Our mission is to...

maintain and enhance the health, diversity and beauty of Southwest Wisconsin's natural and agricultural landscape through...

permanent land protection and restoration, and connecting people to the land and to each other.
A **land trust** is...
a nonprofit organization that, as all or part of its mission, actively works to conserve land by:
  * Acquiring land or conservation easements (or assisting with their acquisition), and/or
  * Stewarding/managing land or conservation easements

The **role** of a land trust is...
to make sure that the restrictions described in the easement are actually carried out, including:
  * Monitoring the property on a regular basis, typically once a year; and
  * Maintaining good relationships with the current and all future landowners to make sure that activities on the land are consistent with the easement. If necessary, the land trust is responsible for taking legal action to enforce the easement.
Conservation easements

• A voluntary agreement between a land trust and a private landowner
• Permanently restricts certain uses (as defined by landowner and land trust) on property
• Forever – a permanent land protection tool that stays with the land regardless of ownership
• Recorded with the deed
• Can have significant tax benefits if the value of the easement is donated to the land trust

Agricultural Conservation easement?
Purchase of development rights

• End Result: same as donated easement
• Rights are purchased rather than donated
• Easement value determined by appraisal
• Land purchased with state or federal funds (state/fed agency is a back up holder of the easement)

• Uses:
  • Possible but limited tax benefits
  • Transitioning land to heirs (a succession planning tool)
  • Investing in farming operation
  • Protecting land forever
If you are interested in protecting your land...

Find and contact a land trust that serves your area
- [https://www.landtrustalliance.org/find-land-trust](https://www.landtrustalliance.org/find-land-trust)

Contact your county conservation district
- In Wisconsin: [https://wisconsinlandwater.org/](https://wisconsinlandwater.org/) (directory)
- In other states – look for the Soil and Water Conservation District in your county