

The Nature
Conservancy



Private land conservation for the Buffalo River





What is the



- A nonprofit organization.
- Board of Directors, donors, partners, and grantors.
- A practical, on the ground, land trust working with private landowners
- Mission is to conserve for public benefit the natural, recreational, scenic, historical and productive values of the Buffalo National River
- Focused on the Buffalo River Watershed

buffaloriverfoundation.org





What is a land trust?

- Non-profit conservation organizations that accept donated land or conservation easements, or purchases them and holds them in public trust. Land trusts work in partnership with landowners and communities to permanently conserve natural resources.





What is a conservation easement?

- An agreement between an interested landowner and an eligible organization that restricts the activities that may take place on a property in order to achieve the landowner's goals and protect the land's conservation values.
- It is a deed restriction, filed at the courthouse, which remains in the chain of title in perpetuity.
- It is a legal contract that is enforceable.
- Landowner still owns the property
- Arkansas Conservation Easement Act, Ark. Code Ann. § 15-20-401 et seq, passed in 1983.

What is a conservation easement?

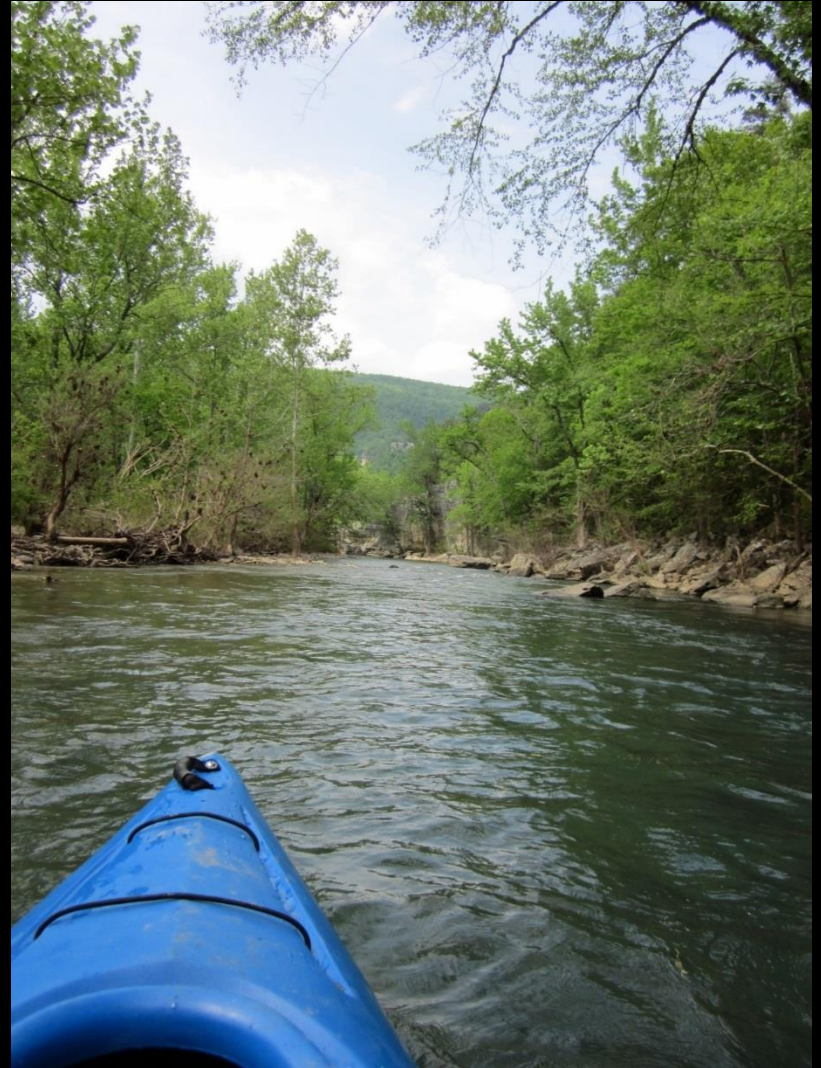
- Flexible document based on the goals of the landowner and the conservation organization.
- Rights in a conservation easement might include:
 - Subdivision
 - Development
 - Conserving forest cover
 - Timber management
 - Construction of roads
 - Minerals
 - Grazing
 - Water management
 - Hunting /recreation
 - Life Estate



Benefits to the landowner?

Consult an accountant and attorney, but generally:

- Assurance on future land use.
- Helps landowners keep land in the family
- Tax deductible gift equal to value of the easement (as measured by a reduction in appraised value)
- Reduction in estate taxes for inherited land
- Assistance with land mgmt



Conservation Easement Tax Incentive

- 2015 Federal Law:
 - Made the easement incentive permanent
 - Donor can take a deduction from their federal taxes to 50% of their annual income
 - Carry-forward period of 15 years
 - Certain farmers and ranchers may deduct up to 100% of their income



IRC 170(h)

- A “qualified conservation contribution” in IRS terms means a contribution of:
 - (A) of a qualified real property interest,
 - (B) to a qualified organization,
 - (C) exclusively for conservation purposes.
- A conservation purpose is:
 - (i) the preservation of land areas for outdoor recreation by, or the education of, the general public,
 - (ii) the protection of a relatively natural habitat of fish, wildlife, or plants, or similar ecosystem,
 - (iii) the preservation of open space (including farmland and forest land) where such preservation is-
 - (I) for the scenic enjoyment of the general public, or
 - (II) pursuant to a clearly delineated Federal, State, or local governmental conservation policy, and will yield a significant public benefit, or
 - (iv) the preservation of an historically important land area or a certified historic structure.

