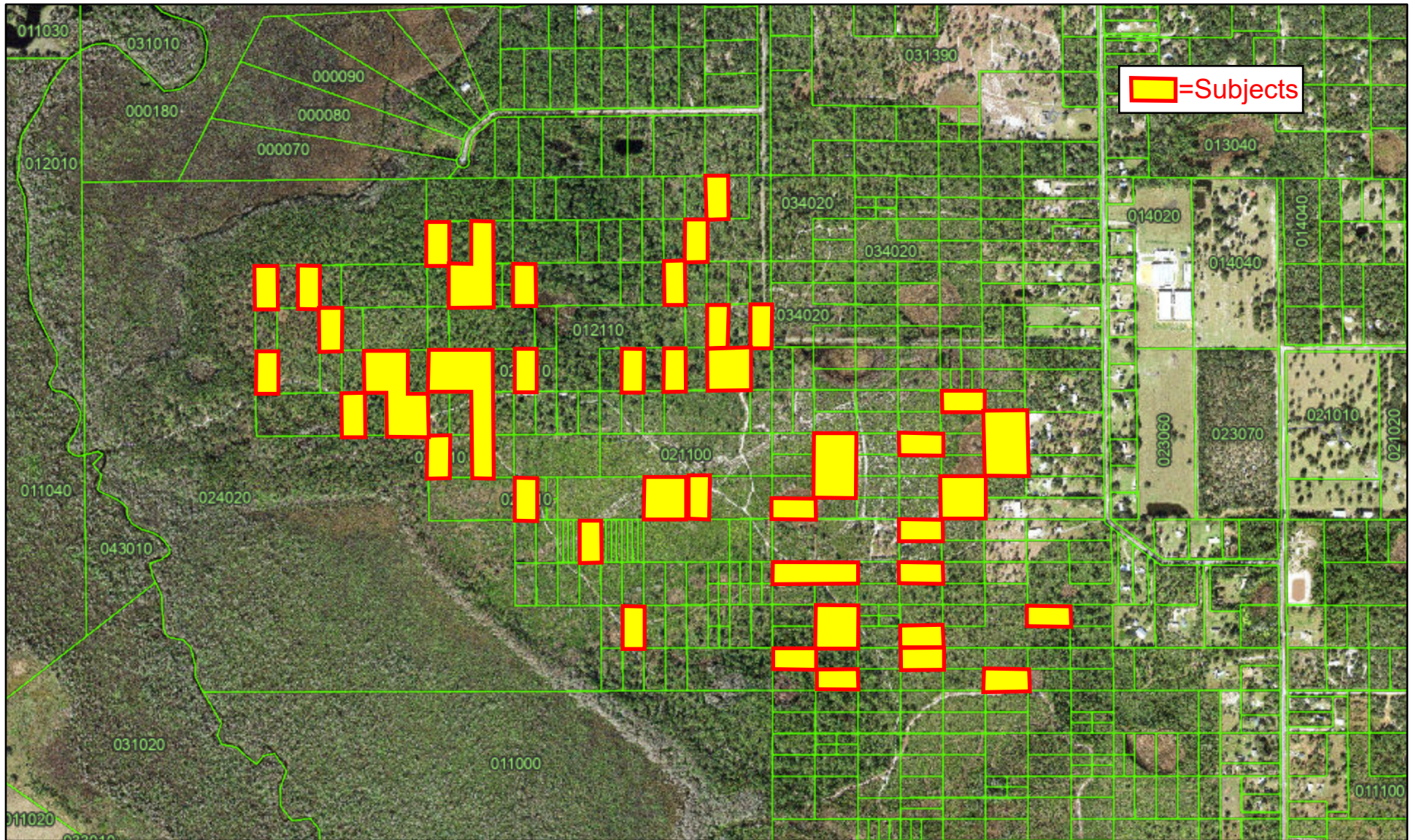


Subject Area

Sections 2 and 3,
Township 30 South,
Range 29 East

Sections 2 & 3, Township 30 South, Range 29 East





Board of County Commissioners

Parcel I.D. Nos.: See Attached Exhibit "A"

LAND PURCHASE AGREEMENT

**STATE OF FLORIDA
COUNTY OF POLK**

THIS AGREEMENT made and entered into this 11th day of November, 2025, between **PRESERVATION OF NATURAL FLORIDA, INC.**, a Florida corporation, whose address is 206 Dal Hall Boulevard, Lake Placid, Florida 33862, hereinafter referred to as "Owner", and the **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 9005, Drawer RE-01, Bartow, Florida 33831-9005, hereinafter referred to as the "County".

WITNESSETH

WHEREAS, Owner agrees to sell to County and County agrees to purchase from Owner the lands identified as Parcel ID Numbers, as shown and more particularly described in Exhibit "A", together with all improvements, easements, and appurtenances (collectively, the "Property"), in accordance with the provisions of this Agreement.

NOW, THEREFORE, in consideration of the premises and the sum of one dollar each to the other paid, it is agreed as follows:

- (a) Owner agrees to sell and convey the Property by Special Warranty Deed, free of liens and encumbrances, unto the County, for the sum of \$221,250.00 (Two Hundred Twenty One Thousand Two Hundred Fifty and 00/100 U.S. Dollars).
- (b) The County payment of \$221,250.00 U.S. Dollars for the purchase of the Property together with applicable closing costs shall be made to the Title Agency described in Section (d) herein for disbursement at closing.
- (c) Owner and County agree that the Special Warranty Deed shall contain a reservation that the Owner reserves unto itself, its successors and assigns an easement for ingress, egress, utility and drainage over and across the Easterly 30-feet of Parcel ID Number 293003-000000-012160 which is more particularly described in the attached Exhibit "A".
- (d) Owner shall be responsible for the payment of any and all, current and/or past due real property taxes, or pro-rations thereof, pro-rated to the date of closing, and assessments due on the date of closing, and any payment due will be deducted at closing from the Owner's proceeds. Owner shall also be responsible for the payment of any Mortgages, Judgments and/or Liens, if any, which attach to the Property and any payment(s) due will be deducted at closing from the Owner's proceeds.

