

SAUNDERS LAND

Triple Spur Ranch

3154 NW Elizabeth Sims Loop, Greenville, Florida 32331

Dean Saunders, ALC, CCIM
863-287-8340
dean@saundersrealestate.com





SECTION 1

Application

Florida Forever
Boundary Amendment Application

Current Florida Forever projects may be modified via the expedited boundary amendment application process. Proposed boundary amendments must meet criteria specified below and may be considered by the Acquisition and Restoration Council (ARC) throughout the year.

Criteria: Boundary amendment proposals exceeding $5,000,000 in the most recent county property appraiser's tax assessed value shown on the owner's ad valorem tax bill shall be considered new Florida Forever Projects. Refer to Rule 18-24, Florida Administrative Code.

Existing Florida Forever Project (proposed for amendment): Hixtown Swamp

Property Proposed for Boundary Amendment: Triple Spur Ranch

Name/Affiliation Proposing Amendment: Dean Saunders w/Saunders Real Estate

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

Primary Phone: 863-287-8340 Email: dean@saundersrealestate.com

Please note: Applications for boundary amendments must be submitted at least 60 days prior to a scheduled ARC meeting. Meeting dates and submission deadlines are published on the ARC webpage.

This application, along with the supporting documentation specified in Attachments A-C, must be submitted 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. The Florida Forever Goals, Performance Measures and Criteria can be accessed on our website. 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.

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
Boundary Amendment 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 fifty 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 our 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 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 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 (1) 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 depicts the project boundaries or show the property boundaries on a U.S. Geological Survey (USGS) topographic quadrangle map(s). USGS topographic quadrangle maps can be obtained from the Department of Environmental Protection'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 (FDOT) county highway maps.

Florida Forever
Boundary Amendment 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 Madison County, Florida.

Property/project name: Hixtown Swamp

Name/Affiliation of Authorized Representative: Dean Saunders
Saunders Real Estate

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

Primary Phone: 863-287-8340 Email: dean@saundersrealestate.com

Property information

Section 5 Township 1N Range 8E
Lat/Long 30.5040637802, -83.5475177418
Acres 1258

Parcel identification number(s):
Multiple (See Attached)

Landowner Information

Joseph Brower Davis 2/10/2026
Landowner Signature Date

Joseph Brower Davis
Landowner Name (print)

Mailing Address: 4909 W Bay Way Dr, Tampa, FL 33629
Street City State ZIP

Primary Phone: 863-287-8340 Email: dean@saundersrealestate.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 of rescission by the owner(s) named above is received by the DSL.

Florida Forever
Goals, Performance Measures and Criteria

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.

Saunders Real Estate

February 16, 2026

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

Dear FDEP Office of Environmental Services,

I am representing the Triple Spur Ranch Florida Forever Boundary Amendment proposal and the negotiation of a conservation easement over their land. The landowner has been contacted and is willing to sell a conservation easement over their land for the protection of Florida's natural resources.

Best Regards,
Dean Saunders

Phone: 863-287-8340
Email: Dean@SaundersRealEstate.com



SECTION 2

Property Description

TRIPLE SPUR RANCH
FLORIDA FOREVER BOUNDARY AMENDMENT

1. A descriptive location of the proposed project with total acreage:
The proposed Triple Spur Ranch is 1,258 ± total acres in Madison County. The property contains 797 ± upland acres (63%) and 461 ± wetland acres (37%). The property is located halfway between Greenville and Madison, and 5 ± miles north of I-10, bordering the Hixtown Swamp Florida Forever Project

Triple Spur Ranch is a large acreage working land located in Madison County, Florida, near the Aucilla River. The property is primarily managed for silviculture and recreation and has a long history of active forest management consistent with regional timber production practices in North Florida.

The land is predominantly composed of managed pine plantations, with areas of natural hardwoods and wetlands integrated throughout the tract. Timber management activities include periodic harvesting, stand maintenance, and regeneration, supporting ongoing production of timber and fiber while maintaining the land's long-term productivity. Recreational uses, including hunting and wildlife observation, compliment the property's silvicultural operations.

The property remains largely undeveloped and functions as a contiguous working forest landscape. Existing interior roads and management infrastructure support forestry operations and land stewardship activities. The combination of active timber management and low-intensity recreational use allows the property to remain economically viable while retaining its rural character and natural resource values.
Continued management of Triple Spur Ranch as a working forest supports the local agricultural economy, preserves traditional land uses in Madison County, and helps prevent fragmentation or conversion to incompatible uses in a sensitive river corridor landscape.

The Triple Spur Ranch has a 2025 certified market/just value of $2,025,259.

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:
Triple Spur Ranch is located within an ecologically significant area of Madison County near the Aucilla River and supports a diverse mix of upland and wetland habitats typical of North Florida's river corridor landscapes. Land cover includes managed pine plantations, mesic and hydric flatwoods, mixed hardwood forests, cypress wetlands, bottomland hardwoods, and freshwater marshes. These natural communities provide important wildlife habitat while remaining compatible with ongoing silvicultural and recreational uses.

According to the Florida Natural Areas Inventory (FNAI) Biodiversity Matrix, the property contains areas ranked as high priority for biodiversity conservation and landscape connectivity. Portions of the site are identified as Strategic Habitat Conservation Areas and Ecological Greenways, reflecting their role in supporting wildlife movement and maintaining large, connected habitat blocks within the Aucilla River watershed.

The landowner has reported frequent wildlife use of the property, including white-tailed deer, wild turkey, quail, bobcats, Florida black bear, hogs, sandhill cranes, swallow-tailed kites, otters, waterfowl, and a

variety of wading birds. Upland pine and hardwood communities provide foraging and cover for game and non-game species, while wetlands, cypress swamps, and riparian areas offer valuable habitat for birds, amphibians, reptiles, and aquatic-dependent species.

The property is surrounded by additional conservation lands and working forests along the Aucilla River corridor, further enhancing its value as part of a larger, interconnected habitat network. Permanent protection of the Triple Spur property would help maintain these habitats in a largely undeveloped condition, reduce fragmentation, and support long-term wildlife use while allowing sustainable forest management to continue.

Triple Spur Ranch is located within the Aucilla River watershed and directly adjacent to the Hixtown Swamp. This area is dominated by a large and ecologically significant complex of cypress swamps, freshwater marshes, open marsh ponds, and shrub swamp. Hixtown Swamp is one of the largest remaining relatively undisturbed, cypress-dominated basin swamps in northern Florida and functions as an integral component of the broader San Pedro Bay wetland ecosystem. This wetland complex is recognized as an important overwintering and nesting area for wading birds and provides critical hydrologic and ecological functions at a landscape scale.

Wetlands on and adjacent to the property contribute substantially to surface water storage, flood attenuation, and groundwater recharge. During high rainfall events, these wetlands slow and retain surface flows, reducing downstream flooding while allowing water to gradually infiltrate into the underlying aquifer system. The property's topography, permeable soils, and extensive wetland features support natural floodplain function and help maintain base flows to tributaries of the Aucilla River.

According to Florida Natural Areas Inventory and Critical Lands and Waters Identification Project data, the property lies within areas ranked as high priority for aquifer recharge and surface water resource protection. Maintaining these intact wetland systems is especially important in this region, where groundwater and surface water interactions play a key role in sustaining riverine, wetland, and estuarine ecosystems downstream. The surrounding uplands, historically managed for silviculture and agriculture, complement these hydrologic functions by limiting impervious surfaces and preserving natural drainage patterns.

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:
The area surrounding the property in Madison County is currently zoned and designated for agricultural use. At this time, there are no known development proposals affecting the property. The land could be subdivided into smaller homesites or converted to more intensive uses, including utility-scale solar development.

Such changes in land use could interfere with ongoing operations and adversely affect natural resource values, including wildlife habitat, aquifer recharge, and natural floodplain function. Placement of a conservation easement on the property would eliminate these development pressures and ensure the long-term continuation of agricultural uses while protecting the property's water resources and ecological functions.

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 Triple Spur 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 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 (Measure B1).
- The entire property has been identified as habitat for Florida's rarest species, including the Florida Black Bear (Measure B2).
- The entire property is located in a priority area of the Florida Ecological Greenway Network (Wildlife Corridor). Its acquisition would expand the protected area near the Hixtown Swamp Florida Forever Project (Measure B3).
- Pine Flatwoods, Cypress, and Upland Hardwood Forests are among the natural communities on the property identified as Underrepresented Natural Communities by FNAI (Measure B4)

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

- Cypress Domes, Freshwater Marshes, Wetland Forests, Wet Prairies, and Creeks contribute to priorities for natural floodplain function and surface water resource protection, including natural and managed water storage features (Measures C4 and C5).
- Approximately 37% 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 if 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.

