



THE CACAPON & LOST RIVERS LAND TRUST:

- Has been working with farmers, hunt clubs, and landowners in the Cacapon watershed since 1990
- Has helped set up more than 50 conservation easements, protecting 14,000 acres
- Meets tough standards for land trusts and maintains national accreditation
- Has channeled \$6 million in conservation investments to local landowners

Call us to learn more

☎ 304-856-1188
✉ info@cacapon.org

www.cacapon.org



PO Box 57, Capon Bridge WV 26711
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CACAPON & LOST RIVERS
LAND TRUST



SAVING LAND

An introduction to
protecting your land with a
conservation easement

LOVE YOUR LAND?

You've devoted time, passion, and money to your land.

Is your land part of your family's history? Your agricultural heritage? Your love of West Virginia's mountains, forests, and streams?

Do you want to preserve it for future generations?

You can do something now to preserve your land for farming, hunting, fishing, or timber harvesting. Many landowners have set their own rules for how their land can be used in the future. **You can too.**



Conservation easements can also bring substantial tax benefits.



VISIT US ON THE WEB

Join with Cacapon & Lost Rivers Land Trust to protect your land

www.cacapon.org

HOW YOU CAN PROTECT YOUR LAND

A conservation easement is one of the best ways to protect your land.

A conservation easement is a voluntary agreement with a land trust, like the Cacapon & Lost Rivers Land Trust

With a conservation easement, you:

- Protect your land's agricultural, scenic, and natural qualities forever
- Keep owning the land, with all the rights to live on it, sell it, or pass it to your heirs
- Keep farming, hunting, fishing, gardening, or harvesting timber.

HOW DOES IT WORK?

First, learn more. Check out our website for information and stories of the farmers, hunters, and landowners who have set one up.

Next, you and the land trust work together to craft an easement that fits the property and its people.

You and the trust write easement "rules" that limit damaging land uses but allow activities that fit the character of the place (farming, hunting, timber harvesting, etc.).

The easement deed is recorded in the county land records.

Every year, the Trust monitors the property to make sure the rules you set up are enforced.



Setting up an easement ensures that your vision for your land is protected forever

CONTACT US

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