Mares and foals frolick in the morning dew that envelops their paddocks. Live oak boughs laden with Spanish moss outline a lush green pasture enclosed in a traditional four-board fence...

This is Horse Country.

A guide to Conservation Easements and other Land Conservation Options

CONSERVATION TRUST FOR FLORIDA, INC.
Marion County is home to some 2,000 horse farms that represent nearly all the equestrian disciplines: hunter-jumpers, combined training, dressage, reining, western pleasure, cutting, endurance riding, driving and, of course, racing.

According to the Florida Thoroughbred Breeders’ and Owners’ Association, Florida hosts almost 600 Thoroughbred farms and training centers, with more than 75 percent near Ocala. The region has truly earned the title “Horse Capital of the World.”

The horse industry is drawn to the area by the mild climate, rich pasture land, scenery, and quality amenities and support services like the University of Florida veterinary school. The picturesque landscape is a product of the unique soil structure and surface limestone, and is identifiable by the expansive oak trees and rolling hills.

The limestone-rich soil enriches the grass with calcium and other minerals that strengthen the bones of growing horses. This rare soil structure is the common element among each of the four major Thoroughbred breeding and training centers in the world: Ocala, Marion County; Lexington, Kentucky; Newmarket, England; and Chantilly, France. Even within Marion County, it’s found only in certain areas.

The beauty of the landscape is attracting another industry. Across Marion County, the pastures are giving way to new residential and commercial development. Each new development affects the property values and tax burden on adjacent land, creating a “ripple effect” of increasing economic pressure on the remaining horse farms. The “Horse Capital of the World” is at risk, along with the nearly 29,000 jobs the industry provides.

The Master of Foxhounds Association of North America states that “There is no greater threat to our sport than the loss of hunting venue; no more painful loss than the serenity and peace provided by the pastoral scene.” United States Department of Agriculture statistics reveal that from 1987 to 2002, Marion County lost 40,512 acres of farmland, and the average size of the remaining farms is shrinking steadily.

In response to this threat, Conservation Trust for Florida, Inc., a 501(c)(3) non-profit land trust, has launched an outreach project called “protecting HORSE COUNTRY” to inform landowners interested in conserving their land about the many options that are available, which can yield tax benefits and provide financial assistance. These benefits can help secure a permanent place for Marion County’s proud horse country heritage.

“Aflleet Alex,” winner of the 2005 Preakness Stakes was bred in Florida. Winner of the 2005 Kentucky Derby, Giacomo, was trained at Harris Training Center in Morriston.
A 2005 study by the American Horse Council, *The Economic Impact of the Horse Industry in the United States*, provides a compelling picture of the economic importance of the industry. The direct contribution is nearly $40 billion per year, and supports some 1.4 million jobs. Indirect and induced spending boost the total to $102 billion.

“Millions of Americans have a personal commitment to the horse industry, from the grassroots to those who compete nationally and internationally,” said David O’Connor, President of the United States Equestrian Federation and an Individual Olympic Gold Medalist. “Together they contribute billions to the economic health of our country through their shared passion for the great American icon, the horse.”

Florida has over a half-million horses, making it the third largest horse state in the country, behind Texas and California. Florida’s horse industry employs 72,000 people and generates $5.1 billion annually: $2.2 billion from racing, $1.4 billion from showing, $1.1 billion from recreation, and $490 million from other activities. Marion County’s own hunter-jumper festival, Horse Shows in the Sun (H.I.T.S.), contributes nearly $30 million to the local economy each spring.

Leaders in Kentucky, including Charter Members like Lane’s End, have created the “Kentucky Equine Education Project” to increase awareness of the benefits of the horse economy and to promote jobs and economic opportunities through Kentucky’s world-class horse industry. The estimated economic impact of Kentucky’s horse economy is $4 billion.

But as acreage and the number of farms declines, so do the economic benefits. Florida has lost some 1,000 farms and 600,000 farm acres since 1993. But population growth is not the primary culprit. Inefficient land-use policies that encourage low residential densities and sprawling development patterns are largely to blame.

The Equestrian Land Conservation Resource (ELCR) was founded in 1997 to stem the loss of land for equestrian sports, recreation, and the horse sport industry. “Studies across the country forecast that the next 20 years will be the last chance to save critical open space,” ELCR Executive Director Kandee Haertel said. “Imagine the future for equestrians if the horse community does not act now to preserve the land it depends on for all of its activities. The USDA found that 2 million acres are lost to development in the U.S. every year. That’s 197 acres per hour for the last 20 years.”

