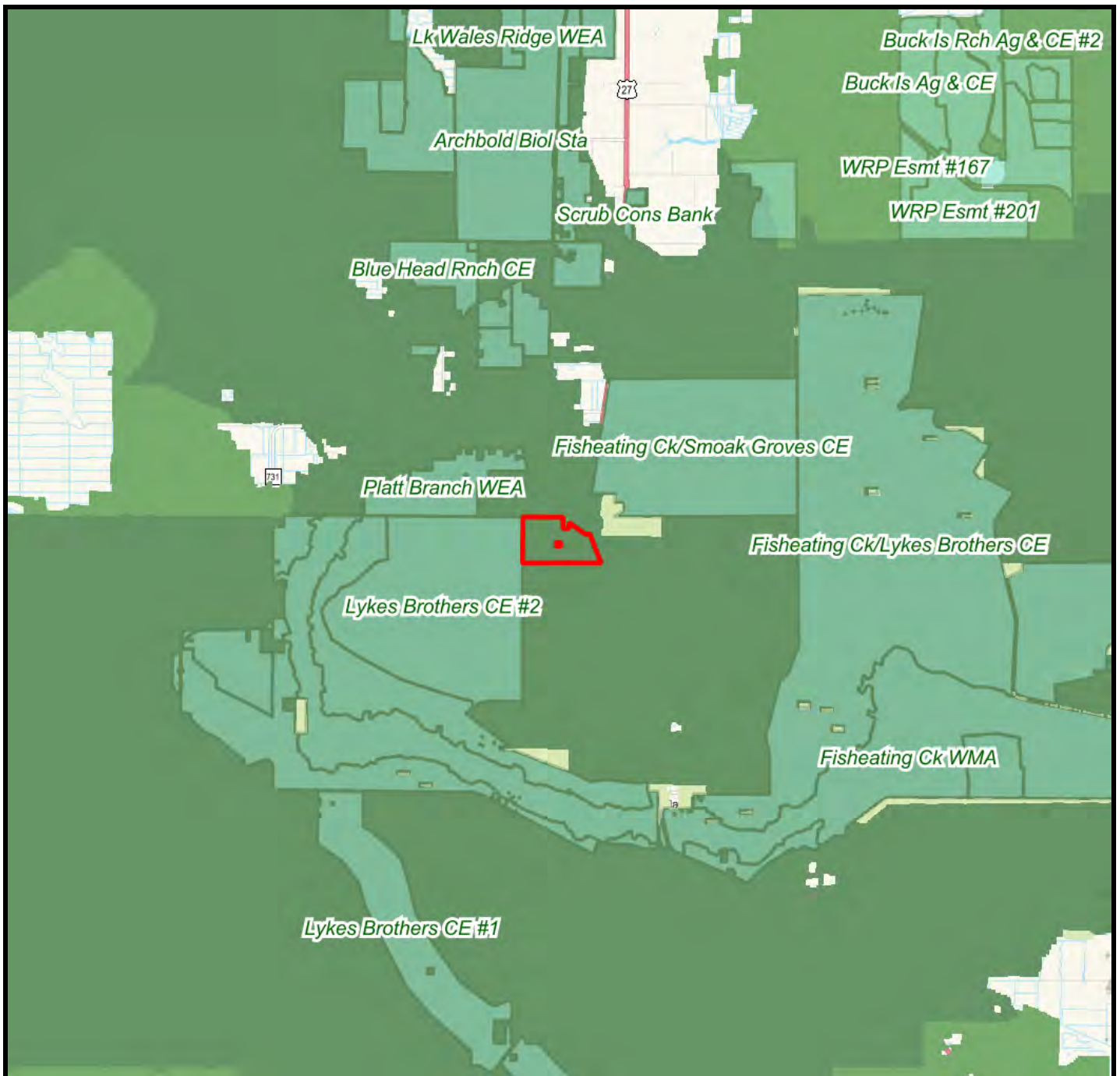
Wetlands



- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Managed Lands FNAI
- Esturaine
- Lacustrine
- Marine
- Palustrine
- Riverine



