



WHAT IS A CONSERVATION EASEMENT?

A Conservation Easement is a customized legal agreement between a landowner and a land trust (like Three Valley Conservation Trust), that permanently limits uses of the land in order to protect its conservation values.

The easement is bound to the land, not the owner. It allows landowners to continue to own and use their land, sell it and/or pass it on to their heirs.

The organization's duty is to uphold the terms of the easement in perpetuity. Once accepted into the trust, properties are monitored yearly to ensure that the conservation values are being maintained according to the terms of the easement.

LEARN MORE
AND HOW TO APPLY

@WWW.3VCT.ORG



CONTACT US

PO BOX 23 5995 FAIRFIELD RD
OXFORD, OHIO 45056
513-524-2150

Protecting
Your Land
with a
— & —
**CONSERVATION
EASEMENT**

OUR MISSION. YOUR LEGACY.



WHAT ARE THE BENEFITS OF A CONSERVATION EASEMENT ?

Protect your heritage- your land/multi-generational farm will remain protected in perpetuity while still allowing for effective succession planning.

Protect your investment- Ensure that all of the money and hard work you've put into your property will be protected from future development or disturbance.

Protect Natural Resources and Wildlife

Potential Financial incentives- deduct the fair market value of your easement donation, up to 50% of your yearly income, for up to 16 consecutive years. Qualifying farmers and ranchers may deduct up to 100% of their income

AGRICULTURAL EASEMENTS

Farmers and Ranchers may be eligible for funding through the Ohio Dept. of Agriculture LAEPP Program. An Ag Easement helps farmers/ranchers to keep their land in agricultural use while protecting the natural values of the property as well. The landowner retains all other rights and may sell or transfer the land to heirs, but all future owners are bound by the easement's terms.

DONATED EASEMENTS

A Conservation Easement is considered a qualifying charitable donation by the US Internal Revenue Service. Thus, the landowner may be eligible for a federal income tax deduction equal to the appraised valuation of the easement donation. In addition, estate taxes could be reduced, making it easier for heirs to keep the property intact.

BARGAIN SALE OF A CONSERVATION EASEMENT

Bargain sale conservation easements allow you to receive cash, have the potential for reduced capital gains tax, and the possibility of a charitable income tax deduction through state/federal programs. Keeping in mind that these programs are highly competitive, have no guarantee of funding, and require permanent conservation restrictions to your property.

STATE/FEDERAL PROGRAMS INCLUDE:

- Ohio Dept. of Agriculture's Clean Ohio Local Agricultural Easement Purchase Program
- Ohio Public Works Commission's Clean Ohio
- Department of Agriculture - Natural Resources Conservation Service's
- Agricultural Conservation Easement Program - Agricultural Land Easements



IS AN EASEMENT RIGHT FOR ME?

- Are you motivated by desire to conserve and preserve your land?
- Do you practice and value good Stewardship of your property?
- Are the current and future uses of the land compatible with preservation of the natural resources?
- Can you utilize tax advantages of income tax deduction, tax credit and/or the reduction of value of the property?