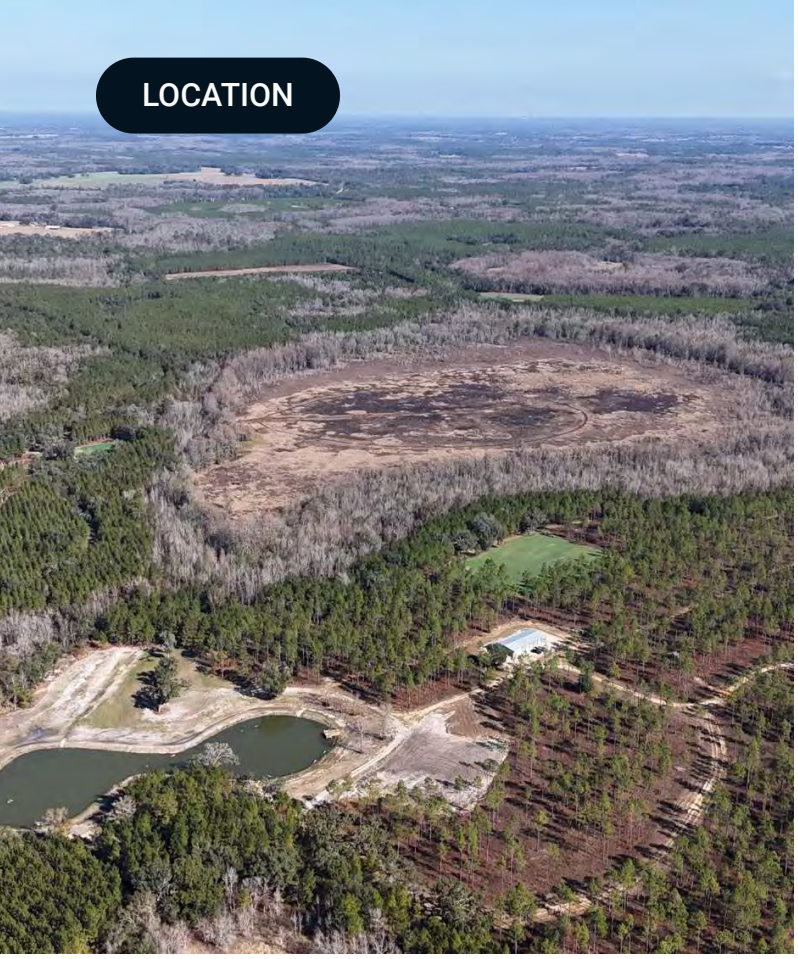
Triple Spur Ranch is proposed in this application as a less-than-fee acquisition. Under a conservation easement, the state would acquire the developmental rights on the property while the landowner would like to continue the current and historic activities on the property. These activities include agriculture, silviculture, recreation, and private use and enjoyment.

Triple Spur Ranch will enlarge the conservation lands in North Florida. Acquisition of the property under an easement would protect a priority area of the Florida Wildlife Corridor from future development and prevent fragmentation of sensitive habitat that supports many native species in Florida. The acquisition would also protect the water quality and quantity of the Aucilla River region.



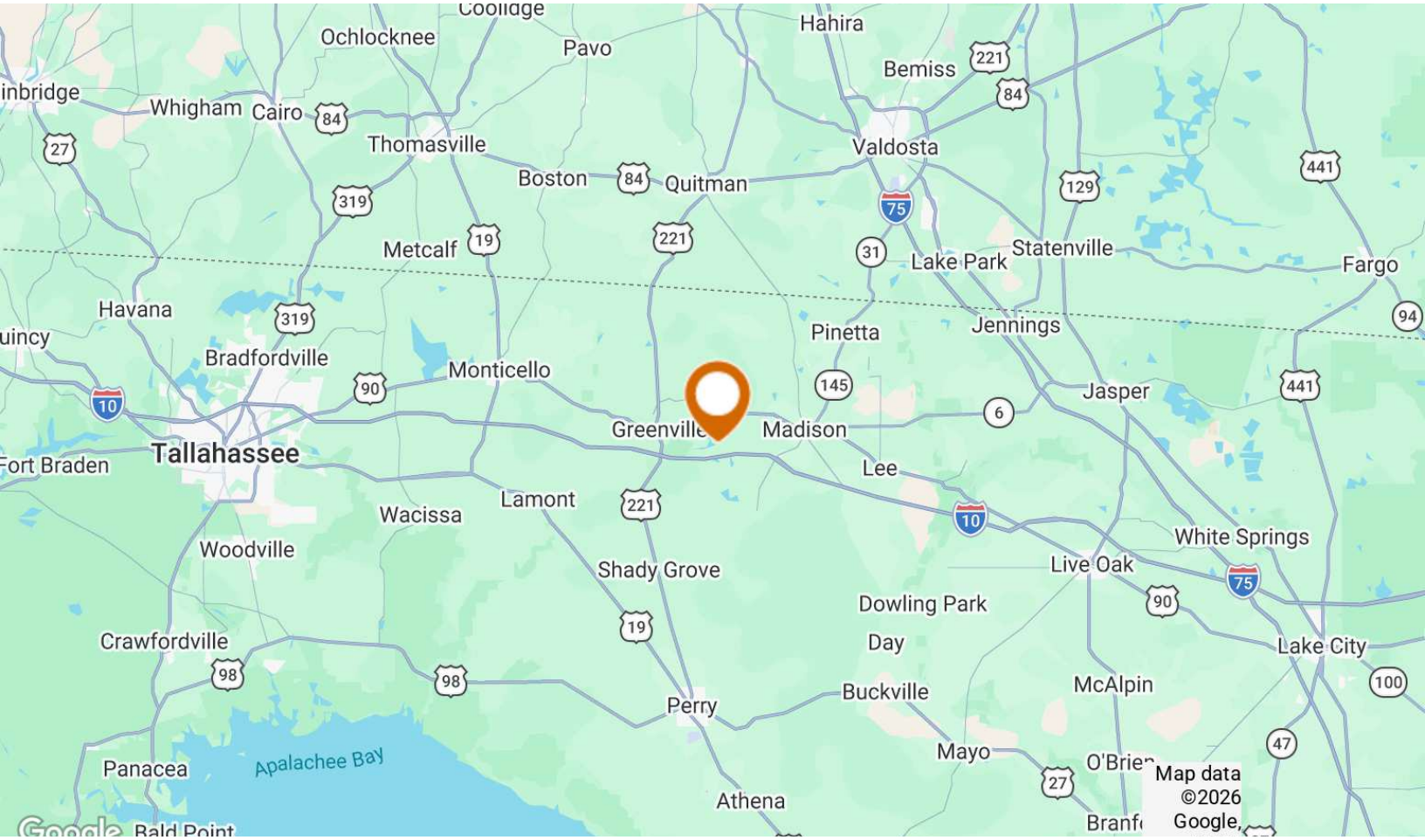
Specifications & Features

Uplands / Wetlands:	732 ± Upland Acres (58%) / 526 ± Wetland Acres (42%)
Soil Types:	Dorovan; Lucy; Blanton; Plummer; Albany; Lovett; Nankin; Esto; Sapelo; Ocilla; Faceville; Pelham; Bonifay
Zoning / FLU:	Agricultue
Lake Frontage / Water Features:	100-Acre Pond
Water Source & Utilities:	Well & Septic
Road Frontage:	3/4 Mile on NW Elizabeth Sims Loop
Fencing:	Perimeter Fenced
Current Use:	Timber, Hunting, & Recreation
Potential Recreational / Alt Uses:	Subdivided into smaller homesites
Land Cover:	Coniferous Plantations (460 ± Acres); Mixed Wetland Hardwoods (214 ± Acres); Forest Regeneration Areas (161 ± Acres); Mixed Scrub-Shrub Wetland (136 ± Acres); Intermittent Ponds (87 ± Acres); Upland Hardwood Forests (46 ± Acres); Gum Swamps (42 ± Acres); Cropland and Pastureland (25 ± Acres); Freshwater Marshes (19 ± Acres); Hay Fields (18 ± Acres); Cypress (10 ± Acres); Dry Prairie (9 ± Acres); Bay Swamps (7 ± Acres); Hydric Pine Flatwoods (6 ± Acres); Live Oak (3 ± Acres)
Structures & Year Built:	Pole Barn/Office



Location & Driving Directions

Parcel:	Multiple (5)
GPS:	30.505131, -83.54495
Driving Directions:	Contact Dean Saunders
Showing Instructions:	Contact Dean Saunders





SECTION 3

Maps



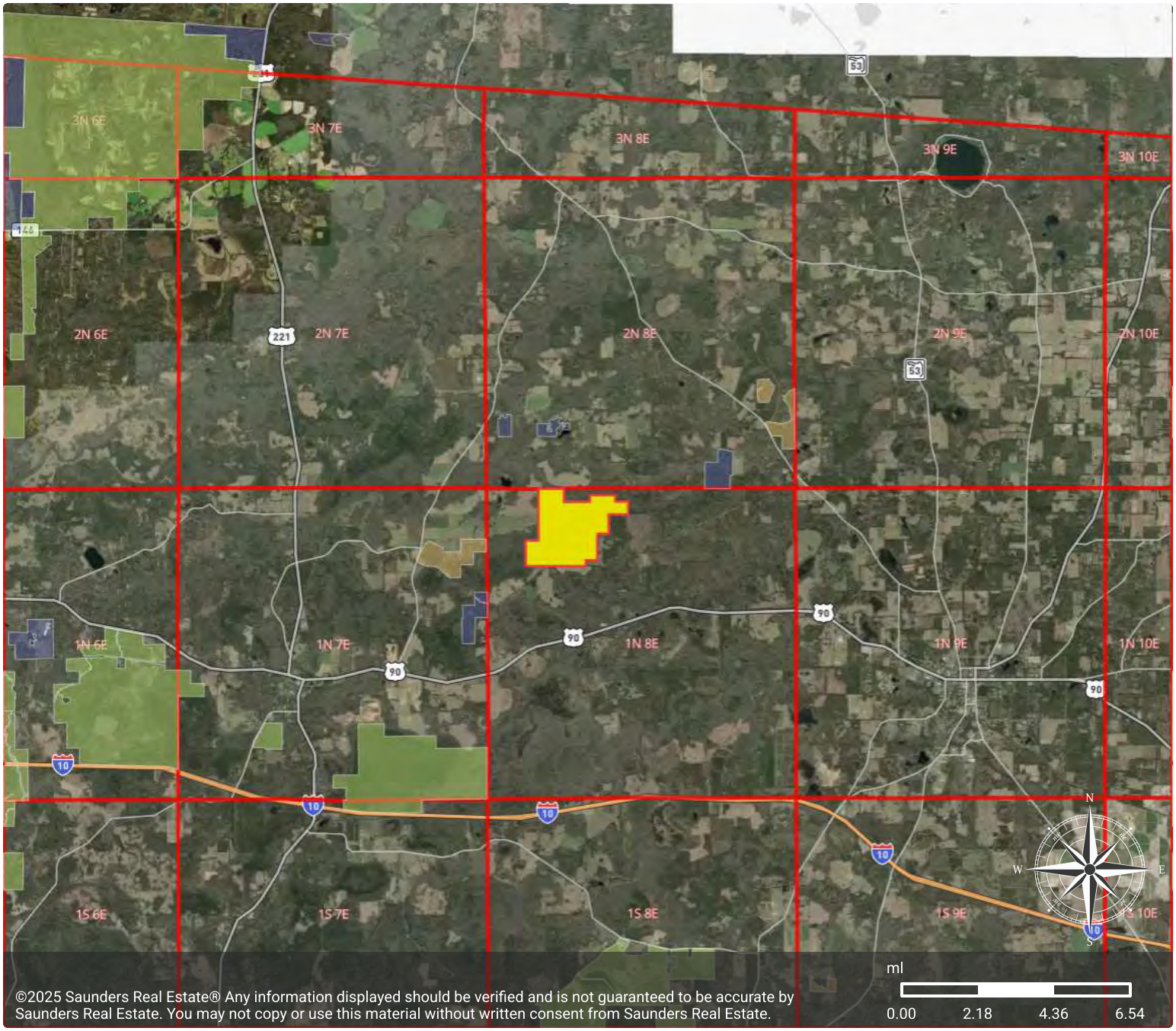
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Triple Spur Farm