KEEP: www.equinealliance.com  ELCR: www.elcr.org

**Protecting Our Economy**

There are a variety of federal, state, and local programs that provide landowners with options and incentives to help insure the long-term protection of their land.

**Conservation Easements:** Benefits may include a reduction in federal income, estate, and property taxes. Easements can be donated or sold and can be applied retroactively (post-mortem), or in a will.

**Federal Programs:** USDA/Farm Bill programs - Farm and Ranch Land Protection Program, Wetlands Reserve Program, Grassland Reserve Program

**State Land Acquisition and Protection Programs:** Florida Forever, Florida Communities Trust, and Rural Land Stewardship Areas

**County Programs:** Marion County Transfer of Development Rights program

**Additional Options:** deed restrictions, donating a remainder interest in land, donating undivided partial interests, donating land in a will, land donations that establish a life income, bargain sale, and estate planning tools such as life insurance, long-term care insurance, corporations, partnerships, and trusts.
A conservation easement is a voluntary legal agreement between a landowner and a qualified conservation organization, such as a land trust, or government agency that permanently limits a property’s uses in order to protect its conservation values. Conservation easements are usually donated, but can be sold. An easement on a horse farm in Marion County protects more than just the land and unique limestone soils; it preserves the equestrian way of life and the horse sport industry.

**ADVANTAGES OF A CONSERVATION EASEMENT**

- It leaves the property in the ownership of the landowner, who may continue to live on it, sell it, or pass it on to heirs.
- When a landowner grants a conservation easement, they surrender some of the rights associated with the land, like the right to subdivide and develop the land, but retain others, such as the right to restrict future access or continue practicing agriculture or harvesting timber.
- It is flexible, and can be written to meet the particular needs of the landowner while protecting the property’s resources. The landowner determines which conservation values of the property to protect.
- If the easement protects a farm, it may limit subdivision and development while allowing for structures or activities necessary for agricultural operations or management of a timber stand.
- It may allow for a few additional home sites, or prohibit all future construction activity altogether.
- It is permanent, and “runs with the land,” so that all future owners are bound by the easement’s terms. It is a legal document, publicly recorded and attached to the chain of title.
- It can significantly lower estate taxes, making it easier for heirs to keep the land in the family.
- It can also provide income and property tax benefits.
- It may apply to just a portion of the property, and may prohibit public access, if that is the wish of the landowner.
- The land trust or government agency that holds the easement visits the property once a year to monitor, (which is conducted with the permission of the landowner) and if necessary, enforces the terms of the easement.
- Easements can be amended, but only if the change does not alter the original intent of the easement.
- Because the property remains in private ownership, the owner retains liability and is responsible for maintenance. On larger properties, CTF can assist in the development of a management plan, which would be carried out by the owner.
- You can decide the future. What America will look like a hundred years from now is being decided day-by-day, parcel-by-parcel, by landowners. Land conservation is an area where individuals can make a difference - in fact, where individuals are critical.

What America will look like a hundred years from now is being decided day-by-day, parcel-by-parcel, by landowners. Land conservation is an area where individuals can make a difference - in fact, where individuals are critical.
There are three federal tax incentives available to a landowner who donates a conservation easement while they’re still living: 1) a charitable income tax deduction generally equal to the value of the easement; 2) the removal of the value of the easement from the landowner’s estate free of gift or estate tax; and 3) an additional exclusion of up to 40% of the value of land encumbered by the easement from the landowner’s estate for estate tax purposes. *

In order to be tax-deductible, the easement must be given in perpetuity to a qualified governmental or non-profit organization, must have a qualified appraisal, and must be donated exclusively for “conservation purposes” (in other words the property must have some significant natural, scenic, historic, scientific, recreational, or open space value).

Federal tax law discourages the donation of a nonperpetual or “term” easement because a landowner would not be eligible for the charitable gift tax deduction and thus, might incur gift tax liability.

The value of a donated conservation easement for tax purposes generally equals the difference between the property’s fair market value and its value after the easement is granted. If a landowner wishes to claim this amount as a charitable contribution, the valuation must be determined by a qualified appraiser, commissioned by the landowner.

A landowner need not donate the entire easement value. In order to achieve a mix of tax benefits and cash, the easement may be sold for an amount less than the fair market (appraised) value. Then the difference between the easement’s appraised value and the sale price is considered a donation.