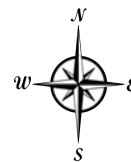
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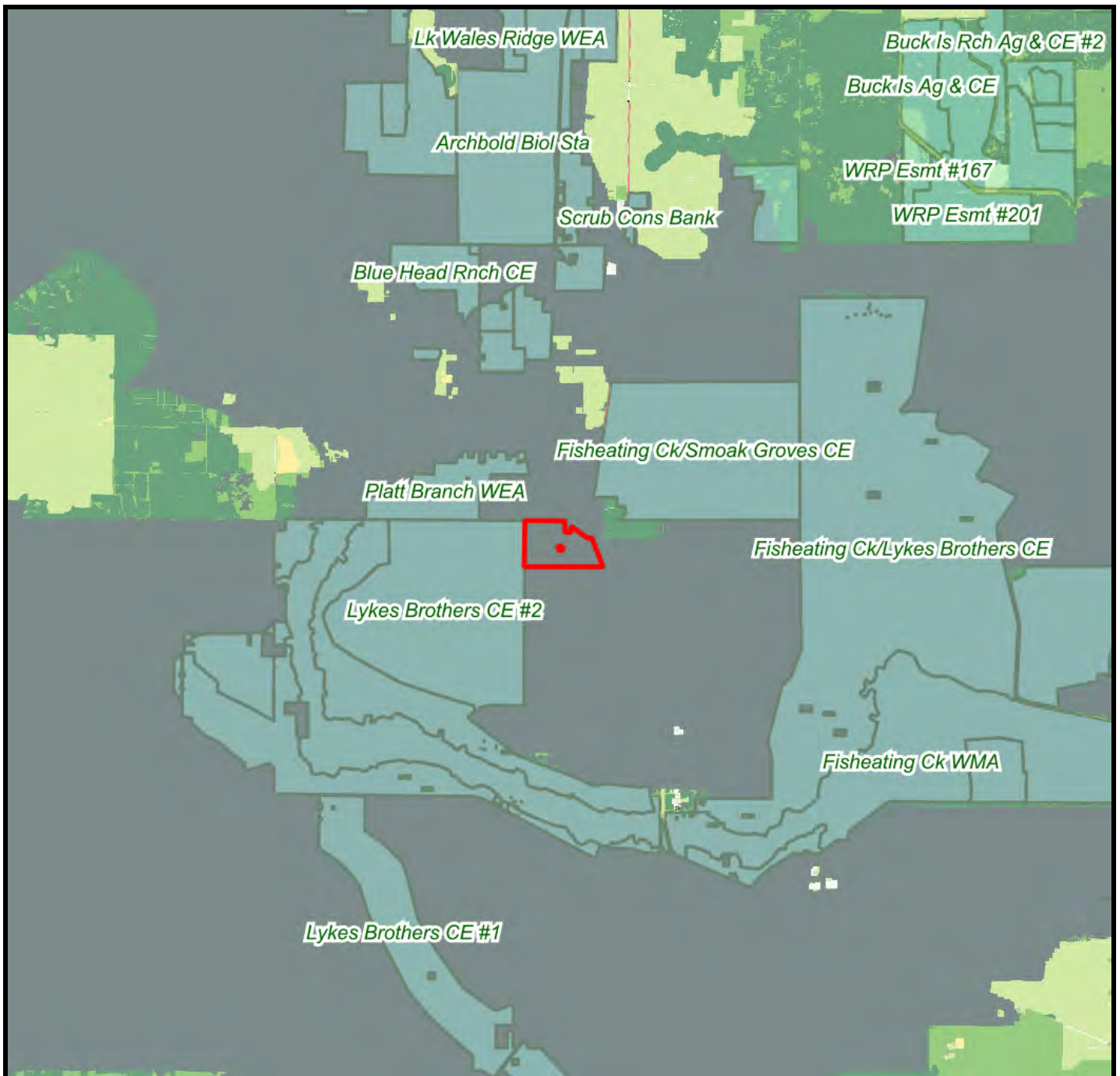
Florida Ecological Greenway Network



- Polygons Drawing
- Lines Drawing
- Text Labels Drawing
- Points Drawing
- Managed Lands FNAI
- Priority 1 - HIGHEST
- Priority 2
- Priority 3
- Priority 4
- Priority 5
- Priority 6



