

BENEFITS AND SUMMARY OF

CONSERVATION EASEMENTS

ENDURING VIEWS AND PRIVACY

THE CONSERVATION EASEMENT PROVIDES PERMANENT PROTECTION FROM FUTURE DEVELOPMENT ON ADJOINING OR BURDENED LANDS WITHIN THE EASEMENT'S SCOPE. SCENIC VISTAS, OPEN SPACE, AND RURAL SIGHTLINES ARE PRESERVED IN PERPETUITY, ENSURING THAT THE VISUAL CHARACTER AND PRIVACY OF THE PROPERTY REMAIN UNCHANGED FOR FUTURE GENERATIONS.

POTENTIAL PROPERTY TAX BENEFITS

BY RESTRICTING CERTAIN DEVELOPMENT RIGHTS, THE CONSERVATION EASEMENT MAY REDUCE THE PROPERTY'S ASSESSED VALUE FOR TAX PURPOSES. THIS CAN RESULT IN MEANINGFUL LONG-TERM PROPERTY TAX SAVINGS, SUBJECT TO LOCAL ASSESSOR DETERMINATIONS AND APPLICABLE STATE AND COUNTY REGULATIONS.

LONGTERM PRESERVATION AND STEWARDSHIP

THIS PROPERTY APPEALS TO OWNERS WHO VALUE RESPONSIBLE LAND STEWARDSHIP, WILDLIFE CONSERVATION, AND AGRICULTURAL PRESERVATION. THE EASEMENT ALLOWS OWNERS TO LEAVE A LASTING LEGACY—PROTECTING THE LAND'S NATURAL, SCENIC, AND ECOLOGICAL VALUE ENSURING ITS THOUGHTFUL CARE BEYOND INDIVIDUAL OWNERSHIP.

AUTHENTIC RURAL LIFESTYLE

THE CONSERVATION EASEMENT SAFEGUARDS THE PROPERTY'S QUIET, RURAL CHARACTER AND NATURAL LANDSCAPE. FREE FROM INTENSIVE DEVELOPMENT PRESSURES, THE LAND OFFERS PEACE, PRIVACY, AND A GENUINELY UNSPOILED ENVIRONMENT IDEAL FOR THOSE SEEKING A TRUE CONNECTION TO THE LAND.

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CONTINUED RECREATIONAL & AG USE

WHILE DEVELOPMENT IS RESTRICTED, MANY TRADITIONAL LAND USES ARE PRESERVED UNDER THE EASEMENT. PERMITTED ACTIVITIES MAY INCLUDE HORSEBACK RIDING, HIKING, HUNTING, GRAZING, FARMING, OR RANCHING—ALLOWING OWNERS TO ACTIVELY ENJOY AND WORK THE LAND RATHER THAN MERELY PRESERVE IT VISUALLY.

EXCLUSIVITY & DISTINCTIVE OWNERSHIP

PROPERTIES ENCUMBERED BY WELL-DESIGNED CONSERVATION EASEMENTS ARE RARE AND HIGHLY SOUGHT AFTER BY DISCERNING BUYERS. THE PERMANENCE OF PROTECTION, COMBINED WITH LIMITED AVAILABILITY, CREATES A UNIQUE OWNERSHIP OPPORTUNITY THAT ENHANCES LONG-TERM DESIRABILITY FOR CONSERVATION-MINDED PURCHASERS.

PROTECTION OF ECOSYSTEMS & WILDLIFE

THE EASEMENT SUPPORTS THE PRESERVATION OF NATIVE PLANT SPECIES, WILDLIFE HABITAT, MIGRATORY CORRIDORS, AND NATURAL WATER RESOURCES. THIS LONG-TERM ECOLOGICAL PROTECTION BENEFITS BIODIVERSITY AND ENHANCES THE LAND'S ROLE WITHIN THE BROADER REGIONAL ECOSYSTEM.

DEVELOPMENT RESTRICTIONS

THE EASEMENT PROHIBITS SUBDIVISIONS, COMMERCIAL DEVELOPMENT, AND INCOMPATIBLE STRUCTURES THAT COULD COMPROMISE THE LAND'S RURAL INTEGRITY. THESE RESTRICTIONS ENSURE THE PROPERTY RETAINS ITS HISTORIC CHARACTER, SCENIC VALUE, AND AGRICULTURAL VIABILITY WELL INTO THE FUTURE.