

APPENDIX 9

REAL ESTATE

**REAL ESTATE PLAN
YAZOO BACKWATER REFORMULATION
YAZOO RIVER BASIN, MISSISSIPPI RIVER AND TRIBUTARIES, ISSAQUENA,
SHARKEY, HUMPHREYS, YAZOO, WARREN AND
WASHINGTON COUNTIES, MISSISSIPPI**

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APPRAISER
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1. The Yazoo Backwater Reformulation Study is the result of a directive from the Office of Management and Budget (OMB) as contained in the Fiscal Year 1991 Budget Pass back, which directed the Corps of Engineers to reformulate the remaining works of improvements associated with Yazoo and Big Sunflower Basins, Flood Control Projects, Mississippi. The Backwater Reformulation is the third element of this reformulation effort, following the Upper Steele Bayou Reformulation and the Upper Yazoo Reformulation, which were completed and approved in June 1993 and June 1994, respectively. The OMB directive required that the remaining works of improvements be evaluated under the then current Principles and Guidelines, including full consideration of predominantly nonstructural and nontraditional measures.

2. The original project was authorized under the Flood Control Act of 18 August 1941 (H.D./359/77/1) as amended by Acts of 22 December 1944 and 27 October 1965 (H.D./308/88/2) and consisted of three pumping plants; one located at the confluence of the Big Sunflower River and the Yazoo River and the other at the confluence of Steele Bayou and the Yazoo River. Each was to serve as a method of evacuating each watershed during periods of high water stages on the Mississippi River.

3. The Yazoo Backwater Area is located in west-central Mississippi immediately north of Vicksburg, Mississippi. The Yazoo Backwater Area contains about 1,074,000 acres and is the area that has historically been subject to flooding from backwater by the Mississippi River. The area is also subject to headwater flooding from the Yazoo River, Sunflower River, and Steele Bayou. The area is divided into five subareas: (a) Satartia Area, (b) The Satartia Extension Area, (c) the Rocky Bayou Area, (d) the Carter Area, and (e) the Yazoo Area (See Plate 4-1). The Yazoo Area is the focus of this study and will be referred to as the Yazoo Backwater Project Area. The Yazoo Backwater Project Area is bounded on the west by the left descending bank of the mainline Mississippi River levee, on the east by the west bank levees of the Will M. Whittington Auxiliary channel and the connecting channel, and the Yazoo River on the south (926,000 acres). The Yazoo Backwater Study Area encompasses those lands within the 100 year flood frequency, approximately 630,000 acres.

4. The initial project study involved a real estate valuation of 6 alternatives that consisted of five purely structural (pumps only) to one levee alternative. The real estate estimate for this initial array of alternatives can be found in Attachment 1. The project study was expanded to include 28 alternatives, or plans, that varied from a purely structural (pumps only) to a purely nonstructural alternative. The real estate estimates for these alternatives or plans are outlined as Array No. 2 and can be found in Attachment 2.

5. After meetings with the area local sponsor (The Board of Mississippi Levee Commissioners), the public, U. S. Fish and Wildlife, and the Environmental Protection Agency, a subsequent study was conducted that involved 30 alternatives. Real Estate valuations were provided for the 30 plans, and are outlined as Array No. 3 (Attachment 3). These plans involved two pumping plant sizes as well as structural measures in combination with flood damage reduction measures

such as land use conversion and land use restriction. Environmental features such as the creation of a pool of water at varying elevations during the spring months was also evaluated as a feature of several alternatives.

6. A draft report was prepared and furnished to Federal, state, and local agencies and the public for review in September 2000. There were 7 alternatives considered in this report from no action plan, a non-structural plan, and a combination of structural and non-structural plans. Real Estate valuations for these plans are outlined as Array No. 4 (Attachment 4).

7. Eventually, a Final Array consisting of 10 alternatives or plans was adopted for consideration in this report. These plans varied from no action, and wholly nonstructural to a combination of flood damage reduction measures with a 14,000 CFS pumping plant. The associated real estate costs for the final array alternatives or plans can be found in Attachment 5 of this report. Guidance from the Deputy Chief of Staff for Real Estate to the Vicksburg District Chief of Real Estate was that a Real Estate Plan (REP), as prescribed in Chapter 12, is not needed for inclusion in this report, as this study is a reevaluation of an older report. Upon the determination of a final plan, a Real Estate Design Memorandum Supplement (REDMS) will be prepared and submitted to the Mississippi Valley Division Real Estate for approval prior to the initiation of land acquisition. Although we will prepare and submit the REDMS upon the determination of a final plan, we feel it is important to present detailed real estate information as found in this appendix, basically in the form of a REP, to facilitate decision making on the reformulation report. The Yazoo Backwater Project was authorized prior to the Water Resource Development Act of 1986, and as such all lands easements and rights of way will be acquired under direct Federal authority. However, the Board of Mississippi Levee Commissioners, the local sponsor, will have minor maintenance responsibilities as required under the terms of the Assurances of Local Cooperation.

8. The easement estates utilized in the entire array of studies included standard estates as well as a variety of non-standard estates. The non-standard estates are unique to the alternatives under evaluation, and would require approval by HQUSACE (Head Quarters U. S. Army Corps of Engineers) before acquisition could occur. Overviews of the estates utilized within the reformulation for the backwater study are as follows:

a. Standard Fee Simple Estate

b. Conservation Easement Woodland. Perpetual Easement Estate to encumber existing bottomland hardwood tracts that would essentially do the following:

- (1) Prohibit the conversion of the bottomland hardwood tract to another use.
- (2) Allow for continued normal silvicultural practices
- (3) Maintain indigenous hardwood regime
- (4) Limit construction of improvements

c. Conservation Easement With Reforestation. Perpetual Easement Estate to encumber open lands and provide for reforestation of the encumbered area with indigenous hardwood planting. Easement estate would then be the same as "b" above.

d. Standard Flowage Easement: Occasional Flooding. The right, power and privilege to inundate an area for project purposes

e. Standard Flowage Easement in combination with "b" above

f. Standard Flowage Easement in combination with "c" above.

g. Conservation easement over open land would include (1) Land use intensification restriction, (2) limit construction of improvements and development, and (3) Restrict land use to agricultural.

h. Standard Perpetual Levee and Channel Improvement Easement.

9. The per acre land values reflected in the individual real estate costs estimates for the Initial Array, Array No. 2, Array No. 3, Array No. 4, and the Final Array are a weighted average and should not be construed as the value assigned to individual ownerships affected by the project. The weighted value per acre was determined by calculating the estimated market value of the various land types within the project area at varying elevations and applying the indicated estate. The Vicksburg District Hydraulics Branch provided the elevations and acreages within the project areas for the Final Array. A blocking factor (See Item 15 of Assumptions & Conditions in this report) was applied to these acreages to arrive at the total affected acres that lie within the various arrays. This information when applied to the estimated market value of the land types found in the project area, and the estate to be imposed, provided the weighted value per acre of the land types in each real estate cost estimate for the various Project Array. The weighted values were not applied to individual ownerships, but were used to estimate total project costs. Upon selection of a project plan, individual ownerships will be analyzed using such factors as location, elevation, flood frequency, and the estate to determine their estimated market value.

10. The end result of the reformulation effort is a selected plan, (Plan No. 5 of the Final Array), which consists of: (a) A 14,000 CFS pumping plant to be located at Steele Bayou structure with year-round pumping elevation of 87 feet, NGVD; (b) the reforestation of up to 55,600 acres, more or less, of frequently flooded openlands which will function as a flood damage reduction feature, and (c) the purchase in fee of an estimated 40 acres, more or less, of woodlands in and around the proposed pumping plant site to facilitate the relocation of a public road and the construction of the plant itself. The 55,600 acres consists of approximately 42,800 acres below the 87 feet NGVD (1 year flood plain) with the remaining 12,800 acres lying between the 87 and 91 feet NVGD (2 year flood plain). The total plan area of 55,600 acres was determined after the application of a blocking factor. This plan would involve the use of two estates, a standard fee simple estate and a non-standard reforestation / conservation easement. These estates will be included in the REDM to be prepared. A copy of the justification for use of the non-standard

reforestation / conservation easement estate is found in Attachment 7. HQUSACE (CECC-R) approved this estate on August 17, 2006.

11. The non-standard Reforestation / Conservation Easement estate to be acquired is a perpetual easement and right in, on, over, and across (the land described in Exhibit A) (Tracts Nos. _____, _____ and _____) to alter, manage and control vegetation, topography and hydrology, for the purpose of establishing, protecting and propagation of indigenous bottomland hardwood species of trees, as part of the Yazoo Basin Project, including the prohibition of: (a) grazing of livestock and all other commercial agricultural activities, (b) no structure or building for permanent human habitation shall be constructed or maintained on said land, that no other structures shall be constructed or maintained on the land except as may be approved in writing by the District Engineer, U.S. Army Engineer District, Vicksburg, or his duly authorized representative, (c) the burning or cutting of trees, except as provided for under a forestry management plan developed by either a representative of the Mississippi Forestry Commission or a registered professional forestry consultant (d) disposal of trash, garbage, vehicle bodies, and/or other debris and refuse, and (e) any excavation or placement of landfill, disruption or alteration of natural water courses, lakes, ponds, marshes or wetlands except as may be approved by the District Engineer. Reserving, however, to the owners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired including the right to cultivate, manage, harvest merchantable timber (subject to the above limitation on cutting), and the right to receive all revenues generated from the encumbered area, subject, however, to existing easements for public roads and highways, public utilities, railroads, and pipelines.

12. The standard Fee Excluding Minerals estate to be acquired is the fee simple title to the land, subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines; excepting and excluding from the taking all oil and gas in and under said land, and all appurtenant rights for the exploration, development, and removal of said oil and gas, but without the right to enter upon or over the surface of said land for the purposes of drilling and extracting therefrom said oil and gas.

13. This project is a full Federal acquisition project that was originally authorized in 1941. The local sponsor will be tasked with minor maintenance work. The purchase of the estates mentioned above will involve an estimated 480 ownerships that are scattered across the southern end of the basins. This reforestation / conservation easement is a flood damage reduction feature of the project, and as such, will be acquired in lands owned by individuals seeking flood damage relief. The purchase will be from willing sellers for the re-establishment of bottomland hardwoods and will involve up to 55,600 acres of primarily frequently flooded openlands, which are composed mainly of Class III and IV soils at 91 feet NVGD and below. As stated earlier, the value per acre reflected in the real estate cost estimate for Plan 5 of the Final Array is a weighted average. The weighted value was not applied to individual ownerships, but was used to estimate total project costs. Upon project approval, individual ownerships will be analyzed using such

factors as location, elevation, flood frequency, and the impact of the estate to determine their estimated market value.

It is the policy of the Federal Government to acquire the minimum interest in real property necessary to support the project. Generally, fee title is required for fish and wildlife mitigation lands, ecosystem restoration, and other environmental purposes. The original Yazoo Backwater Project was a structural plan that called for the construction of a pump that would provide flood protection to 80 feet, NGVD. The selected plan, (Plan No. 5 of the Final Array) provides for a pumping elevation of 87 feet, NGVD. The higher pumping elevation will result in the loss of flood protection to lands below elevation 87 feet, NGVD (1-year flood plain) that the landowners and local sponsor were originally promised. The reforestation / conservation easement is a flood damage reduction feature of the project, and as such, will be acquired in lands owned by individuals seeking flood damage relief on those lands located below the 1-year flood elevation that will have no flood water protection. After meetings with the local sponsor, landowners and environmental stake holders, it was found that current land owners throughout the area have strong ties to their land and will insist on retaining some interest in them, both for themselves and to pass on to future generations. The land owners would be willing to participate on a voluntary basis in placing a reforestation / conservation easement on the frequently flooded open land in the project area, but would not be willing to participate in a fee acquisition approach. The use of the reforestation / conservation easement will give flood damage relief to those land owners with open land below the 1 year flood elevation and at the same time leave an economically viable remainder that will eventually produce marketable timber from the planted bottomland hardwoods while providing habitat for the indigenous wildlife species in the backwater area.

14. The Project will utilize all or parts, in varying degrees, lands acquired previously in either the fee simple estate or various forms of easements for the specific purpose of constructing the pumping plant, mitigation, forest management and/or related flood control projects, by the United States of America. Prior acquisitions within the project area are listed below:

- a. Steele Bayou Sump Area, Yazoo Basin Backwater Project, Issaquena and Warren Counties, Mississippi, Supplements A and B, Real Estate Design Memorandum No. 2-C
- b. Real Estate Design Memorandum No.2, Yazoo Backwater, Levee Items 1, 2, and 3
- c. Real Estate Design Memorandum No. 2-A, Yazoo Basin Backwater, Levee Items 4, 5, and 6
- d. Real Estate Design Memorandum No. 2-B, Yazoo Basin Backwater, items 1 thru 16, etc.
- e. Supplement 1, Real Estate Design Memorandum No. 2-B, Yazoo Basin Backwater, Item 7
- f. Supplement 2, Real Estate Design Memorandum No. 2-B, Steele Bayou Floodgate and Levee Closure
- g. Supplement 3, Real estate Design Memorandum No. 2-B, Yazoo Basin Backwater, Item 8

- h. Supplement 4, Real Estate Design Memorandum No. 2-B, Yazoo Basin Backwater, Item 14
- i. Supplement 5, Real Estate Design Memorandum No. 2-B, Yazoo Basin Backwater, Item 16
- j. Supplement 6, Real Estate Design Memorandum No. 2-B, Yazoo Basin Backwater, Item 15
- k. Real Estate Design Memorandum No. 7, Yazoo Basin Backwater Satartia Backwater Levee & Collins Creek Drainage Structure
- l. Real Estate Design Memorandum 2B, Pearl and Big Black River Basins, Mississippi, Tennessee-Tombigbee Waterway Wildlife Mitigation Project
- m. Real Estate Design Memorandum No. 27, Yazoo River Basin, Yazoo Backwater Project, Yazoo Backwater Pumping Plant, Issaquena County, Mississippi.

