

# Protecting Treasured Land Across Our County



# What is a Conservation Easement?

- Voluntary agreement
- Limits certain development
- Permanent protection of land and views
- Continued ownership
- Each partnership is unique
- May lower estate taxes
- May lower income taxes



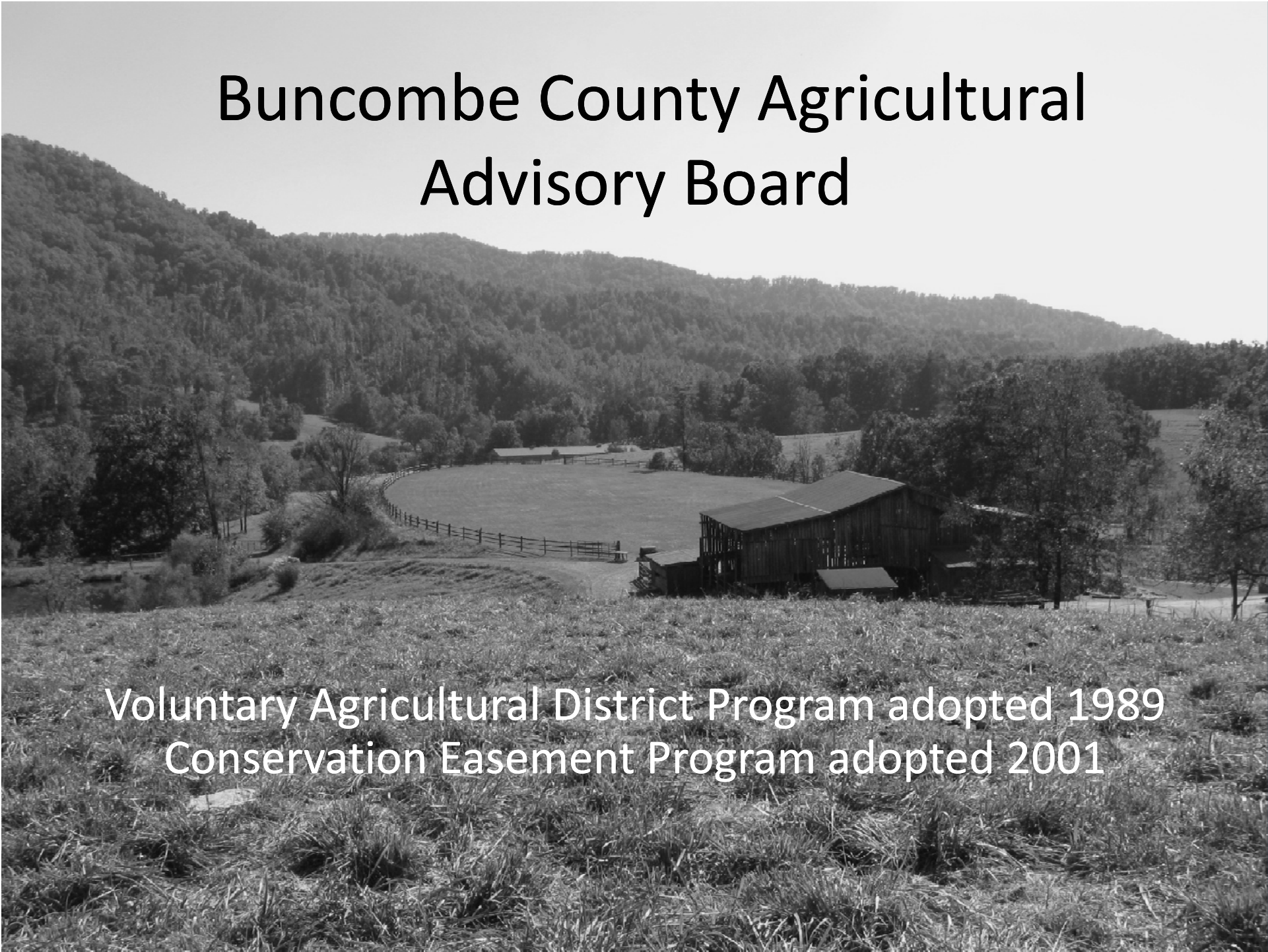
# Example

## The Value of a Conservation Easement

Market Value ( <i>without easement</i> ):	\$1,000,000
Easement Value:	- \$700,000
Market Value ( <i>with easement</i> ):	<u>\$300,000</u>



# Buncombe County Agricultural Advisory Board



Voluntary Agricultural District Program adopted 1989  
Conservation Easement Program adopted 2001



