



Conservation Easement Questionnaire

155 Lane 101 West Otter Lake Angola, IN 46703
 (260) 665-7723 office@wood-land-lakes.org

LANDOWNER INFORMATION

Last Name(s)	First Name(s)	Middle Initial(s)	Home Phone Number
Address (also mailing address if different)			Cell Phone Number(s)
City	State	Zip Code	Email Address(es)

PROPERTY INFORMATION

Property Address (including city, state, and zip code)	
County where property is located	Township and section number(s)
Total number of acres offered	Does the property lie within any municipal corporate limits?
Approximate acres of : Tillable land _____ Woodland _____ Wetland _____ Pastureland _____ Other _____	List all tax parcel identification numbers associated with the property or attach copies of property tax statements.
List all names on the title	List current zoning and zoning jurisdictional authority (<i>agricultural, residential; and county, city, area plan commission</i>)

Provide (or attach) the legal description and include a plat map and/or aerial photo, if possible.

Will the conservation easement be granted on all or part of the property?
If part, please describe.

Are you interested in donating the conservation easement?

Wood Land Lakes RC&D Land Trust is a 501c(3) not-for-profit organization and accepts charitable contributions to sustain operations. Are you interested in considering a contribution? (please see our charitable contribution information at the end of the questionnaire)

What will this property be protected from?

Are there any situations or potential problems concerning the property (*pending transfer, heirs' concerns, family disagreements, etc.*)? If yes, please describe.

Are there any rights assigned to other parties (*mineral, oil, timber, etc.*)?
If yes, please describe.

Are there any restrictions, mortgages, leases, or easements on the property?
If yes, please describe.

Are there, or have there been, any buried storage tanks, debris, or other items of environmental concern? If yes, please describe and include remediation plans.

Describe any unique characteristics of the property.

Describe future plans for the property (*additional residences or development; farm operations; structural renovations or expansions; recreational use; timber/woodland management*).

Please give a brief history of the property and its use.

Please list why you want to protect this property.

What are your public access concerns and plans?
Are there any signs or sign permits granted? If yes, please describe.
May Wood-Land-Lakes place a sign stating the existence of the conservation easement?
What are the surrounding land uses?
What is the proximity of development?
Are there any nearby infrastructure improvements? If yes, how close?
What is the current use?
What is the farming potential productivity and sustainability?

Describe drainage and topography.

Describe wildlife habitat, flora, scenic views, unusual specimens, etc.

Describe unusual geologic features, land forms, soil types, etc.

Are there any natural disturbances (*erosion, storm or fire damage, etc.*)?

Are there any human disturbances (*mining, logging, surface alteration*)?

Is there any accumulated waste, trash, brush, junk, etc.?

Are there any trails, paths, or roads? If yes, please describe the condition and use.

Are there any potential fire, safety, or liability hazards? If yes, please describe.

What is this property's buffer potential for prime farmland, forests, wetlands, watersheds, aquifer recharge, wells, wildlife, etc.?

What are the manure handling practices, especially with regard to watersheds?

Describe structures, their use and condition.

Describe hydrologic features (*watershed, wells, ponds, streams, etc.*).

Describe other observations that may affect this property.

Please be aware that the landowner may be responsible for the following costs:

- Landowner's attorney fees
- Title search
- Land survey, including access right of way for monitoring
- Environmental audit
- Appraisal (within 60 days prior to recording the conservation easement)
- Bank subordination (if property has a lien)
- Recording the bank subordination
- Recording the easement

Please be aware that, among other items, the landowner is responsible for:

- Verifying the value of the conservation easement
- Providing proper IRS forms if claiming a financial contribution to Wood-Land-Lakes

To the best of my knowledge, the information provided is accurate and I understand the conservation easement, if accepted, will be a donation to the Land Trust of Wood-Land-Lakes Resource Conservation and Development, Inc. which is a nonprofit organization, as determined by the IRS 501(c)(3) status.

Name of Person Completing Questionnaire

Date

To submit the questionnaire:

Save a copy of this questionnaire to your computer (optional)

If available, please include aerial photos and a copy of the legal description (if not provided above)

Mail:

Please print and send the completed questionnaire and supporting documentation to:

Wood-Land-Lakes RC&D
155 Lane 101 West Otter Lake
Angola, IN 46703

Email:

Please attach and email the completed questionnaire and supporting documentation to:

office@wood-land-lakes.org

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Wood-Land-Lakes RC&D Land Trust Charitable Contribution Information

Wood-Land-Lakes RC&D is a 501c(3) not-for-profit organization and donations are tax deductible for most people. The Land Trust concentrates its efforts on protecting farmland and family farming operations. We rely entirely upon contributions and volunteers to operate. Each conservation easement we accept incurs certain costs for us to process and maintain our legal commitments, as well as meet IRS requirements. Wood-Land-Lakes Land Trust maintains minimal staffing and office expense to keep our operating expenses low and provide this important farmland protection service to the agriculture community. We ask that you consider a contribution to help cover the cost of accepting and maintaining your conservation easement. The following includes an estimate of costs incurred by Wood-Land-Lakes Land Trust with each conservation easement. These are offered only as a guide for contributors. It is our intention that cost should not become a factor in a landowner's decision to donate an easement. Contributions received in excess of our operating costs are used to maintain a legal defense fund, and in promotion and education efforts of the Land Trust.

Baseline Study and Report (one time only)

This includes work done by volunteers to visit the farm, acquire baseline pictures, and staff time to assemble and file the required baseline study. Costs are based upon average experiences to date. The landowner will receive a completed baseline (current condition) document for their records.

20 to 250 acres = \$500

250 to 500 acres = \$1,000

500 to 1,000 acres = \$1,500

Over 1,000 acres = \$2,000 (conservation easements of this size and larger can create additional workloads difficult to predict except on a case by case determination) Wood-Land-Lakes Land Trust can provide an estimate upon request.

Annual Monitoring

Legal commitments in the conservation easement and IRS regulations require annual monitoring of the property. These yearly site visits are accomplished by volunteers; for easements that require significant travel and time, we like to reimburse volunteers for mileage. In addition, staff time is required to prepare and then record the yearly monitoring documents. We estimate an average cost of about \$100 per year for easement monitoring. An initial \$1,000 monitoring contribution covers 10 years of annual monitoring. After that, proceeds from our investment of your initial contribution will cover future monitoring expenses.

Legal Defense Fund

A contribution to the legal defense fund helps to protect all current and future farmland conservation easements. This fund provides a base to be used in legal defense of an easement if a landowner chooses not to abide by the conservation easement restrictions.