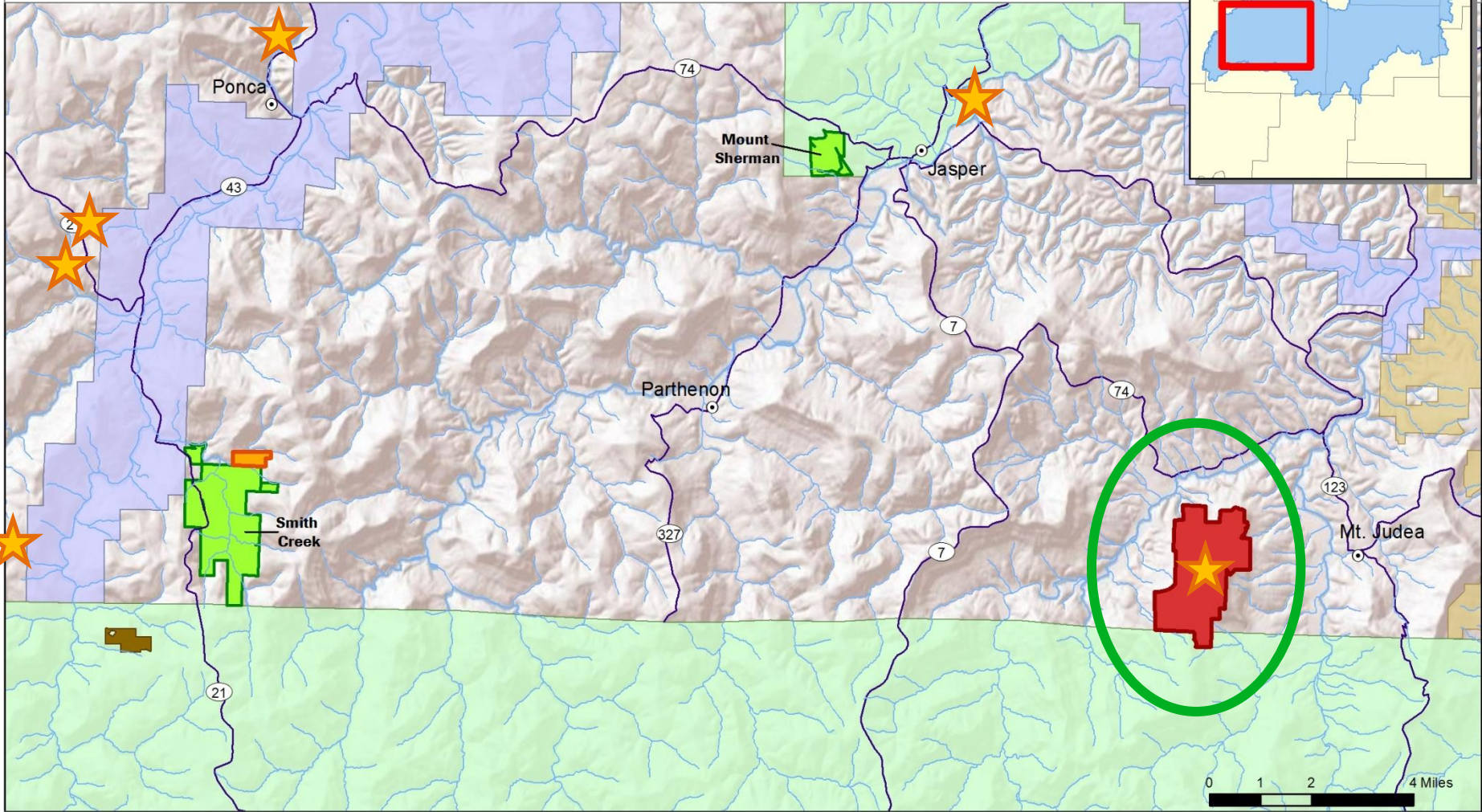




Conservation Easements

- Manes Bluff: Property Adjoining park service boundary in lower Buffalo Area.
- Gossett Hollow I and II: Large tracts in the upper Buffalo area. High bluff lines and open woodlands.
- Redmon: Tract overlooking Boxley Valley.
- Running Creek: Headwaters of tributary to Buffalo.
- Winding Stair Mountain.
- Little Buffalo River
- Cave Mountain
- BRF and TNC partnership projects —Wagner tract at Smith Creek and Council Rock Forest

Buffalo River Watershed Tracts
Wagner Tract and Council Rock Forest Tract
Newton County, AR - Ozarks Ecoregion