15. The majority of the acquisitions shown above have dealt with rights-of-ways for the construction, operation and maintenance of a system of levees, channels and floodgates to facilitate the flood control mission for the south Delta. The acquisition of mitigation lands within the south Delta for the Tennessee-Tombigbee Waterway and Lake George Mitigation Area constitute the largest fee simple holdings under the control of the Corps within the area. Other lands of the United States, which are located within the project area, is the Delta National Forest that is under the control of the U.S.D.A., Forest Service. The Government owns 385.05 acres in fee, and 2.13 acres in perpetual easement that were acquired in 1984 for construction of the Yazoo Backwater Project. These acres will be utilized for the pump site construction, as well as the fee acquisition of an additional 40.0 acres for the relocation of Mississippi State Highway 465.

16. The recommended plan will involve operating the Steele Bayou Structure to maintain water elevations between 70' to 73' NGVD during low water periods. This new operating elevation is three feet higher than the present operating level of the structure. The Vicksburg District Hydraulics Branch states that all water will remain within existing stream banks when operating at elevation 70' to 73' NGVD. Navigation servitudes will be exercised within the top banks of Steele Bayou and Big Sunflower River. The servitude will be used wherever applicable, however, its use is expected to be minor, due to the fact water levels will remain below top bank in these small streambeds.

17. No persons, dwellings, commercial structures, farms or associated businesses will be displaced as a result of the project. There will be Public Law 91-646 Title III costs involved with the acquisition of over 480 ownerships, and those costs have been included in the cost estimate. Title III costs are those necessary to reimburse owners fair and reasonable expenses incurred incidental to transfer title, including recording fees, transfer taxes, penalty costs for prepayment of mortgage, pro rata portions of real estate taxes, etc.

18. Phase One surveys for hazardous, toxic, and radioactive waste (HTRW) will be accomplished during the initial phases of the acquisition process. The areas subject to the acquisition historically have yielded little evidence of contamination. No real estate will be acquired until all HTRW issues are resolved.
19. There are no visual signs of mineral activity existing within the project work area. In addition there are no known outstanding water rights, gravel deposits, lignite deposits, or plans for future mineral activity.
20. It is anticipated that this project will encounter extreme opposition from national and local environmental groups but will be strongly supported by the local sponsor, counties, municipalities, and the impacted populace.
21. No compensatory mitigation is required for this project due to the re-establishment of bottomland hardwoods on the frequently flooded openlands.
22. There are no known towns, schools, churches or cemeteries within the proposed right-of-way limits. If for some unavoidable reason a cemetery is within the proposed right-of-way it will be addressed in accordance with ER 405-1-12, Chapter 5, Section 5-18, Paragraph "m".
23. The relocation of the bridge on MS State Hwy. 465 at Steele Bayou is expected to be the only major relocation. Relocations of utilities and public roads, based on current knowledge, will be limited to those that surround the proposed pumping plant site. An Attorney's Investigation and Opinion of Compensability will be prepared covering all utilities/facilities in concert with the preparation of the REDM Supplement, and prior to project approval.
24. A map depicting the project area is located on Plate 6-1 and as Attachment 6 in this report.
25. The appraisers limiting conditions and certification along with the real estate cost estimate for the Initial Array, Array No. 2, Array No. 3, Array No. 4, Final Array, Project Map and Non-Standard Estate approval are attached to this appendix. (Attachments 1-7, respectively).
26. No induced flooding is anticipated as a result of the construction of the recommended plan. The project will provide year-round pumping above elevation 87 feet, NGVD using a 14,000-cfs pump station.

27. There will be no zoning ordinance change or enactment to facilitate the project acquisition. There is no existing zoning in the project area.

28. A schedule of land acquisition with tentative milestones will be addressed in the REDM Supplement.

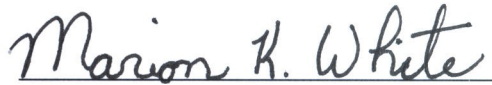
29. The Board of Mississippi Levee Commissioners is the Non-Federal Sponsor (NFS) and will have minor maintenance responsibilities as required under the terms of the Assurances of Local Cooperation. The Yazoo Backwater Project was authorized prior to the Water Resource Development Act of 1986, and as such all lands easements and rights of way will be acquired under direct Federal authority. Therefore, an assessment of the NFS real estate acquisition capability is not required.

We the undersigned certify that we have personally examined the information contained in this estimate. The statements and conclusions represented therein are our unbiased opinion. We do further certify that we have no present or intended future interest in the lands affected by this proposed project.

July 18, 2007



Prepared By:
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Staff Appraiser
Real Estate Division
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Reviewed By:
MARION K. WHITE
Chief, Appraisal and Planning Branch
Real Estate Division
Vicksburg District



Approved Official:
JOHN C. SEGREST, JR.
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ATTACHMENTS:

- I. Real Estate Cost Estimate Initial Array
- II. Real Estate Cost Estimate Array No. 2
- III. Real Estate Cost Estimate Array No. 3
- IV. Real Estate Cost Estimate Array No. 4
- V. Real Estate Cost Estimate Final Array
- VI. Project Area Map
- VII. Non-Standard Estate Approval

ASSUMPTIONS AND LIMITING CONDITIONS
REAL ESTATE ESTIMATE FOR PLANNING PURPOSES

The estimates for the foregoing arrays were developed expressly subject to the following limiting conditions and any special limiting conditions contained herein, which are incorporated herein by reference.

1. The estimates for the different plan arrays contained one or a combination of eight estates. **These easement estates, which were utilized within this study, may contain assumptions, which would require modification of existing authorities of other agencies or units of government. These assumptions or criteria are unique to the alternatives under evaluation as part of this reformulation effort and are not intended to give the reader of this report the belief that this agency has the authority to alter other federal agencies or units of government authorities or programs.**
2. The estimates are subject to the accuracy of the mapping, descriptions and quantities (acres) furnished the appraisers; however, the appraisers assume no responsibility for matters legal in nature, nor do the appraisers render an opinion as to the title of any of the properties that may be involved within the scope of this study.
3. No surveys of the properties involved were furnished nor made available. Information concerning the location of project features was furnished on the equivalent of a 1:250,000-scale map.
4. Information furnished by others is assumed to be true, correct, and reliable. A reasonable effort has been made to verify such information; however, no responsibility for its accuracy is assumed by the appraiser.
5. The distribution of the total valuation in this report between land and improvements applies only under the Highest and Best Use of the properties under evaluation. Allocations between improvements and lands are made on an individual basis and incorporated within the total estimate utilizing a weighted average of land uses.
6. Unless otherwise stated, subsurface rights (minerals, oil, etc.) were not considered in making this estimate.
7. The appraisers have inspected, as far as practical and given the level of effort required for this estimate, the lands and improvements thereon.
8. Comparable sales data relied upon to formulate this estimate was obtained from sources believed to be reliable. It was not possible to inspect every comparable sale nor was it possible to inspect every property affected by the proposed project features. Information obtained from others was relied upon in instances to formulate this estimate.
9. Boundaries of the areas under study were assumed to be correct.

10. The estimates are to be utilized in their entirety and not on a unit basis since weighted averages were incorporated to formulate the estimates and any inference to a specific parcel or type of property cannot be made.

11. Unless otherwise stated in this report, the existence of hazardous or environmental material, which may or may not be present on the property, was not observed by the appraiser. The appraisers have no knowledge of the existence of such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, contaminated soil, leaking underground storage tanks, or other potentially hazardous materials may affect the value of the property. The value estimates were predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them.

12. The Lands and Damages estimates contained within this report are the product of an accelerated schedule that allowed limited field time for investigation.

13. The adverse affects of prolonged flooding on bottomland hardwoods could not be quantified given the available data. Materials and information reviewed and studied were obtained from the Southern Hardwood Center, USDA, Forest Service, Stoneville, MS and MS State University, Mississippi State, MS.

14. The budget data utilized in this report was obtained from Mississippi State University, Department of Agricultural Economics.

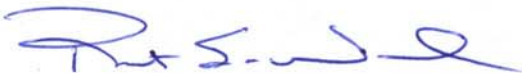
15. Blocking Out. The reforestation and conservation easement acquisition limits for the Yazoo Backwater Reformulation Study were established based upon the 1-year flood frequency stage elevations. However, based upon sound real estate practices and guidance as found in USACE real estate regulations, blocking out will be utilized to address such items as access, the extent of severance damages and avoidance of an uneconomic remainder. The blocking out will result in the acquisition of some lands outside a given flood event or elevation. The Vicksburg District Real Estate Division has vast experience in the acquisition of lands based upon elevation and typically uses a blocking factor of 30 percent. This figure was utilized for calculating the acreage to be acquired for the reforestation/conservation easement in connection with the Yazoo Backwater Reformulation Study.

CERTIFICATION OF APPRAISER

To the best of my knowledge and belief I certify, except as otherwise noted in this appraisal report, that:

1. I have relied on prior visits to the area or have inspected to the most practical extent the properties or have relied on information from others as to the composition and make up of properties affected by the features of the proposed project under evaluation.
2. I have no present or contemplated future interest in the real estate that is the subject of this report.
3. I have no personal interest or bias with respect to the subject matter of this evaluation or the parties involved.
4. My salary is not contingent upon reporting a predetermined value or upon the amount of the value estimated.
5. To the best of our knowledge and belief, the statements of fact contained within this evaluation, upon which the estimates and conclusions expressed herein are based, and are true and correct.
6. This estimate/evaluation sets forth all of the limiting conditions affecting the estimates.
7. **This Project Cost Estimate, for planning purposes, was prepared for the internal use of my employer, the U.S. Army, Corps of Engineers. Though not complying with all provisions of the Uniform Standards of Professional Appraisal Practice, the document does conform to the Corps regulations. For purposes of this estimate, I have been advised that the Corps of Engineers operates under a Jurisdictional Exception provision of USPAP.**

July 18, 2007



Robert S. Wood
Staff Appraiser
Real Estate Division
Vicksburg District

ATTACHMENTS

- I----- REAL ESTATE COST INITIAL ARRAY**
- II----- REAL ESTATE COST ARRAY NO. 2**
- II----- REAL ESTATE COST ARRAY NO. 3**
- IV ----- REAL ESTATE COST ARRAY NO. 4**
- V ----- REAL ESTATE COST FINAL ARRAY**
- VI-----PROJECT AREA MAP**
- VII-----NON-STANDARD ESTATE APPROVAL**

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
STRUCTURAL PLAN 10,500 CFS PUMP
80.0' NGVD
PLAN NUMBER 1

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	15,000	\$800.00	\$12,000,000.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance			0
Total Lands	15,040		\$12,044,000.00
Contingencies 25%			\$3,011,000.00
Total Lands and Damages			\$15,055,000.00
(b) Acquisition Costs			
Estimated Ownerships	16	\$17,550	\$ 280,800.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	8	\$25,000.00	\$ 200,000.00
Title III Payments, Ownerships	16	\$600.00	\$ 9,600.00
(d) Total Estimated Real Estate Costs (Rounded)			\$15,545,000.00

* Land costs were based upon 1995 values.

Initial Array

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
STRUCTURAL PLAN 14,000 CFS PUMP
80.0' NGVD
PLAN NUMBER 2

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	18,500	\$800.00	\$14,800,000.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance			0
Total Lands	18,540		\$14,844,000.00
Contingencies 25%			\$3,711,000.00
Total Lands and Damages			\$18,555,000.00
(b) Acquisition Costs			
Estimated Ownerships	18	\$17,550	\$ 315,900.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	9	\$25,000.00	\$ 225,000.00
Title III Payments, Ownerships	18	\$600.00	\$ 10,800.00
(d) Total Estimated Real Estate Costs (Rounded)			\$19,107,000.00

* Land costs were based upon 1995 values.

Initial Array

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
STRUCTURAL PLAN 17,500 CFS PUMP
80.0' NGVD
PLAN NUMBER 3

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	19,000	\$800.00	\$15,200,000.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance			0
Total Lands	19,040		\$15,244,000.00
Contingencies 25%			\$3,800,000.00
Total Lands and Damages			\$19,000,000.00
(b) Acquisition Costs			
Estimated Ownerships	20	\$17,550	\$ 351,000.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	10	\$25,000.00	\$ 250,000.00
Title III Payments, Ownerships	20	\$600.00	\$ 12,000.00
(d) Total Estimated Real Estate Costs			\$19,613,000.00

* Land costs were based upon 1995 values.

