

To learn if a conservation easement is right for you, consider these facts:

1. Easements provide permanent land protection.

Easements can protect your property forever. Whether you want to maintain a family homestead, to save a farm, to protect wildlife and natural resources such as streams, or to simply preserve the area's rural setting, conservation easements can be tailored to meet your needs and desires. What's more: these agreements are legally binding on future generations.

2. Easements remain in private ownership

When you protect your land with a conservation easement, you maintain your rights to property ownership. You also may continue to use your land the way you always have as long as it meets the agreed-upon terms of the easement. Even if you sell your property, the easement remains dictating the use of the land for future owners.

3. Easements are tailored to the circumstances

Easements are designed individually to respect the uniqueness of each piece of property and to capture the needs and desires of each landowner. Landowners can even use easements as a way to specify future uses for their lands.

4. Easements can yield tax benefits

Preserving your property with a conservation easement may qualify as a charitable donation and be deductible for federal, estate and gift tax purposes. Easements also may be eligible for state tax credits and lower property taxes, in some cases. Land owners are encouraged to consult their attorneys or tax advisors for details.

About Us

The Cabarrus Soil and Water Conservation District is the lead agency in the countywide conservation initiative program. They work closely with LandTrust for Central North Carolina and many other agencies and organizations to assist the community with sound conservation and land use programs for soil, water, air, plants and animals. They are part of a unique partnership of local, state and federal agencies dedicated to the wise use of the natural resources of Cabarrus County. The Soil and Water Conservation District partners with Cabarrus County, the county's five municipalities, the Division of Soil and Water Conservation in the North Carolina Department of Environment and Natural Resources, and the Natural Resources Conservation Service in the United States Department of Agriculture. The Cabarrus Soil and Water Conservation District also works closely with the state Forest Service and Wildlife Resources Commission, and provides staff assistance to the Cabarrus County Watershed Improvement Commission.

Participating agencies include:

Cabarrus County

Cabarrus Soil and Water Conservation District

City of Concord

Town of Harrisburg

City of Kannapolis

Town of Mount Pleasant

Town of Midland

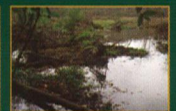
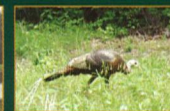
To learn more about the benefits of Conservation Easements in Cabarrus County, contact the Cabarrus Soil and Water Conservation District at 704-920-3300.



Printed on recycled paper.



THIS LAND IS OUR LAND...



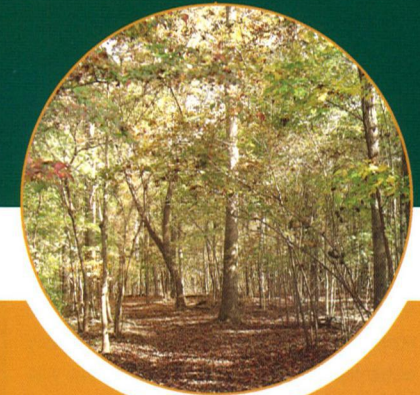
A GUIDE TO PRESERVING YOUR LAND
FOR GENERATIONS TO COME

Green pasture as far as the eye can see, native wildlife running free, family farms nestled among the rolling hills. These beautiful and serene images – once so much a part of the fabric of Cabarrus County – are becoming fewer and fewer.

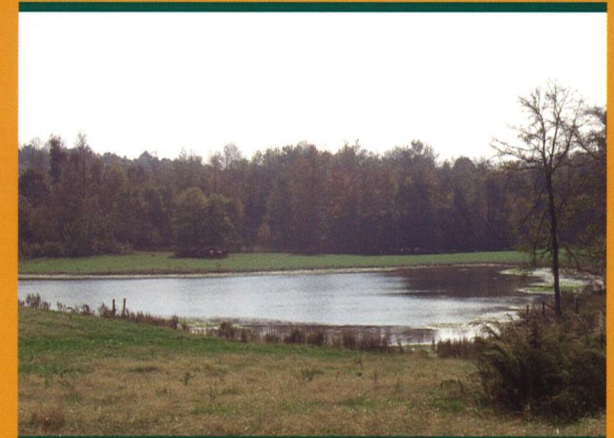


Long-time farmers and large land owners sometimes feel powerless to the approaching hum of the developer's bulldozer. But there is something you can do to preserve farm land and open space while also potentially reaping a financial advantage.

Conservation easements – a voluntary agreement that allows a landowner to maintain ownership of a property while restricting certain types of development – can be a useful tool to protect your land.



Green Pastures — Native Wildlife — Family Farms



"OUR INTENTION IS TO NEVER DEVELOP THIS LAND. WE NEED FARMLAND IN CABARRUS COUNTY AND THROUGHOUT THE COUNTRY TO ENSURE AN ADEQUATE AND SAFE FOOD SUPPLY."

TOMMY AND VICKY PORTER — Porter Farms Inc.

To learn more about the benefits of Conservation Easements in Cabarrus County, contact the Cabarrus Soil and Water Conservation District at 704-920-3300.