Estate taxes can be as high as 55% of the value of the donor’s estate. In many cases, a landowner’s heirs must sell the property just in order to pay estate taxes. By donating an easement, landowners can reduce these taxes.


**ONE EXAMPLE**

As an example, consider a large property in an area under development pressure that includes prime farmland and a wooded stream corridor. The landowner wants to pass the land along to his son, but the land has become so valuable that estate taxes may force his son to sell the property. The farmer would like to see the stream and the farm protected, but receive some immediate cash.

The farmer has several options. In one example, the landowner donates a conservation easement on the stream corridor and on the area he currently farms. The easement is quite restrictive in the stream area, but allows farming activities in the rest of the area and one additional home site. The landowner sells a small portion of the land, which is not included in the easement. The majority of the property is protected in perpetuity, the estate taxes have been reduced, and cash is generated from the sale of a small parcel. *

**How an Easement Donation Reduces Taxes**

If a property has an appraised value of $2 million and the easement reduces the market value to $1 million, the value of the easement gift is $1 million. If the easement meets IRS requirements, the landowner would be eligible for a federal income tax deduction. The expanded tax incentive allows a landowner earning $50,000 a year who donates a $1 million conservation easement to deduct $25,000 for the year of the donation and $25,000 for an additional 15 years. That’s $400,000 in deductions. If the landowner qualifies as a farmer or rancher, he or she could take a maximum of $800,000 in deductions for their $1 million gift. On August 17, 2006 the Pension Protection Act was signed into law that expands the federal tax incentive for conservation easement donations. The new law:

1) Raises the deduction a donor can take from 30% of his or her income to 50%;
2) Allows qualifying farmers and ranchers to deduct up to 100% of their income;
3) Extends the carry-forward period for a donor to take deductions from 5 to 15 years.

This legislation only applies to easements donated in 2006 and 2007, but the Land Trust Alliance is working to make the new tax incentives permanent. Property taxes may or may not be reduced. Applying for a property assessment reduction is the taxpayer’s responsibility.


### Expanded Tax Incentives

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<th>No Deductions</th>
<th>With a $500,000 easement donation taken up to 50% AGI.</th>
<th>With a $500,000 easement donation taken up to 100% AGI.</th>
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**Florida is home to 600 thoroughbred farms and training centers, and four racetracks.**
When land passes from one generation to the next, heirs can be faced with enormous tax bills. The amount of the estate tax could be so high the heirs would have no choice but to sell the property in order to pay the estate tax.

The estate tax is levied on the total value of an individual’s nonexempt transfers of wealth, based on the market value at the time of death, and is generally due within nine months of the death. In 2001, Congress passed new rules that progressively phase out estate taxes through 2010, when they’re eliminated altogether. For example, in 2006, the amount is $2 million that an individual can leave to their heirs by will without any estate tax and in 2009, the exemption increases to $3.5 million, and in 2010, there is no estate tax. However, in 2011, the estate tax is restored for all estates valued over $1 million.*

A conservation easement can reduce the estate tax in two ways:

First, the estate will have been reduced by the value of the easement (smaller estate value means less-or perhaps no-estate tax due).

Secondly, the Taxpayer Relief Act of 1997 allows heirs to exclude up to an additional 40% of the remaining value of their land from estate taxes.

By donating an easement during his or her lifetime, the owner may realize the income tax savings of a charitable gift and lower estate taxes for the heirs.

Alternatively, a landowner may choose to donate an easement upon his or her death by specifying in his or her will that an easement gift be made. The terms of the easement and the designated recipient are spelled out in the will, and the value of a donated qualifying easement may be deducted from the taxable value of the estate.

Although a taxpayer may be able to transfer highly valued land to heirs without being subject to estate or gift taxes – because of the exemption – a family with a sizable or appreciated property may still gain a significant tax advantage from the reduction in value due to a conservation easement.


** IRC Section 2031(c): Additional Estate Tax Benefits:** In 1997, Congress passed the Taxpayer Relief Act, which added IRC Section 2031(c) – “Estate Tax with Respect to Land Subject to a Qualified Conservation Easement.” Under IRC Section 2031(c), if land is subject to a qualifying conservation easement, one that meets the requirements of IRC Section 170(h) and meets the additional requirements, an additional 40 percent of the land's restricted value can be excluded from estate tax, up to $500,000.

