



# Budget Amendment: Sandy Hollar Farm, Kestrel Herb Farm & Battle Forest Easement

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*Presented by*  
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Ag and Land Resources Department

October 1, 2024



# Sandy Hollar Farm



# SANDY HOLLAR FARM - OPEN SPACE BOND ELIGIBILITY

## County Easement Purchase Requirements

**Meets at least 2 of the following criteria:**

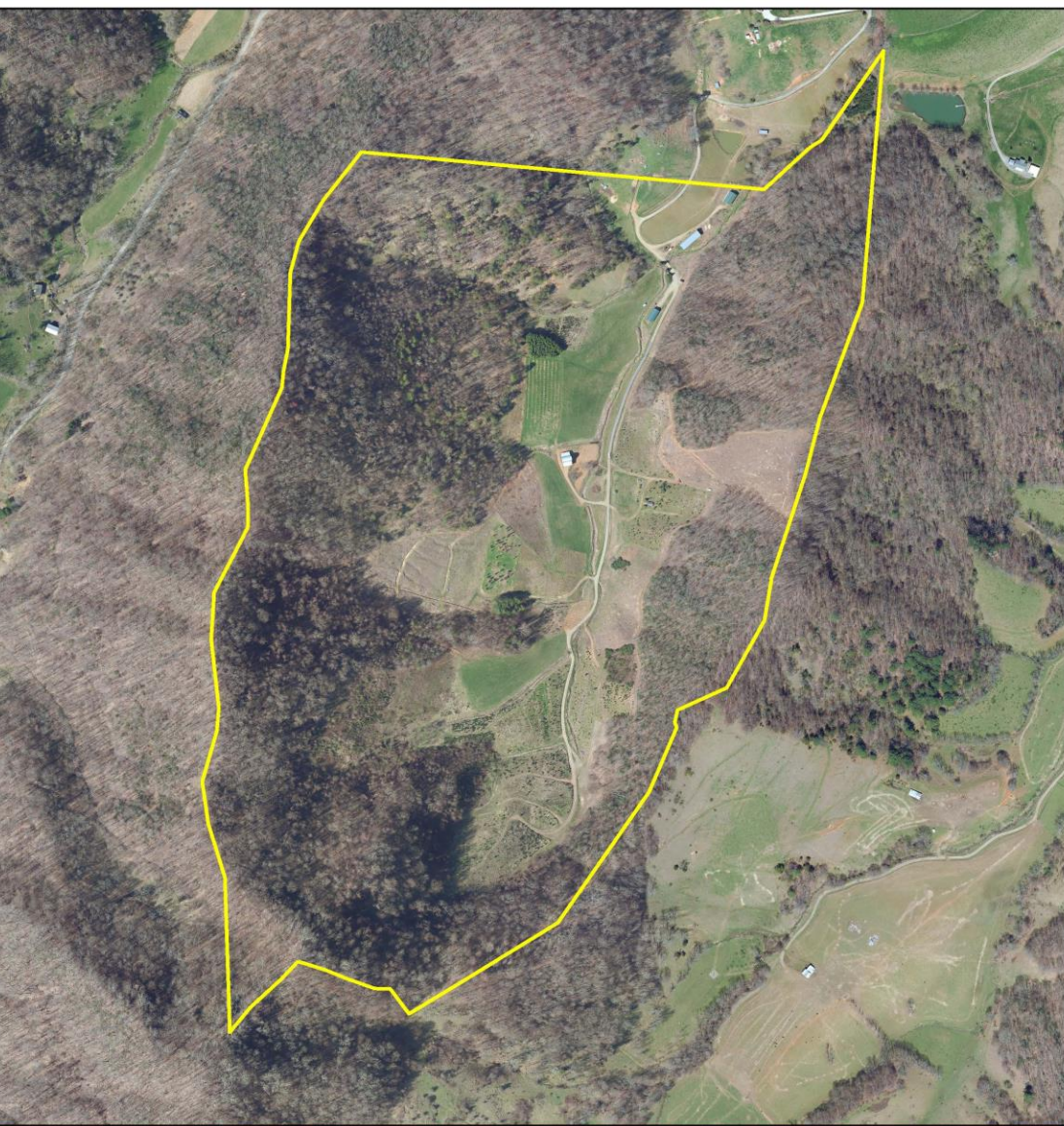
- Is this in one of our designated farmland priority regions?
- Is this property in proximity to other protected lands?
- Does this property have prime, unique, local, or statewide important agricultural soils?
- Is this a project with a significant environmental, or scenic importance?
- Is this an active working farm or century farm?
- Is the size of the property significant?
- Is this a time sensitive project? (Elderly landowner, financial hardship, forced sale)



