

Protecting Your Land

Agricultural Stewardship Association

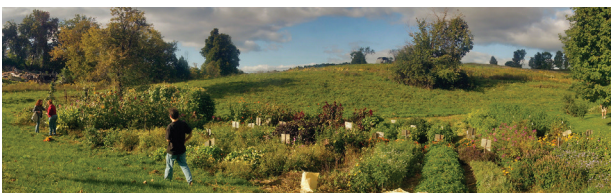


Conservation Easements—A tool for protecting your land

Your land means so much to you. A lifetime's investment. A livelihood. A future for your family and the next generation. Protecting your land is a way for you to make sure that the land you love stays available—forever!

“We live in a populated area, and we are really happy to know that this land will be here, capable of producing food forever.”

— **Annie Metzger** of Laughing Earth Farm, Brunswick, New York



There are many ways to protect your land, and at ASA, we recognize that each project and parcel is unique and significant. One way to protect your land is to place a conservation easement on it. Whether planning for retirement, developing a business plan, or looking to transition your land to the next generation, a conservation easement might help accomplish your goals.



WHAT IS A CONSERVATION EASEMENT?

A conservation easement is a legal agreement between a landowner and land trust (ASA) that protects the conservation values of the land, while also restricting or limiting future (non-farm) development on the land. The goal is to protect the land and ensure it stays good farmland—forever. After placing a conservation easement on your property, you still own the land and are able to sell or transfer the land in the future. Some additional benefits of a conservation easement include the following:

- Permanently protect farmland from development while keeping it in private ownership
- Save productive agricultural land, water, forest land, and other vital natural resources
- Contribute to the agricultural viability and ensure a future for farming in Washington and Rensselaer counties
- Provide a way to make farmland more affordable for young and beginning farmers or to keep land within families
- Provide funds for your farm to invest in the future or provide possible tax benefits



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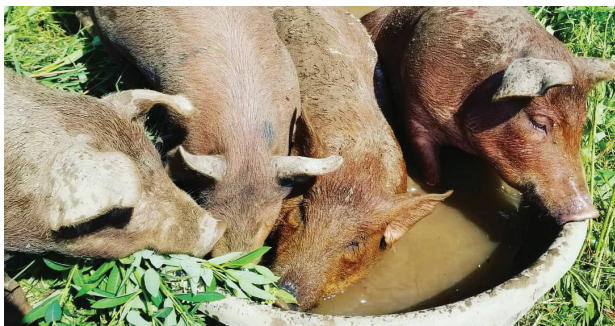


IS AN EASEMENT RIGHT FOR YOU?

Choosing to protect your farmland with an easement is an important decision for you and your family. By placing an easement on your property, you ensure that important agricultural and natural resources are protected forever. Since an easement is a legally binding agreement in perpetuity, you should consult with ASA staff and legal and financial advisors to find out whether an easement makes sense for you and your family.

Conservation easements can be donated, sold, or bargain sold (a combination of sale and donation). Most sold easements are funded through competitive grant programs. If your land doesn't meet certain requirements for these grant programs, you can still donate a conservation easement to receive tax benefits.

At ASA, we realize that every landowner's situation and land is different, and we work with each landowner to protect their land in a way that makes sense for them! Whichever way you decide to protect your land, you get the immense satisfaction of knowing your land is protected forever.



WHAT ARE THE NEXT STEPS?

To learn more about the many options for protecting your land, contact Agricultural Stewardship Association (ASA). We are an accredited nonprofit land trust helping landowners conserve working farms and forests in Washington and Rensselaer counties. After you contact us, we will schedule a free and confidential meeting to discuss your goals, property, and conservation options.

ASA's role is to offer guidance for those interested in protecting their land, including those who apply to the state farmland protection program. We hold workshops and help prepare grant applications free of charge. For projects that are awarded funding, ASA administers the project and holds the easement after the project closes. ASA also accepts donated easements and donated land.



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“This is the perfect property for houses. It’s beautiful back here. Only I don’t want to see that happen, so I protected my land.”

— **Craig Chittenden**, Sugar Bush Farm, Stephentown, New York



*ASA cannot provide legal or tax advice. Please consult with the appropriate professionals when planning to protect your land.



Whichever way you decide to protect your land, you get the immense satisfaction of knowing your land is protected forever.

For more information or to learn more about protecting your land, please contact:

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See our website for more information

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