

# CONSERVATION EASEMENTS



A conservation easement is a voluntary legal agreement between a landowner and a land trust or government agency that permanently limits uses of the land in order to protect its conservation values. The primary purpose is generally to preserve natural resources such as exposed meadows, wildlife habitats, ridgelines, forests, water quality (lakes and streams) and wetlands. Typical easement restrictions may include limitations on further subdivision or development of the property, as well as restraints on commercial or industrial use.

The donation of land via a conservation easement to a land trust or other qualified organization may impart tax benefits to the landowner. Most Federal or State tax incentives or easement purchase programs require that the easement be perpetual, with easement restrictions transferring along with the title of the property to subsequent owners. The valuation of these types of properties requires expertise and an understanding of the associated legal and Treasury regulations, including the mandated timing of conservation easement appraisals relative to the date of donation.

Members of NVC's team have completed numerous valuation assignments involving conservation easements, including preliminary consultations to determine whether to pursue an easement.

## NOTABLE ASSIGNMENTS

Cielo Vista Ranch	83,368 acres
Bradbury Ranch	12,256 acres
Shadow Creek Ranch	5,608 acres
Chicken Creek Ranch	5,458 acres
Bull Ranch	3,261 acres
Borda Ranch	2,920 acres
Mountain View Ranch	2,670 acres
Lone Rock Ranch	2,268 acres
Bosque Ranch	1,874 acres
Clear Creek Tahoe	1,576 acres
Santa Barbara Ranch	1,050 acres
Pine Creek Sporting Club	726 acres
Rio Blanco Ranch	528 acres
Old Greenwood	256 acres
Spring Park Ranch	165 acres

Costilla County, CO
Arapahoe County, CO
Summit County, CO
Routt County, CO
Colfax & Mora Counties, NM
Mono County, CA
Summit County, UT
Park County, CO
Hill County, TX
Douglas County, NV
Santa Barbara County, CA
Okeechobee County, FL
Archuleta County, CO
Placer County, CA
Eagle County, CO

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