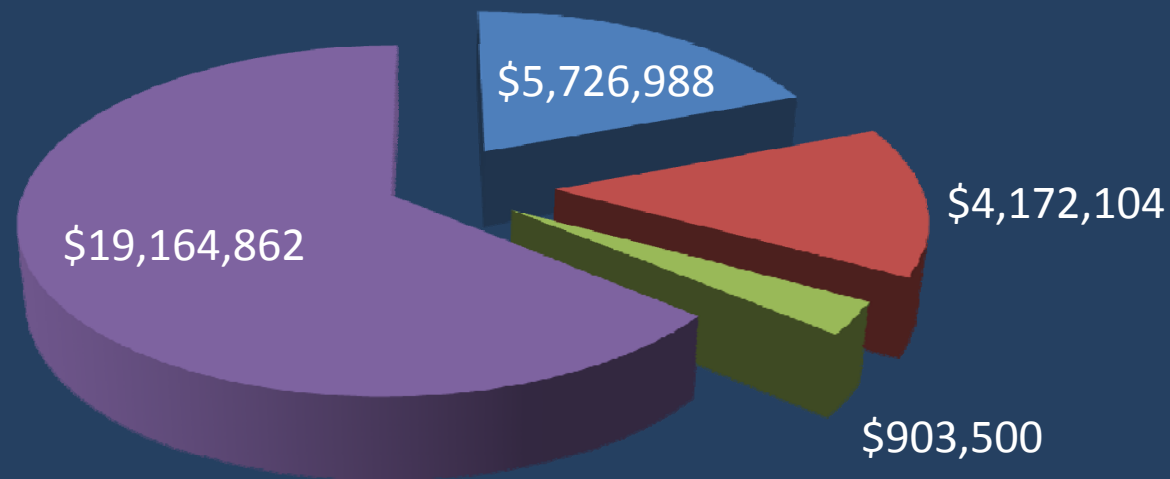
**Buncombe County Land Conservation Advisory Board**  
Established 2004

# High Priority Lands

Large Parcels (100+ acres)  
Ridge Tops & Highland Areas  
Parcels Near Waterways  
Wetlands & Riparian Zones  
Farmlands  
Parcels Adjacent to Protected Areas  
Ecologically Sensitive Areas

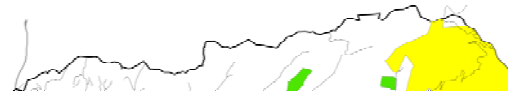
# Land Conservation Advisory Board (LCAB) Conservation Easements

- 19 easements protecting 3,911 acres
- County funds \$5,726,988
- Leveraged funds \$24,240,466



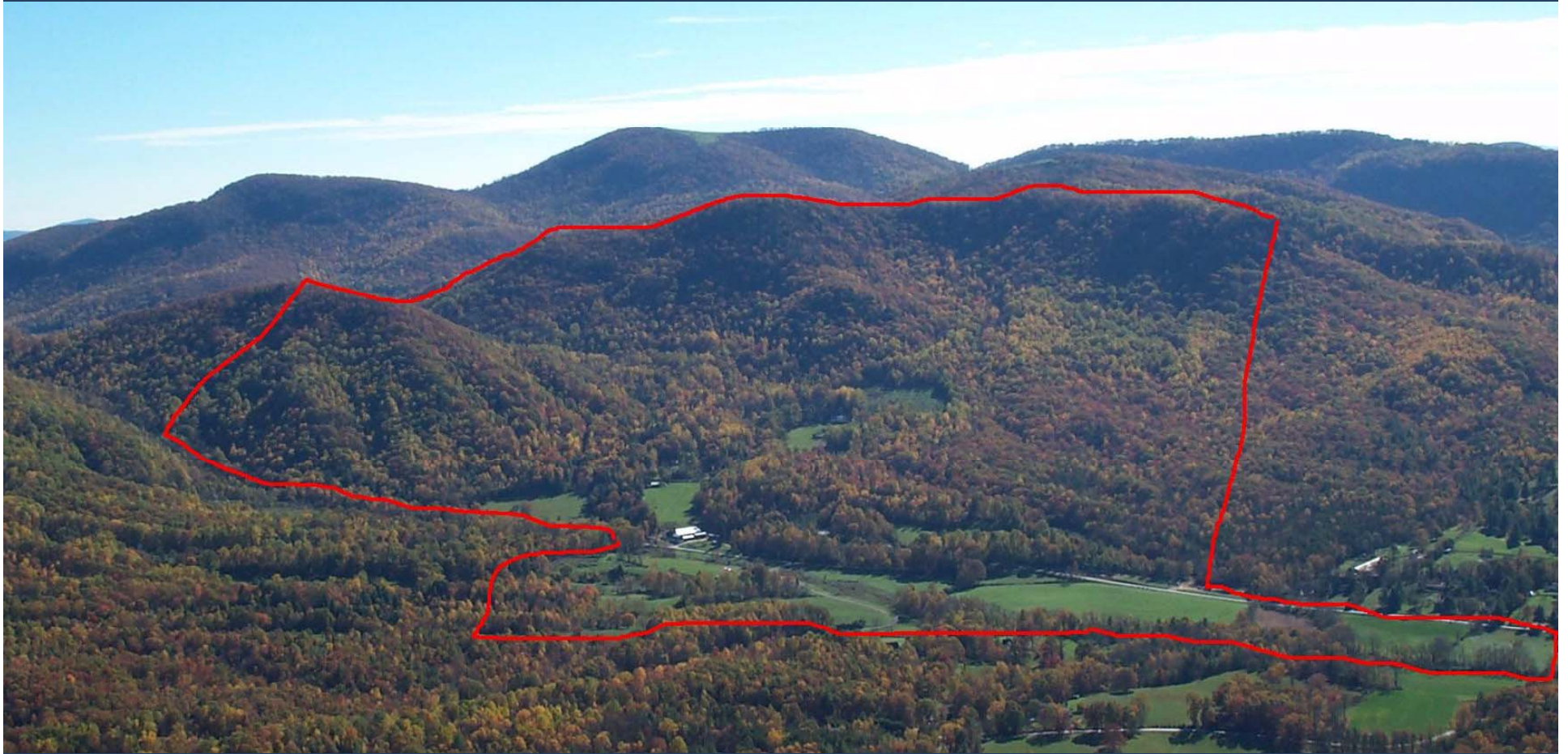
■ County Funds   ■ Private Money   ■ State and Federal Grants   ■ Owner Donations

