

# Wildflowers Music Park – Land Purchase & Financing Summary

(Alachua & Putnam Counties • Recorded August 2025)

## ① Primary Sale & Financing

**Deed:** Instrument #3640412 (Book 3227 / Page 3715)

**Seller:** Hugh H. Nichols Trust

**Buyer:** Wildflowers Music Park Inc.

Recorded value ≈ \$2.15 million (based on \$15,025.30 doc-stamp tax).

Search Official Records – Alachua County Clerk (Public → Official Records Search → Party Name: “Wildflowers Music Park”)

**First Mortgage:** Instrument #3640414 (Book 3227 / Page 3723)

**Lender:** Hugh H. Nichols Trust – \$1,100,000 owner-financed loan (seller retains lien until paid).

## ② Secondary Financing

**Second Mortgage & Security Agreement:** Instrument #3640416 (Book 3228 / Page 7)

**Lender:** Community Foundation of North Central Florida Inc. (cfncf.org)

\$1,000,000 loan secured by same property (junior lien). Covers land in both Alachua and Putnam Counties.

## ③ Total Purchase Structure (August 1, 2025)

Source	Amount	Type	Lien Position
Hugh H. Nichols Trust	\$1,100,000	Seller-Financed Mortgage	1st Lien
Community Foundation of NCF	\$1,000,000	Second Mortgage	2nd Lien
Wildflowers Music Park Inc.	≈ \$500–600 K	Cash / Down Payment	Equity
	≈ \$2.6 million	Total Project Value	

## ④ Active Liens on the Wildflowers Music Park Property (as of August 2025)

Records from the Alachua County Clerk of Court – Official Records show two active liens recorded against the Wildflowers Music Park property.

Type	Instrument #	Book / Page	Date Recorded	Lien Holder	Amount
First Mortgage	3640414	3227 / 3723	08-11-2025	Hugh H. Nichols Trust	\$1,100,000
Second Mortgage	3640416	3228 / 7	08-11-2025	Community Foundation of NCF	\$1,000,000

## ⑤ Why This Matters

- The property is heavily leveraged — about \$2.1 M in recorded debt plus limited cash.
- Both lenders hold legal claims against the land until the mortgages are satisfied.
- These details are public record and relevant to any permitting or tax-status review.

## ⑥ Why This Matters for Permitting

The presence of two recorded mortgages means the property is encumbered by liens totaling about \$2.1 million. Under Florida’s Unified Land Development Code (ULDC) and Comprehensive Plan standards, any applicant seeking a Special Exception, Temporary Use Permit, or Development Approval must demonstrate clear ownership, financial responsibility, and the ability to complete and restore site work. Because the Nichols Trust and the Community Foundation both hold secured interests, those lienholders may need to consent in writing to certain permit applications. Heavy leverage also raises questions about whether adequate bonding, insurance, or escrow could be provided for infrastructure or environmental restoration. These are material considerations in evaluating land-use compatibility and applicant capacity.