Subject Site

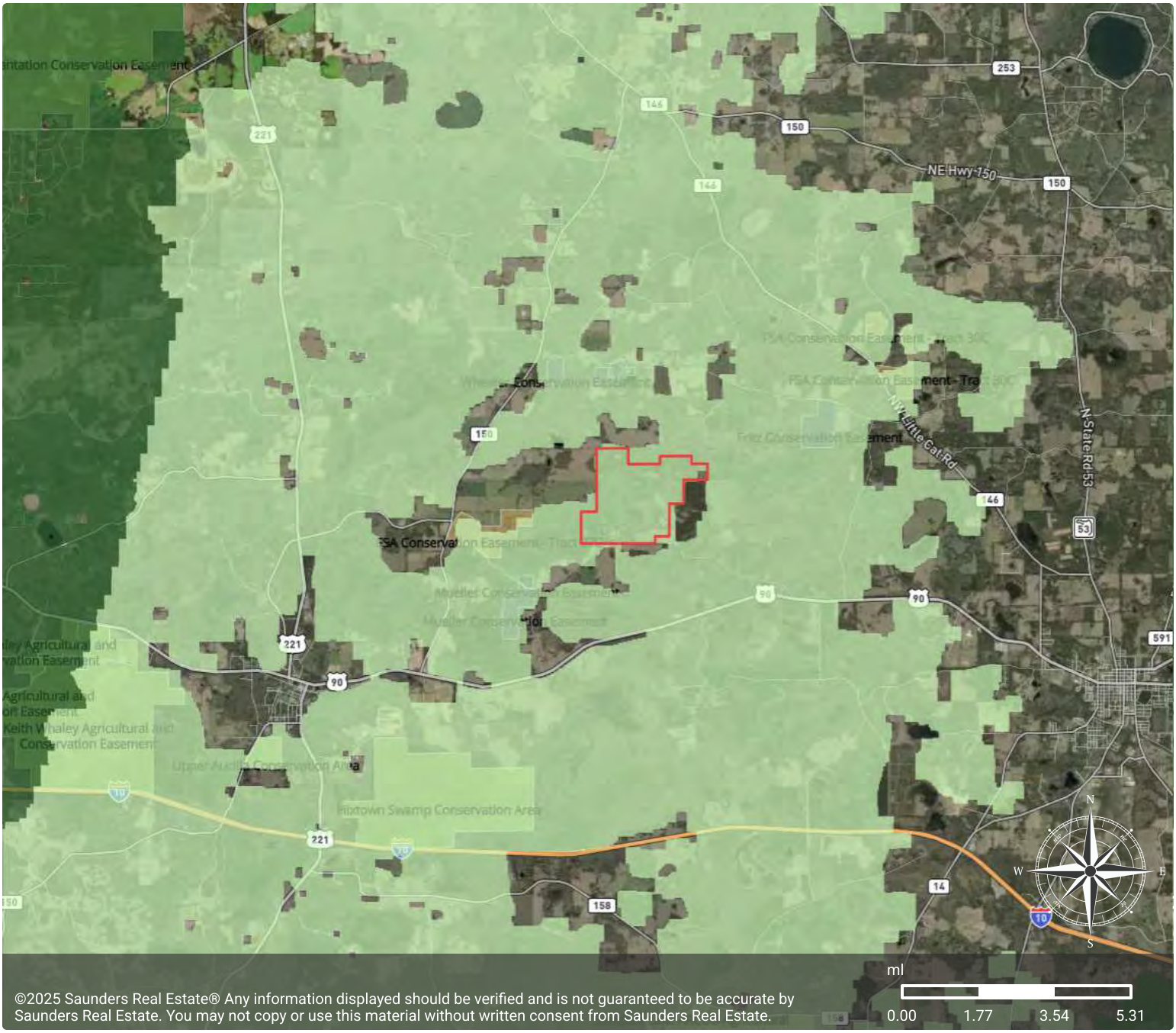


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Vicinity



- Subject Site
- Conservation Lands (FLMA): Private
- Conservation Lands (FLMA): State
- Conservation Lands (FLMA): Federal
- Township/Range



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Florida Ecological Greenway Network



- Subject Site
- Ecological Greenways: Priority 2
- Ecological Greenways: Priority 5
- Conservation Lands (FLMA): Private
- Conservation Lands (FLMA): State
- Conservation Lands (FLMA): Federal



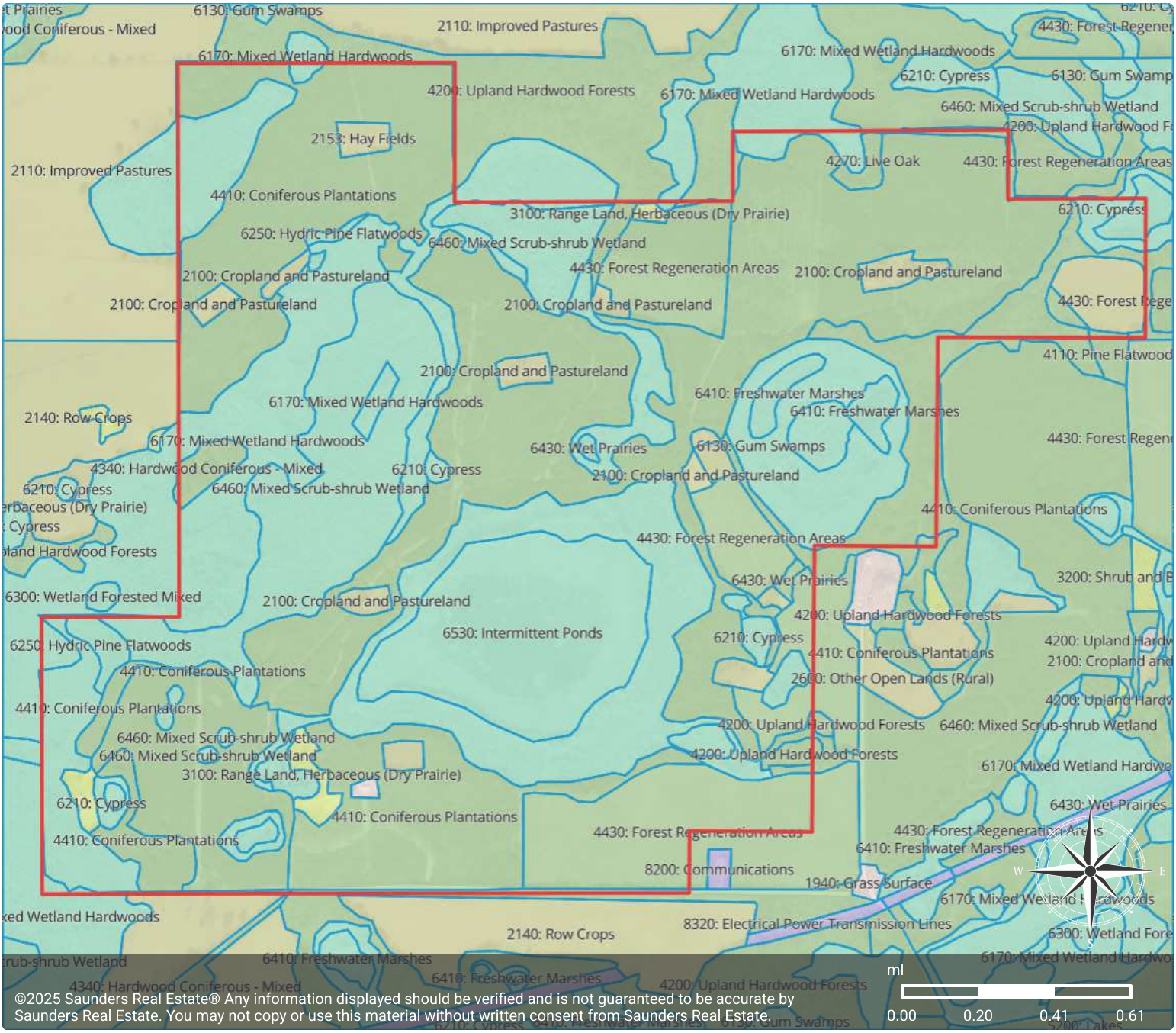
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Wetlands NWI



- Subject Site
- Wetlands NWI: Lacustrine
- Wetlands NWI: Palustrine
- Wetlands NWI: Riverine

