

Without . . .

**. . . your farm
could be
the next mall,
factory, or
subdivision**



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**Volunteers working together
for responsible stewardship
of our natural resources.**

Wood-Land-Lakes RC&D is a non-profit organization holding farmland conservation easements in northeast Indiana, preserving farmland, woodland, wildlife habitat, and wetlands.

Tax incentives are available to the landowner for donating a farmland conservation easement (contingent on current tax laws). Your financial advisor will have this information.

Wood-Land-Lakes RC&D prohibits discrimination in its programs on the basis of race, color, national origin, sex, religion, age, disability, political beliefs or family status. (04.10)



**What happens
to my farm
after I'm gone?**



With a Farmland Conservation Easement

your
land-use choices
remain in effect

FOREVER

What is a Farmland Conservation Easement?

Voluntary agreement between the landowner and Wood-Land-Lakes RC&D
Protects the land from future development
(such as subdividing, commercial or industrial use)

Land remains the private property of the landowner

You own, manage, and pay taxes on the land (or sell, gift, or transfer the land)
Use the land as you always have (live, farm, hunt, recreation)
Enjoy your private property without public access

Landowner decides what restrictions to place on the land

Restrictions are legally bound to the land and all future owners
Restrictions remain in effect for the life of the land (forever)
Restrictions become part of the deed for the property
Restrictions are filed with the local county recorder

What are Wood-Land-Lakes RC&D's Responsibilities?

Make sure the terms of the agreement (owner's land-use choices)
are upheld - **FOREVER** - regardless of who owns the property

- ◆ Works with the landowner to develop the agreement
- ◆ Visually monitors the property on an annual basis
- ◆ Guards against violations of the easement
- ◆ Enforces the terms of the easement - taking legal action when necessary