# Sandy Hollar Farm

**+/- 150 acres on Bald Creek Rd, Sandy Mush**

- 17.7 % Prime Soils
- Century Farm
- Adjacent to other protected land
- Sandy Mush-Leicester Priority Conservation Focus Area
- Nationally known Christmas Tree Farm
- Growing – Christmas Trees, Berries, Vegetables, Seasonal pumpkins & fiber arts



Sandy Hollar Farm Ph II - Easement Boundary Map



- Easement Area, +/-150 acres
- County Boundaries
- Conservation Focus Areas



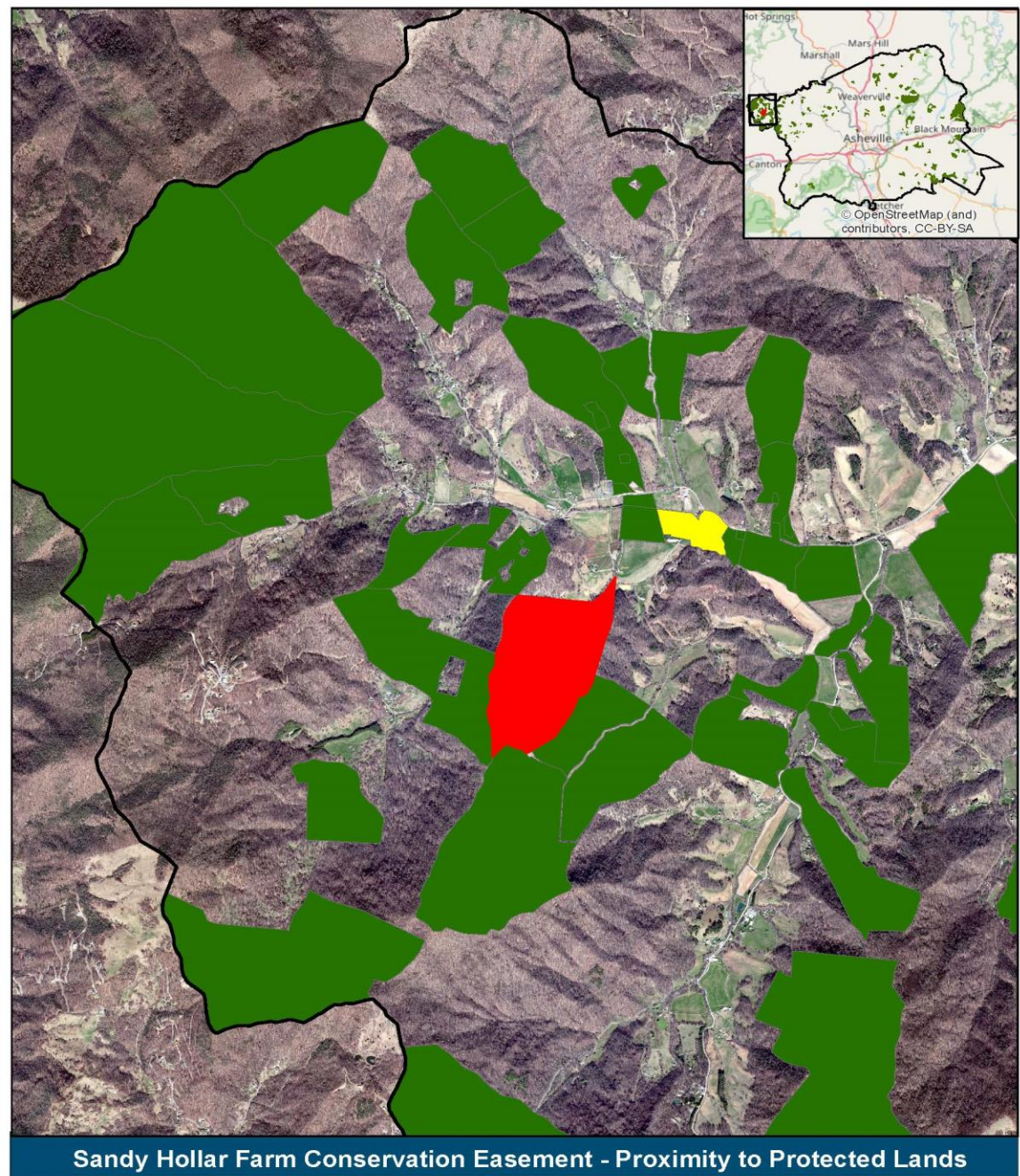
0 295 590 1,180 Feet



9/25/2024

# Sandy Hollar Farm Funding

- **Transaction Costs** - \$66,000 Previously Funded from FY24 budget
- **Easement Acquisition** – 50% request
  - **Open Space Bond \$760,000**
  - Landowner Donation \$760,000
  - Not competitive for state or federal funds



Sandy Hollar Farm Conservation Easement - Proximity to Protected Lands

Yellow Splendor Valley (in the works)  
Red Easement Area, +/-150 acres  
Green Protected Land



# Kestrel Herb Farm



Photo credit from left to right: (top left) Our State, (bottom left) Buncombe County, (right) Harman Outdoor Photography

# KESTREL HERB FARM - OPEN SPACE BOND ELIGIBILITY

## County Easement Purchase Requirements

**Meets at least 2 of the following criteria:**

- Is this in one of our designated farmland priority regions?
- Is this property in proximity to other protected lands?
- Does this property have prime, unique, local, or statewide important agricultural soils?
- Is this a project with a significant environmental, or scenic importance?
- Is this an active working farm or century farm?
- Is the size of the property significant?
- Is this a time sensitive project? (Elderly landowner, financial hardship, forced sale)