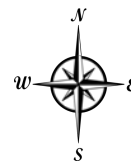
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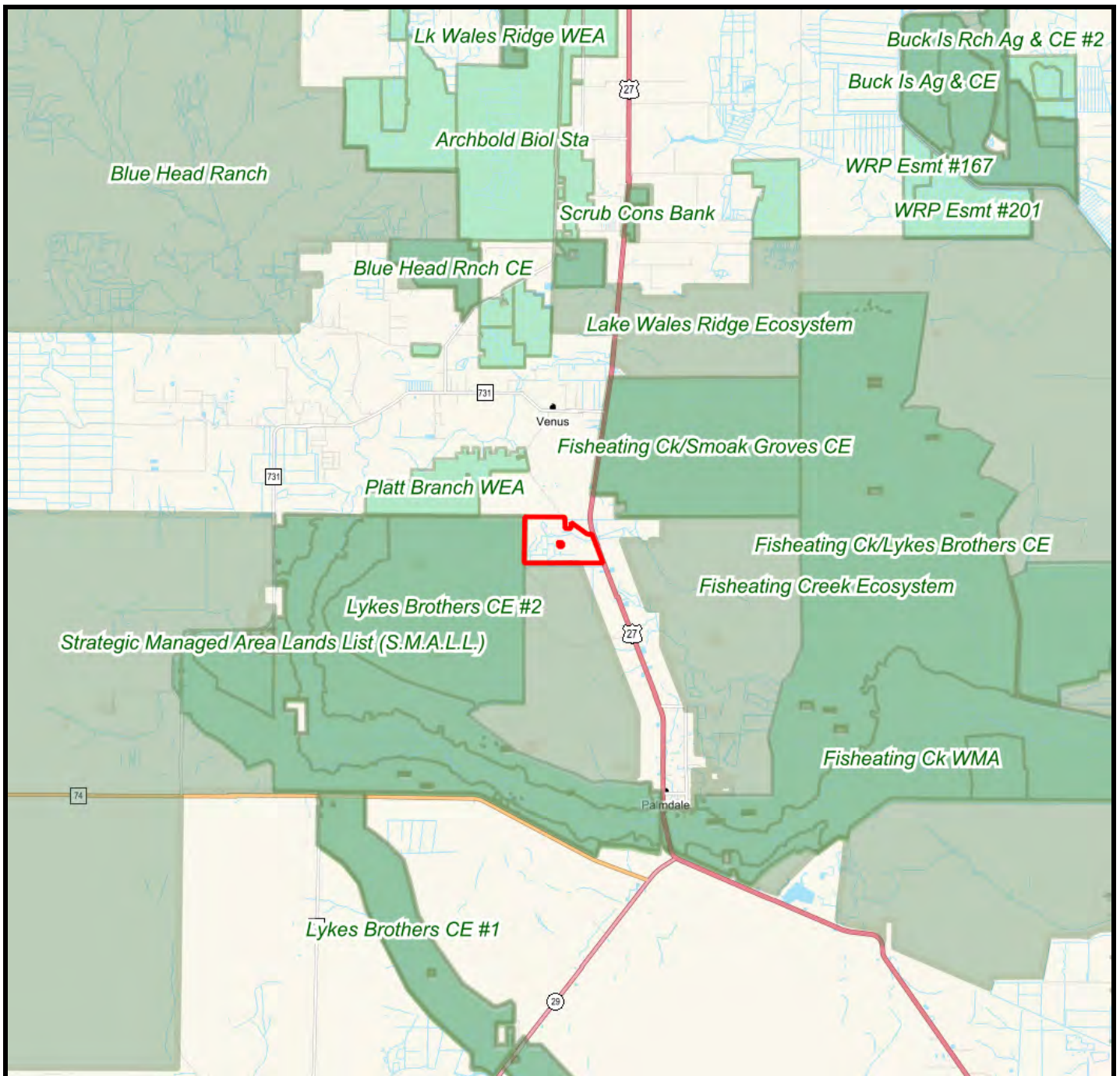
CLIP Priorities



