

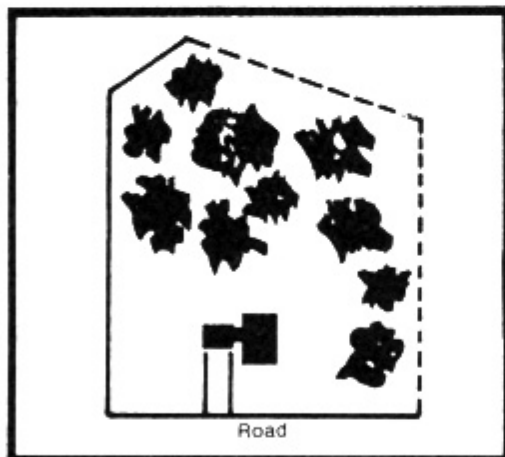
3. By judicious selection of a recipient who will accept deed restrictions, the donor has control over the use of his land." (Through acceptable deed restrictions, the Land Trust can help you define and protect the uses of your land gift. Appropriate land will be devoted entirely to preservation of natural resources and posted in accordance with good conservation practices.)
4. "Most land owners who are inclined toward the donation of their land for open space use would like to ensure that the recipients do not treat the gift as a negotiable asset." (The Land Trust charter makes it a selfless, nonprofit organization. It can never be anything else. There can be no question of avarice or selfish interest in the acceptance of tax-deductible gifts of land, money, or securities.)

Purpose: Our Land Trust is dedicated to the conservation of natural resources, particularly to open spaces, and to this end the Trust provides maximum tax benefits for its donors (the 30% limitation and the 5-year carry-over).

The goals of our Land Trust are being accomplished by the following means:

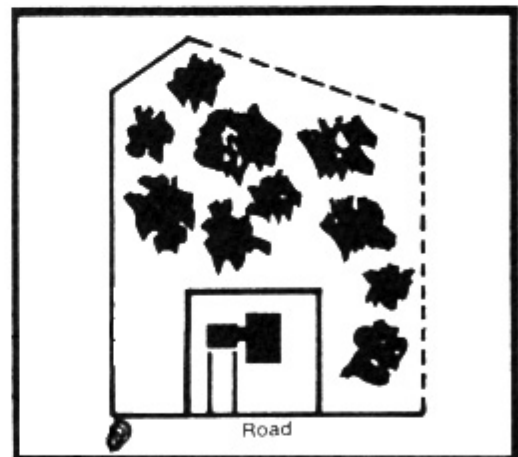
1. Gifts of land, money, or securities, both now and by bequest.
2. The granting of easements or restrictive covenants in favor of the Land Trust providing that forever, or for a period of years, certain land will not be developed. Here the landowner continues to own his land outright but the goals of conservation are met.
3. Agreements between adjoining landowners to restrict development.
4. Action by interested citizens in various neighborhoods throughout the Town in acquiring desirable open land for donation to the Trust.
5. Raising funds to finance the acquisitions of highly desirable open lands which cannot otherwise be acquired by the Land Trust.

Examples of how the Land Trust can Help Solve Your Problem



PROBLEM: PRESERVATION OF LAND YOU LOVE. Assume that 24 acres are owned by Mr. and Mrs. Aee. About four acres are cleared, with house and buildings to suit the resident owners. The entire property is valued at over \$125,000 — of which about \$60,000 is unimproved open land.

With retirement only several years away, they are planning for the future. They would like to preserve the natural beauty of the property they love for the long-term benefit of the town.



SOLUTION: They separate the house and lot from the unimproved land and deed the rough open space to the Land Trust as a wild life preserve. A stipulation gives Mr. and Mrs. Aee sole use of the deeded land as long as they live. The gift is made in such a way that their income tax is reduced every year until retirement. Property taxes are lowered in proportion to the land gift. In addition, no estate or inheritance taxes can be levied on the donated land. And the value of their home will always be enhanced by the open spaces around it which they can enjoy.