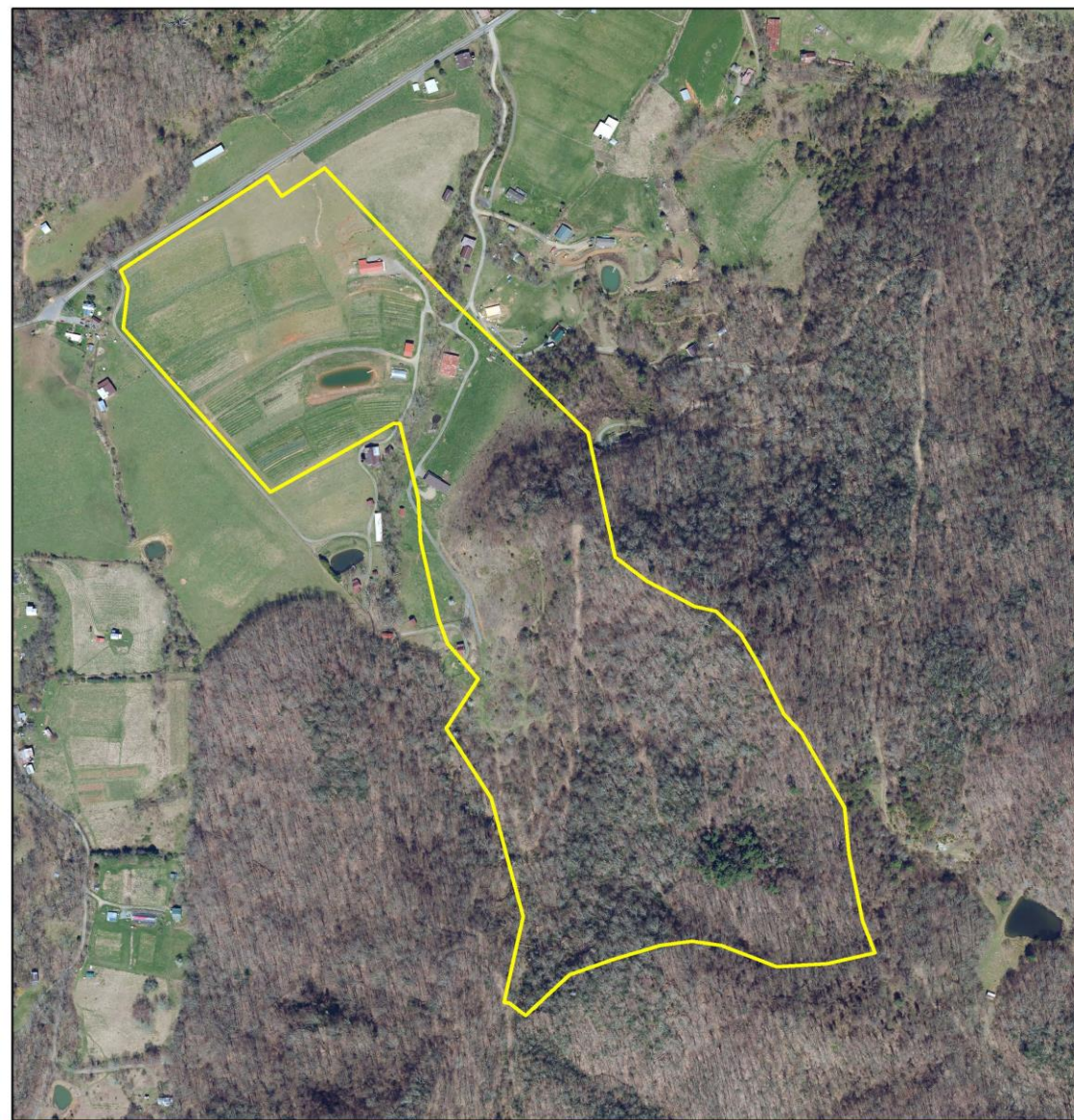


# Kestrel Herb Farm

+/- 70 acres off Sugar Creek Rd



- 28% Prime Soils
- Sandy Mush/Leicester Conservation Focus Area
- Predominantly Medicinal herb production
- Close Proximity to other properties under easement
- Agritourism on Property – plant sales, elopements, you pick flowers, farm dinners, classes