- Polygons Drawing
- Lines Drawing
- Text Labels Drawing
- Points Drawing
- Managed Lands FNAI
- Priority 1 - HIGHEST
- Priority 2
- Priority 3
- Priority 4
- Priority 5

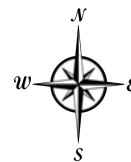


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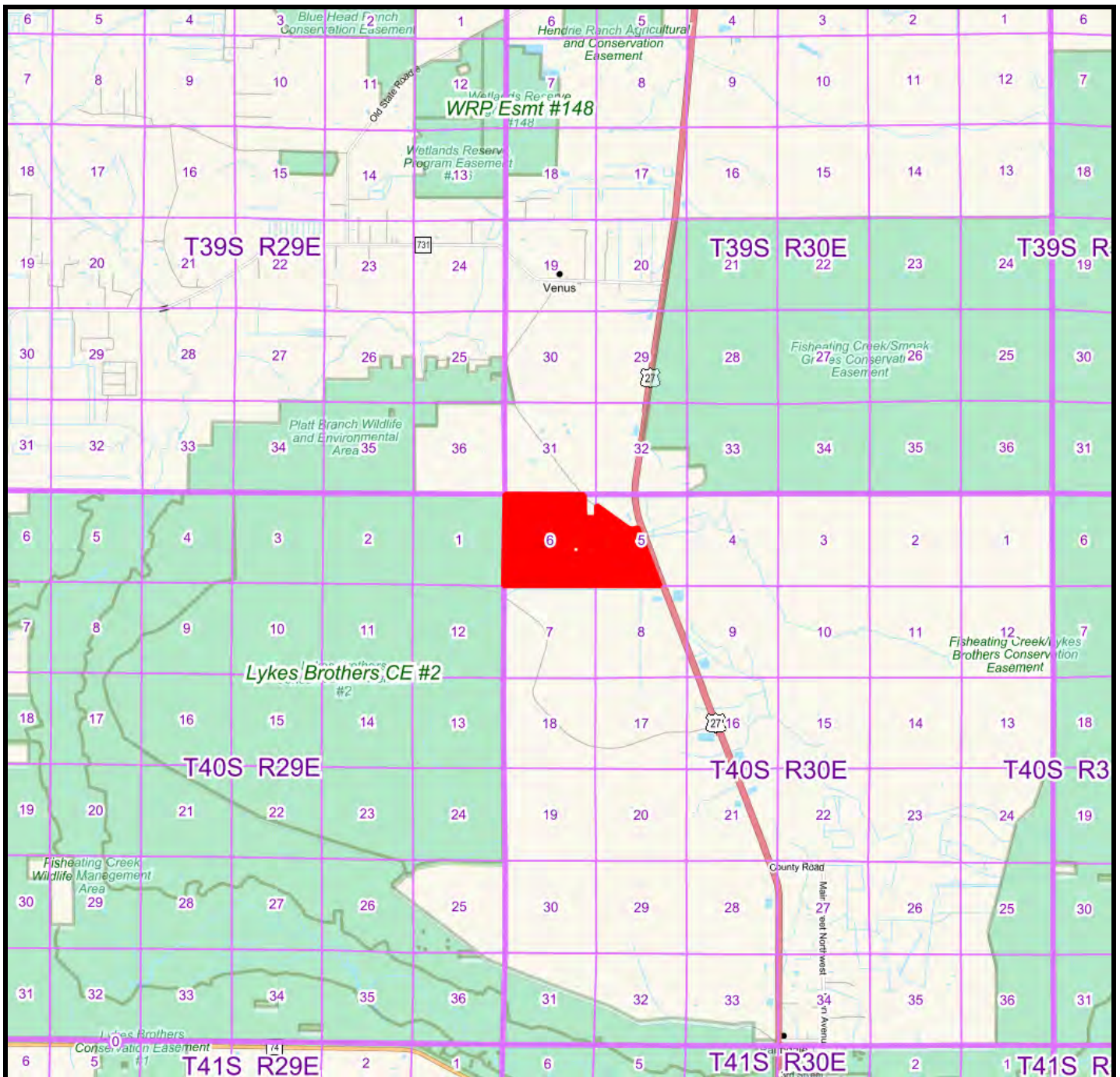


