

The Conservation Fund
Cade Ranch Habitat Acquisition & Preservation Project

Project Description:

The Conservation Fund shall acquire 2,614 coastal acres known as the Cade Ranch to be permanently protected for water quality and wildlife habitat (the "Property"). Following its purchase, the Property shall be conveyed by donation to the United States Fish & Wildlife Service ("USF&W") to be permanently protected as part of the Anahuac National Wildlife Refuge ("ANWR").

The Property is located on Bolivar Peninsula, just southwest of High Island in Galveston County, Texas. It is in the approved acquisition boundary for ANWR. The Property contains estuarine emergent wetlands, associated tidal flats, subtidal ponds, upland habitat, and three miles of Gulf Coast beachfront. It is one of the largest remaining undeveloped tracts on Bolivar Peninsula and is under severe threat of development and water quality degradation.

By eliminating the potential for habitat loss, this acquisition will help maintain current distributions of migratory wetlands-associated waterfowl, shorebird, wading bird and landbird populations on Texas's Bolivar Peninsula. A nationally and internationally recognized region for its bird abundance and diversity, the Bolivar Peninsula was identified by the Western Hemisphere Shorebird Reserve Network as a site of hemispheric importance and by ANWR as a Shorebird Site of International Importance.

Prior to purchase of the Property, The Conservation Fund shall complete at their own expense, all due diligence, appraisal, survey, environmental studies and title work required by USF&W for the Property's acceptance as part of ANWR. SEP Funds will not be used for the aforementioned expenses, since SEP Funds for this Project shall only be used for the purchase price of the Property and signage. SEP Funds used to purchase the Property shall be restricted to the appraised value per acre under the guidelines of the Uniform Appraisal Standards for Federal Land Acquisition, 2000 edition, ("Yellow Book Appraisal").

If necessary, The Conservation Fund may purchase the Property in phases at their discretion. This Project includes purchase of any phase of the Property. Prior to purchasing any part of the Property, The Conservation Fund shall ensure that both the environmental and legal status of the Property meet the criteria of the USF&W for donation as part of ANWR.

The Conservation Fund shall provide the SEP Program with a copy of any appraisals, any surveys, and all closing documents for purchase of the Property within two months of closing on the Property. Within 18 months of closing of the Property, The Conservation Fund shall transfer by donation its ownership of the Property to the USF&W for permanent protection as part of ANWR.

The Conservation Fund shall work with USF&W to facilitate all processes involved in this transfer and provide documentation of the transfer to the SEP Program within two months of transfer. During the time that The Conservation Fund has ownership of the Property, prior to the Property's transfer to USF&W, The Conservation Fund shall ensure that the Property is maintained in the condition in which it was acquired and managed to protect its conservation values.

Prior to transfer of the Property, The Conservation Fund shall purchase and install two weatherproof permanent signs at two entrances to the Property that describe the Project and include the following language: "Performed with penalty monies from a Texas Commission on Environmental Quality enforcement action".

Project Area:

The project area for this SEP includes Galveston County.

Environmental Benefit:

Acquiring and permanently protecting the Cade Ranch tract will prevent pollution, reduce the amount of pollutants reaching the environment, and enhance the quality of the environment. This community provides habitat for wintering, migration and breeding birds including waterfowl, wading birds, and shorebirds. Permanently protecting this land will improve water quality, prevent fragmentation, and protect this large expanse of open space and important wildlife habitat.

Eligible Areas and Counties:

This project may receive contributions from the following:

Neches-Trinity Coastal Basin and Gulf Coast Aquifer including Angelina, Aransas, Atascosa, Austin, Bee, Brazoria, Brazos, Brooks, Calhoun, Cameron, Chambers, Colorado, De Witt, Duval, Fayette, Fort Bend, Galveston, Goliad, Gonzales, Grimes, Hardin, Harris, Hidalgo, Jackson, Jasper, Jefferson, Jim Hogg, Jim Wells, Karnes, Kenedy, Kleberg, Lavaca, Liberty, Live Oak, Matagorda, McMullen, Montgomery, Newton, Nueces, Orange, Polk, Refugio, Sabine, San Jacinto, San Patricio, Starr, Trinity, Tyler, Victoria, Walker, Waller, Washington, Webb, Wharton, Willacy, and Zapata Counties.

Minimum Contribution Amount:

\$1,000