



ABOUT US:

Rolling farmland. Historic properties. Urban green space. Scenic trails. Natural habitats. They're all part of the unique beauty and character of the Volunteer State. The Land Trust for Tennessee preserves these irreplaceable treasures for future generations, before they disappear.

An accredited, statewide not-for-profit 501(c)(3) founded in 1999, the Land Trust works with communities and landowners to protect our open spaces. Our work often involves the donation of conservation easements, which allow people to continue to own their land while placing limits on its development.

We also purchase or accept donations of land to be protected. We work with communities and partner organizations to develop strategic conservation plans and to raise funds for land protection. And we serve as stewards of protected lands, ensuring that conservation agreements are respected.

Although The Land Trust for Tennessee has conserved nearly 100,000 acres since our founding, we're not an anti-development organization. We simply believe in balancing growth by protecting lands for the environmental, aesthetic and economic benefit of Tennessee, making it a better place to live, work and play.

Our work focuses on:

Historic Land - 58% of adult travelers include an historic activity on their trip. Conserving historic lands protects the context of historic structures and sites while safeguarding our rich history for future generations.

Working Farms - 41% of Tennessee's acreage is farmland. Conserving farms promotes a major industry in Tennessee and preserves landscapes that distinguish our state.

Recreational/Scenic Landscapes - Conserving our natural resources and open spaces is essential for protecting our clean water, air and places to hunt, fish and play. Outdoor recreation and open natural space are vital to the physical and emotional health of the community.

Water Protection - Land bordering our rivers, lakes and streams filters pollution before it reaches our drinking water. If we do not remove the pollutants that our society puts into the air and water, we consume them ourselves.

Urban Open Space - 50% of homebuyers would be willing to pay more than 10% extra for a house near a park or protected open space. Protecting and creating green space in urban areas enhance the quality of life, public health and foster a sense of place.

Wildlife Habitat - Protecting habitats is especially critical for Tennessee, one of the most biodiverse states in the country.

Our tool box includes:

- Conservation Easements
- Land purchases with community partners
- Donations of Land
- Planning
- Stewardship of protected lands





WHAT IS A CONSERVATION EASEMENT?

A conservation easement is a voluntary contract landowners enter into with a land trust, government agency, or another qualified organization to restrict the development of their property in perpetuity. Landowners continue to own and use their land and can sell their property or pass it on to family members with the restrictions in place.

The landowner usually retains the following rights:

The right to own and live on the land.

The right to sell the property.

The right to farm or manage timber.

The right to hunt, fish and recreate on the land.

The right to transfer the land to heirs or others through a will.

The right to restrict public access or give public access.

The right to maintain and/or build a limited number of homes on the land.

BENEFITS OF A CONSERVATION EASEMENT:

Charitable Contribution -When you agree not to develop a piece of land, its appraised value is reduced. You can claim the reduction in value as a charitable contribution.

Reduced Property Taxes – A conservation easement may reduce or stabilize property taxes, depending on current zoning, land use and current assessed value.

Reduced Estate Taxes – The donation of a conservation easement, whether during the landowner's life or by bequest, can reduce the value of the land upon which estate taxes are calculated. This benefit can often mean the difference between heirs having to sell or develop the property to pay estate taxes, or being able to keep the property in the family. A conservation easement may be an effective way to pass land on to the next generation in its natural state. Your tax attorney and accountant can tell you more about specific tax benefits.

For questions and additional information please contact:

Caitlin Mello, *Communications Manager* : cmello@landtrusttn.org

Emily Parish, *Assistant Director of Conservation Programs*: eparish@landtrusttn.org

THE LAND TRUST FOR TENNESSEE OFFICE: 615.244.5263

Here are the 10 basic steps of protecting your land.

Step 1. You and a Land Trust representative take a tour of your property, then discuss your conservation goals and address conservation options.

Step 2. You consult with your family and legal and tax advisors. We consult with our staff and Board of Directors. We all make a decision to move forward.

Step 3. The Land Trust evaluates the land for existing conservation values and present condition of the land and prepares a “baseline report.”

Step 4. You provide property history and title information. We work together with you and your advisors on the legal aspects of the conservation easement.