Nearby Conservation Areas

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Florida Forever BOT FNAI
- Managed Lands FNAI

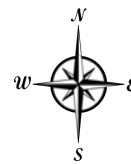


0 2 4 6 mi



Vicinity

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Township and Range
- Township and Range
- Section Boundaries
- Managed Lands FNAI



0 1 2 3 mi



Section 5

PHOTOS



PHOTOS



PHOTOS







Section 6

PROPERTY RECORDS

Row #	PID	GIS Acres	2024 Glades County Property Appraiser Market Value
1	' A064030A0000100000	635.00	\$ 7,005,301.00
2	' A054030A0000300000	271.39	\$ 3,175,200.00
Total (2):		906.39	\$ 10,180,501.00

County: Glades
Landowner: X-Bar Inc.
1667 Detjens Dairy Road,
Mailing Address: Venus, FL 33960

Glades County, FL

Parcel Summary

Parcel ID	A06-40-30-A00-0010-0000
Location Address	1553 DETJENS DAIRY RD VENUS
Brief Tax Description	ALL EXC E 1/2 OF NE 1/4 OF NE 1/4 + EXC RD RWY TOTAL ACRES 621.20 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	PASTURELAND 1 (6000) (Note: *The Use Code is a Dept. of Revenue (DOR) code. For zoning information, please contact the Glades County Community Development office at (863) 946-6018.)
Sec/Twp/Rng	6-40-30
Tax District	Glades County (District 05)
Millage Rate	17.5448
Acreage	614.6
Homestead	N

[View Map](#)

Owner Information

Primary Owner
[X-BAR](#)
 1667 DETJENS DAIRY RD
 VENUS, FL 33960

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
9910 - MKTVALAG	614.6	AC	0	0
6000 - PASTURE 1	420.1	AC	0	0
6100 - PASTURE 2	60	AC	0	0
6200 - PASTURE 3	16	AC	0	0
6300 - PASTURE 4	118.5	AC	0	0

Building Information

Type	POLE BARN	Heat	.N/A
Total Area	2,400	Air Conditioning	.N/A
Heated Area	2,400	Bathrooms	0
Exterior Walls	NONE	Bedrooms	0
Roof Cover	MODULAR MT	Stories	
Interior Walls	NONE	Actual Year Built	2014
Frame Type	WOOD FRAME	Effective Year Built	2014
Floor Cover	NONE		

Extra Features

Code	Description	Length x Width	Area	Year Built
0900	B-21	97 x 49 x	4,753	1900
0741	TUFU-L	16 x 8 x	128	1900
0700	TRC	0 x 0 x	1	2006
0901	B-22	20 x 14 x	280	1999
0081	CONC-U	41 x 12 x	492	2007
0901	B-22	41 x 14 x	574	2007
0903	B-31	16 x 8 x	128	2011

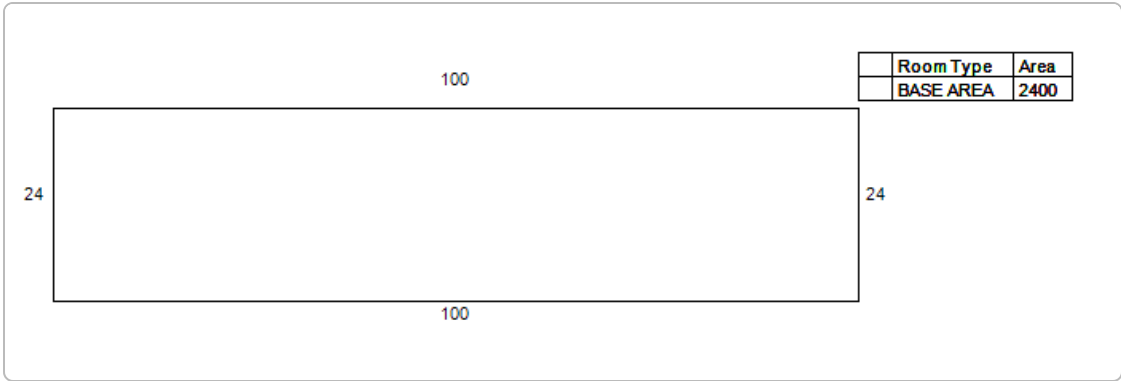
Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	7/5/2002	\$267,800	WD	0347/0817	Unqualified	Improved	OXER ROBERT BRADEN SR+MARIE H+ROBERT BRADENJR	X-BAR
N	4/29/1992	\$186,100	WD	0206/0485	Unqualified	Vacant	OXER ROBERT B + MARIE H	X-BAR
N	7/1/1977	\$16,000	01	0069/0706	Unqualified	Vacant		