Buncombe County  
Conservation and Public Lands  
2004  
Prepared By:





# Hickory Nut Gap Conservation Easements - Fairview



This view is protected thanks to generous landowners  
and the County's conservation easement program

# Little Pisgah Mountain

## *Fairview*



# 2012 Conservation Easements

- 8 Recorded Easements (359 Acres)
  - 2 projects completed without County funds
  - County funds (\$228,275) in 6 projects
    - Leveraged funds \$1,524,907
      - Private money \$42,091
      - State and Federal grants \$426,509
      - Owner donations \$1,056,307

# Progress to Date

- 420,269 Acres in the County
- 2004
  - Inventory of Conserved Land
  - 57,023 Acres Protected
- 2012
  - 359 Additional Acres Protected
  - 72,079 Total Acres Protected







# Buncombe County Conservation Programs

4,717 Acres

Leveraged Over \$30 Million


Additional 10,000+ Acres

Leveraged Without County Money



## The Future Depends On:

- Public Awareness
- Repeated Public Thanks to Donors
- Continued County Leadership



# Buncombe County Agricultural Advisory Board

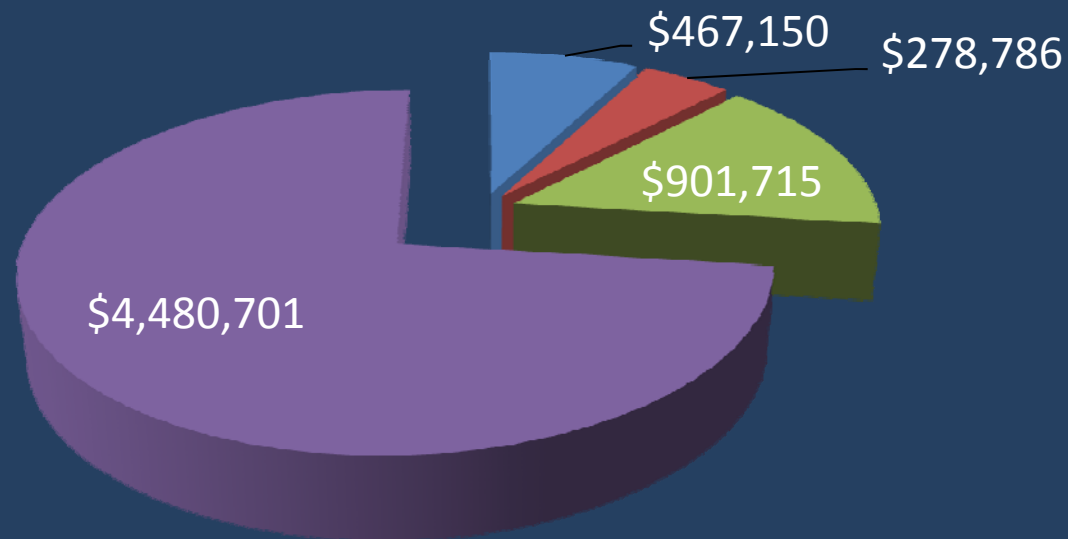
Voluntary Agricultural District Program adopted 1989  
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# Agricultural Advisory Board Conservation Easements

- 11 easements protecting 806 acres
- County funds \$467,150
- Leveraged funds \$5,661,202



■ County Funds    ■ Private Money    ■ State and Federal Grants    ■ Owner Donations

# Benefits to the Greater Community

- Historical Way of Life
- Rural Landscape
- Healthy Environment
- Economy
- Farm to Table





THANK YOU!