Initial Array

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
STRUCTURAL PLAN 21,000 CFS PUMP
80.0' NGVD
PLAN NUMBER 4

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	22,000	\$800.00	\$17,600,000.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance			0
Total Lands	22,040		\$17,644,000.00
Contingencies 25%			\$4,411,000.00
Total Lands and Damages			\$22,055,000.00
(b) Acquisition Costs			
Estimated Ownerships	24	\$17,550	\$ 421,200.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	12	\$25,000.00	\$ 300,000.00
Title III Payments, Ownerships	24	\$600.00	\$ 14,400.00
(d) Total Estimated Real Estate Costs (Rounded)			\$22,791,000.00

* Land costs were based upon 1995 values.

Initial Array

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
STRUCTURAL PLAN 24,500 CFS PUMP
80.0' NGVD
PLAN NUMBER 5

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	25,000	\$800.00	\$20,000,000.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance			0
Total Lands	25,040		\$20,044,000.00
Contingencies 25%			\$5,011,000.00
Total Lands and Damages			\$25,055,000.00
(b) Acquisition Costs			
Estimated Ownerships	26	\$17,550	\$ 456,300.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	13	\$25,000.00	\$ 325,000.00
Title III Payments, Ownerships	26	\$600.00	\$ 15,600.00
(d) Total Estimated Real Estate Costs (Rounded)			\$25,852,000.00

* Land costs were based upon 1995 values.

Initial Array

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
LEVEE PROTECTION
PLAN NUMBER 6

ESTIMATE OF REAL ESTATE COSTS

(a) Lands and Damages

Land Use	Acres	Unit Value \$	Total Value \$
Perpetual Levee Easements			
Cropland	6,501	\$1,000.00	\$ 6,501,000.00
Woodland	692	\$ 500.00	\$ 346,000.00
Home Sites	80	\$4,500.00	\$ 360,000.00
Improvements			\$ 2,000,000.00
Improvements			\$ 920,700.00
Total Lands	7,273		\$10,128,00.00
Contingencies 25%			\$ 2,532,000.00
Lands and Damages			\$12,660,000.00
(b) Acquisition Costs			
Ownerships (Estimated)	450*	\$17,655	\$7,945,000.00
(c) P.L. 91-646 Costs			
Title II Payments	0	\$0	\$ 0.00
Title III Payments	450	\$6,400	\$2,880,000.00
(d) Total Estimated Real Estate Costs			\$23,485,000.00

* Land costs were based upon 1995 values.

Initial Array

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
LEVEE PROTECTION
MITIGATION LANDS
PLAN NUMBER 6

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	10,000	\$800.00	\$8,000,000.00
Improvements			0
Severance			0
Total Lands	10,000		\$8,000,000.00
Contingencies 25%			\$2,000,000.00
Total Lands and Damages			\$10,000,000.00
(b) Acquisition Costs			
Estimated Ownerships	10	\$17,550	\$ 175,500.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	5	\$25,000.00	\$ 125,000.00
Title III Payments, Ownerships	10	\$600.00	\$ 6,000.00
(d) Total Estimated Real Estate Costs (Rounded)			\$10,307,000.00

* Land costs were based upon 1995 values.

Initial Array

REAL ESTATE COST ESTIMATE
YAZOO BACKWATER REFORMULATION
NONSTRUCTURAL ALTERNATIVE
CONSERVATION EASEMENT. 100.3' NGVD AND BELOW
100 YEAR FREQUENCY
LAND USE RETAINED
PLAN NUMBER 1

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres*	Unit Value \$	Total Value \$
Openland	356,061	\$250.00	\$89,015,250.00
Woodland	175,058	\$100.00	\$17,505,800.00
Improvements			-0-
Severance Damages			\$5,326,052.00
Improvements	1,275 ea	\$4,040.00	\$5,151,000.00
Total Lands and Damages	531,119		\$116,998,102.00
(b) Acquisition Costs			
Ownerships	7,300	\$7,500.00	\$54,750,000.00
(c) P.L. 91-646			
Title III Payments			
Ownerships	7,300	\$250.00	\$1,825,000.00
(d) Total Real Estate Cost			
Contingencies 25%			\$43,393,275.00
(d) Total Plan Costs (Rounded)			\$216,966,000.00

* Land costs were based upon 1996 values.

Array No. 2

REAL ESTATE COST ESTIMATE YAZOO BACKWATER REFORMULATION NONSTRUCTURAL ALTERNATIVE , AGRICULTURAL LANDS BELOW 80' NGVD FLOWAGE EASEMENTS, LAND USE RETAINED, INDUCED PONDING CONSERVATION EASEMENTS ABOVE 80' NGVD PLAN NUMBER 2			
ESTIMATE OF COSTS			
(a) Lands and Damages			
Lands Use	Acres	Unit Value \$	Total Value \$
Openlands Conservation Easement	328,632	\$250.00	\$82,158,000.00
Openlands Flowage Easement	27,429	\$400.00	\$10,971,600.00
Woodlands Flowage Easement	32,901	\$400.00	\$13,160,400.00
Woodlands Conservation Easement	142,157	\$100.00	\$14,215,700.00
Severance			
Lands			\$6,025,285.00
Improvements	1,275 ea.	\$4,040.00	\$5,151,000.00
Total Lands and Damages	531,119		\$131,681,985.00
(b) Acquisition Costs			
Estimated Ownerships	7,300	\$7,500.00	\$54,750,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	7,300	\$250.00	\$1,825,000.00
(d) Total Estimated Real Estate Costs			\$188,256,895.00
Contingencies 25%			\$47,064,246.00
Total Plan Cost (Rounded)			\$235,321,000.00

* Land costs were based upon 1996 values.

Array No. 2

<p style="text-align: center;"> REAL ESTATE COSTS YAZOO BACKWATER REFORMULATION NON STRUCTURAL ALTERNATIVE AGRICULTURAL LANDS BELOW 85' NGVD FLOWAGE EASEMENTS, LAND USE RETAINED, INDUCED PONDING CONSERVATION EASEMENTS LAND USE RETAINED ABOVE 85' NGVD PLAN UMMBER 3 </p>			
ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres*	Unit Value \$	Total Value \$
Conservation Easement Openlands	298,477	\$250.00	\$74,619,250.00
Flowage Easement Openlands	57,584	\$400.00	\$23,033,600.00
Flowage Easement Woodland	63,161	\$400.00	\$25,264,400.00
Conservation Easement Woodland	111,897	\$100.00	\$11,189,700.00
Severance			
Lands			\$6,705,347.00
Improvements	1,275 ea	\$44,040.00	\$5,151,000.00
Total Lands and Damages	531,119		\$145,963,297.00
(b) Acquisition Costs			
Estimated Ownerships	7,300	\$7,500.00	\$54,750,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	7,300	\$250.00	\$1,825,000.00
(d) Total Estimated Real Estate Costs			\$202,538,297.00
Contingencies 25%			\$50,634,574.00
(d) Total Estimated Real Estate Costs (Rounded)			\$253,173,000.00

* Land costs were based upon 1996 values.

Array No. 2

<p style="text-align: center;"> REAL ESTATE COSTS YAZOO BACKWATER REFORMULATION NON STRUCTURAL ALTERNATIVE AGRICULTURAL LANDS BELOW 85' NGVD CONSERVATION EASEMENTS AND REFORESTATION OF OPEN LANDS CONSERVATION EASEMENTS LAND USE RETAINED ABOVE 85' NGVD PLAN UMMBER 4 </p>			
ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Openlands Conservation Easement	298,477	\$250.00	\$74,619,250.00
Openlands to be Reforested	57,584	\$450.00	\$25,912,800.00
Woodlands Conservation Easement	175,058	\$100.00	\$17,505,800.00
		\$	
Severance			
Lands			\$5,901,893.00
Improvements	1,275 ea	\$4,040.00	\$5,151,000.00
Total Lands and Damages	531,119		\$129,090,743.00
(b) Acquisition Costs			
Estimated Ownerships	7,300	\$7,500.00	\$54,750,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	7,300	\$250.00	\$1,825,000.00
(d) Total Estimated Real Estate Costs			\$185,665,743.00
Contingencies 25%			\$46,416,438.00
Total Plan Costs (Rounded)			\$232,082,000.00

* Land costs were based upon 1996 values.

Array No. 2

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION NON STRUCTURAL ALTERNATIVE
AGRICULTURAL LAND, COMBINATION OF FLOWAGE AND CONSERVATION
EASEMENTS WITH REFORESTATION AND CONSERVATION EASEMENTS WITH
LAND USE RETAINED
85' NGVD & ABOVE CONSERVATION EASEMENTS; 80' TO 85' NGVD
CONSERVATION EASEMENT WITH REFORESTATION OF OPENLAND; 80'NGVD
AND BELOW FLOWAGE EASEMENT WITH REFORESTATION OF OPENLAND
PLAN NUMBER 5

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 85' NVGD & Above			
Openland	298,475	\$250.00	\$74,618,750.00
Woodland	111,899	\$150.00	\$16,784,850.00
Conservation Easement 80' to 85' NVGD			
Openland Reforested	30,155	\$450.00	\$13,569,750.00
Woodland	30,260	\$150.00	\$4,539,000.00
Flowage Easement 80' NVGD & Below			
Openland Reforested	27,429	\$450.00	\$12,343,050.00
Woodland	32,901	\$400.00	\$13,160,400.00
Severance			
Land			\$6,750,790.00
Improvements	1,275 ea	\$4,040.00	\$5,151,000.00
Total Lands and Damages	531,119		\$146,917,590.00
(b) Acquisition Costs			
Estimated Ownerships	7,300	\$7,500.00	\$54,750,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	7,300	250	\$1,825,000.00
(d) Total Estimated Real Estate Costs			\$203,492,590.00
Contingencies 25%			\$50,873,237.50
Total Plan Costs (Rounded)			\$254,366,000.00

* Land costs were based upon 1996 values.

Array No. 2

<p style="text-align: center;"> REAL ESTATE ESTIMATE YAZOO BACKWATER REFORMULATION NON STRUCTURAL ALTERNATIVE AGRICULTURAL LANDS, BELOW 85' NGVD FLOWAGE EASEMENTS, REFORESTATION, INDUCED PONDING ABOVE 85' NGVD CONSERVATION EASEMENTS LAND USE RETAINED PLAN NUMBER 6 </p>			
ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement Openland	298,477	\$250.00	\$74,619,250.00
Flowage Easement Openland Reforested	57,584	\$450.00	\$25,912,800.00
Flowage Easement Woodland	63,161	\$400.00	\$25,264,400.00
Conservation Easement Woodland	111,897	\$100.00	\$11,189,700.00
Severance			
Lands			\$6,849,307.00
Improvements	1,275 ea	\$4,040.00	\$5,151,000.00
Total Lands and Damages	531,119		\$148,968,457.00
(b) Acquisition Costs			
Estimated Ownerships	7,300	\$7,500.00	\$54,750,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	7,300	\$250.00	\$1,825,000.00
(d) Total Estimated Real Estate Costs			\$205,543,457.00
Contingencies 25%			\$51,385,864.00
Total Plan Costs (Rounded)			\$256,929,000.00

* Land costs were based upon 1996 values.

Array No. 2

<p style="text-align: center;"> REAL ESTATE ESTIMATE YAZOO BACKWATER REFORMULATION NON STRUCTURAL ALTERNATIVE AGRICULTURAL LANDS CONSERVATION EASEMENTS, LAND USE RETAINED 90' NGVD & ABOVE REFORESTATION ON OPEN LANDS BELOW 90' NGVD PLAN NUMBER 7 </p>			
ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement Openlands	243,591	\$250.00	\$60,897,750.00
Openland to be Reforested	112,470	\$450.00	\$50,611,500.00
Woodland	175,058	\$100.00	\$17,505,800.00
Severance			
Lands			\$6,450,752.00
Improvements	1,275 ea	\$4,040.00	\$5,151,000.00
Total Lands and Damages	531,119		\$140,616,802.00
(b) Acquisition Costs			
Estimated Ownerships	7,300	\$7,500.00	\$54,750,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	7,300	\$250.00	\$1,825,000.00
(d) Total Estimated Real Estate Costs			\$197,191,802.00
Contingencies 25%			\$49,297,951.00
(d) Total Estimated Real Estate Costs (Rounded)			\$246,490,000.00

* Land costs were based upon 1996 values.

Array No. 2

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION NON STRUCTURAL ALTERNATIVE
AGRICULTURAL LAND, COMBINATION OF FLOWAGE AND CONSERVATION
EASEMENTS WITH REFORESTATION AND CONSERVATION EASEMENTS WITH
LAND USE RETAINED
80' TO 90' NGVD CONSERVATION EASEMENTS WITH REFORESTATION OF
OPENLAND; 80' NGVD AND BELOW FLOWAGE EASEMENT WITH
REFORESTATION OF OPENLAND
PLAN NUMBER 8

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 90'NVGD & Above			
Openland	243,591	\$250.00	\$60,897,750.00
Woodland	68,172	\$150.00	\$10,225,800.00
Conservation Easement 80' to 90' NVGD			
Openland Reforested	85,041	\$450.00	\$38,268,450.00
Woodland	73,985	\$150.00	\$11,097,750.00
Flowage Easement 80' NVGD & Below			
Openland Reforested	27,429	\$450.00	\$12,343,050.00
Woodland	32,901	\$400.00	\$13,160,400.00
Severance			
Land			\$7,299,660.00
Improvements	1,275 ea	\$4,040.00	\$5,151,000.00
Total Lands and Damages	531,119		\$158,443,860.00
(b) Acquisition Costs			
Estimated Ownerships	7,300	\$7,500.00	\$54,750,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	7,300	\$250.00	\$1,825,000.00
(d) Total Estimated Real Estate Costs			\$215,018,860.00
Contingencies 25%			\$53,754,715.00
Total Plan Costs (Rounded)			\$268,774,000.00

* Land costs were based upon 1996 values.