Kestrel Herb Farm - Easement Boundary Map



- Easement Area, +/-70.12 acres
- County Boundaries
- Conservation Focus Areas



0 245 490 980 Feet

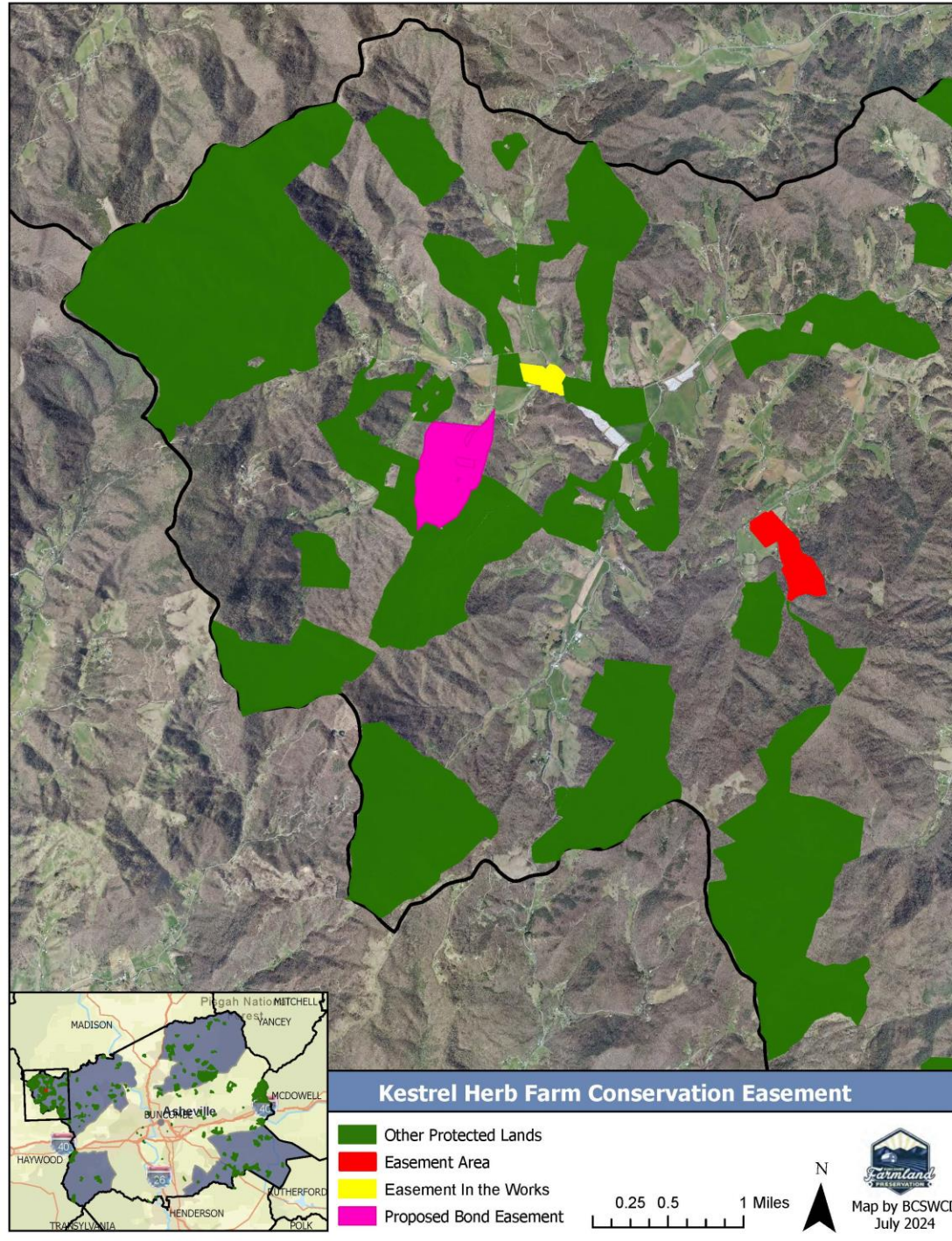


9/25/2024



# Kestrel Herb Farm Funding

- **Transaction Costs** - \$50,000 Previously Funded from FY25 budget
- **Easement Acquisition** - 50% request
  - **Open Space Bond** - \$259,000
  - Landowner Donation - \$259,000
  - Not competitive for state or federal funds