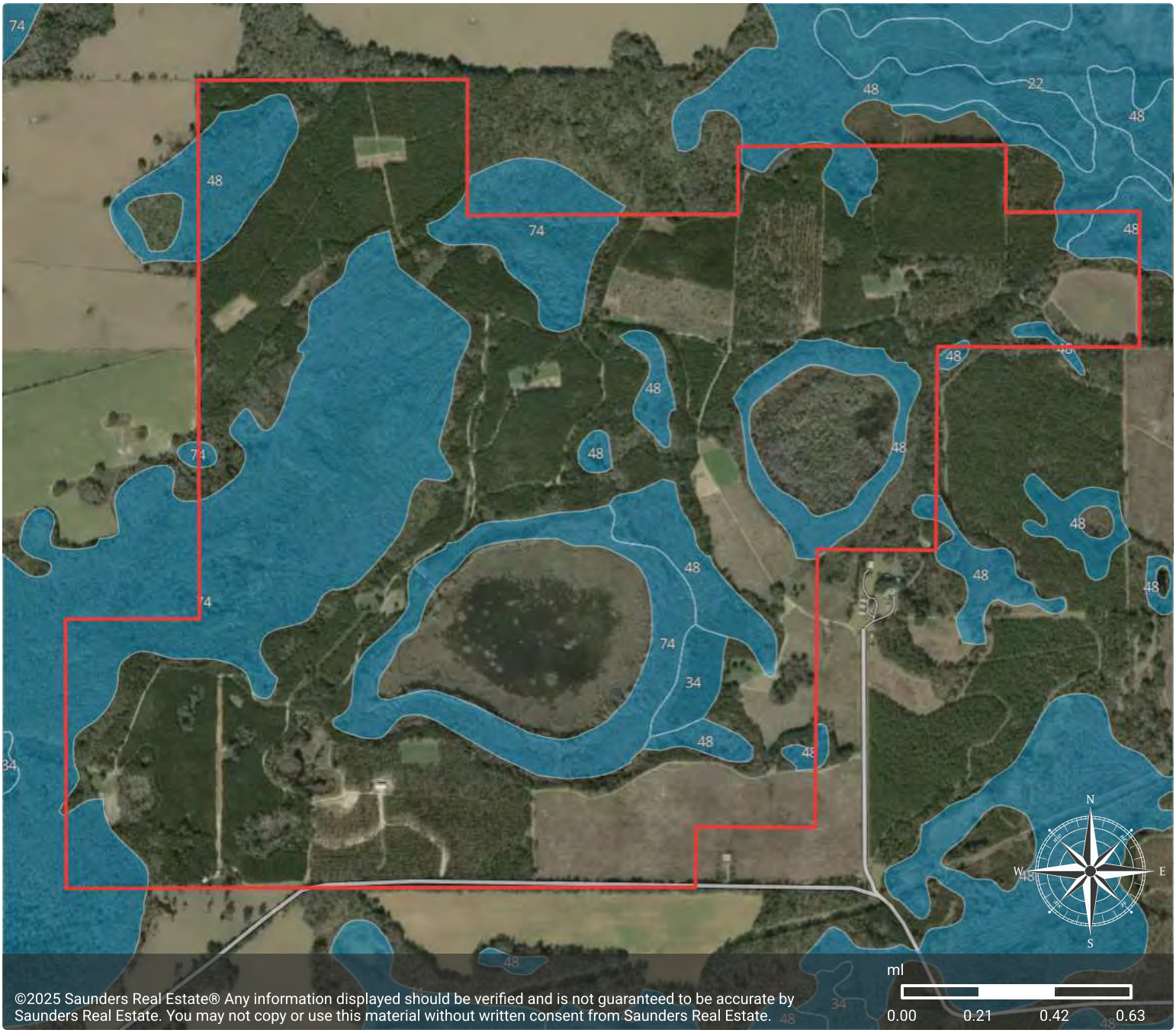


SAUNDERS REAL ESTATE

Landcover 2023



- Subject Site
- Land Cover 2023: WATER
- Land Cover 2023: WETLANDS
- Land Cover 2023: UPLAND FOREST
- Land Cover 2023: TRANSPORTATION, COMMUNICATION AND UTILITIES
- Land Cover 2023: AGRICULTURE
- Land Cover 2023: RANGELAND
- Land Cover 2023: URBAN AND BUILT-UP



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SAUNDERS REAL ESTATE

Soils Hydric



- Subject Site
- Soils Hydric



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SAUNDERS REAL ESTATE

Soils

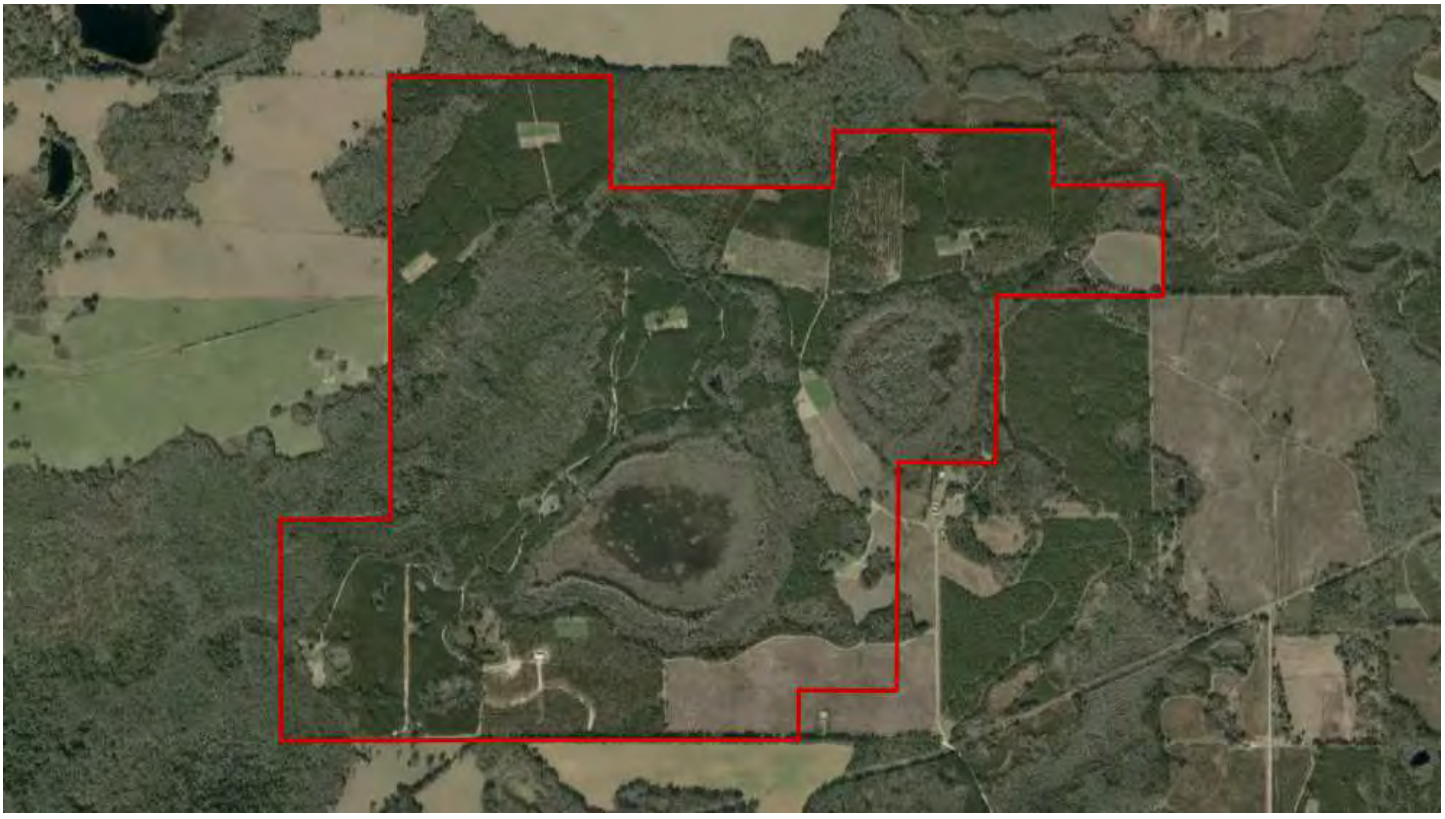


Subject Site

Soils

SAUNDERS REAL ESTATE

Details / Information



Project • Description

Project	Madison Triple Spur
Parcels	Subject Site
Acres	1,257.92

FEMA Flood Zones

Zone	Floodway	Base Flood Elevation	Percent of Total	Acres
X	—	-9,999	62.37	784.53
A	—	-9,999	37.63	473.39
TOTAL				1,257.92

Land Cover (includes wetlands)

Code	Description	WMD	Year	Percent of Total	Acres
4,410	4410: Coniferous Plantations	SR	2022-2023	36.56	459.85
6,170	6170: Mixed Wetland Hardwoods	SR	2022-2023	17.04	214.4
4,430	4430: Forest Regeneration Areas	SR	2022-2023	12.83	161.45
6,460	6460: Mixed Scrub-shrub Wetland	SR	2022-2023	10.81	135.94
6,530	6530: Intermittent Ponds	SR	2022-2023	6.88	86.59
4,200	4200: Upland Hardwood Forests	SR	2022-2023	3.66	45.99
6,130	6130: Gum Swamps	SR	2022-2023	3.37	42.41
2,100	2100: Cropland and Pastureland	SR	2022-2023	1.96	24.65
6,410	6410: Freshwater Marshes	SR	2022-2023	1.5	18.92
2,153	2153: Hay Fields	SR	2022-2023	1.4	17.59
6,210	6210: Cypress	SR	2022-2023	0.81	10.18
3,100	3100: Range Land, Herbaceous (Dry Prairie)	SR	2022-2023	0.7	8.85
6,110	6110: Bay Swamps	SR	2022-2023	0.56	6.99
4,340	4340: Hardwood Coniferous - Mixed	SR	2022-2023	0.51	6.36
6,250	6250: Hydric Pine Flatwoods	SR	2022-2023	0.5	6.33
4,270	4270: Live Oak	SR	2022-2023	0.26	3.22
6,300	6300: Wetland Forested Mixed	SR	2022-2023	0.25	3.09
2,110	2110: Improved Pastures	SR	2022-2023	0.1	1.3
6,430	4430: Forest Regeneration Areas	SR	2022-2023	0.09	1.09
3,100	1110: Low Density, Fixed Single Family Units	SR	2022-2023	0.08	0.99
6,430	6430: Wet Prairies	SR	2022-2023	0.06	0.8
4,110	4110: Pine Flatwoods	SR	2022-2023	0.04	0.48
4,100	4100: Upland Coniferous Forests	SR	2022-2023	0.03	0.4
2,140	2140: Row Crops	SR	2022-2023	0	0.04
TOTAL UPLAND					732.27
TOTAL WETLAND					525.65
TOTAL					1,257.92

