

Conservation Easement

Preserved land. Lasting character. Room to enjoy.

THE ADVANTAGES OF CONSERVED ACREAGE

For buyers who appreciate open space and a rural setting, conserved land offers an opportunity to enjoy the landscape while helping preserve its character for generations to come.

1 Preserved open space

Conservation protection helps maintain the open-land character of the acreage, creating a lasting setting for owners who value space and a connection to nature.

2 Rural character and scenic appeal

Protected fields and woodland can help preserve the country atmosphere that makes an acreage property distinctive.

3 Wildlife and natural habitat

Conserved land can support wildlife habitat and natural areas, adding to the enjoyment of the property for nature enthusiasts.

4 Outdoor enjoyment

The acreage may provide opportunities for walking, hiking, hunting, and other outdoor pursuits.

5 Agricultural and woodland uses

Farming and timber management may continue where authorized by the easement, allowing the land to remain both productive and scenic.

6 Potential property-tax advantage

Conservation restrictions may reduce the assessed value of the conserved acreage, which may provide property-tax savings depending on county assessment and applicable programs.

7 A legacy for future generations

Ownership of conserved land offers the satisfaction of caring for a landscape whose protected features can endure beyond the current owner.

A NATURAL FIT FOR THE RIGHT BUYER

An appealing setting for those who value land stewardship, open space, and the enduring character of a rural property.