# Battle Forest



# BATTLE FOREST- OPEN SPACE BOND ELIGIBILITY

## County Easement Purchase Requirements

**Meets at least 2 of the following criteria:**

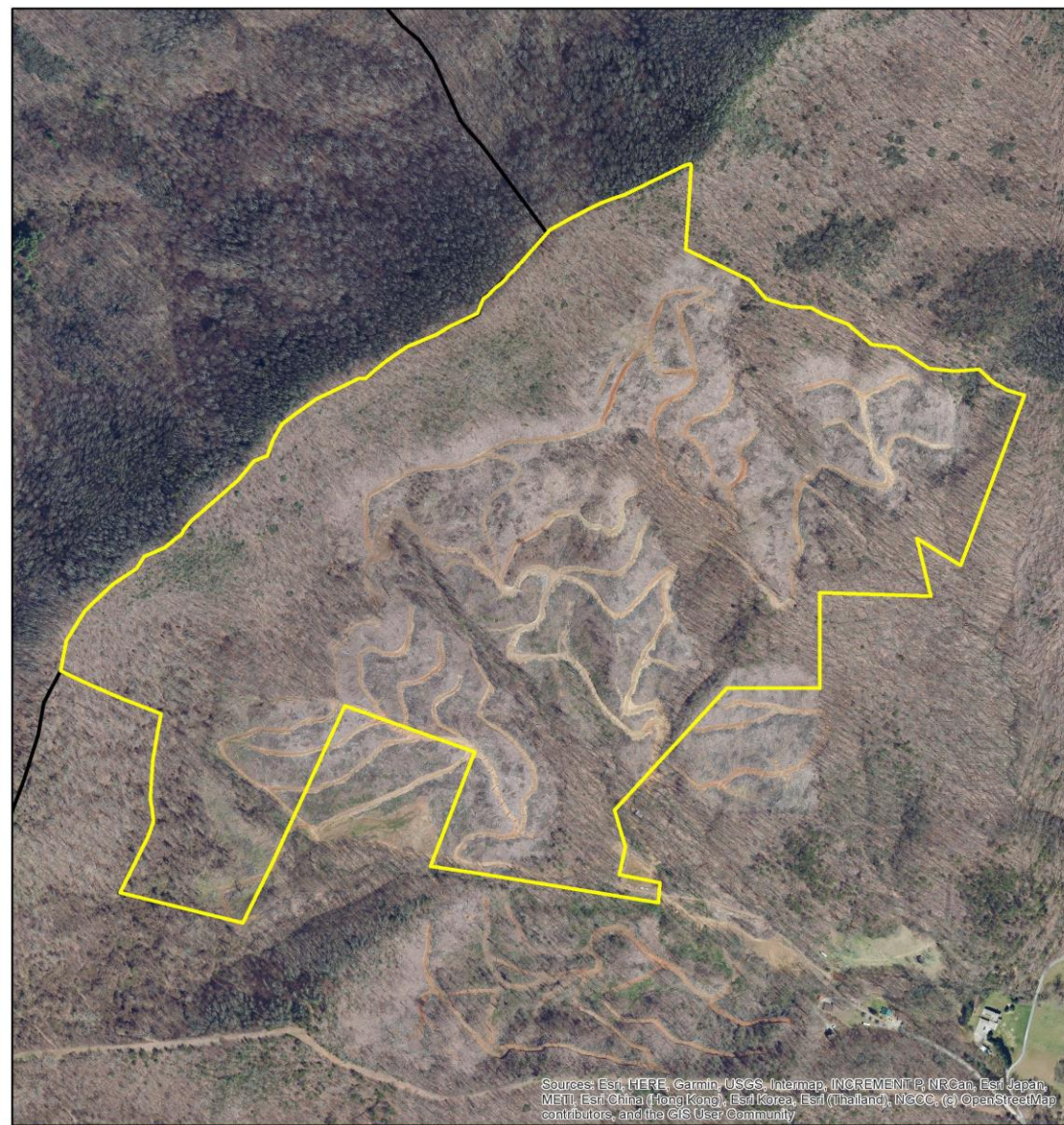
- Is this in one of our designated farmland priority regions?
- Is this property in proximity to other protected lands?
- Does this property have prime, unique, local, or statewide important agricultural soils?
- Is this a project with a significant environmental, or scenic importance?
- Is this an active working farm or century farm?
- Is the size of the property significant?
- Is this a time sensitive project? (Elderly landowner, financial hardship, forced sale)



# Battle Forest

**+/- 167 acres on Georges Branch Rd**

- 9.6% Prime Soils
- Managed Forestland
- Scenic viewshed Protection-
  - Visible from I-40 and downtown
- Wildlife Habitat
- Water Quality Protection - +10 Springs and Waterfalls
- Intact Ridgeline – Buncombe/Haywood Line
- Opposite Ridgeline from Newfound Valley



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NCCO, (c) OpenStreetMap contributors, and the GIS User Community