Current Valuation

	2024 Certified Values
Building Value	\$22,742
Extra Features Value	\$12,995
Land Value	\$118,529
Land Agricultural Value	\$118,529
Agricultural (Market) Value	\$6,969,564
Just (Market) Value	\$7,005,301
Assessed Value	\$154,266
Exempt Value	\$0
Taxable Value	\$154,266
Maximum Save Our Homes Portability	\$0

Sketches



No data available for the following modules: Photos.

Glades County, FL

Parcel Summary

Parcel ID	A05-40-30-A00-0030-0000
Location Address	U S HWY 27 PALMDALE
Brief Tax Description	TOTAL ACRES 280.00 TRS 5 11 THRU 24 29 THRU 32 LYING W OF SCL RR + S OF SR 17 PALMDALE LAND CO SUB DC PB 3 PG 42 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	PASTURELAND 1 (6000) (Note: *The Use Code is a Dept. of Revenue (DOR) code. For zoning information, please contact the Glades County Community Development office at (863) 946-6018.)
Sec/Twp/Rng	5-40-30
Tax District	Glades County (District 05)
Millage Rate	17.5448
Acreage	280
Homestead	N

[View Map](#)

Owner Information

Primary Owner
[X-BAR](#)
1667 DETJENS DAIRY RD
VENUS, FL 33960

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
9910 - MKTVALAG	280	AC	0	0
5010 - SVCE ACRGE	1	AC	0	0
6000 - PASTURE 1	230	AC	0	0
6300 - PASTURE 4	49	AC	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	7/5/2002	\$267,800	WD	0347/0817	Unqualified	Vacant	OXER ROBERT BRADEN SR+MARIE H+ROBERT BRADENJR	X-BAR INC
N	4/29/1992	\$186,100	WD	0206/0485	Unqualified	Vacant	OXER ROBERT B + MARIE H	X-BAR
N	1/1/1971	\$116,100	N/A	0050/0274	Unqualified	Vacant		

Current Valuation

	2024 Certified Values
Building Value	\$0
Extra Features Value	\$0
Land Value	\$59,900
Land Agricultural Value	\$59,900
Agricultural (Market) Value	\$3,175,200
Just (Market) Value	\$3,175,200
Assessed Value	\$59,900
Exempt Value	\$0
Taxable Value	\$59,900
Maximum Save Our Homes Portability	\$0

No data available for the following modules: Building Information, Extra Features, Photos, Sketches.



Saunders Real Estate

April 7th, 2025

Office of Environmental Services
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Blvd, Mail Station 140
Tallahassee, FL 32399
Subject: X Bar Ranch – Willing Seller Letter

Dear FDEP Office of Environmental Services,

I am representing the landowners of the X Bar Ranch new Florida Forever proposal and the negotiation of a conservation easement over their land. The landowners have been contacted and are willing to sell a conservation easement over their land for the protection of Florida's natural resources.

