

How to Proceed

If you are interested in learning more about conservation options, there are several things you can do.

Contact the Allegheny Valley Conservancy.

The Allegheny Valley Conservancy can help you determine which conservation option would be the best for you and your family. An evaluation of the conservation value of the property can be done, to determine the most appropriate action.

Determine your own interests and needs.

You and your family can determine those rights that are most important to you. You may have certain activities or developments that you are interested in maintaining while prohibiting certain other actions on the property.

Talk with your financial and legal advisors.

Seek out advice from your own financial and legal advisors concerning your desires to protect the development or other rights attached to your property.

Read further.

Books and other materials are available through land trust organizations or through your public library. Materials concerning conservation easements and other conservation processes may also be available on the Internet.

Become a supporter of the Allegheny Valley Conservancy

I'm interested in assisting the Allegheny Valley Conservancy in protecting and conserving properties along French Creek and the Allegheny River. Enclosed is my donation:

_____ \$50 _____ \$25 _____ other

Please enclose your check with this form and send to:

Allegheny Valley Conservancy
P.O. Box 96
Franklin, PA 16323

To explore your conservation options please contact:

The Allegheny Valley Conservancy
P.O. Box 96
Franklin, PA 16323

The Allegheny Valley Conservancy was formed in 2002 to provide conservation options for the owners of property in and around the watersheds of French Creek and the Allegheny River in northwestern Pennsylvania.

www.avc-pa.org

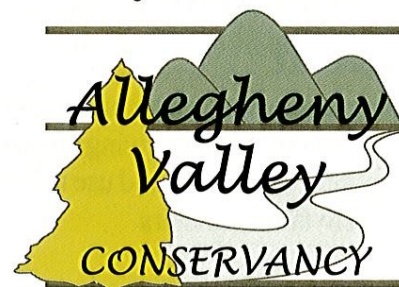
avcinfo@windstream.net

Conservation Opportunities

Allegheny Valley Conservancy

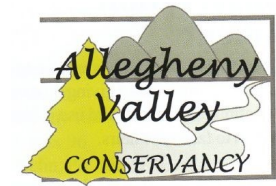


Planning for the long-term protection of your land



Franklin, Pennsylvania

Conservation Opportunities with the Allegheny Valley Conservancy



As a property owner, you may have concerns about how to best preserve the natural beauty or the agricultural value of your land over time. You may recognize that the value of the property may create impossible tax burdens for your family. You may desire to keep the land undeveloped, or to protect its recreational value.

The Allegheny Valley Conservancy shares these goals, and can assist you in protecting the property's value while also potentially offering some financial benefit. As the property owner, you can protect your property from future development while still maintaining ownership, if that's what you choose. You and your family may also benefit from a reduction in the federal estate tax that may otherwise be so high as to force your heirs to sell the property.

You have several options, which are outlined in this brochure. The Allegheny Valley Conservancy will work with you to make the best choice for you while also preserving our valuable open space, farm land or forest.

A Conservation Easement

With a conservation easement, you can permanently protect your property without giving up ownership. You can continue to live on it and use it. You can sell it or pass it on to family or heirs.

A conservation easement is a legal agreement between a property owner and a land trust or a

conservancy that permanently limits certain uses of the property in order to protect its conservation values. It is a custom-designed document that allows you to make very specific restrictions about the current and future use of your land.

Along with owning your property, you own many rights concerning what to do with this property. A conservation easement is the permanent relinquishing of some of these rights. For instance, you can give up the right to subdivide the property, the right to build additional buildings, or other rights. You and future owners will be bound by these terms.

All or part of the property can be placed in an easement. The agreement will be developed to best suit the needs of the owner while also seeking the best methods of preserving the value of that particular property.

A conservation easement also offers some financial benefit, such as a reduction in federal income tax or a potential deduction in federal estate taxes. You may be able to deduct the difference between the value of your property if it were developed and the value of your property in the easement. For instance, if the development value of your property were \$150,000 but with restricted development rights, it drops to \$75,000, the value of your donation is \$75,000. Further, on land with substantial value, your federal estate tax might be levied at a rate as high as 50%. With an easement, the fair market value may be greatly reduced, resulting in lower estate taxes.

Members of the Allegheny Valley Conservancy can assist you in discussing these determinations about your property.

Land Donation

Donating land for conservation purposes also offers a current property owner substantial benefit while also preserving the conservation value of the property. An outright donation can provide you with potentially substantial income tax deductions and estate tax benefits, and allows you to avoid capital gains taxes. If the land has significant conservation value, it will be protected. There are many options available including donating the land by will or through a reserved life estate. The Allegheny Valley Conservancy can explore these options with you to determine which choice is best for you.