Step 5. Together we negotiate the restrictions and draft the easement with individual respect to your needs and the conservation needs of the land. No two easements are alike, just like no two pieces of land are the same.

Step 6. If you are pursuing tax benefits, you obtain a qualified appraisal to value the conservation easement as a charitable donation, and thus what the tax benefits may be to you and your family.

Step 7. The Land Trust for Tennessee Board of Directors is asked for formal acceptance of the conservation easement.

Step 8. We both sign and record the easement.

Step 9. You retain the right to live on, work, farm, hunt, fish, restrict access and pass down your land with the conservation easement in place.

Step 10. The Land Trust for Tennessee provides stewardship of the conservation easement by making annual visits to the land.

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THE LAND TRUST FOR TENNESSEE AND PUBLIC LAND:

When The Land Trust for Tennessee started in 1999, our primary focus was on working with private landowners to protect their family land using conservation easements as our main conservation tool. In the past 15 years our tool box and roster of like-minded partners has grown infinitely. This has allowed us to take on a diverse portfolio of large-scale projects to protect land for public use in order to enhance public health, recreational opportunities, tourism, economic prosperity, Tennessee heritage and most importantly... the spirit of our communities.

How we protect public land:

Partnerships. We work with like-minded partners to protect public land using a variety of tools, such as: creation of open space plans and the facilitation and negotiation of land purchases with the help of community fundraising efforts. We also hold conservation easements on 12 public parks.

A FEW OF OUR PUBLIC LAND PROJECTS:



CORNELIA FORT AIRPARK



BURGESS FALLS



RADNOR LAKE



SHLEBY FARMS PARK



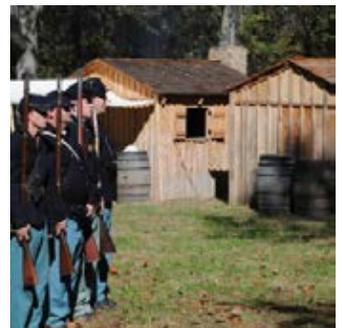
LOST COVE



BLYTHE FERRY



GLEN LEVEN FARM



JOHNSONVILLE STATE PARK



FIERY GIZZARD



MOUNTAIN GOAT TRAIL



CUMBERLAND TRAIL



BATTLE OF NASHVILLE

TO LEARN MORE ABOUT THESE PROJECTS CONTACT: EMILY PARISH, eparish@landtrusttn.org

PHOTO CREDITS UPON REQUEST



BENEFITS OF LAND CONSERVATION

Conserving our natural resources and open spaces is essential for protecting our clean water and air and places to hunt, fish and play.

Protecting forests and meadows along rivers and creeks prevents run-off and sediment from polluting waterways, helping to ensure clean drinking water supplies.

IMPACT FACT: Working and open lands require only \$0.41 in public services for every \$1 in local taxes. Residential development requires \$1.14 for every \$1. *(More impact facts upon request...)*

FOR THE LANDOWNER:

Helps protect land for future generations.

Peace of mind that the land's special features will be protected forever.

You can still own, live on, recreate, farm, sell and pass on the land while keeping it protected.

Financial benefits for you and your heirs– potential reduction in income, property and estate taxes.

FOR YOU AND THE COMMUNITY: We are not anti-development, we want to balance growth by protecting open natural green space for Tennessee communities.

- **ECONOMIC + HEALTH BENEFITS FOR ALL.** Open spaces increase exercise and improve community health, enhance overall quality of life and emotional wellbeing, attract businesses to our communities and increase the value of our property.
- **PROTECTION OF OUR WAY OF LIFE + THE BEAUTY OF TENNESSEE.** Conservation Easements encourage private landowners to voluntarily protect valuable land that makes up the history, unique heritage and scenic landscapes of our beautiful state.
- **COST EFFICIENT CONSERVATION.** Conservation agreements provide the public benefits at a fraction of the cost of an outright purchase of lands for conservation.

Resources to learn more about the benefits of land conservation:

The Land Trust Alliance, How do YOU benefit from Land Conservation?