National Wetlands Inventory

Code	Description	Percent of Total	Acres
PFO6/3C	Freshwater Forested/Shrub Wetland	13.89	174.7
PFO6F	Freshwater Forested/Shrub Wetland	12.04	151.41
L2AB3G	Lake	4.91	61.7
PEM1F	Freshwater Emergent Wetland	3.41	42.91
L2AB3H	Lake	1.39	17.43
R5UBH	Riverine	0.3	3.82
PFO6C	Freshwater Forested/Shrub Wetland	0.26	3.3
PAB3G	Freshwater Pond	0.22	2.75
PUBH	Freshwater Pond	0.21	2.63
PFO4/3B	Freshwater Forested/Shrub Wetland	0.02	0.23
TOTAL UPLAND			797.04
TOTAL WETLAND			460.88
TOTAL			1,257.92

Soils

MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
74	Dorovan and Pamlico soils, depressional	Dorovan	58	Yes	B/D	20.47	257.48
13	Lucy sand, 2 to 5 percent slopes	Lucy	90	No	B	10.54	132.61
5	Blanton sand, 0 to 5 percent slopes	Blanton	80	No	A	10.45	131.51
6	Blanton sand, 5 to 8 percent slopes	Blanton	80	No	A	10.14	127.49
99	Water	Water	100	Unranked	—	9.87	124.14
48	Plummer and Surrency soils, depressional	Plummer	60	Yes	A/D	8.09	101.72
2	Albany sand, 0 to 5 percent slopes	Albany	90	No	A/D	7.29	91.73
14	Lucy sand, 5 to 8 percent slopes	Lucy	85	No	B	5.45	68.59
23	Plummer sand	Plummer	90	No	A/D	4.89	61.51
65	Lovett sand, 0 to 5 percent slopes	Lovett	90	No	C	3.34	41.97
66	Lovett sand, 5 to 8 percent slopes	Lovett	95	No	C	2.55	32.03
56	Nankin loamy sand, 5 to 8 percent slopes	Nankin	90	No	C	1.76	22.17
55	Esto fine sandy loam, 2 to 5 percent slopes	Esto	90	No	C	1.67	20.99
57	Nankin sandy loam, 8 to 12 percent slopes, eroded	Nankin	95	No	C	1.61	20.25
34	Sapelo-Sapelo, wet, sand, 0 to 2 percent slopes	Sapelo	60	No	B/D	0.8	10.05
30	Ocilla sand, 0 to 5 percent slopes	Ocilla	85	No	B/D	0.43	5.47
72	Faceville loamy fine sand, 5 to 8 percent slopes	Faceville	90	No	B	0.37	4.65
22	Pelham sand	Pelham	60	No	B/D	0.17	2.13
71	Faceville loamy fine sand, 2 to 5 percent slopes	Faceville	80	No	B	0.07	0.84
53	Bonifay fine sand, 0 to 5 percent slopes	Bonifay	85	No	A	0.05	0.6
TOTAL							1,257.93

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SECTION 4

Photos



PHOTOS





PHOTOS









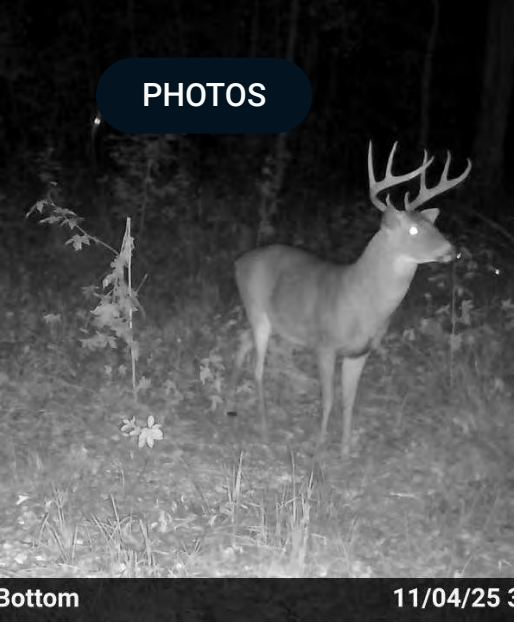
PHOTOS










PHOTOS
Bottom
11/04/25 3


12/17/23


W feeder
12/29/


aks
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/est pond
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SECTION 5

Property Records

##	PIN	Acres
1	07-1N-08-2804-000-000	80.00
2	05-1N-08-2800-000-000	562.00
3	09-1N-08-2810-001-000	36.92
4	04-1N-08-2796-001-000	261.00
5	08-1N-08-2808-001-000	318.00
Total (5):		**1,257.92**

County: Madison
Landowner: Triple Spur LLC
Mailing Address: 4909 W Bay Way Dr,
Tampa, FL 33629

Madison County, FL

Address Change

Mailing Address Change

Owner Information

Primary Owner
TRIPLE SPUR RANCH LLC
4909 W BAY WAY DR
TAMPA FL 33629

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Parcel Summary

Parcel ID	04-1N-08-2796-001-000
Location Address	NW ELIZABETH SIMS LOOP GREENVILLE 32331
Brief Tax Description	A PARCEL OF LAND LOCATED IN PART OF W2 OF SEC 4 T-1N R-8 OR 1397/288 TF 2796 (Note: Not to be used on legal documents.)
Property Use Code	TIMBERLAND MIXED (5530)
Sec/Twp/Rng	04-1N-08
Tax District	COUNTY (10)
Millage Rate	14.2928
Acreage	261
Homestead	N

View Map

Map



Valuation

Working Values are Subject to Change

	2026 Working Values	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
Building Value	$0	$0	$0	$0	$0
Extra Features Value	$0	$0	$0	$0	$0
Land Value	$42,446	$42,446	$42,446	$42,051	$42,051
Land Agricultural Value	$42,446	$42,446	$42,446	$42,051	$42,051
Agricultural (Market) Value	$381,500	$381,500	$381,500	$381,500	$311,000
Just (Market) Value	**$381,500**	**$381,500**	**$381,500**	**$381,500**	**$311,000**
Assessed Value	$42,446	$42,446	$42,446	$42,051	$42,051
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$42,446	$42,446	$42,446	$42,051	$42,051
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

Land Information

Land Use	Number of Units	Unit Type	Price/Unit	Frontage
5997 - NATURAL RIVER & POND	41	AC	$20	0
5620 - PLANTED	62	AC	$256	0
5910 - SWAMP (PRODUCTIVE)	79	AC	$40	0
5530 - MIXED PINE-HARDWOOD	79	AC	$286	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
Y	4/22/2021	$2,515,900	WD	1397/288		Qualified	QUAL/MULT-PROP W/MULT-TAXIDS	Vacant	SIMS FARMS LLC	TRIPLE SPUR RANCH LLC

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Owner Information

Primary Owner
TRIPLE SPUR RANCH LLC
4909 W BAY WAY DR
TAMPA FL 33629

Homestead Application

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2025 TRIM Notices

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Parcel Summary

Parcel ID	05-1N-08-2800-000-000
Location Address	NW BARN OWL TRL GREENVILLE 32331
Brief Tax Description	S 1/2, NW 1/4, S 1/2 OF NE 1/4, OR 522/323 OR 1071/287 OR 1071/284 OR 1071/290 OR 1071/281 OR 1397/278 OR 1397/288 (Note: Not to be used on legal documents.)
Property Use Code	TIMBERLAND MIXED (5530)
Sec/Twp/Rng	05-1N-08
Tax District	COUNTY (10)
Millage Rate	14.2928
Acreage	562
Homestead	N

View Map

Map



Valuation

Working Values are Subject to Change

	2026 Working Values	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
Building Value	$0	$0	$0	$0	$0
Extra Features Value	$0	$0	$0	$0	$0
Land Value	$98,017	$98,017	$98,017	$97,077	$97,077
Land Agricultural Value	$98,017	$98,017	$98,017	$97,077	$97,077
Agricultural (Market) Value	$907,500	$907,500	$907,500	$907,500	$740,000
Just (Market) Value	**$907,500**	**$907,500**	**$907,500**	**$907,500**	**$740,000**
Assessed Value	$98,017	$98,017	$98,017	$97,077	$97,077
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$98,017	$98,017	$98,017	$97,077	$97,077
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

Land Information

Land Use	Number of Units	Unit Type	Price/Unit	Frontage
5910 - SWAMP (PRODUCTIVE)	188	AC	$40	0
5530 - MIXED PINE-HARDWOOD	248	AC	$286	0
5630 - MIXED PINE -HARDWOOD	81	AC	$213	0
5996 - WASTE NON-PRODUCTIVE	39	AC	$20	0
5620 - PLANTED	6	AC	$256	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
Y	4/22/2021	$2,515,900	WD	1397/288		Qualified	QUAL/MULT-PROP W/MULT-TAXIDS	Vacant	SIMS FARMS LLC	TRIPLE SPUR RANCH LLC
N	4/20/2021	$100	QC	1397/278		Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Vacant	SIMS CARL A JR HITE AGNES S	SIMS FARMS
N	10/30/2012	$100	WD	1071/0290		Unqualified	UNQUAL/PARTIAL INTEREST	Vacant	SIMS CARL A JR	SIMS FARMS LLC
N	10/30/2012	$100	WD	1071/0287		Unqualified	UNQUAL/PARTIAL INTEREST	Vacant	SIMS GUY II	SIMS FARMS LLC
N	10/23/2012	$100	DT	1071/0284		Unqualified	UNQUAL/PARTIAL INTEREST	Vacant	SIMS GUY II & BARATI DURLIE	SIMS GUY II
N	10/23/2012	$100	DT	1071/0281		Unqualified	UNQUAL/PARTIAL INTEREST	Vacant	SIMS GUY II & BARATI DURLIE	SIMS CARL A JR
N	9/23/1999	$10	WD	0522/0323		Unqualified	N/A	Vacant	SIMS CARL A & ELIZABETH	SIMS CARL A & ELIZABETH TRUSTEES