Array No. 2

<p style="text-align: center;"> REAL ESTATE ESTIMATE YAZOO BACKWATER REFORMULATION NON STRUCTURAL ALTERNATIVE AGRICULTURAL LAND COMBINATION PLAN FLOWAGE AND CONSERVATION EASEMENT WITH REFORESTATION CONSERVATION EASEMENTS WITH LAND USE RETAINED PLAN NUMBER 9 </p>			
ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 90' NVGD & Above			
Openland	243,591	\$250.00	\$60,897,750.00
Woodland	68,172	\$150.00	\$10,225,800.00
Conservation Easement 85' to 90' NVGD			
Openland Reforested	54,886	\$450.00	\$24,698,700.00
Woodland	43,727	\$150.00	\$6,559,050.00
Flowage Easement 85' NVGD & Below			
Openland Reforested	57,584	\$450.00	\$25,912,800.00
Woodland	63,161	\$400.00	\$25,264,400.00
Improvement			\$ 139,000.00
Severance			
Land			\$7,677,925.00
Improvements	1,275 ea	\$4,040.00	\$5,151,000.00
Total Lands and Damages	531,121		\$166,526,425.00
(b) Acquisition Costs			
Estimated Ownerships	7,300	\$7,500.00	\$54,750,000.00
(c) P.L. 91-646 Costs			
Relocations			\$ 300,000.00
Title II Payments	375	\$600.00	\$ 225,000.00
Title III Payments	7300	\$250	\$1,825,000.00
(d) Total Estimated Real Estate Costs			\$223,626,425.00
Contingencies 25%			\$55,906,606.25
Total Plan Costs (Rounded)			\$279,533,000.00

* Land costs were based upon 1996 values.

Array No. 2

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
NON STRUCTURAL ALTERNATIVE
CONSERVATION EASEMENTS 85' NGVD AND BELOW
LAND USE RETAINED
PLAN NUMBER 10

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Openland	57,584	\$300.00	\$17,275,200.00
Woodland	63,161	\$175.00	\$11,053,175.00
Improvements			-0-
Severance			\$1,416,419.00
Total Lands and Damages	120,745		\$29,744,794.00
(b) Acquisition Costs			
Estimated Ownerships	1,200	\$7,500	\$9,000,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,200	\$300.00	\$360,000.00
(d) Total Estimated Real Estate Costs			\$39,104,794.00
Contingencies 25%			\$9,776,199.00
Total Plan Costs (Rounded)			\$48,881,000.00

* Land costs were based upon 1996 values.

Array No. 2

<p style="text-align: center;"> REAL ESTATE ESTIMATE YAZOO BACKWATER REFORMULATION PUMPING PLANT CONSERVATION EASEMENTS, LAND USE RETAINED 80' TO 85' NGVD FLOWAGE EASEMENTS, INDUCED PONDING, LAND USE RETAINED 80' NGVD AND BELOW PLAN NUMBER 11 </p>			
ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 80' to 85'			
Openland	30,155	\$250.00	\$7,538,750.00
Woodland	30,260	\$150.00	\$4,539,000.00
Flowage Easements			
Openland	27,429	\$400.00	\$10,971,600.00
Woodland	32,901	\$400.00	\$13,160,400.00
Improvements			-0-
Severance			\$1,810,488.00
Total Lands and Damages	120,745		\$38,020,488.00
(b) Acquisition Costs			
Estimated Ownerships	1,200	\$7,500.00	\$9,000,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,200	\$300.00	\$360,000.00
(d) Total Estimated Real Estate Costs			\$47,380,488.00
Contingencies 25%			\$11,845,122.00
Total Plan Costs (Rounded)			\$59,226,000.00

* Land costs were based upon 1996 values.

Array No. 2

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
NON STRUCTURAL ALTERNATIVE
FLOWAGE EASEMENTS 85' NGVD AND BELOW
LAND USE RETAINED, INDUCED PONDING
PLAN NUMBER 12

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Openland	57,584	\$400.00	\$23,033,600.00
Woodland	63,161	\$400.00	\$25,264,400.00
Improvements			-0-
Severance			\$2,414,900.00
Total Lands and Damages	120,745		\$50,712,900.00
(b) Acquisition Costs			
Estimated Ownerships	1,200	\$7,500.00	\$9,000,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,200	\$300.00	\$360,000.00
(d) Total Estimated Real Estate Costs			\$60,072,900.00
Contingencies 25%			\$15,018,225.00
(d) Total Estimated Real Estate Costs (Rounded)			\$75,091,000.00

* Land costs were based upon 1996 values.

Array No. 2

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
NON STRUCTURAL ALTERNATIVE
CONSERVATION EASEMENTS 85' NGVD AND BELOW
REFORESTATION
PLAN NUMBER 13

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Openland	57,584	\$450.00	\$25,912,800.00
Woodland	63,161	\$175.00	\$11,053,175.00
Improvements			-0-
Severance			\$1,416,419.00
Total Lands and Damages	120,745		\$38,382,394.00
(b) Acquisition Costs			
Estimated Ownerships	1,200	\$7,500.00	\$9,000,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,200	\$300.00	\$360,000.00
(d) Total Estimated Real Estate Costs			\$48,114,274.00
Contingencies 25%			\$11,935,599.00
Total Plan Costs (Rounded)			\$59,678,000.00

* Land costs were based upon 1996 values.

Array No. 2

<p style="text-align: center;"> REAL ESTATE ESTIMATE YAZOO BACKWATER REFORMULATION PUMPING PLANT CONSERVATION EASEMENTS, OPENLAND REFORESTED 80' TO 85' NGVD FLOWAGE EASEMENT, INDUCED PONDING, OPEN LAND REFORESTED 80' NGVD AND BELOW PLAN NUMBER 14 </p>			
ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 80' to 85'			
Openland Reforested	30,155	\$450.00	\$13,569,750.00
Woodland	30,260	\$150.00	\$4,539,000.00
Flowage Easements			
Openland Reforested	27,429	\$450.00	\$12,343,050.00
Woodland	32,901	\$400.00	\$13,160,400.00
Improvements			-0-
Severance			\$2,180,610.00
Total Lands and Damages	120,745		\$45,792,810.00
(b) Acquisition Costs			
Estimated Ownerships	1,200	\$7,500.00	\$9,000,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,200	\$300.00	\$360,000.00
(d) Total Estimated Real Estate Costs			\$55,152,810.00
Contingencies 25%			\$13,788,202.50
Total Plan Costs (Rounded)			\$68,941,000.00

* Land costs were based upon 1996 values.

Array No. 2

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
NON STRUCTURAL ALTERNATIVE
FLOWAGE EASEMENTS 85' NGVD AND BELOW
REFORESTATION, INDUCED PONDING
PLAN NUMBER 15

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Openland	57,584	\$450.00	\$25,912,800.00
Woodland	63,161	\$400.00	\$25,264,400.00
Improvements			-0-
Severance			\$2,558,860.00
Total Lands and Damages	120,745		\$53,736,060.00
(b) Acquisition Costs			
Estimated Ownerships	1,200	\$7,500.00	\$9,000,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,200	\$300.00	\$360,000.00
(d) Total Estimated Real Estate Costs			\$63,096,060.00
Contingencies 25%			\$15,774,015.00
Total Plan Costs (Rounded)			\$78,870,000.00

* Land costs were based upon 1996 values.

Array No. 2

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
NON STRUCTURAL ALTERNATIVE
CONSERVATION EASEMENTS 90' NGVD AND BELOW
LAND USE RETAINED
PLAN NUMBER 16

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Openland	112,470	\$300.00	\$33,741,000.00
Woodland	106,886	\$175.00	\$18,705,050.00
Improvements			-0-
Severance			\$2,622,303.00
Total Lands and Damages	219,396		\$55,068,353.00
(b) Acquisition Costs			
Estimated Ownerships	1,400	\$7,500.00	\$10,500,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,400	\$300.00	\$420,000.00
(d) Total Estimated Real Estate Costs			\$65,988,353.00
Contingencies 25%			\$16,497,088.00
Total Plan Costs (Rounded)			\$82,485,000.00

* Land costs were based upon 1996 values.

Array No. 2

<p style="text-align: center;"> REAL ESTATE ESTIMATE YAZOO BACKWATER REFORMULATION PUMPING PLANT CONSERVATION EASEMENTS, LAND USE RETAINED 80' TO 90' NGVD FLOWAGE EASEMENT, INDUCED PONDING, LAND USE RETAINED 80' NGVD AND BELOW PLAN NUMBER 17 </p>			
ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 80' to 90'			
Openland Reforested	85,041	\$250.00	\$21,260,250.00
Woodland	73,985	\$150.00	\$11,097,750.00
Flowage Easements			
Openland Reforested	27,429	\$400.00	\$10,971,600.00
Woodland	32,901	\$400.00	\$13,160,400.00
Improvements			-0-
Severance			\$2,824,500.00
Total Lands and Damages			\$59,314,500.00
(b) Acquisition Costs			
Estimated Ownerships	1,400	\$7,500.00	\$10,500,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,400	\$300.00	\$420,000.00
(d) Total Estimated Real Estate Costs			\$70,234,500.00
Contingencies 25%			\$17,558,625.00
Total Plan Costs (Rounded)			\$87,793,000.00

* Land costs were based upon 1996 values.

Array No. 2

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
PUMPING PLANT
CONSERVATION EASEMENTS, LAND USE RETAINED 85' TO 90' NGVD
FLOWAGE EASEMENT, INDUCED PONDING, LAND USE RETAINED 85' NGVD &
BELOW
PLAN NUMBER 18

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 85' to 90'			
Openland Reforested	54,886	\$250.00	\$13,721,500.00
Woodland	43,725	\$150.00	\$6,558,750.00
Flowage Easements			
Openland	57,584	\$400.00	\$23,033,600.00
Woodland	63,161	\$400.00	\$25,264,400.00
Improvements			-0-
Severance			\$3,428,913.00
Total Lands and Damages	219,356		\$72,007,163.00
(b) Acquisition Costs			
Estimated Ownerships	1,400	\$7,500.00	\$10,500,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,400	\$300.00	\$420,000.00
(d) Total Estimated Real Estate Costs			\$82,927,163.00
Contingencies 25%			\$20,731,790.75
Total Plan Costs (Rounded)			\$103,659,000.00

* Land costs were based upon 1996 values.

Array No. 2

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
NON STRUCTURAL ALTERNATIVE
CONSERVATION EASEMENTS 90' NGVD AND BELOW
REFORESTATION
PLAN NUMBER 19

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Openland	112,470	\$450.00	\$50,611,500.00
Woodland	106,886	\$175.00	\$18,705,050.00
Improvements			-0-
Severance			\$3,465,828.00
Total Lands and Damages	219,396		\$72,782,378.00
(b) Acquisition Costs			
Estimated Ownerships	1,400	\$7,500.00	\$10,500,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,400	\$300.00	\$420,000.00
(d) Total Estimated Real Estate Costs			\$83,702,378.00
Contingencies 25%			\$20,925,595.00
Total Plan Costs (Rounded)			\$104,628,000.00

* Land costs were based upon 1996 values.

Array No. 2

<p style="text-align: center;"> REAL ESTATE ESTIMATE YAZOO BACKWATER REFORMULATION PUMPING PLANT CONSERVATION EASEMENTS, OPENLAND REFORESTED 80' TO 90' NGVD FLOWAGE EASEMENT, INDUCED PONDING, OPEN LAND REFORESTED 80' NGVD AND BELOW PLAN NUMBER 20 </p>			
ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 80' to 90'			
Openland Reforested	85,041	\$450.00	\$38,268,450.00
Woodland	73,985	\$150.00	\$11,097,750.00
Flowage Easements			
Openland Reforested	27,429	\$450.00	\$12,343,050.00
Woodland	32,901	\$400.00	\$13,160,400.00
Improvements			-0-
Severance			\$3,743,483.00
Total Lands and Damages	219,356		\$78,613,133.00
(b) Acquisition Costs			
Estimated Ownerships	1,400	\$7,500.00	\$10,500,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,400	\$300.00	\$420,000.00
(d) Total Estimated Real Estate Costs			\$89,533,133.00
Contingencies			\$22,383,283.25
(d) Total Estimated Real Estate Costs (Rounded)			\$111,916,000.00

* Land costs were based upon 1996 values.

