

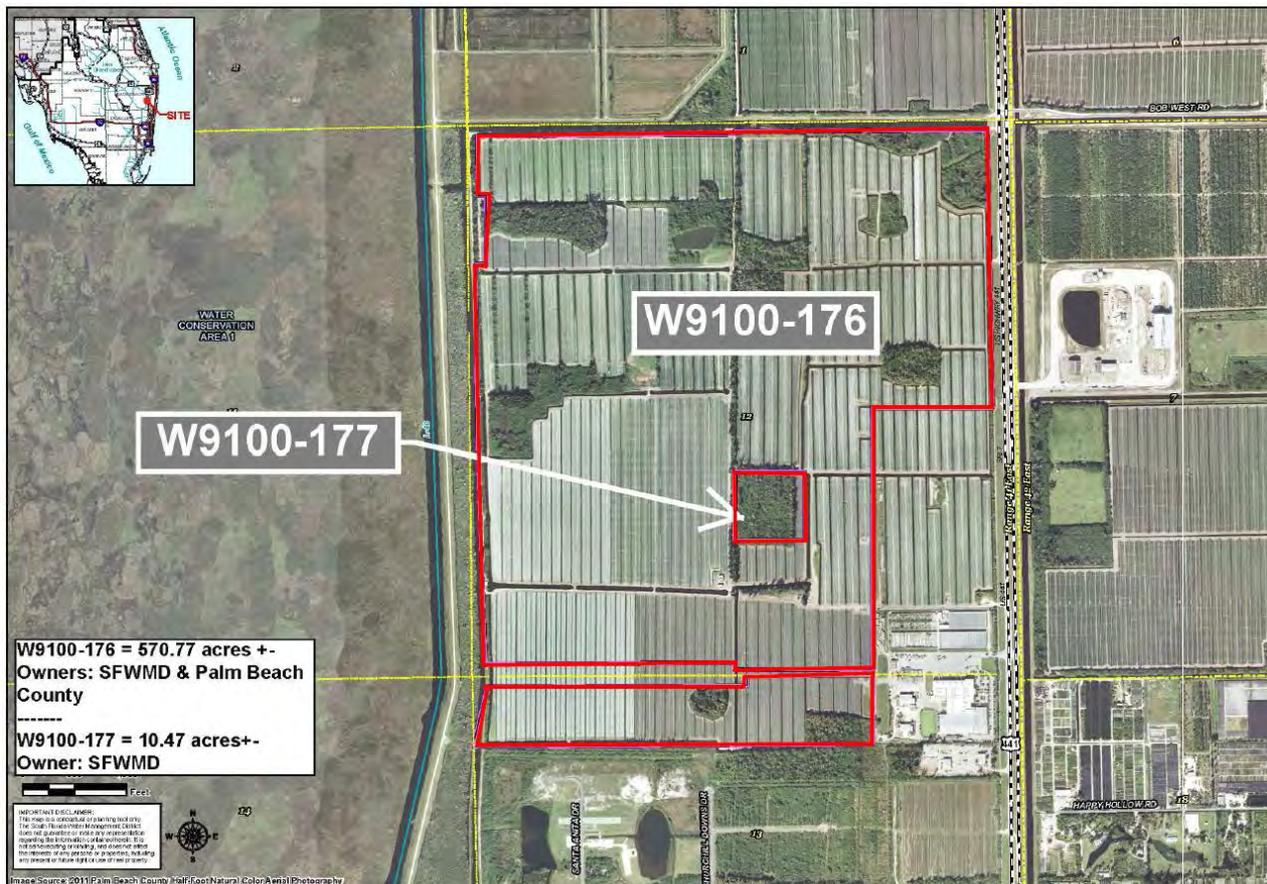


Surplus Land Palm Beach County

Governing Board Meeting
November 10, 2016
Agenda Item #39
Ray Palmer
Real Estate Division

Proposed Surplus Palm Beach County

Pero Farms Property



- Property is located in the Palm Beach County Ag Reserve area
- Lies west of SR 7 and east of WCA-1
- Land is no longer needed for project purposes
- Contains 581.24 acres
 - 570.77 acres jointly owned with Palm Beach County
 - 10.47 acres Owned by District

Proposed Surplus Palm Beach County

- Scheduled for same consideration by the Palm Beach County Commission in December
- A perpetual agricultural conservation easement will be placed on the property prior to transfer to a new owner
- District will manage the surplus process
- Minimum bid will be the appraised value (appraisal update in progress)
- Appraised value in 2015 was over \$10M



A Resolution of the Governing Board of the South Florida Water Management District declare surplus lands commonly known as the Pero Property, in Palm Beach County. This 581.24 acre property is comprised of two tracts. Tract one is 570.77 acres, more or less, of which the District owns a 60.6 percent interest. Tract two is 10.47 acres, more or less, of which the District owns 100 percent. The property will be sold without reservations of interest under Section 270.11, Florida Statutes; however, it will have a perpetual agricultural conservation easement. The property will be offered to the public for bid to be sold for the highest price obtainable but not less than the appraised value; providing an effective date.