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Owner Information

Primary Owner
TRIPLE SPUR RANCH LLC
4909 W BAY WAY DR
TAMPA FL 33629

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2025 TRIM Notice (PDF)

Parcel Summary

Parcel ID	07-1N-08-2804-000-000
Location Address	NW ELIZABETH SIMS LOOP GREENVILLE 32331
Brief Tax Description	E 1/2 OF NE 1/4, OR 522/523 OR 1071/284 OR 1071/287 OR 1071/281 OR 1071/290 OR 1397/278 (Note: Not to be used on legal documents.)
Property Use Code	SWAMP PRODUCTIVE (5910)
Sec/Twp/Rng	07-1N-08
Tax District	COUNTY (10)
Millage Rate	14.2928
Acreage	80
Homestead	N

View Map

Map



Valuation

Working Values are Subject to Change

	2026 Working Values	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
Building Value	$0	$0	$0	$0	$0
Extra Features Value	$0	$0	$0	$0	$0
Land Value	$10,827	$10,827	$10,827	$12,765	$12,765
Land Agricultural Value	$10,827	$10,827	$10,827	$12,765	$12,765
Agricultural (Market) Value	$90,500	$90,500	$90,500	$116,000	$94,000
Just (Market) Value	**$90,500**	**$90,500**	**$90,500**	**$116,000**	**$94,000**
Assessed Value	$10,827	$10,827	$10,827	$12,765	$12,765
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$10,827	$10,827	$10,827	$12,765	$12,765
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

Land Information

Land Use	Number of Units	Unit Type	Price/Unit	Frontage
5520 - PLANTED	5	AC	$403	0
5620 - PLANTED	27	AC	$256	0
5910 - SWAMP (PRODUCTIVE)	47	AC	$40	0
5996 - WASTE NON-PRODUCTIVE	1	AC	$20	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
Y	4/22/2021	$2,515,900	WD	1397/288		Qualified	QUAL/MULT-PROP W/MULT-TAXIDS	Vacant	SIMS FARMS LLC	TRIPLE SPUR RANCH LLC
N	4/20/2021	$100	QC	1397/278		Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Vacant	SIMS CARL A JR HITE AGNES	SIMS FARMS LLC
N	10/30/2012	$100	WD	1071/0290		Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Vacant	SIMS CARL A JR	SIMS FARMS LLC
N	10/30/2012	$100	WD	1071/0287		Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Vacant	SIMS GUY M II	SIMS FARMS LLC
N	10/23/2012	$100	DT	1071/0284		Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Vacant	SIMS GUY & BARATI DURLIE SUCCESSOR TRUSTEES	SIMS GUY M II
N	10/23/2012	$100	DT	1071/0281		Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Vacant	SIMS GUY & BARATI DURLIE SUCCESSOR TRUSTEES	SIMS CARL A JR
N	9/23/1999	$10	WD	0522/0323		Unqualified	N/A	Vacant	SIMS CARL A & ELIZABETH	SIMS CARL A & ELIZABETH TRUSTEES

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TRIPLE SPUR RANCH LLC
4909 W BAY WAY DR
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Parcel Summary

Parcel ID	08-1N-08-2808-001-000
Location Address	3154 NW ELIZABETH SIMS LOOP GREENVILLE 32331
Brief Tax Description	A PARCEL OF LAND LOCATED IN PART OF N2 OF SEC 8 T-1N R-8 OR 1397/288 TF 2808 (Note: Not to be used on legal documents.)
Property Use Code	TIMBERLAND PLANTED (5620)
Sec/Twp/Rng	08-1N-08
Tax District	COUNTY (10)
Millage Rate	14.2928
Acreage	318
Homestead	N

View Map

Map



Valuation

Working Values are Subject to Change

	2026 Working Values	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
Building Value	$0	$0	$0	$0	$0
Extra Features Value	$18,919	$18,919	$19,564	$0	$0
Land Value	$64,603	$64,603	$64,603	$64,383	$64,383
Land Agricultural Value	$64,603	$64,603	$64,603	$64,383	$64,383
Agricultural (Market) Value	$543,500	$543,500	$543,500	$543,500	$435,375
Just (Market) Value	**$562,419**	**$562,419**	**$563,064**	**$543,500**	**$435,375**
Assessed Value	$83,522	$83,522	$84,167	$64,383	$64,383
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$83,522	$83,522	$84,167	$64,383	$64,383
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

Land Information

Land Use	Number of Units	Unit Type	Price/Unit	Frontage
5996 - WASTE NON-PRODUCTIVE	57.75	AC	$20	0
5910 - SWAMP (PRODUCTIVE)	44	AC	$40	0
5530 - MIXED PINE-HARDWOOD	97	AC	$286	0
5620 - PLANTED	96	AC	$256	0
5520 - PLANTED	23.25	AC	$403	0

Extra Features

Code	Description	Length x Width	Area	Year Built
1681	F-2-B OPEN SHED CON	100 x 40 x	4,000	2023
1678	F-1-B LEAN TO	24 x 12 x	288	2023
1910	ENTRY GATE-DOUBLE	x x	1	2023

Permits

Permit Number	Type	Description	Issued	Amount
25-1406	006	Service	9/10/2025	$0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
Y	4/22/2021	$2,515,900	WD	1397/288		Qualified	QUAL/MULT-PROP W/MULT-TAXIDS	Vacant	SIMS FARMS LLC	TRIPLE SPUR RANCH LLC

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Owner Information

Primary Owner
TRIPLE SPUR RANCH LLC
4909 W BAY WAY DR
TAMPA FL 33629

Homestead Application

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2025 TRIM Notices

2025 TRIM Notice (PDF)

Parcel Summary

Parcel ID	09-1N-08-2810-001-000
Location Address	NW ELIZABETH SIMS LOOP GREENVILLE 32331
Brief Tax Description	A PARCEL OF LAND LOCATED IN PART OF NW4 OF SEC 9 T-1N R-8 OR 1397/288 TF 2810 (Note: Not to be used on legal documents.)
Property Use Code	CROP III (5300)
Sec/Twp/Rng	09-1N-08
Tax District	COUNTY (10)
Millage Rate	14.2928
Acreage	36.92
Homestead	N

View Map

Map



Valuation

Working Values are Subject to Change

	2026 Working Values	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
Building Value	$0	$0	$0	$0	$0
Extra Features Value	$0	$0	$0	$0	$0
Land Value	$10,022	$10,022	$10,022	$10,022	$10,022
Land Agricultural Value	$10,022	$10,022	$10,022	$10,022	$10,022
Agricultural (Market) Value	$83,340	$83,340	$83,340	$83,340	$64,880
Just (Market) Value	**$83,340**	**$83,340**	**$83,340**	**$83,340**	**$64,880**
Assessed Value	$10,022	$10,022	$10,022	$10,022	$10,022
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$10,022	$10,022	$10,022	$10,022	$10,022
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

Land Information

Land Use	Number of Units	Unit Type	Price/Unit	Frontage
5620 - PLANTED	17.92	AC	$256	0
5530 - MIXED PINE-HARDWOOD	19	AC	$286	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
Y	4/22/2021	$2,515,900	WD	1397/288		Qualified	QUAL/MULT-PROP W/MULT-TAXIDS	Vacant	SIMS FARMS LLC	TRIPLE SPUR RANCH LLC

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Prepared by:
Scot B. Copeland, Esq.
Emmanuel, Sheppard & Condon
195 Grand Blvd., Ste. 101
Miramar Beach, FL 32550
File Number: 09893-153855
Parcel ID Number: **05-1N-08-2800-000-000 etc.**

Inst: 202140001607 Date: 04/22/2021 Time: 4:43PM
Page 1 of 2 B: 1397 P: 288, WM D. Washington, Clerk of Court
Madison, County, By: KP
Deputy ClerkDoc Stamp-Deed: 17611.30

Warranty Deed

This WARRANTY DEED, dated April 22, 2021 A.D. By:
Sims Farms, LLC, a Florida limited liability company
whose address is: 191 NW Crane Ave., Madison, Florida 32340,
hereinafter called the GRANTOR, to:
Triple Spur Ranch, LLC, a Florida limited liability company
whose post office address is: 4412 W Swann Ave., Tampa, Florida 33609,
hereinafter called the GRANTEE:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Madison County, Florida, viz:

A PARCEL OF LAND LYING IN SECTIONS 4, 5, 7, 8, AND 9, TOWNSHIP 1 NORTH; RANGE 8 EAST, MADISON COUNTY, FLORIDA, AND IS A PORTION OF THE PROPERTY DESCRIBED IN O.R. BOOK 1071, PAGE 290, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1-1/2" IRON PIPE, AT THE NORTHWEST CORNER OF SAID SECTION 5, SAID POINT ALSO BEING THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING RUN NORTH 89 DEGREES 23 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 2,660.12 FEET TO A 1-1/2" IRON PIPE; THENCE LEAVING SAID LINE RUN SOUTH 00 DEGREES 20 MINUTES 12 SECONDS EAST, A DISTANCE OF 1,331.78 FEET TO A 1-1/2" IRON PIPE; THENCE NORTH 89 DEGREES 16 MINUTES 47 SECONDS EAST, A DISTANCE OF 2,670.36 FEET TO A 1" IRON PIPE, ON THE EAST LINE OF SAID SECTION 5; THENCE NORTH 00 DEGREES 32 MINUTES 13 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 665.14 FEET TO A 1/2" REBAR; THENCE LEAVING SAID LINE RUN NORTH 89 DEGREES 13 MINUTES 06 SECONDS EAST, A DISTANCE OF 2,644.61 FEET TO A 4X4 CONCRETE MONUMENT; THENCE SOUTH 00 DEGREES 15 MINUTES 20 SECONDS EAST, A DISTANCE OF 660.05 FEET TO A 4X4 CONCRETE MONUMENT; THENCE NORTH 89 DEGREES 06 MINUTES 27 SECONDS EAST, A DISTANCE OF 1,320.70 FEET TO A POINT; THENCE SOUTH 00 DEGREES 19 MINUTES 00 SECONDS EAST, A DISTANCE OF 1,330.08 FEET TO A 4X4 CONCRETE MONUMENT No. 2940; THENCE SOUTH 89 DEGREES 35 MINUTES 20 SECONDS WEST, A DISTANCE OF 1,991.25 FEET TO A SET 4X4 CONCRETE MONUMENT No. 2940; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1,996.98 FEET TO A SET 4X4 CONCRETE MONUMENT No. 2940; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1,167.33 FEET TO A SET 4X4 CONCRETE MONUMENT No. 2940; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 2,732.38 FEET TO A SET 4X4 CONCRETE MONUMENT No. 2940; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1,173.66 FEET TO A SET 4X4 CONCRETE MONUMENT No. 2940; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 593.82 FEET TO A SET 1/2" REBAR No. 2940; THENCE SOUTH 89 DEGREES 26 MINUTES 15 SECONDS WEST, A DISTANCE OF 4,889.02 FEET TO A 1/2" REBAR No. 7563, ON THE WEST LINE OF SAID SECTION 8; THENCE LEAVING SAID LINE CONTINUE SOUTH 89 DEGREES 26 MINUTES 15 SECONDS WEST, A DISTANCE OF 1,320.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 36 MINUTES 44 SECONDS WEST, A DISTANCE OF 2,641.44 FEET TO A POINT; THENCE NORTH 89 DEGREES 26 MINUTES 15 SECONDS EAST, A DISTANCE OF 1,320.00 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE ALONG THE WEST LINE OF SAID SECTION 5 THE FOLLOWING COURSES: NORTH 00 DEGREES 36 MINUTES 44 SECONDS WEST, A DISTANCE OF 2,641.44 FEET TO A 1/2" REBAR No. 2229; THENCE NORTH 00 DEGREES 38 MINUTES 23 SECONDS WEST, A DISTANCE OF 2,641.17 FEET TO A 1-1/2" IRON PIPE, AT THE NORTHWEST CORNER OF SAID SECTION 5, AND THE POINT OF BEGINNING, CONTAINING 1,257.92 ACRES, MORE OR LESS.

SUBJECT TO COUNTY MAINTAINED RIGHT OF WAY OF NW ELIZABETH SIMS LOOP.

Subject to covenants, conditions, restrictions, limitations, easements and agreements of record, if any; taxes and assessments for the year 2021 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that except as above noted, the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of the following witnesses:

Witness Printed Name Benjamin T Jones

Witness Printed Name Scot B. Copeland

Sims Farms, LLC, a Florida limited liability company

BY: _____ (Seal)
Carl A. Sims, Jr., Manager

BY: _____ (Seal)
Guy M. Sims II, Manager

State of Florida
County of Madison

The foregoing instrument was sworn to, subscribed and acknowledged before me this 22nd day of April, 2021, by means of (X) physical presence or ( ) online notarization by Carl A. Sims, Jr. and Guy M. Sims II, Managers, of Sims Farms, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

Notary Public
Print Name: Scot B. Copeland

SCOT B. COPELAND
Notary Public, State of Florida
My Comm. Expires March 25, 2025
Commission No. HH 95329

My Commission Expires:



SECTION 6

Fnai Biodiversity Matrix

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 1/16/2026

(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: 15333 , 15334 , 15406 , 15407



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: 15333

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 15334

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 15406

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mycteria americana Wood Stork	G4	S2	T	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 15407

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT
Upland pine	G3	S2	N	N

Matrix Unit IDs: 15333 , 15334 , 15406 , 15407

21 **Potential** Elements Common to Any of the 4 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Agrimonia incisa incised groove-bur	G3	S2	N	T
Bird Rookery	G5	SNRB	N	N
Brickellia cordifolia Flyr's brickell-bush	G3	S2	N	E
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S1	N	N
Dryobates borealis Red-cockaded Woodpecker	G3	S2	E, PT	FE
Egretta caerulea Little Blue Heron	G5	S4	N	ST

Eudocimus albus White Ibis	G5	S4	N	N
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lithobates capito Gopher Frog	G2G3	S3	N	N
Litsea aestivalis pondspice	G3?	S2	N	E
Matelea floridana Florida spiny-pod	G2	S2	N	E
Myotis austroriparius Southeastern Myotis	G4	S3	N	N
Notophthalmus perstriatus Striped Newt	G2G3	S2	N	C
Peucaea aestivalis Bachman's Sparrow	G3	S3	N	N
Platanthera integra yellow fringeless orchid	G3G4	S3	N	E
Pycnanthemum floridanum Florida mountain-mint	G3	S3	N	T
Rhexia parviflora small-flowered meadowbeauty	G2G3	S2	N	E
Sciurus niger niger Southeastern Fox Squirrel	G5T5	S3	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N
Xyris longisepala karst pond xyris	G2G3	S2	N	E
Xyris scabrifolia Harper's yellow-eyed grass	G3	S3	N	T

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.

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Florida Natural Areas Inventory

To: Sine Murray, DEP/OES
From: Dale R. Jackson, Ph.D., FNAI
Date: March 16, 2026
Subject: Proposed Boundary Modification to Florida Forever BOT Project: Hixtown Swamp – Triple Spur Ranch (Madison County)

The major goals of the Hixtown Swamp Florida Forever Project are to protect wildlife habitat and cultural resources while providing the public with opportunities to hunt, hike, and observe wildlife. The project chiefly focuses on preserving the complex of cypress swamps, marshes, and ponds that provide important overwintering and nesting habitat for rare and imperiled wading birds. The ca. 1,259-acre Triple Spur Ranch property in west-central Madison County is proposed as an addition to the project. The property is proposed for less-than-fee acquisition.

The ranch lies roughly 5 miles northeast of Greenville and 7 miles west-northwest of Madison; it is situated ca. 1.4 miles north of US-90. The northeastern corner of the ranch is contiguous with Two Crows Ranch Conservation Easement. Several other disjunct conservation easements lie within ca. 1.5 miles. The Hixtown Swamp project Includes a large swath of land to the east and south of the proposal, with a shared property line on the ranch's northern boundary.

Triple Spur Ranch lies at the northern edge of Hixtown Swamp, the main body of which is between US-90 and Interstate 10 to the south. The swamp is recognized as one of the largest remaining cypress-dominated basin swamps in northern Florida and functions as part of the broader San Pedro Bay wetland ecosystem. The application notes that the ranch property is composed of 63% uplands (ca. 797 ac.) and 37% wetlands (ca. 461 ac.). Uplands chiefly support managed pine plantation that once was mesic/wet flatwoods, with some areas still maintaining natural community characteristics. The largest wetland basins on site are considered basin marsh (chiefly Hundred Acre Pond in the south-central portion of the site) and basin swamp, depending on whether they are mostly open or wooded. In addition to the substantial cypress-dominated wetland communities surrounding these, transitional areas support mixed and hydric hardwood communities. The property is largely undeveloped but with a network of unpaved roads to support forestry and land management activities; two probable pole barns are visible in aerial photography near the southern and eastern site boundaries.

The entire site is within a region in which the Florida Fish and Wildlife Conservation Commission considers the Florida black bear's (*Ursus americanus floridanus*; G5T4/S4, N, N) occurrence to be common. A wading bird rookery documented as active in the 1980s included little blue heron (*Egretta caerulea*; G5/S4, N, ST) and white ibis (*Eudocimus ibis*; G5/S4, N, N). The landowner reports a large variety of wildlife on the property, including many game and bird species, especially those associated with wetland communities.

The Florida Forever Measures Evaluation (FFME) below is based on the Florida Forever Conservation Needs Assessment developed by FNAI. The data used in that analysis represent a standardized, statewide perspective of natural resources. The entire property contributes to Aquifer Recharge

(mostly priorities 3-5), Surface Water Protection (priorities 4-6), and Ecological Greenways (priority 5). From 20–50% of the property contributes to Natural Floodplain Function (48%; priorities 3 and 4), Strategic Habitat Conservation Areas (44%; priority 5), Functional Wetlands (39%; priorities 3 and 4), FNAI Habitat Conservation Priorities (26%; priority 6), and Sustainable Forestry (23%; mostly priority 4).