Best Regards,

Jeremiah R. Thompson

Phone: 352-255-3670

Email: Jeremiah.Thompson@svn.com



Section 7

FNAI BIODIVERSITY MATRIX



Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 4/8/2025

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 4 Matrix Units: 48348 , 48349 , 48690 , 48691

Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 48348

1 **Documented** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Puma concolor coryi Florida Panther	G5T1	S1	E	FE

0 **Documented-Historic** Elements Found

4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Caracara cheriway Crested Caracara	G5	S2	T	FT
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT

Dry prairie	G2	S2	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 483491 **Documented** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Puma concolor coryi Florida Panther	G5T1	S1	E	FE

0 **Documented-Historic** Elements Found4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Aphelocoma coerulescens Florida Scrub-Jay	G2?	S1S2	T	FT
Caracara cheriway Crested Caracara	G5	S2	T	FT
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 486903 **Documented** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Caracara cheriway Crested Caracara	G5	S2	T	FT
Hypericum edisonianum Edison's ascyrum	G2G3	S2	N	E
Puma concolor coryi Florida Panther	G5T1	S1	E	FE

0 **Documented-Historic** Elements Found3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 486912 **Documented** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Puma concolor coryi Florida Panther	G5T1	S1	E	FE

0 **Documented-Historic** Elements Found4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Aphelocoma coerulescens Florida Scrub-Jay	G2?	S1S2	T	FT
Caracara cheriway Crested Caracara	G5	S2	T	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit IDs: 48348 , 48349 , 48690 , 4869143 **Potential** Elements Common to Any of the 4 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Ammodramus savannarum floridanus Florida Grasshopper Sparrow	G5T1	S1	E	FE
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	ST
Bonamia grandiflora Florida bonamia	G3	S3	T	E
<i>Calamintha ashei</i> Ashe's savory	G3	S3	N	T
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
<i>Carex chapmannii</i> Chapman's sedge	G3	S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Chionanthus pygmaeus pygmy fringe tree	G2G3	S2S3	E	E
Coelorachis tuberculosa Piedmont jointgrass	G3	S3	N	T
<i>Coleataenia abscissa</i> cutthroatgrass	G3	S3	N	E
<i>Conradina brevifolia</i> short-leaved rosemary	G2Q	S2	E	E
Dryobates borealis Red-cockaded Woodpecker	G3	S2	E, PT	FE
Eriogonum longifolium var. gnaphalifolium scrub buckwheat	G4T3	S3	T	E
<i>Farancia erythrogramma seminola</i> South Florida Rainbow Snake	G4TH	SH	N	N
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Gymnopogon chapmanianus Chapman's skeletongrass	G3	S3	N	N
Hartwrightia floridana hartwrightia	G2	S2	N	T
Heterodon simus Southern Hognose Snake	G2	S2S3	N	N
Hypericum edisonianum Edison's ascyrum	G2G3	S2	N	E
Lechea cernua nodding pinweed	G3	S3	N	T
Liatris ohlingerae Florida blazing star	G2	S2	E	E

<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Matelea floridana</i> Florida spiny-pod	G2	S2	N	E
<i>Mustela frenata peninsulæ</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Neofiber alleni</i> Round-tailed Muskrat	G2	S2	N	N
<i>Nolina atopocarpa</i> Florida beargrass	G3	S3	N	T
<i>Nolina brittoniana</i> Britton's beargrass	G3	S3	E	E
<i>Paronychia chartacea</i> var. <i>chartacea</i> paper-like nailwort	G3T3	S3	T	E
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Platanthera integra</i> yellow fringeless orchid	G3G4	S3	N	E
<i>Plestiodon egregius lividus</i> Blue-tailed Mole Skink	G5T2	S2	T	FT
<i>Peromyscus floridanus</i> Florida Mouse	G3	S3	N	N
<i>Polygala lewtonii</i> Lewton's polygala	G2	S2	E	E
<i>Polygonella basiramia</i> Florida jointweed	G3	S3	E	E
<i>Prunus geniculata</i> scrub plum	G3	S3	E	E
<i>Pteroglossaspis ecrinata</i> giant orchid	G2G3	S2	N	T
<i>Rostrhamus sociabilis</i> Snail Kite	G4G5	S2	E	FE
<i>Salix floridana</i> Florida willow	G2G3	S2S3	N	E
<i>Sceloporus woodi</i> Florida Scrub Lizard	G2G3	S2S3	N	N
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Warea carteri</i> Carter's warea	G1	S1	E	E

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



For more information visit www.saundersrealestate.com

HEADQUARTERS

1723 Bartow Road
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street Suite 410
Orlando, FL 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, FL 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, GA 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, AR 72701
479.582.4113

