

ORDERING INFORMATION

To get your copy or copies of "The Landowner's Guide to Conservation Easements":

- **COMPLETE** the ordering form attached,
- **OR CALL 1-800-228-0810** (credit card orders only).


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ABOUT THE AUTHORS

Dr. **Bick** is the principal consultant with Northeast Forests, LLC, of Thendara, N.Y. He serves as adjunct assistant professor of forestry at SUNY College of Environmental Science and Forestry, Syracuse, N.Y. Dr. Bick has conducted numerous regional and national studies of conservation easements. He has extensive experience in the management of private, non-industrial lands and educational programs for landowners and loggers.

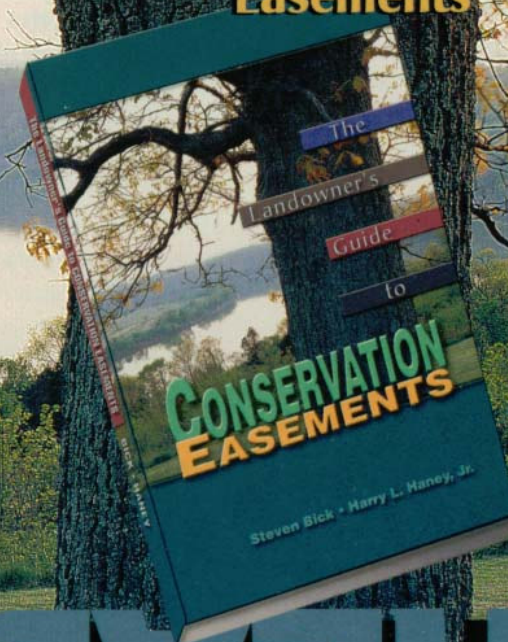
Dr. **Haney** serves as the Garland Gray Professor of Forestry and Extension Specialist in Forest Management-Economics, Department of Forestry, College of Natural Resources, Virginia Tech, Blacksburg, Va. He has professional forestry experience and has written several books on investment, taxes and financial planning related to forestry, in addition to owning and managing J.L.H. Tree Farm in Alabama and Mississippi.

According to William C. Siegel, a noted attorney and forestry tax consultant and former leader and economist for law and economics research at the U.S. Forest Service's Southern Research Station, conservation easements **"provide a means to save taxes, preserve the inherent productivity and character of the property, and ensure that the lands remain in their current use forever, free from the threat of development."**

Siegel states that the authors of "The Landowners Guide" have spelled out "the A-B-Cs" of conservation easements **"in a straight-forward, easy to read format. This book was written to provide landowners with a ready and thorough reference to the various facets of conservation easements as a prelude to discussions with their professional advisors."**

MUST READ

**A "Must Read"
For Landowners
Considering
Conservation
Easements**



MUST READ

A

n easement is a less-than-fee ownership interest in a parcel of land. It is generally a voluntary but binding legal contract that restricts and directs land management. Government agencies

and private land trusts have employed easements for the preservation of open space and the protection and enhancement of a number of other conservation functions. Landowners who grant easements give up some of their ownership rights. Many landowners have willingly sold or donated conservation easements for a wide range of benefits and incentives. The agreements behind conservation easements are formally recorded in a deed, and restrict the landowner's development and use options. Understanding that easements divide ownership interest in property is the first step in determining if a conservation easement is right for you and your land.

The use of conservation easements is becoming more frequent across the nation, as landowners discover their land holds intrinsic values that American society has only lately grown to treasure. Whether landowners sell, donate or exchange easements, there are a number of points that must be considered before any agreement is signed.

For that reason, the American Farm Bureau Federation has teamed up with two respected land management specialists to produce an authoritative guide for landowners who are considering the granting of conservation easements on their land.

"The Landowner's Guide to Conservation Easements" is unique from all other material published on the topic of conservation easements because it takes an objective look at this complicated issue from the landowners perspective. The guide is based on research regarding landowner experiences in granting conservation easements. Other materials about

conservation easements are usually weighted toward promoting or deriding the virtues of this relatively new land management strategy.

Authored by Dr. Steven Bick and Dr. Harry L. Haney, "The Landowner's Guide" plays it straight and covers all the angles so the landowner can make an informed decision.

WHAT'S COVERED?

Topics covered in the book include:

- An in-depth explanation of conservation easements to assist you in gauging whether they are appropriate for your land.
- Income, estate, and property tax aspects.
- Designing easement deeds to protect both the land and the landowner's interests.
- Results of easement arrangements.
- A process of informed decision-making.

The book addresses many additional topics that a landowner should consider prior to deciding to enter a conservation easement agreement, including examples and sample conservation easement deeds and specific points on how owners can draft a plan for their land.

Landowners will find the guide an essential resource for all aspects of their decision-making process, and a valuable reference to refer to after their decision is made.

ORDER FORM

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