**Battle Forest Conservation Easement Boundary Map**



-  Easement Area, +/-167 acres
-  County Boundaries
-  Conservation Focus Areas



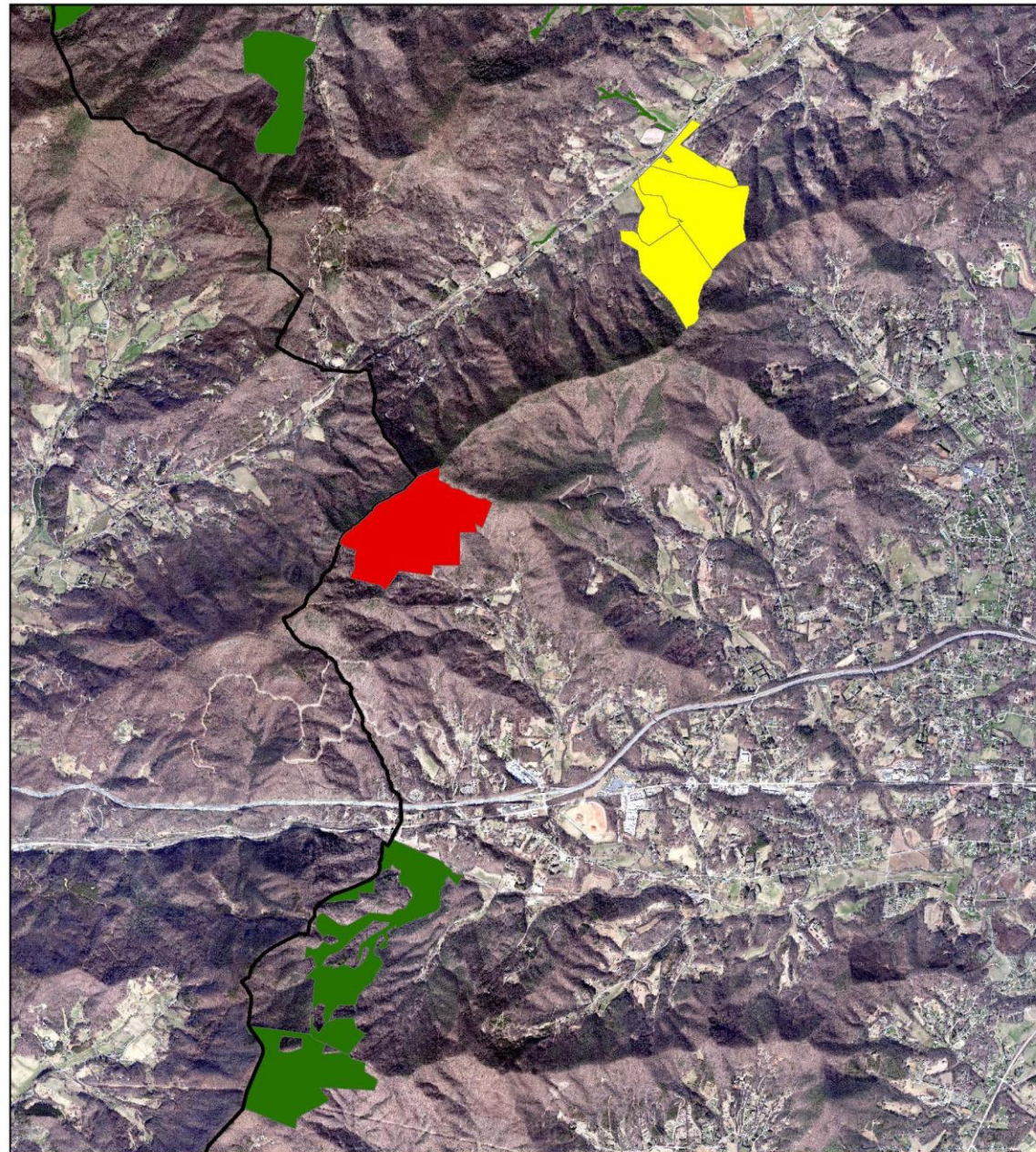
0 315 630 1,260 Feet



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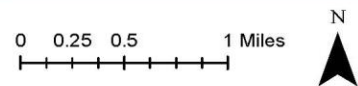
# Battle Forest Funding

- **Transaction Costs** - \$68,000 Previously Funded from FY24 budget
- **Easement Acquisition** - 50% request
  - **Open Space Bond** - \$375,500
  - **Landowner Donation** - \$375,500
  - Not competitive for state or federal funds



Battle Forest Conservation Easement - Proximity to Protected Land

- Jasperwood Farm (in the works)
- Easement Area, +/-170 acres
- Protected Land





# Request for Board Action:

Approve the Budget  
Amendments for Open  
Space Bond funding for  
these 3 Easement  
Projects

