

**Conservation Collier Property Summary**  
**Pepper Ranch Preserve Project (expansion of existing preserve)**  
**December 9, 2021**

**Property Name:** Pepper Ranch Preserve Project

**Owners:** Emily Arnold, Brian Blocker, Jim H. Moody/ Crawford Trust

**Target Protection Area:** Land Stewardship Area

**Acres:** 89.29 acres offered (5 parcels, 3 different property owners- Arnold-5 acres, Blocker 24.5 acres, Moody Crawford Tr. 59.79 acres)

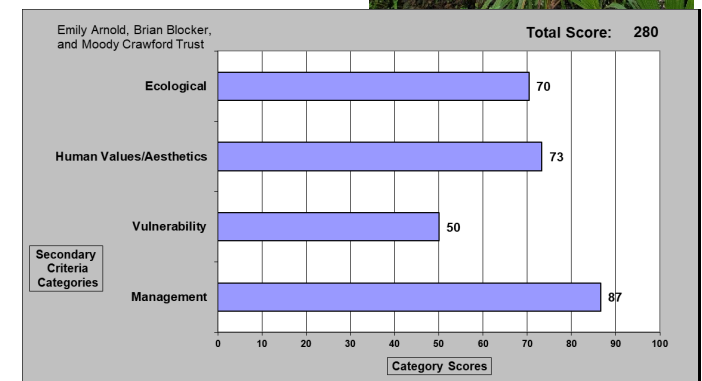
**Total Estimated Market Value:** 89.29 acres - \$696,400

Arnold-\$39,000 (5 ac), Blocker \$191,000 (24.5 ac), and Moody Crawford Trust-\$466,400 (59.79 ac)