The Trust for Public Land, Report on the Benefits of Land Conservation

Babson Center for Global Commerce at the University of the South (Sewanee),

The Community + Economic Impact of The Mountain Goat Trail

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OUR CONSERVATION SNAPSHOT 2014

Since 1999, The Land Trust for Tennessee has protected*:

- 91,000 acres of land throughout the state
- 278 individual properties in 54 counties
- 90 working farms totaling over 25,000 acres
- Over 30 properties that are open to the public for recreation totaling over 27,000 acres
- 75 significant forested habitat properties totaling 34,000 acres
- Over 175 miles of public road frontage
- Over 340 miles of river and stream frontage
- Over 15,000 acres of prime agricultural soils
- Over 8,000 acres of lands with historical significance:
 - 18 Century Farms
 - 16 projects with documented Civil War sites

***All of this land conservation has been accomplished over the last 14 years with only \$10 million in operating dollars, leveraging our dollars 15 to 1.**



PIPELINE OF PROJECTS UNDERWAY IN 2014

There are over 30 active projects pending for 2014, totaling 20,000+ acres of land, including:

- Key additions to many of our State Parks in partnership with the State of Tennessee;
- Strategic inholdings at Fall Creek Falls and Centennial Wilderness Area;
- Working farms containing the best prime agricultural soils in the State, including land in Robertson Co., West Tennessee and buffering Ft. Campbell;
- Historic landscapes including an iconic property on the National Register of Historic Places;
- Additions to state and local parks right in the heart of Nashville-Davidson County;

And so much more!



2013 SUCCESSES

What an incredible year! We protected 31 special places in Tennessee totaling 6,500 acres.

Some project highlights include:

- 800 acres in the scenic Sequatchie Valley that contain over 2.5 miles of river frontage;
- A 60-acre wildflower valley in Sumner Co. (habitat for the rare Blue-eyed Mary);
- A 600 acre wildlife preserve in Hardeman Co. containing 125 acres of forested wetlands;
- 1,200 acres through three projects, securing 14 miles of the Cumberland Trail;
- 17 acres adjacent to Pickett State Park in Fentress Co.;
- 10 acres of bluff land overlooking Burgess Falls will be added to the State Park;
- Five row-crop farms in Robertson Co. totaling over 1,100 acres;
- A 136-acre Century Farm in Montgomery Co. with frontage on the Cumberland River;
- Over four miles of added to the Mountain Goat Trail in Grundy Co., a rails-to-trails project on the Cumberland Plateau;
- Three more properties in Williamson County where we have protected 46 properties, more than any other county in the State;
- 144 acres of habitat adjacent to North Chickamauga Creek Wildlife Management Area;
- Our first project in Coffee County protecting 275 acres of farmland that create the headwaters to Normandy Lake;
- 90 acres in Meigs Co. adjoining TWRA's Hiwassee Refuge where over 48,000 of Sandhill cranes converge for their winter migration.



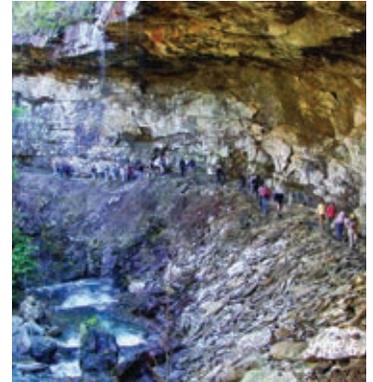
ON OUR OWN GLEN LEVEN FARM IN 2013:

- Years of hard work and dedication were realized when we completed the stabilization of the historic home, ensuring its lasting conservation for future generations;
- Working with education professionals, our staff created lesson plans (based on Tennessee state curriculum standards) for teachers to connect their students to all there is to learn and experience at Glen Leven Farm. With this came the implementation of a successful kindergarten-4th grade field trip program in the fall;
- Visitors young and old can now experience our education garden filled with native Tennessee plants and crops that serves as an outdoor classroom and learning laboratory.



www.landtrusttn.org
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PHOTO GALLERY:



FOR MORE INFORMATION ABOUT THESE AND OUR 283 PROJECTS STATE-WIDE ... PLEASE CONTACT:
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