**Post-mortem Easement Donations:** The IRC Section 2031(c) provision was clarified and amended under the IRS Restructuring and Reform Act of 1998 (IRC Section 2031(c)[9]) to also allow an estate tax charitable deduction for the gift of a qualified conservation easement made after the death of a decedent and before the decedent's estate tax return is filed. This is known as a post-mortem easement.

Source pages 3, 4, 5 & 6: Byers, Elizabeth and Karin Marchetti Ponte, The Conservation Easement Handbook, 2nd Edition, Revised, and Expanded, Washington, D.C., Land Trust Alliance (LTA) and The Trust for Public Land (TPL), 2005. www.lta.org. All information, except previously cited info, was excerpted from this book. CTF is providing the information on the tax benefits of conservation easements for informational purposes only. Please consult your attorney and/or accountant for professional advice on the implications for your own tax situation.
**Impact on Land Value**

Land is often a family’s most valuable asset, so landowners may be concerned about loss of market value if they donate a conservation easement on their land. If a landowner sells an easement, they are compensated for the loss of development value. An easement may, in fact, reduce the market value of a particular parcel of land. In those instances, however, the reduction in market value may be offset by the economic benefits of easements: potential income tax, property tax, and estate tax reductions.

However, conservation easements may also become effective marketing tools. In Virginia, land under the protection of easements is marketed by real estate agents as a way to help protect Virginia’s fox hunting territory and lifestyle, proclaiming “Help Preserve Hunt Country.” Some buyers are willing to pay top dollar for assurance against future development next to their property. Easements may offer the best balance between property values, and social, cultural, and environmental values.

**Disadvantages of a Conservation Easement**

A conservation easement restricts the economic and development potential of the land, which reduces the fair market value for both current and future owners. Although this can limit the number of potential buyers for the land, some real estate transactions have shown that there is a growing market for conservation lands.

There are costs associated with an easement. CTF recommends that a landowner review a draft of the conservation easement with appropriate professional advisors, which may include an appraiser, an attorney, an accountant, a real estate attorney, a surveyor, or an estate planner. Because each easement is unique, the level of professional advice needed varies.

CTF does not charge a fee for the time and effort required to write a conservation easement, but we do request a contribution to our Stewardship Fund, which supports the annual monitoring and, if necessary, enforcement of the easement terms. Ultimately, a landowner must be certain they are comfortable with the structure of their easement, since its terms are forever binding, once executed.

“The horse industry here is very diverse and ranges from the every day rider to top competitors. They choose Ocala because of the high quality of life and services and the good soils and climate. All of that together is why horsemens choose to live here,” said Olympic Eventer Darren Chiacchia.

“If we don’t take a stand to preserve what we have, it will be too late - it won’t be here in 20 to 30 years. As land values go up, it is difficult to resist the temptation to cut your land up into small lots and sell it for $40,000 an acre.”

Darren operates Independence Farm, and divides the year between his training facilities in Ocala, Fla. and Springville, N.Y. He was a member of the Bronze medal-winning 2004 United States Equestrian Team that competed in the Athens Olympics.
Conservation Easement Valuation

An appraisal for an easement is similar to an appraisal for a development; it determines the “Highest and Best Use.” The value of a conservation easement is usually determined with two distinct “Before and After” analyses.

The first analysis is a fair-market-value appraisal of the entire property “before” the easement is placed on it. The fair market value is what the property would sell for on the open market. This includes the development potential of the property: the number of potential lots and what they would sell for, minus the costs of the development process (application and approval costs, and development infrastructure costs.)

The second analysis is the fair-market-value appraisal of the entire property “after” the easement is placed on it. This reflects the reduced development potential imposed by the terms of the conservation easement.

Subtracting the “after” value from the “before” value yields the value of the conservation easement. The value of an easement may be anywhere from 10-90% of the original fair market value of the land depending on the terms of the easement and the development pressure on the land.


Quail Roost Conservation Easement

Following the death of his parents, just months apart in 2003, Kerry Heubeck worked with CTF to protect and limit development on approximately 800 acres of their 1,000 acre farm, Quail Roost II. A conservation easement was used to protect 200 acres, and deed restrictions controlled the possible development of another 600 acres. These protections were instituted as a memorial to his parents, Harriet and Elmer Heubeck, Jr. who both held a deep love for the land upon which they lived and worked.