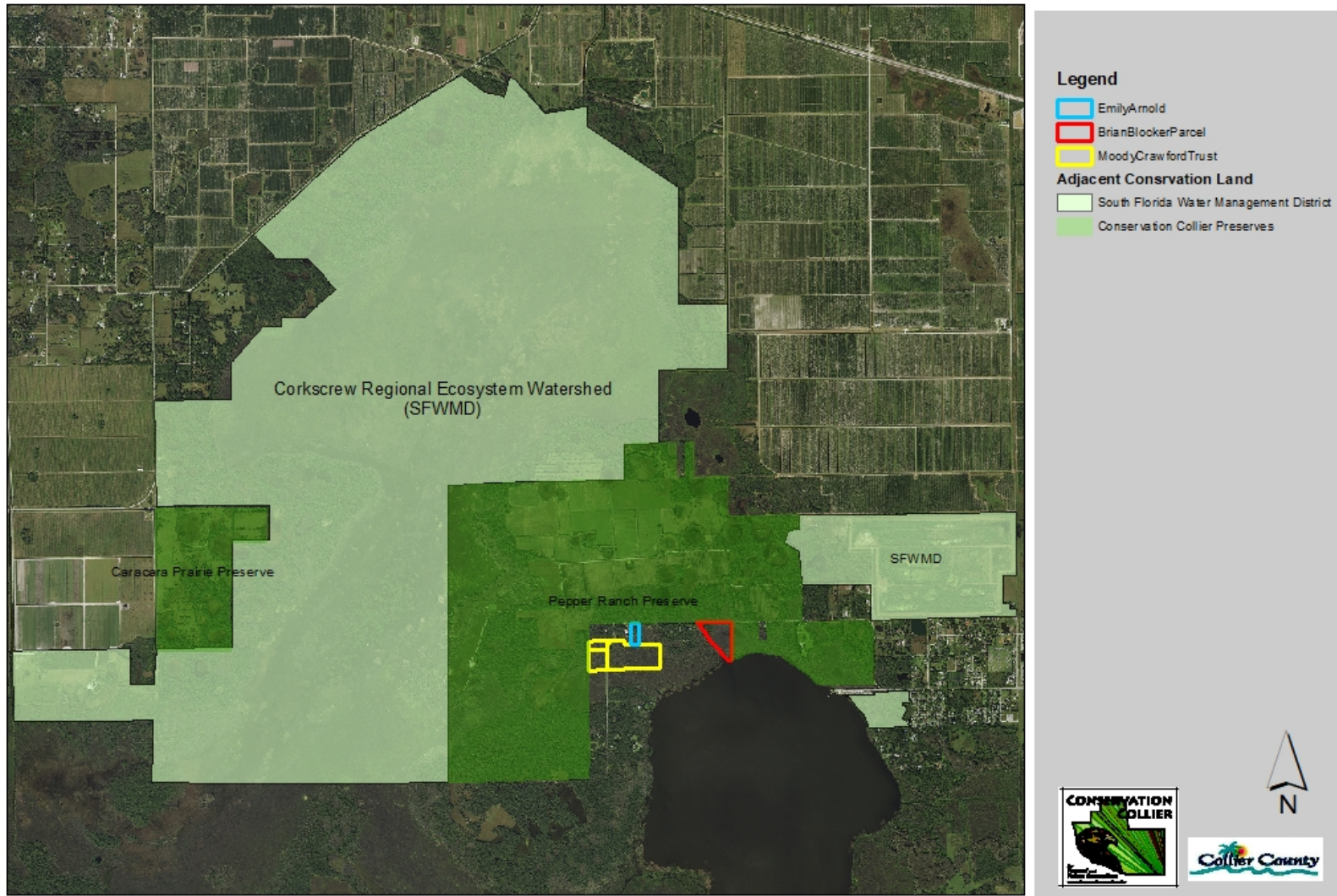
**Highlights:**

- **Location:** Trafford Oaks Road Immokalee, FL. Adjacent to Pepper Ranch Preserve.
- **How many of the 6 Initial Screening Criteria were met:** 5 out of 6 criteria were met (not in another agency's acquisition boundary)
- **Habitat:** 7 separate plant communities are mapped, 7 were directly observed. This property is primarily wetlands with some uplands. Mostly freshwater marsh and mixed shrub wetlands. Outstanding red maple and pop ash areas.
- **Listed Plants:** 4 listed plant species were observed, some areas were inaccessible due to high water levels.
- **Listed Wildlife:** Many wetland dependent bird species observed. Black-bellied whistling ducks, green heron, and red-shouldered hawk observed. Panther telemetry and neighbor observations shows presence. Other potential listed species include American alligator, Audubon's crested caracara, Roseate spoonbill, wood stork, little blue heron, and Everglades snail kite.
- **Water Resource Values:** The properties are 90% wetlands and provide for moderate surficial aquifer system recharge. It would offer additional protection of the Corkscrew swamp and marsh complex, and wetlands associated with Lake Trafford. Would add to the protection of the quality of this water source by increasing the buffering of the Corkscrew slough from development and non-point source pollution. The properties provide natural flood protection.
- **Connectivity:** There is a direct connection to the Conservation Collier Pepper Ranch Preserve which is adjacent State owned conservation land including the Corkscrew Ecosystem Watershed.
- **Other Division Interest:** None known
- **Access:** Access is along Lake Trafford Road, a private road, or directly through the Pepper Ranch Preserve.
- **Management Issues / Estimated Costs:** Initial exotic plant removal and treatment estimated at \$44,500, and \$500 for signage. Ongoing annual costs estimated at \$17,800 annually.
- **Partnership Opportunities:** CREW (Corkscrew Regional Ecosystem Watershed) Land & Water Trust has offered to contribute \$10,000 towards the acquisition of the Pepper Ranch Project (and Big Hammock Area I).
- **Zoning/Overlays:** A-MHO-RLSAO.
- **Surrounding land uses:** Rural, single family, agricultural, and conservation
- **All Criteria Score:** 280 out of 400. High ecological, human values, and management scores.



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Initial Screening Criteria- Report Emily Arnold, Brian Blocker, Moody Crawford Trust  
Surrounding Conservation Land Map



Data source: Collier County GMD  
2021 Aerial/Collier Property Appraiser  
Created by: Conservation Collier/CS  
G. Conservation Collier/Acquisitions/ISCR/  
10th Cycle 2021/Moody Crawford/Surrounding Aerial.mxd & png