Array No. 2

<p style="text-align: center;"> REAL ESTATE ESTIMATE YAZOO BACKWATER REFORMULATION PUMPING PLANT CONSERVATION EASEMENTS, OPENLAND REFORESTED 85' TO 90' NGVD FLOWAGE EASEMENT, INDUCED PONDING, OPEN LAND REFORESTED 85' NGVD AND BELOW PLAN NUMBER 21 </p>			
ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 85' to 90'			
Openland Reforested	54,886	\$450.00	\$24,698,700.00
Woodland	43,725	\$150.00	\$6,558,750.00
Flowage Easements			
Openland Reforested	57,584	\$450.00	\$25,912,800.00
Woodland	63,161	\$400.00	\$25,264,400.00
Improvements			-0-
Severance			\$4,121,733.00
Total Lands and Damages	219,356		\$86,556,383.00
(b) Acquisition Costs			
Estimated Ownerships	1,400	\$7,500.00	\$10,500,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,400	\$300.00	\$420,000.00
(d) Total Estimated Real Estate Costs			\$97,476,383.00
Contingencies 25%			\$24,369,095.75
(d) Total Estimated Real Estate Costs (Rounded)			\$121,845,000.00

* Land costs were based upon 1996 values.

Array No. 2

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
STRUCTURAL/CONSERVATION EASEMENT PLAN, 14,000 CFS PUMP
PLAN NUMBER 22

ESTIMATE OF REAL ESTATE COSTS

(a) Lands and Damages

Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easements			
Woodland	159,000	250.00	\$39,750,000.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Severance			\$ 1,987,500.00
Total Lands	159,040		\$41,781,500.00
Contingencies 25%			\$10,445,375.00
Lands and Damages			\$52,226,875.00
(b) Acquisition Costs			
Ownerships	2,175*	\$7,500	\$16,312,500.00
(c) P.L. 91-646 Costs			
Title III Payments	2,175	\$300	\$652,500.00
(d) Total Estimated Real Estate Costs (Rounded)			\$69,192,000.00

*Estimated

* Land costs were based upon 1996 values.

Array No. 2

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
STRUCTURAL PLAN 10,500 CFS PUMP
80.0' NGVD
PLAN NUMBER 23

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	15,000	\$800.00	\$12,000,000.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance			0
Total Lands	15,040		\$12,044,000.00
Contingencies 25%			\$3,011,000.00
Total Lands and Damages			\$15,055,000.00
(b) Acquisition Costs			
Estimated Ownerships	16	\$17,550	\$ 280,800.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	8	\$25,000.00	\$ 200,000.00
Title III Payments, Ownerships	16	\$600.00	\$ 9,600.00
(d) Total Estimated Real Estate Costs (Rounded)			\$15,545,000.00

* Land costs were based upon 1996 values.

Array No. 2

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
STRUCTURAL PLAN 14,000 CFS PUMP
80.0' NGVD
PLAN NUMBER 24

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	18,500	\$800.00	\$14,800,000.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance			0
Total Lands	18,540		\$14,844,000.00
Contingencies 25%			\$3,711,000.00
Total Lands and Damages			\$18,555,000.00
(b) Acquisition Costs			
Estimated Ownerships	18	\$17,550	\$ 315,900.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	9	\$25,000.00	\$ 225,000.00
Title III Payments, Ownerships	18	\$600.00	\$ 10,800.00
(d) Total Estimated Real Estate Costs (Rounded)			\$19,107,000.00

* Land costs were based upon 1996 values.

Array No. 2

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
STRUCTURAL PLAN 17,500 CFS PUMP
80.0' NGVD
PLAN NUMBER 25

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	19,000	\$800.00	\$15,200,000.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance			0
Total Lands	19,040		\$15,244,000.00
Contingencies 25%			\$3,800,000.00
Total Lands and Damages			\$19,000,000.00
(b) Acquisition Costs			
Estimated Ownerships	20	\$17,550	\$ 351,000.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	10	\$25,000.00	\$ 250,000.00
Title III Payments, Ownerships	20	\$600.00	\$ 12,000.00
(d) Total Estimated Real Estate Costs			\$19,613,000.00

* Land costs were based upon 1996 values.

Array No. 2

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
STRUCTURAL PLAN 21,000 CFS PUMP
80.0' NGVD
PLAN NUMBER 26

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	22,000	\$800.00	\$17,600,000.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance			0
Total Lands	22,040		\$17,644,000.00
Contingencies 25%			\$4,411,000.00
Total Lands and Damages			\$22,055,000.00
(b) Acquisition Costs			
Estimated Ownerships	24	\$17,550	\$ 421,200.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	12	\$25,000.00	\$ 300,000.00
Title III Payments, Ownerships	24	\$600.00	\$ 14,400.00
(d) Total Estimated Real Estate Costs (Rounded)			\$22,791,000.00

* Land costs were based upon 1996 values.

Array No. 2

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
STRUCTURAL PLAN 24,500 CFS PUMP
80.0' NGVD
PLAN NUMBER 27

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	25,000	\$800.00	\$20,000,000.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance			0
Total Lands	25,040		\$20,044,000.00
Contingencies 25%			\$5,011,000.00
Total Lands and Damages			\$25,055,000.00
(b) Acquisition Costs			
Estimated Ownerships	26	\$17,550	\$ 456,300.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	13	\$25,000.00	\$ 325,000.00
Title III Payments, Ownerships	26	\$600.00	\$ 15,600.00
(d) Total Estimated Real Estate Costs (Rounded)			\$25,852,000.00

* Land costs were based upon 1996 values.

Array No. 2

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
LEVEE PROTECTION
PLAN NUMBER 28

ESTIMATE OF REAL ESTATE COSTS

(a) Lands and Damages

Land Use	Acres	Unit Value \$	Total Value \$
Perpetual Levee Easements			
Cropland	6,501	\$1,000.00	\$ 6,501,000.00
Woodland	692	\$ 500.00	\$ 346,000.00
Home Sites	80	\$4,500.00	\$ 360,000.00
Improvements			\$ 2,000,000.00
Improvements			\$ 920,700.00
Total Lands	7,273		\$10,128,00.00
Contingencies 25%			\$ 2,532,000.00
Lands and Damages			\$12,660,000.00
(b) Acquisition Costs			
Ownerships	450*	\$17,655	\$7,945,000.00
(c) P.L. 91-646 Costs			
Title III Payments	3,000	\$6,400	\$2,880,000.00
(d) Total Estimated Real Estate Costs			\$23,485,000.00

*Estimated

* Land costs were based upon 1996 values.

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
LEVEE PROTECTION
MITIGATION LANDS
PLAN NUMBER 29

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	10,000	\$800.00	\$8,000,000.00
Improvements			0
Severance			0
Total Lands	10,000		\$8,000,000.00
Contingencies 25%			\$2,000,000.00
Total Lands and Damages			\$10,000,000.00
(b) Acquisition Costs			
Estimated Ownerships	10	\$17,550	\$ 175,500.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	5	\$25,000.00	\$ 125,000.00
Title III Payments, Ownerships	10	\$600.00	\$ 6,000.00
(d) Total Estimated Real Estate Costs (Rounded)			\$10,307,000.00

* Land costs were based upon 1996 values.

Array No. 2

REAL ESTATE COST ESTIMATE
YAZOO BACKWATER REFORMULATION
WHOLLY NONSTRUCTURAL ALTERNATIVE
CONSERVATION EASEMENT. 100.3' NGVD AND BELOW 100 YEAR FREQUENCY
LAND USE RETAINED, AND REFORESTATION OF OPEN LAND BELOW
91.0' NGVD
PLAN NUMBER 1

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Openland	338,476	\$350.00	\$118,466,600.00
Woodland	217,716	\$150.00	\$32,657,400.00
Severance Damages			\$7,556,200.00
Improvements	(1,275 ea)	\$4,040.00	\$5,151,000.00
Total	556,192		\$163,831,200.00
Contingencies 25%			\$40,957,800.00
Total Lands and Damages			\$204,789,000.00
(b) Acquisition Costs			
Ownerships	7,300	\$7,500.00	\$54,750,000.00
(c) P.L. 91-646			
Title III Payments			
Ownerships	7,300	\$250.00	\$1,825,000.00
(d) Total Estimated Real Estate Costs			\$261,364,000.00

* Land costs were based upon 1998 values.

Array No. 3

REAL ESTATE COST ESTIMATE YAZOO BACKWATER REFORMULATION NONSTRUCTURAL ALTERNATIVE, AGRICULTURAL LANDS CONSERVATION EASEMENTS 90' NGVD AND ABOVE REFORESTATION OF OPENLANDS BELOW THE 90' NGVD PLAN NUMBER 2			
ESTIMATE OF COSTS			
(a) Lands and Damages			
Lands Use	Acres	Unit Value \$	Total Value \$
Openlands Conservation	236,709	\$350.00	\$82,848,150.00
Openlands to be Reforested	101,767	\$700.00	\$71,236,900.00
Woodlands	217,716	\$150.00	\$35,923,200.00
Severance			
Lands			\$9,500,412.50
Improvements	(1,275 ea.)	\$4,040.00	\$5,151,000.00
Total Lands	556,192		\$199,508,662.50
Contingencies 25%			\$49,877,165.63
Total Lands and Damages			\$249,385,828.13
(b) Acquisition Costs			
Estimated Ownerships	7,300	\$7,500.00	\$54,750,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	7,300	\$250.00	\$1,825,000.00
(d) Total Estimated Real Estate Costs (Rounded)			\$305,961,000.00

* Land costs were based upon 1998 values.

Array No. 3

**REAL ESTATE COSTS
YAZOO BACKWATER REFORMULATION
COMBINATION PLAN, 85' NGVD AND BELOW
CONSERVATION EASEMENTS AND LAND USE RETAINED
PLAN UMMBERS 3 AND 15**

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres*	Unit Value \$	Total Value \$
Conservation Easement, 85' and below			
Openland	52,981	\$250.00	\$13,245,250.00
Woodland	78,365	\$150.00	\$11,754,750.00
Improvements			-0-
Severance			\$1,250,000.00
Total Lands	131,346		\$26,250,000.00
Contingencies 25%			\$6,562,500.00
Total Lands and Damages			\$32,812,500.00
(b) Acquisition Costs			
Estimated Ownerships	1,200	\$7,500.00	\$9,000,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,200	\$250.00	\$300,000.00
(d) Total Estimated Real Estate Costs (Rounded)			\$42,113,000.00

* Land costs were based upon 1998 values.

Array No. 3

<p style="text-align: center;"> REAL ESTATE ESTIMATE YAZOO BACKWATER REFORMULATION COMBINATION PLAN CONSERVATION EASEMENTS, LAND USE RETAINED 80' TO 85' NGVD WATER MANAGEMENT 80' NGVD AND BELOW PLAN NUMBERS 4 AND 16 </p>			
ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 80' to 85'			
Openland	25,477	\$250.00	\$6,369,250.00
Woodland	35,128	\$150.00	\$5,269,200.00
Flowage/Conservation Easements, 80'and below			
Openland	27,504	\$450.00	\$12,376,800.00
Woodland	43,237	\$400.00	\$17,294,800.00
Improvements			-0-
Severance			\$2,065,502.50
Total Lands	131,346		\$43,375,552.50
Contingencies 25%			\$10,843,888.13
Total Lands and Damages			\$54,219,440.63
(b) Acquisition Costs			
Estimated Ownerships	1,200	\$7,500.00	\$9,000,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,200	\$250.00	\$300,000.00
(d) Total Estimated Real Estate Costs (Rounded)			\$63,519,000.00

**Blocking factor, 25%, applied

*** Acreage adjusted for blocking at 80'

* Land costs were based upon 1998 values.

Array No. 3

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
COMBINATION PLAN, 85' NGVD AND BELOW
WATER MANAGEMENT, WOODLAND CONSERVATION & RETAINED LAND USE
EASEMENTS
PLAN NUMBERS 5 AND 17

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Flowage/Conservation Easement			
Openland	52,981	\$450.00	\$23,841,450.00
Woodland	78,365	\$400.00	\$31,346,000.00
Improvements			-0-
Severance			\$2,759,372.50
Total Lands	131,346		\$57,946,822.50
Contingencies 25%			\$14,486,705.63
Total Lands and Damages			\$72,433,528.13
(b) Acquisition Costs			
Estimated Ownerships	1,200	\$7,500.00	\$9,000,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,200	\$250.00	\$300,000.00
(d) Total Estimated Real Estate Costs (Rounded)			\$81,734,000.00

* Land costs were based upon 1998 values.

Array No. 3

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
COMBINATION PLAN, 85' NGVD AND BELOW
CONSERVATION EASEMENTS AND REFORESTATION OF OPENLAND
PLAN NUMBERS 6 AND 18

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement			
Woodland	78,365	\$150.00	\$11,754,750.00
Reforestation Easement	52,981	\$450.00	\$23,841,450.00
Improvements			-0-
Severance			\$1,779,810.00
Total Lands	131,346		\$37,376,010.00
Contingencies 25%			\$9,344,002.50
Total Lands and Damages			\$46,720,012.50
(b) Acquisition Costs			
Estimated Ownerships	1,200	\$7,500.00	\$9,000,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,200	\$250.00	\$300,000.00
(d) Total Estimated Real Estate Costs (Rounded)			\$56,020,000.00

* Land costs were based upon 1998 values.