- (e) Transaction will be closed by American Government Services Corporation (the "Title Agency") and the County agrees to pay the closing fee, title search fee, owner's title insurance premium, documentary stamps and the recording of the deed.
 - (f) Owner shall be responsible for the payment of all real estate fees and/or commissions or attorney's fees on behalf of the Owner, if any, and any payments due will be deducted at closing from the Owner's proceeds. County represents that it has not incurred the services of a broker.
 - (g) Any personal property located on the Property not removed after 14 days of transaction closing shall be considered abandoned by the Owner.
 - (h) The Owner agrees and expressly acknowledges that the monies paid, and other consideration given in accordance with this Agreement is just and full compensation for all property interest and or claims arising from this acquisition and no other monies including fees and/or cost are owed by the County to Owner.
- * **THIS AGREEMENT IS SUBJECT TO FINAL APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA.**

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, and on the date shown above.

COUNTY:

POLK COUNTY, a political subdivision of the state of Florida

By: 

Scott C. Lowery, Support Manager
Polk County Real Estate Services

OWNER:

PRESERVATION OF NATURAL FLORIDA, INC., a Florida corporation

By: 

James M. Wheeler, President

Approved by:

 11/17/25

R. Wade Allen, Director Date

EXHIBIT "A"

The West 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 03, Township 30 South, Range 29 East, Polk County, Florida, being Parcel Identification Number 293003-000000-021030; and

The North 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 02, Township 30 South, Range 29 East, Polk County, Florida, being Parcel Identification Number 293002-000000-044050; and

The North 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 02, Township 30 South, Range 29 East, Polk County, Florida, being Parcel Identification Number 293002-000000-044020; and

The South 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 02, Township 30 South, Range 29 East, Polk County, Florida, being Parcel Identification Number 293002-000000-044200; and

The North 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 02, Township 30 South, Range 29 East, Polk County, Florida, being Parcel Identification Number 293002-000000-042150; and

The South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4, Section 02, Township 30 South, Range 29 East, Polk County, Florida, being Parcel Identification Number 293002-000000-044090; and

The West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 03, Township 30 South, Range 29 East, Polk County, Florida being Parcel Identification Number 293003-000000-012020; and

The South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4, the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4, the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4, and the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 02, Township 30 South, Range 29 East, Polk County, Florida, being Parcel Identification Number 293002-000000-041180; and

The South 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 02, Township 30 South, Range 29 East, Polk County, Florida, being Parcel Identification Number 293002-000000-042030; and

The North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4, the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4, the North 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 and the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 02, Township 30 South, Range 29 East, Polk County, Florida, being Parcel Identification Number 293002-000000-043250; and

The Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4, the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4, the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4, the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4, and the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 02, Township 30 South, Range 29 East, Polk County, Florida, being Parcel Identification Number 293002-000000-044010; and

The East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 03, Township 30 South, Range 29 East, Polk County, Florida, being Parcel Identification Number 293003-000000-012150; and

The East 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 03, Township 30 South, Range 29 East, Polk County, Florida, being Parcel Identification Number 293003-000000-012160 SUBJECT to an existing Easement recorded in O.R. Book 1218, at Pages 842 through 845, Public Records of Polk County, Florida; and

The East 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 03, Township 30 South, Range 29 East, Polk County, Florida, being Parcel Identification Number 293003-000000-012170; and

The East 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 03, Township 30 South, Range 29 East, Polk County, Florida being Parcel Identification Number 293003-000000-012180; and

The West 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 03, Township 30 South, Range 29 East, Polk County, Florida being Parcel Identification Number 293003-000000-014100; and

The West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4, the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4, the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 and the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 03, Township 30 South, Range 29 East, Polk County, Florida, being Parcel Identification Number 293003-000000-014110; and

The West 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 and the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 03, Township 30 South, Range 29 East, Polk County, Florida, being Parcel Identification Number 293003-000000-021130; and

The East 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 03, Township 30 South, Range 29 East, Polk County, Florida, being Parcel Identification Number 293003-000000-021140; and

The East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 03, Township 30 South, Range 29 East, Polk County, Florida, being Parcel Identification Number 293003-000000-021150; and

The Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 03, Township 30 South, Range 29 East, Polk County, Florida, being Parcel Identification Number 293003-000000-021160; and

The East 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 03, Township 30 South, Range 29 East, Polk County, Florida, being Parcel Identification Number 293003-000000-022150; and

The West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4, the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4, the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4, the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4, the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4, the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4, and the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 03, Township 30 South, Range 29 East, Polk County, Florida, being Parcel Identification Number 293003-000000-023110; and

The East 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 03, Township 30 South, Range 29 East, Polk County, Florida, being Parcel Identification Number 293003-000000-024010; and

The West 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 03, Township 30 South, Range 29 East, Polk County, Florida, being Parcel Identification Number 293003-000000-032060; and

The East 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 03, Township 30 South, Range 29 East, Polk County, Florida, being Parcel Identification Number 293003-000000-032070; and

The West 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 03, Township 30 South, Range 29 East, Polk County, Florida, being Parcel Identification Number 293003-000000-032080; and

The West 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4, the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4, the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4, and the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 03, Township 30 South, Range 29 East, Polk County, Florida, being Parcel Identification Number 293003-000000-041050; and

The West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 03, Township 30 South, Range 29 East, Polk County, Florida, being Parcel Identification Number 293003-000000-041060.