- | | | | |
|---|---|------------------------|--------|
| Wagner Tract - 90 Acres | TNC Preserves | Buffalo National River | Rivers |
| Council Rock Forest - 1450 Acres | ANHC Natural Areas | Ozark National Forest | Cities |
| Buffalo River Foundation Conservation Easements | Gene Rush /Buffalo River Wildlife Management Area | Roads | N |

Map Created by
TNC ARFO
Sept 2014

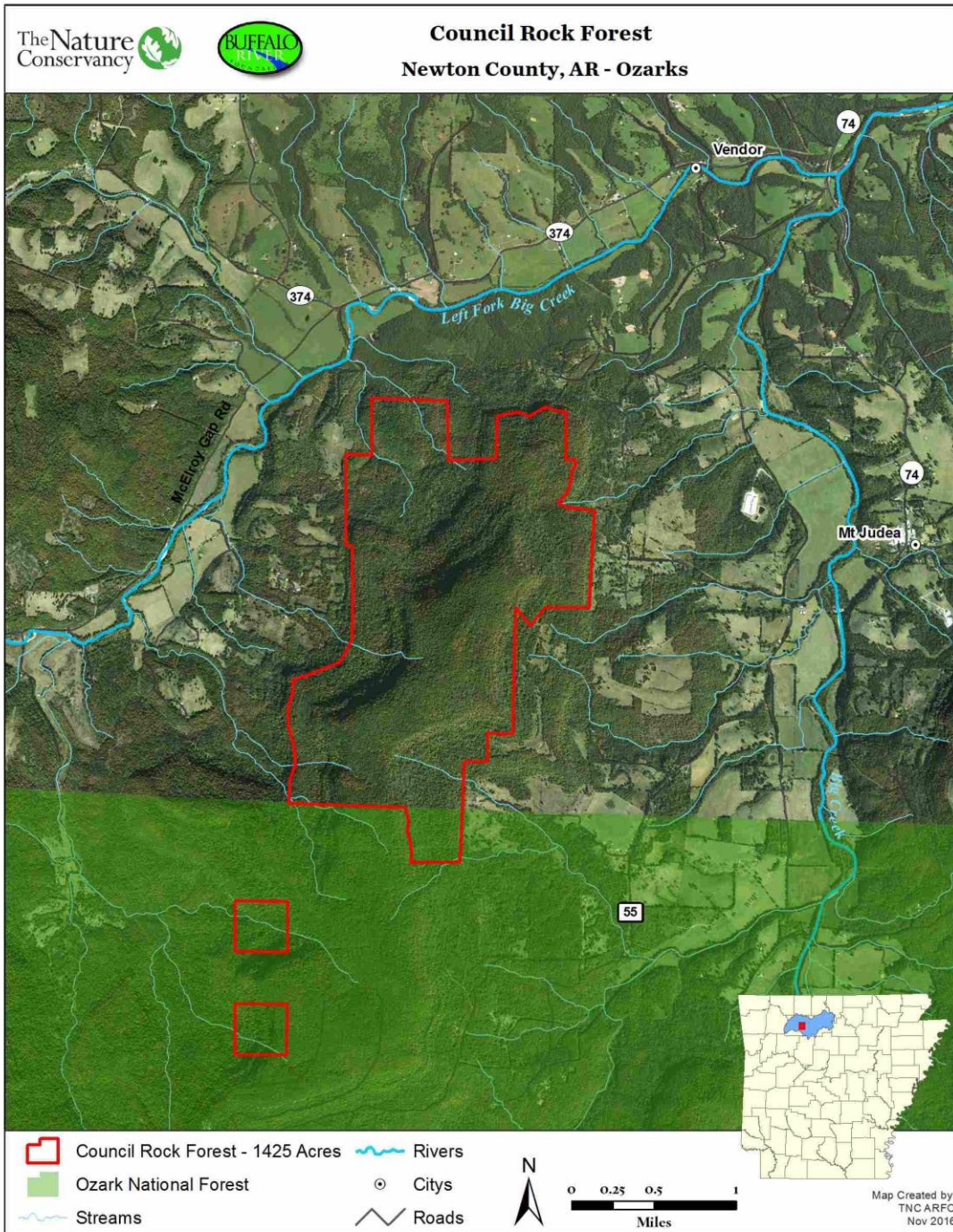


Council Rock Forest



Tract specifics

- 1425 acres
- Purchased from Eliot family
- Conservation price of \$700,000 (\$491/acre) included a significant donation.
- Many people and groups have donated to tract.
- TNC pays property taxes.















Bear



Deer



Turkey



Developing a use and
management plan together.

How have you used the
property in the past?

How should we all use the
property in the future?

What we have heard from neighbors and recreational groups:

- Keep property open for people to enjoy.
- Neighbors interested in hunting rights.
- Public access through USFS property to the south.
- Ensure the Campbell log home is a part of their Campbell family's life.
- Recreational groups are interested in hiking and mountain bike trails, rock climbing, and camping.
- TNC land management – prescribed burns, maybe ecological thinnings. We are concerned about the sugar maples encroaching under oaks.

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[nature.org/arkansas](https://www.nature.org/arkansas)

[buffaloriverfoundation.org](https://www.buffaloriverfoundation.org)



Thank you