Array No. 3

<p style="text-align: center;"> REAL ESTATE ESTIMATE YAZOO BACKWATER REFORMULATION COMBINATION PLAN CONSERVATION EASEMENTS, OPENLAND REFORESTED 80' TO 85' NGVD WATER MANAGEMENT AND OPENLAND REFORESTATION, 80' NGVD & BELOW PLAN NUMBERS 7 AND 19 </p>			
ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 80' to 85'			
Openland Reforested	25,477	\$450.00	\$11,464,650.00
Woodland	35,128	\$150.00	\$5,269,200.00
Flowage Easements, 80' and below			
Openland Reforested	27,504	\$450.00	\$12,376,800.00
Woodland	43,237	\$400.00	\$17,294,800.00
Improvements			-0-
Severance			\$2,320,272.50
Total Lands	131,346.00		\$48,725,722.50
Contingencies 25%			\$12,181,430.63
Total Lands and Damages			\$60,907,153.13
(b) Acquisition Costs			
Estimated Ownerships	1,200	\$7,500.00	\$9,000,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,200	\$250.00	\$300,000.00
(d) Total Estimated Real Estate Costs (Rounded)			\$70,207,000.00

* Land costs were based upon 1998 values.

Array No. 3

REAL ESTATE ESTIMATE YAZOO BACKWATER REFORMULATION COMBINATION PLAN WATER MANAGEMENT AND REFORESTATION, 85' NGVD AND BELOW PLAN NUMBERS 8 AND 20			
ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Flowage/Conservation Easement			
Woodland	78,365	\$400.00	\$31,346,000.00
Flowage/Reforestation Easement	52,981	\$450.00	\$23,841,450.00
Improvements			-0-
Severance			\$2,759,372.50
Total Lands	131,346		\$57,946,822.50
Contingencies 25%			\$14,486,705.63
Total Lands and Damages			\$72,433,528.13
(b) Acquisition Costs			
Estimated Ownerships 1,200			\$9,000,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,200	\$250.00	\$300,000.00
(d) Total Estimated Real Estate Costs (Rounded)			\$81,733,528.13

* Land costs were based upon 1998 values.

Array No. 3

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
COMBINATION PLAN, 90' NGVD AND BELOW
CONSERVATION EASEMENTS AND LAND USE RETAINED
PLAN NUMBERS 9 AND 21

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 90 'and below			
Openland	101,767	\$325.00	\$33,074,275.00
Woodland	134,830	\$175.00	\$23,595,250.00
Improvements			-0-
Severance			\$2,833,476.25
Total Lands	236,597		\$59,503,001.25
Contingencies 25%			\$14,875,750.31
Total Lands and Damages			\$74,378,751.56
(b) Acquisition Costs			
Estimated Ownerships	1,400	\$7,500.00	\$10,500,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,400	\$250.00	\$350,000.00
(d) Total Estimated Real Estate Costs (Rounded)			\$85,229,000.00

* Land costs were based upon 1998 values.

Array No. 3

REAL ESTATE ESTIMATE YAZOO BACKWATER REFORMULATION COMBINATION PLAN CONSERVATION EASEMENTS, LAND USE RETAINED 80' TO 90' NGVD WATER MANAGEMENT, LAND USE RETAINED, 80' NGVD AND BELOW PLAN NUMBERS 10 AND 22			
ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 80' to 90'			
Openland	74,263	\$320.00	\$23,764,160.00
Woodland	91,593	\$175.00	\$16,028,775.00
Flowage/Conservation Easements 80' and below			
Openland	27,504	\$450.00	\$12,376,800.00
Woodland	43,237	\$400.00	\$17,294,800.00
Improvements			-0-
Severance			\$3,473,226.75
Total Lands	236,597		\$72,937,761.75
Contingencies 25%			\$18,234,440.44
Total Lands and Damages			\$91,172,202.19
(b) Acquisition Costs			
Estimated Ownerships	1,400	\$7,500.00	\$10,500,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,400	\$250.00	\$350,000.00
(d) Total Estimated Real Estate Costs (Rounded)			\$102,022,000.00

* Land costs were based upon 1998 values.

Array No. 3

<p style="text-align: center;"> REAL ESTATE ESTIMATE YAZOO BACKWATER REFORMULATION COMBINATION PLAN CONSERVATION EASEMENTS, LAND USE RETAINED 85' TO 90' NGVD WATER MANAGEMENT 85' NGVD AND BELOW PLAN NUMBERS 11 AND 23 </p>			
ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 85' to 90'			
Openland	48,786	\$325.00	\$15,855,450.00
Woodland	56,465	\$175.00	\$9,881,375.00
Flowage/Conservation Easements, 85' and below			
Openland	52,981	\$450.00	\$23,841,450.00
Woodland	78,365	\$400.00	\$31,346,000.00
Improvements			-0-
Severance			\$4,046,213.75
Total Lands	236,597		\$84,970,488.75
Contingencies 25%			\$21,242,622.19
Total Lands and Damages			\$106,213,110.94
(b) Acquisition Costs			
Estimated Ownerships	1,400	\$7,500.00	\$10,500,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,400	\$250.00	\$350,000.00
(d) Total Estimated Real Estate Costs (Rounded)			\$117,063,000.00

* Land costs were based upon 1998 values.

Array No. 3

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
COMBINATION PLAN, 90' NGVD AND BELOW
CONSERVATION EASEMENTS AND OPENLAND REFORESTATION
PLAN NUMBERS 12 AND 24

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement			
Woodland	134,830	\$175.00	\$23,595,250.00
Reforestation Easement	101,767	\$700.00	\$71,236,900.00
Improvements			-0-
Severance			\$4,741,607.50
Total Lands	236,597		\$99,573,757.50
Contingencies 25%			\$24,893,439.38
Total Lands and Damages			\$124,467,196.88
(b) Acquisition Costs			
Estimated Ownerships	1,400	\$7,500.00	\$10,500,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,400	\$250.00	\$350,000.00
(d) Total Estimated Real Estate Costs (Rounded)			\$135,317,000.00

* Land costs were based upon 1998 values.

Array No. 3

<p style="text-align: center;"> REAL ESTATE ESTIMATE YAZOO BACKWATER REFORMULATION COMBINATION PLAN CONSERVATION EASEMENTS, OPENLAND REFORESTED 80' TO 90' NGVD WATER MANAGEMENT, OPENLAND REFORESTED 80' NGVD AND BELOW PLAN NUMBERS 13 AND 25 </p>			
ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 80' to 90'			
Openland Reforested	74,263	\$700.00	\$51,984,100.00
Woodland	91,593	\$175.00	\$16,028,775.00
Flowage/Conservation Easements, 80' and below			
Openland Reforested	27,504	\$450.00	\$12,376,800.00
Woodland	43,237	\$400.00	\$17,294,800.00
Improvements			-0-
Severance			\$4,884,223.75
Total Lands	236,597		\$102,568,698.75
Contingencies 25%			\$25,642,174.69
Total Lands and Damages			\$128,210,873.44
(b) Acquisition Costs			
Estimated Ownerships	1,400	\$7,500.00	\$10,500,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,400	\$250.00	\$350,000.00
(d) Total Estimated Real Estate Costs (Rounded)			\$139,061,000.00

**Blocking factor, 20%, applied

*** Acreage adjusted for blocking factor at 80'

* Land costs were based upon 1998 values.

Array No. 3

<p style="text-align: center;">REAL ESTATE ESTIMATE YAZOO BACKWATER REFORMULATION COMBINATION PLAN CONSERVATION EASEMENTS, OPENLAND REFORESTED 85' TO 90' NGVD WATER MANAGEMENT, OPENLAND REFORESTED 85' NGVD AND BELOW PLAN NUMBERS 14 AND 26</p>			
ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 85' to 90'			
Openland Reforested	48,786	\$700.00	\$34,150,200.00
Woodland	56,465	\$175.00	\$9,881,375.00
Flowage/Conservation Easements, 85' and below			
Openland Reforested	52,981	\$450.00	\$23,841,450.00
Woodland	78,365	\$400.00	\$31,346,000.00
Improvements			-0-
Severance			\$4,960,951.25
Total Lands	236,597		\$104,179,976.25
Contingencies 25%			\$26,044,994.06
Total Lands and Damages			\$130,224,970.31
(b) Acquisition Costs			
Estimated Ownerships	1,400	\$7,500.00	\$10,500,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,400	\$250.00	\$350,000.00
(d) Total Estimated Real Estate Costs (Rounded)			\$141,075,000.00

* Land costs were based upon 1998 values.

Array No. 3

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
STRUCTURAL PLAN 14,000 CFS PUMP
80.0' NGVD
PLAN NUMBER 27

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	17,500	\$800.00	\$14,000,000.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance			0
Total Lands	17,540		\$14,044,000.00
Contingencies 25%			\$3,511,000.00
Total Lands and Damages			\$17,555,000.00
(b) Acquisition Costs			
Estimated Ownerships	18	\$17,550	\$ 315,900.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	9	\$25,000.00	\$ 225,000.00
Title III Payments, Ownerships	18	\$600.00	\$ 10,800.00
(d) Total Estimated Real Estate Costs (Rounded)			\$18,107,000.00

* Land costs were based upon 1998 values.

Array No. 3

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
STRUCTURAL PLAN 17,500 CFS PUMP
80.0' NGVD
PLAN NUMBER 28

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	22,713	\$800.00	\$18,170,400.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance			0
Total Lands	22,713		\$18,214,400.00
Contingencies 25%			\$4,553,600.00
Total Lands and Damages			\$22,768,000.00
(b) Acquisition Costs			
Estimated Ownerships	19	\$17,550	\$ 333,450.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	9	\$25,000.00	\$ 225,000.00
Title III Payments, Ownerships	19	\$600.00	\$ 11,400.00
(d) Total Estimated Real Estate Costs (Rounded)			\$23,338,000.00

* Land costs were based upon 1998 values.

Array No. 3

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
LEVEE PROTECTION
PLAN NUMBER 29

ESTIMATE OF REAL ESTATE COSTS

(a) Lands and Damages

Land Use	Acres	Unit Value \$	Total Value \$
Perpetual Levee Easements			
Cropland	7,043	\$1,000.00	\$ 7,043,000.00
Woodland	750	\$ 500.00	\$ 375,000.00
Home Sites	87	\$4,500.00	\$ 391,500.00
Improvements			\$ 2,175,000.00
Severance			\$ 998,450.00
Total Lands	7,880		\$10,982,950.00
Contingencies 25%			\$ 2,745,738.00
Lands and Damages			\$13,728,688.00
(b) Acquisition Costs			
Ownerships	485**	\$17,655	\$8,562,675.00
(c) P.L. 91-646 Costs			
Title III Payments	485*	\$6,400	\$3,104,000.00
(d) Total Estimated Real Estate Costs (Rounded)			\$25,395,000.00

**Estimated

* Land costs were based upon 1998 values.

REAL ESTATE ESTIMATE YAZOO BACKWATER REFORMULATION STRUCTURAL/CONSERVATION EASEMENT PLAN, 14,000 CFS PUMP PLAN NUMBER 30			
ESTIMATE OF REAL ESTATE COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easements			
Woodland	217,716	\$175.00	\$38,100,300.00
Severance			\$1,905,015.00
Total Lands			\$40,005,315.00
Contingencies 25%			\$10,001,328.75
Lands and Damages			\$50,006,643.75
(b) Acquisition Costs			
Ownerships	3,000**	\$7,500	\$22,500,000.00
(c) P.L. 91-646 Costs			
Title III Payments	3,000	\$250	\$750,000.00
(d) Total Estimated Real Estate Costs (Rounded)			\$73,257,000.00

**Estimated

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
COMBINATION PLAN AND 14,000 CFS PUMP
MITIGATION LANDS
PLAN NUMBER 3

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	11,000	\$800.00	\$8,800,000.00
Improvements			0
			0
Severance			0
Total Lands	11,000		\$8,800,000.00
Contingencies 25%			\$2,200,000.00
Total Lands and Damages			\$11,000,000.00
(b) Acquisition Costs			
Estimated Ownerships	12	\$17,550	\$ 210,600.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	6	\$25,000.00	\$ 150,000.00
Title III Payments, Ownerships	12	\$600.00	\$ 7,200.00
(d) Total Estimated Real Estate Costs (Rounded)			\$11,368,000.00

* Land costs were based upon 1998 values.

Array No. 3

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
COMBINATION PLAN AND 14,000 CFS PUMP
MITIGATION LANDS
PLAN NUMBER 4

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	7,800	\$800.00	\$6,240,000.00
Improvements			0
			0
Severance			0
Total Lands	7,800		\$6,240,000.00
Contingencies 25%			\$1,560,000.00
Total Lands and Damages			\$7,800,000.00
(b) Acquisition Costs			
Estimated Ownerships	8	\$17,550	\$ 140,400.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	4	\$25,000.00	\$ 100,000.00
Title III Payments, Ownerships	8	\$600.00	\$ 4,800.00
(d) Total Estimated Real Estate Costs (Rounded)			\$8,045,000.00

* Land costs were based upon 1998 values.

Array No. 3

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
COMBINATION PLAN AND 14,000 CFS PUMP
MITIGATION LANDS
PLAN NUMBER 5

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	7,800	\$800.00	\$6,240,000.00
Improvements			0
			0
Severance			0
Total Lands	7,800		\$6,240,000.00
Contingencies 25%			\$1,560,000.00
Total Lands and Damages			\$7,800,000.00
(b) Acquisition Costs			
Estimated Ownerships	8	\$17,550	\$ 140,400.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	4	\$25,000.00	\$ 100,000.00
Title III Payments, Ownerships	8	\$600.00	\$ 4,800.00
(d) Total Estimated Real Estate Costs (Rounded)			\$8,045,000.00

* Land costs were based upon 1998 values.