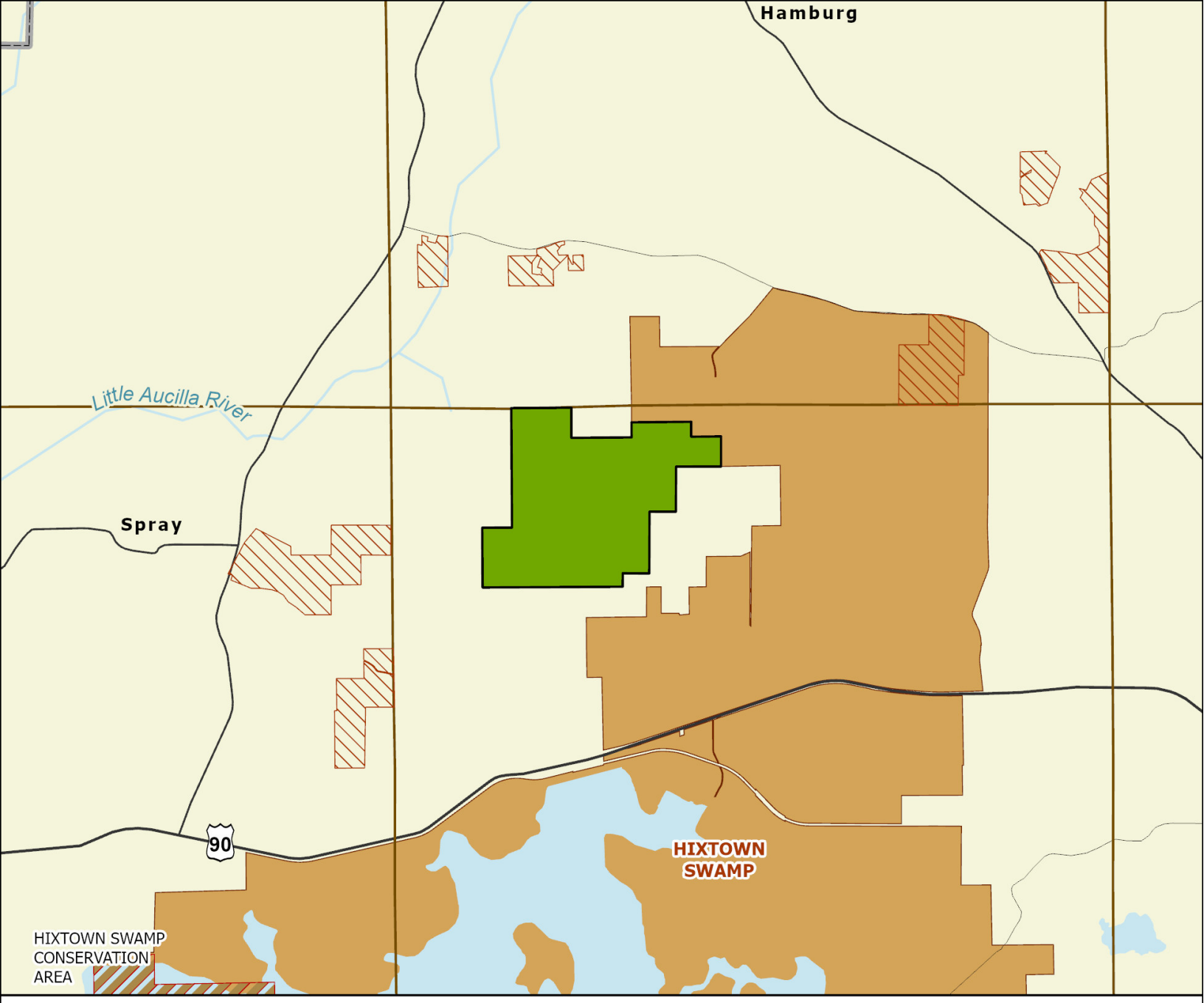
Hixtown Swamp (Triple Spur Ranch) : Florida Forever Measures Evaluation 20260223

GIS ACRES = 1,259

MEASURES	Resource Acres[a]	% of project
B1: Strategic Habitat Conservation Areas		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	548	44%
Total Acres	548	44%
B2: FNAI Habitat Conservation Priorities		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	0	0%
Priority 6	330	26%
Total Acres	330	26%
B3: Ecological Greenways		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	1,244	99%
Total Acres	1,244	99%
B4: Under-represented Natural Communities		
Upland Glade (G1)	0	0%
Pine Rockland (G1)	0	0%
Scrub and Scrubby Flatwoods (G2)	0	0%
Rockland Hammock (G2)	0	0%
Dry Prairie (G2)	0	0%
Seepage Slope (G2)	0	0%
Sandhill (G3)	0	0%
Sandhill Upland Lake (G3)	0	0%
Upland Pine (G3)	0	0%
Mesic/Wet Flatwoods (G4)	13	1%
Upland Hardwood Forest (G5)	0	0%
Total Acres	13	1%
B6: Occurrences of FNAI Tracked Species		
G1	0	
G2	0	
G3	0	
G4	1	
G5	2	
Total	3	
C4: Natural Floodplain Function		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	428	34%
Priority 4	175	14%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	603	48%

MEASURES (continued)	Resource Acres[a]	% of project
C5: Surface Water Protection		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	767	61%
Priority 5	222	18%
Priority 6	217	17%
Priority 7	0	0%
Total Acres	1,206	96%
C7: Fragile Coastal Resources		
Fragile Coastal Uplands	0	0%
Imperiled Coastal Lakes	0	0%
Coastal Wetlands	0	0%
Total Acres	0	0%
C8: Functional Wetlands		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	409	33%
Priority 4	85	7%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	494	39%
D3: Aquifer Recharge		
Priority 1	0	0%
Priority 2	10	< 1%
Priority 3	768	61%
Priority 4	320	25%
Priority 5	161	13%
Priority 6	0	0%
Total Acres	1,259	100%
E2: Recreational Trails (miles)		
(prioritized trail opportunities from Office of Greenways and Trails & Univ. Florida)		
Land Trail Priorities	0.0	
Land Trail Opportunities	0.0	
Total Miles	0.0	
F2: Arch. & Historical Sites (number)	0 sites	
G1: Sustainable Forestry		
Priority 1	0	0%
Priority 2	9	< 1%
Priority 3	50	4%
Priority 4	227	18%
Priority 5	8	< 1%
Total Acres	294	23%
G3: Forestland for Recharge	193	15%

[a]Acres of each resource in the project and percentage of project represented by each resource are listed except where noted. This analysis converts site boundary into pixels, which causes slight differences from GIS acres; this effect is most noticeable on small sites.



HIXTOWN SWAMP FLORIDA FOREVER PROJECT
TRIPLE SPUR RANCH BOUNDARY AMENDMENT

MADISON COUNTY

- Florida Forever Proposed Addition
- Florida Forever BOT Projects
- State Conservation Lands
- Other Conservation Lands



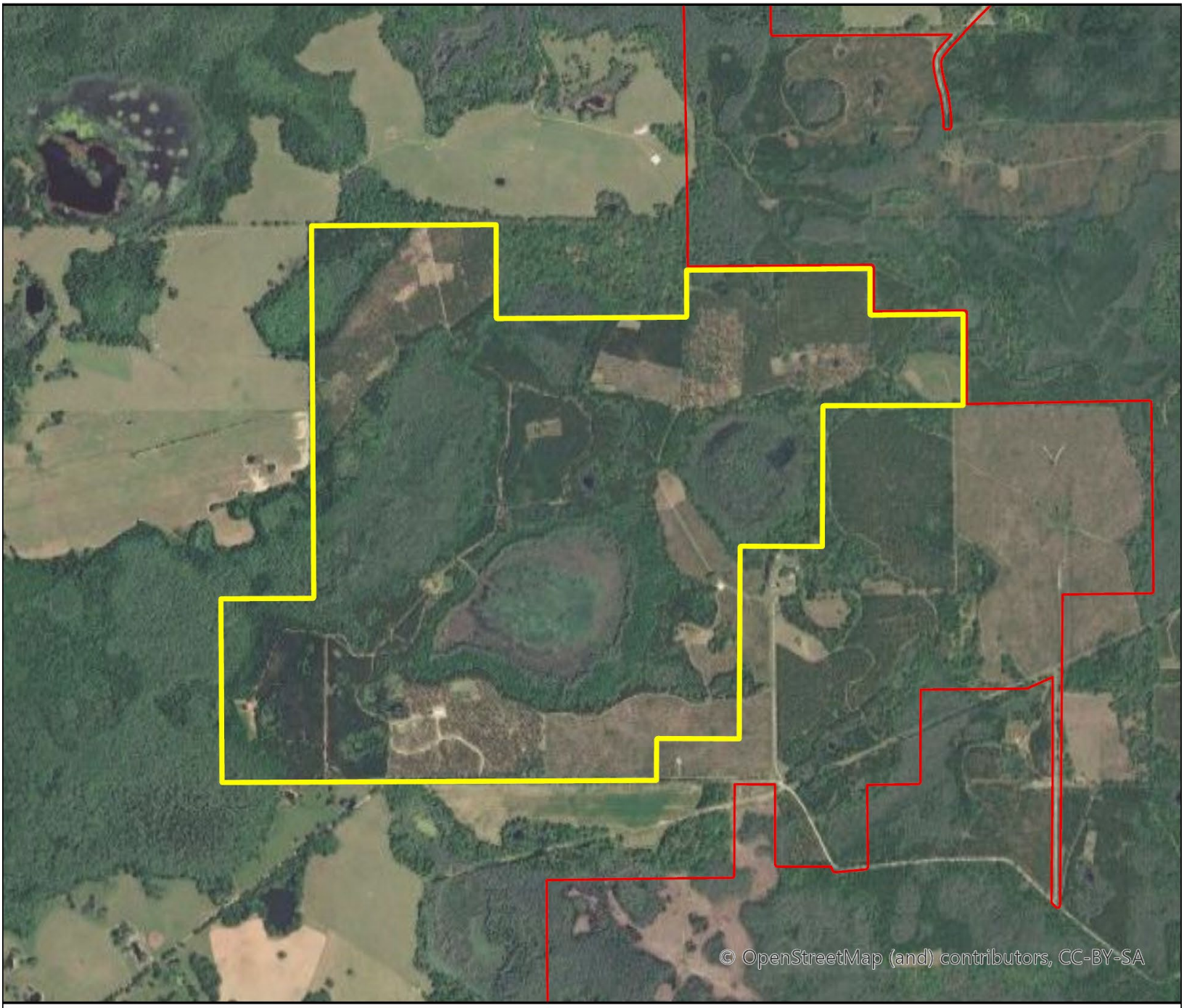
N

0 2 4 Miles

MAP BY FL NATURAL AREAS INVENTORY FEBRUARY 2026

HIXTOWN SWAMP FLORIDA FOREVER PROJECT
TRIPLE SPUR RANCH BOUNDARY AMENDMENT

FLORIDA FOREVER BOARD OF TRUSTEES PROJECT PROPOSED ADDITION AS OF FEBRUARY 2026



Map Produced by: FL Natural Areas Inventory, N. Pasco, February 2026

Background: Google Satellite Imagery Resolution = 0.3 meter

FNAI

Florida Forever Proposed Addition

Florida Forever BOT Projects

N

0 0.5 1 2 Miles