

OUR MISSION

Earthwise was formed in 2008 to conserve **farmland, wildlife habitat** and **scenic areas** anywhere on earth.

WHAT IS A CONSERVATION EASEMENT?

A conservation easement is a legal agreement between a property owner and a qualified conservation organization. The owner agrees to restrict the type and amount of development that may take place on the property. This agreement is legally binding and permanent, also future owners of the land will be bound by the original agreement.

WHAT KIND OF LAND IS ELIGIBLE?

Generally a conservation easement must have a valid conservation purpose. These purposes include...

Recreation or education for the general public

Natural habitat for fish, wildlife, or plants



The preservation of open space for the scenic enjoyment of the public, or yielding a significant public benefit, or the preservation of a historical area.

Generally any farmland, woodland, wetlands, and pastureland with significant resources and conservation value may be considered for a conservation easement.



HOW DOES A CONSERVATION EASEMENT AFFECT THE OWNER?

The owner of the land still maintains the title and ownership. The land is still privately owned and can be used in any way not restricted by terms of the conservation easement. An easement may be granted for a term of years or in perpetuity. For the landowner to take advantage of the tax benefits of a donated easement, it must be given in perpetuity. A donated conservation easement may be eligible for federal



income tax benefits, estate tax benefits and/or property tax benefits.

WHAT IS CONTAINED IN THE EASEMENT DOCUMENT?

The conservation easement document contains a series of restrictions relating to the use of the land. The owner initially gives up development and use rights to the property, but then reserves the rights they specifically desire like farming, ranching, hunting, ect. The document is recorded on the land records of the town or county where the property is located. This attaches the easement to the land so all subsequent owners are subject to the terms of the easement.





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