Array No. 3

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
COMBINATION PLAN AND 17,500 CFS PUMP
MITIGATION LANDS
PLAN NUMBER 15

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	13,000	\$800.00	\$10,400,000.00
Improvements			0
			0
Severance			0
Total Lands	13,000		\$10,400,000.00
Contingencies 25%			\$2,600,000.00
Total Lands and Damages			\$13,000,000.00
(b) Acquisition Costs			
Estimated Ownerships	14	\$17,550	\$ 245,700.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	7	\$25,000.00	\$ 175,000.00
Title III Payments, Ownerships	14	\$600.00	\$ 8,400.00
(d) Total Estimated Real Estate Costs (Rounded)			\$13,429,000.00

* Land costs were based upon 1998 values.

Array No. 3

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
COMBINATION PLAN AND 17,500 CFS PUMP
MITIGATION LANDS
PLAN NUMBER 16

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	9,900	\$800.00	\$7,920,000.00
Improvements			0
			0
Severance			0
Total Lands	9,900		\$7,920,000.00
Contingencies 25%			\$1,980,000.00
Total Lands and Damages			\$9,900,000.00
(b) Acquisition Costs			
Estimated Ownerships	10	\$17,550	\$ 175,500.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	5	\$25,000.00	\$ 125,000.00
Title III Payments, Ownerships	10	\$600.00	\$ 6,000.00
(d) Total Estimated Real Estate Costs (Rounded)			\$10,207,000.00

* Land costs were based upon 1998 values.

Array No. 3

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
COMBINATION PLAN AND 17,500 CFS PUMP
MITIGATION LANDS
PLAN NUMBER 17

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	9,900	\$800.00	\$7,920,000.00
Improvements			0
			0
Severance			0
Total Lands	9,900		\$7,920,000.00
Contingencies 25%			\$1,980,000.00
Total Lands and Damages			\$9,900,000.00
(b) Acquisition Costs			
Estimated Ownerships	10	\$17,550	\$ 175,500.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	5	\$25,000.00	\$ 125,000.00
Title III Payments, Ownerships	10	\$600.00	\$ 6,000.00
(d) Total Estimated Real Estate Costs (Rounded)			\$10,207,000.00

* Land costs were based upon 1998 values.

Array No. 3

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
LEVEE PLAN
MITIGATION LANDS
PLAN NUMBER 29

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	15,000	\$800.00	\$12,000,000.00
Improvements			0
			0
Severance			0
Total Lands	15,000		\$12,000,000.00
Contingencies 25%			\$3,000,000.00
Total Lands and Damages			\$15,000,000.00
(b) Acquisition Costs			
Estimated Ownerships	16	\$17,550	\$ 280,800.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	8	\$25,000.00	\$ 200,000.00
Title III Payments, Ownerships	16	\$600.00	\$ 9,600.00
(d) Total Estimated Real Estate Costs (Rounded)			\$15,490,000.00

* Land costs were based upon 1998 values.

Array No. 3

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
COMBINATION PLAN AND 14,000 CFS PUMP
MITIGATION LANDS
PLAN NUMBER 30

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	17,500	\$800.00	\$14,000,000.00
Improvements			0
			0
Severance			0
Total Lands	17,500		\$14,000,000.00
Contingencies 25%			\$3,500,000.00
Total Lands and Damages			\$17,500,000.00
(b) Acquisition Costs			
Estimated Ownerships	18	\$17,550	\$ 315,900.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	9	\$25,000.00	\$ 225,000.00
Title III Payments, Ownerships	18	\$600.00	\$ 10,800.00
(d) Total Estimated Real Estate Costs (Rounded)			\$18,052,000.00

* Land costs were based upon 1998 values.

Array No. 3

REAL ESTATE COST ESTIMATE
YAZOO BACKWATER REFORMULATION
WHOLLY NONSTRUCTURAL ALTERNATIVE
CONSERVATION EASEMENT. 100.3' NGVD AND BELOW 100 YEAR FREQUENCY
LAND USE RETAINED, AND REFORESTATION OF OPEN LAND BELOW
91.0' NGVD
PLAN NUMBER 2

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Openland	231,476	\$350.00	\$81,016,600.00
Woodland	217,716	\$0.00	\$ 0.00
Reforestation Easement			
Openland	107,000	\$700.00	\$74,900,000.00
Severance Damages			\$7,795,830.00
Improvements	(1,275 ea)	\$4,040.00	\$5,151,000.00
Total	556,192		\$168,863,430.00
Contingencies 25%			\$42,215,858.00
Total Lands and Damages			\$211,079,288.00
(b) Acquisition Costs			
Ownerships	7,300		\$54,750,000.00
(c) P.L. 91-646			
Title III Payments			
Ownerships	7,300	\$250.00	\$1,825,000.00
(d) Total Estimated Real Estate Costs (Rounded)			\$267,654,000.00

* Land costs were based upon 2000 values.

Array No. 4

REAL ESTATE ESTIMATE
FINAL ARRAY OF ALTERNATIVES
YAZOO BACKWATER REFORMULATION
STRUCTURAL PLAN 14,000 CFS PUMP
80.0' NGVD
PLAN NUMBER 3

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	27,200	\$800.00	\$21,760,000.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance			0
Total Lands	27,240		\$21,804,000.00
Contingencies 25%			\$5,541,000.00
Total Lands and Damages			\$27,255,000.00
(b) Acquisition Costs			
Estimated Ownerships	30	\$17,550	\$ 526,500.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	15	\$25,000.00	\$ 375,000.00
Title III Payments, Ownerships	30	\$600.00	\$ 18,000.00
(d) Total Estimated Real Estate Costs (Rounded)			\$28,175,000.00

* Land costs were based upon 2000 values.

Array No. 4

REAL ESTATE ESTIMATE FINAL ARRAY OF ALTERNATIVES YAZOO BACKWATER REFORMULATION REFORESTATION OF FREQUENTLY FLOODED OPENLAND BELOW 85' NGVD, AND AN OCCASIONAL POOL AT ELEVATION 70' TO 73' NGVD PLAN NUMBER 4			
ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Perpetual Reforestation Easement			
Openland	40,600	\$500.00	\$20,300,000.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance			\$ 1,015,000.00
Total Lands	40,640		\$21,359,000.00
Contingencies 25%			\$ 5,339,750.00
Total Lands and Damages			\$26,698,750.00
(b) Acquisition Costs			
Estimated Ownerships	650	\$8,500	\$ 5,525,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	650	\$300.00	\$ 195,000.00
(d) Total Estimated Real Estate Costs (Rounded)			\$32,419,000.00

* Land costs were based upon 2000 values.

Array No. 4

REAL ESTATE ESTIMATE YAZOO BACKWATER REFORMULATION REFORESTATION OF FREQUENTLY FLOODED OPENLAND BELOW 87' NGVD, AND AN OCCASIONAL POOL AT ELEVATION 70' TO 73' NGVD PLAN NUMBER 5			
ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Reforestation Easement			
Openland	62,500	\$600.00	\$37,500,000.00
Fee Simple			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance			\$ 1,875,000.00
Total Lands	62,540		\$39,419,000.00
Contingencies 25%			\$9,854,750.00
Total Lands and Damages			\$49,273,750.00
(b) Acquisition Costs			
Estimated Ownerships	700	\$8,500	\$ 5,950,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	700	\$300.00	\$ 210,000.00
(d) Total Estimated Real Estate Costs (Rounded)			\$55,434,000.00

* Land costs were based upon 2000 values.

Array No. 4

REAL ESTATE ESTIMATE
FINAL ARRAY OF ALTERNATIVES
YAZOO BACKWATER REFORMULATION
REFORESTATION OF FREQUENTLY FLOODED OPENLAND BELOW
88.5' NGVD, AND VOLUNTARY CONSERVATION EASEMENTS
PLAN NUMBER 6

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Reforestation Easement			
Openland	77,300	\$600.00	\$46,380,000.00
Fee Simple			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance			\$ 2,319,000.00
Total Lands	77,340		\$48,743,000.00
Contingencies 25%			\$12,185,750.00
Total Lands and Damages			\$60,928,750.00
(b) Acquisition Costs			
Estimated Ownerships	750	\$8,500	\$ 6,375,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	750	\$300.00	\$ 225,000.00
(d) Total Estimated Real Estate Costs (Rounded)			\$67,529,000.00

* Land costs were based upon 2000 values.

Array No. 4

**REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
FISH AND WILDLIFE SERVICE PROPOSED COMBINATION PLAN
WOODLAND CONSERVATION EASEMENTS, IMPROVEMENTS REMOVED
AND OPENLAND REFORESTED BELOW 91' NGVD
PLAN NUMBER 7**

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Reforestation Easement			
Openland	107,000	\$700.00	\$ 74,900,000.00
Conservation Easement			
Woodland	91,600	\$225.00	\$ 20,610,000.00
Woodland (Fee)	40	\$1,100.00	\$ 44,000.00
Improvements			\$ 218,000.00
Severance			\$ 4,775,500.00
Total Lands	198,640		\$100,547,500.00
Contingencies 25%			\$ 25,136,875.00
Total Lands and Damages			\$125,684,375.00
(b) Acquisition Costs			
Estimated Ownerships	1,500	\$8,500	\$12,750,000.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	21	\$5,00.00	\$ 105,000.00
Title III Payments, Ownerships	1,500	\$250.00	\$ 375,000.00
(d) Total Estimated Real Estate Costs (Rounded)			\$138,914,000.00

* Land costs were based upon 2000 values.

Array No. 4

REAL ESTATE COST ESTIMATE
YAZOO BACKWATER REFORMULATION
WHOLLY NONSTRUCTURAL ALTERNATIVE
CONSERVATION EASEMENT. 100.3' NGVD AND BELOW 100 YEAR FREQUENCY
LAND USE RETAINED, AND REFORESTATION OF OPEN LAND BELOW
91.0' NGVD
PLAN NUMBER 2

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Openland (Flowage Easement)	191,600	\$625.00	\$119,750,000.00
Woodland (Rounded)	123,900	\$0.00	\$ 0.00
Reforestation Easement			
Openland	124,400	\$875.00	\$108,850,000.00
Severance Damages			\$ 11,430,000.00
Improvements (Flood Insurance 1,576 structures) (Rounded)		\$7,900.00	\$ 12,450,000.00
Total	439,900		\$252,480,000.00
Contingencies 25%			\$63,120,000.00
Total Lands and Damages			\$315,600,000.00
(b) Acquisition Costs			
Ownerships (Rounded)	5,764	\$8,500	\$48,994,000.00
(c) P.L. 91-646			
Title III Payments, Ownerships (Rounded)	5,764	\$300.00	\$1,729,000.00
(d) Total Estimated Real Estate Costs			\$366,323,000.00

* Land costs were based upon 2006 values.

Final Array

REAL ESTATE COST ESTIMATE
FINAL ARRAY OF ALTERNATIVES
YAZOO BACKWATER REFORMULATION
REFORESTATION OF FREQUENTLY FLOODED OPENLAND BELOW
88.5' NGVD AND VOLUNTARY CONSERVATION EASEMENTS
PLAN NUMBER 2-A

ESTIMATE OF COSTS			
(a) Lands and Damages			
Lands Use	Acres	Unit Value \$	Total Value \$
Openlands (Income Assurance)	234,600	\$500.00	\$117,300,000.00
Openlands to be Reforested	81,400	\$815.00	\$ 66,341,000.00
Woodlands	0	\$0.00	\$ 0.00
Severance			
Lands (Rounded)			\$3,317,000.00
Improvements (1,363 Structures) (FEMA Flood Proofing) (Rounded)		\$41,700.00	\$56,837,000.00
Total Lands	316,000		\$243,795,000.00
Contingencies 25% (Rounded)			\$60,949,000.00
Total Lands and Damages			\$304,744,000.00
(b) Acquisition Costs			
Estimated Ownerships	3100	\$8,500	\$26,350,000.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships (Rounded)	1,363	\$4,100	\$5,588,000.00
Title III Payments, Ownerships	3100	\$300.00	\$930,000.00
(d) Total Estimated Real Estate Costs			\$337,612,000.00

* Land costs were based upon 2006 values.

Final Array

REAL ESTATE COST ESTIMATE
FINAL ARRAY OF ALTERNATIVES
YAZOO BACKWATER REFORMULATION
REFORESTATION OF FREQUENTLY FLOODED OPENLAND BELOW
91.0' NGVD AND RING LEVEE PROTECTION
PLAN NUMBER 2-B

ESTIMATE OF COSTS			
(a) Lands and Damages			
Lands Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland (Rounded)	26,619	\$900.00	\$23,957,000.00
Easement			
Openlands to be Reforested	26,400	\$825.00	\$21,780,000.00
Ring Levee Construction			
Perpetual Levee (Mixed Land Use)	3,686	\$1,800.00	\$ 6,634,800.00
Perpetual Channel (Mixed Land Use)	1,136	\$1,800.00	\$ 2,044,800.00
Borrow Easement (Mixed Land Use)	4,940	\$1,800.00	\$ 8,892,000.00
Temporary Esmt. (Mixed Land Use)	3,991	\$900.00	\$ 3,591,900.00
Severance (Excluding Fee)			\$ 2,147,175.00
Improvements (10% of Levee & Channel Ea.)			\$ 2,116,350.00
Improvements (194 Structures Outside Levees)		\$42,600	\$ 8,264,100.00
Total Lands (Rounded)	66,772		\$79,428,000.00
Contingencies 25% (Rounded)			\$19,857,000.00
Total Lands and Damages			\$99,285,000.00
(b) Acquisition Costs			
Estimated Ownerships (Rounded)	2,178	\$13,970	\$30,427,000.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	244	\$25,000.00	\$ 6,100,000.00
Title III Payments, Ownerships (Rounded)	2,422	\$600.00	\$ 1,453,000.00
Wastewater Treatment, (Structures)	2,488	\$2,500.00	\$ 6,220,000.00
(d) Total Estimated Real Estate Costs			\$143,485,000.00

* Land costs were based upon 2006 values.

Final Array

REAL ESTATE COST ESTIMATE
FINAL ARRAY OF ALTERNATIVES
YAZOO BACKWATER REFORMULATION
REFORESTATION OF FREQUENTLY FLOODED OPENLAND BELOW
91.0' NGVD AND RELOCATION OF ALL STRUCTURES AT 100 YEAR FLOOD
PLAN NUMBER 2-C

ESTIMATE OF COSTS			
(a) Lands and Damages			
Lands Use	Acres	Unit Value \$	Total Value \$
Openland (Income Assurance)	201,600	\$500.00	\$100,800,000.00
Openland to be Reforested	114,400	\$815.00	\$ 93,236,000.00
Severance			
Lands (Rounded)			\$ 4,662,000.00
Improvements (1,576 Structures at existing 100 year flood)		\$42,800.00	\$ 67,452,800.00
Total Lands (Rounded)	316,000		\$266,151,000.00
Contingencies 25% (Rounded)			\$ 66,538,000.00
Total Lands and Damages			\$332,689,000.00
(b) Acquisition Costs			
Estimated Ownerships (Rounded)	4,676	\$10,700	\$50,033,000.00
(c) P.L. 91-646 Costs			
Relocation Payment, Ownerships	1,576	\$25,000.00	\$ 39,400,000.00
Title III Payments, Ownerships (R)	4,676	\$600.00	\$ 2,806,000.00
(d) Total Estimated Real Estate Costs			\$424,928,000.00

* Land costs were based upon 2006 values.

Final Array

REAL ESTATE ESTIMATE
FINAL ARRAY OF ALTERNATIVES
YAZOO BACKWATER REFORMULATION
STRUCTURAL PLAN 14,000 CFS PUMP
80.0' NGVD
PLAN NUMBER 3

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland (Rounded)	53,363	\$900.00	\$48,026,700.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance			0
Total Lands (Rounded)	53,403		\$48,071,000.00
Contingencies 25% (Rounded)			\$12,018,000.00
Total Lands and Damages			\$60,089,000.00
(b) Acquisition Costs			
Estimated Ownerships (Rounded)	65	\$17,550	\$1,141,000.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	17	\$25,000.00	\$ 425,000.00
Title III Payments, Ownerships	65	\$600.00	\$ 39,000.00
(d) Total Estimated Real Estate Costs			\$61,694,000.00

* Land costs were based upon 2006 values.

Final Array

REAL ESTATE ESTIMATE
FINAL ARRAY OF ALTERNATIVES
YAZOO BACKWATER REFORMULATION
REFORESTATION OF FREQUENTLY FLOODED OPENLAND BELOW
85' NGVD, AND AN OCCASIONAL POOL AT ELEVATION 70' TO 73' NGVD
PLAN NUMBER 4

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Perpetual Reforestation Easement			
Openland	37,200	\$650.00	\$24,180,000.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance (Rounded)			\$ 1,209,000.00
Total Lands	37,240		\$25,433,000.00
Contingencies 25% (Rounded)			\$ 6,358,000.00
Total Lands and Damages			\$31,791,000.00
(b) Acquisition Costs			
Estimated Ownerships	320	\$8,500	\$ 2,720,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	320	\$300.00	\$ 96,000.00
(d) Total Estimated Real Estate Costs			\$34,607,000.00

* Land costs were based upon 2006 values.

Final Array

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
REFORESTATION OF FREQUENTLY FLOODED OPENLAND BELOW
87' NGVD, AND AN OCCASIONAL POOL AT ELEVATION 70' TO 73' NGVD
PLAN NUMBER 5

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Reforestation Easement			
Openland	55,600	\$730.00	\$40,588,000.00
Fee Simple			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance (Rounded)			\$ 2,029,000.00
Total Lands	55,640		\$42,661,000.00
Contingencies 25% (Rounded)			\$10,665,000.00
Total Lands and Damages			\$53,326,000.00
(b) Acquisition Costs			
Estimated Ownerships	480	\$8,500	\$ 4,080,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	480	\$300.00	\$ 144,000.00
(d) Total Estimated Real Estate Costs			\$57,550,000.00

* Land costs were based upon 2006 values.

Final Array

REAL ESTATE ESTIMATE
FINAL ARRAY OF ALTERNATIVES
YAZOO BACKWATER REFORMULATION
REFORESTATION OF FREQUENTLY FLOODED OPENLAND BELOW
88.5' NGVD, AND VOLUNTARY CONSERVATION EASEMENTS
PLAN NUMBER 6

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Reforestation Easement			
Openland	81,400	\$815.00	\$ 66,341,000.00
Fee Simple			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance (Rounded)			\$ 3,317,000.00
Total Lands (Rounded)	81,440		\$69,702,000.00
Contingencies 25% (Rounded)			\$17,426,000.00
Total Lands and Damages			\$87,128,000.00
(b) Acquisition Costs			
Estimated Ownerships	680	\$8,500	\$ 5,780,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	680	\$300.00	\$ 204,000.00
(d) Total Estimated Real Estate Costs			\$93,112,000.00

* Land costs were based upon 2006 values.

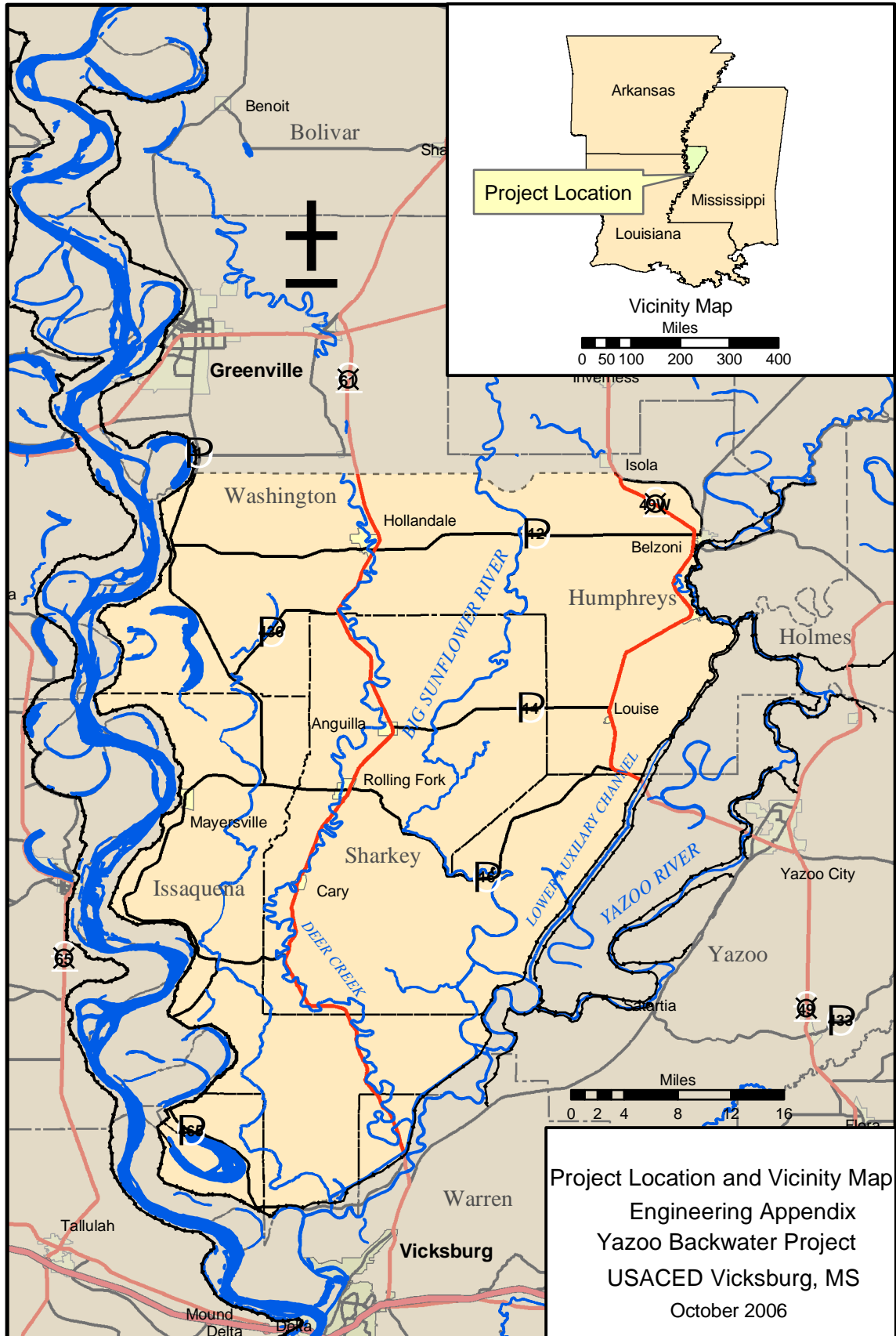
Final Array

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
FISH AND WILDLIFE SERVICE PROPOSED COMBINATION PLAN
WOODLAND CONSERVATION EASEMENTS,
AND OPENLAND REFORESTED BELOW 91' NGVD
PLAN NUMBER 7

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Reforestation Easement			
Openland	124,400	\$875.00	\$108,850,000.00
Conservation Easement			
Woodland	81,800	\$350.00	\$ 28,630,000.00
Woodland (Fee)	40	\$1,100.00	\$ 44,000.00
Improvements			\$ 0.00
Severance			\$ 6,874,000.00
Total Lands	206,240		\$144,398,000.00
Contingencies 25% (Rounded)			\$ 36,100,000.00
Total Lands and Damages			\$180,498,000.00
(b) Acquisition Costs			
Estimated Ownerships	1,980	\$8,500	\$16,830,000.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	21	\$5,000.00	\$ 105,000.00
Title III Payments, Ownerships	1,980	\$300.00	\$ 594,000.00
(d) Total Estimated Real Estate Costs			\$198,027,000.00

* Land costs were based upon 2006 values.

Final Array



From: Torrey, Burke S. MVK

To: Price, Cassandra P MVD

Cc:

Subject: Request for Approval of Non-Standard Estate - Perpetual Reforestation/Conservation Easement

Cassandra,

In accordance with ER 405-1-12, paragraph 12-10.c., Non-Standard Estates, request is made for approval of the use of a Non-Standard Estate, "Perpetual Reforestation / Conservation Easement," which will function as a flood damage reduction feature of the Yazoo Backwater Reformulation Study as authorized and funded under: (1) The Flood Control Act of 18 August 1941 (H.D./359/77/1) as amended by Acts of 22 December 1944 and 27 October 1965 (H.D./308/88/2).

The Yazoo Backwater Reformulation Study is the result of a directive from the Office of Management and Budget (OMB) as contained in the Fiscal Year 1991 Budget Pass back, which directed the Corps of Engineers to reformulate the remaining works of improvements associated with Yazoo and Big Sunflower Basins, Flood Control Projects, Mississippi. The Backwater Reformulation is the third element of this reformulation effort, following the Upper Steele Bayou Reformulation and the Upper Yazoo Reformulation, which were completed and approved in June 1993 and June 1994, respectively. This conservation easement is a flood damage reduction feature of the project, and as such, will be acquired in lands owned by individuals seeking flood damage relief. The purchase will be from willing sellers for the re-establishment of bottomland hardwoods and will involve 55,600 acres of primarily frequently flooded openlands, which are composed mainly of Class III and IV soils below the target elevation.

The language of the proposed non-standard estate is as follows:

PERPETUAL REFORESTATION / CONSERVATION EASEMENT

A perpetual easement and right in, on, over, and across (the land described in Exhibit A) (Tracts Nos. _____, _____ and _____) to alter, manage and control vegetation, topography and hydrology, for the purpose of establishing, protecting and propagation of indigenous bottomland hardwood species of trees, as part of the Yazoo Basin Project, including the prohibition of: (a) grazing of livestock and all other commercial agricultural activities, (b) no structure or building for permanent human habitation shall be constructed or maintained on said land, that no other structures shall be constructed or maintained on the land except as may be approved in writing by the District Engineer, U.S. Army Engineer District, Vicksburg, or his duly authorized representative, (c) the burning or cutting of trees, except as provided for under a forestry management plan developed by either a representative of the Mississippi Forestry Commission or a registered professional forestry consultant (d) disposal of trash, garbage, vehicle bodies, and/or other debris and refuse, and (e) any excavation or placement of landfill, disruption or alteration of natural water courses, lakes, ponds, marshes or wetlands except as may be approved by the District Engineer. Reserving, however, to the owners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired including the right to cultivate, manage, harvest merchantable timber (subject to the above limitation on cutting), and the right to receive all revenues generated from the encumbered area, subject, however, to existing easements for public roads and highways, public utilities, railroads, and pipelines.