The Heubecks have long been recognized as pioneers in the Florida Thoroughbred Horse industry. Their name is routinely and justly associated with that of Rosemere, the first Thoroughbred farm in Marion County, as well as Hobaeu Farm, for years one of the nation’s leading Thoroughbred breeding establishments and racing stables. Nevertheless, it was their own Quail Roost Farm to which family and friends attach their fondest memories. It was this original Quail Roost that was so unique, bringing together under their aegis one of Florida’s best known Thoroughbred breeding and training venues, a large purebred and commercial beef operation, and one of the finest private exotic game preserves in the nation.

In dedicating the Quail Roost Conservation Easement to their memory, Kerry stated, “Some sixty years ago my parents brought me to an exquisite land, where I had the luxury of growing up surrounded by lush green Florida hammocks, crystal-clear springs, and an abundance of wildlife unimaginable today. That particular landscape is now mostly buried beneath concrete and asphalt. Before they died, each of my parents spoke of protecting the land. I’ve also come to believe that each of us must assume the responsibility of preserving the wildness that remains — so that our children, and theirs, may come to know such beauty; and, quite possibly, for the very survival of us all.”

Elmer and Harriet Heubeck
Marion County has adopted a Transfer of Development Rights (TDR) Program as a way to protect land while preserving landowner property rights. The TDR program is basically a trading game. The county’s Comprehensive Plan establishes permissible development densities for the entire county. The TDR program creates “sending areas” where new development is not desired, and “receiving areas” where denser development is appropriate.

Landowners in sending areas who choose to participate can then sell their density rights to developers in receiving areas, for use in addition to the underlying density already permitted by the Comprehensive Plan. Overall county density basically remains the same.

It’s a win-win situation: sensitive conservation and agricultural lands are preserved at no cost to the public, and property owners realize some of the economic value of their land.

The Comprehensive Plan has also designated most of the northwest quadrant of Marion County as the Farmland Preservation Area, and established it as a sending area for the TDR program.

www.marioncountyfl.org, 352-620-3394

Montgomery County in Maryland has one of the most successful TDR programs.

“Over the history (1984) of the TDR program in Montgomery County, the prices of TDRs have averaged from $5,000 per TDR to $18,000 per TDR. During the last quarter of FY03, and through FY05 there has been a steady demand for TDRs and it has resulted in all time increases in TDR prices. Currently, TDR values are ranging from about $35,000 per TDR upwards to $42,000 per TDR. The increased demand and prices for TDRs is attributed to development moving forward within receiving areas as part of the Clarksburg Master Plan.

While the expansion on the use of TDRs is encouraging, Montgomery County must promote the use of TDRs wherever feasible if the County is to reach its goal of protecting 70,000 acres of farmland by the year 2010.”

www.montgomerycountymd.gov/content/ded/agservices/pdffiles/2005agannualreport.pdf

What Happens After the Easement is Signed?

The relationship between the organization or governmental agency that holds the easement and the landowner does not end when the conservation easement is recorded. The organization has a responsibility for periodic monitoring of the easement, and enforcement of its provisions if necessary. Also, changing conditions may lead to the need for amending the easement.

It is the responsibility of the organization to monitor the property to determine if the provisions of the conservation easement are being met. This usually involves periodic site visits and are conducted with the permission of the landowner, who usually accompanies the organization.

If a violation of the terms of the easement is discovered, the organization will proceed to enforce the terms of the easement in accordance with the remedies spelled out in the document. Generally, most organizations will work cooperatively with the landowner to correct any outstanding violations. However, easements usually provide for legal remedies.
The Farm Security and Rural Investment Act of 2002 (Farm Bill) provides landmark legislation for conservation funding and other environmental issues. The conservation provisions will assist farmers and ranchers in meeting environmental challenges on their land. The Natural Resources Conservation Service administers the following programs authorized in the 2002 Farm Bill.

**Farm and Ranch Land Protection Program** is a voluntary program that helps farmers and ranchers keep their land in agriculture. The program provides matching funds to State, Tribal, or local governments and nongovernmental organizations with existing farmland protection programs to purchase conservation easements or other interests in land.

**Wetlands Reserve Program** is a voluntary program that provides technical and financial assistance to eligible landowners to address wetland, wildlife habitat, soil, water, and related natural resource concerns on private land in an environmentally beneficial and cost-effective manner. The program provides an opportunity for landowners to receive financial incentives to enhance wetlands in exchange for retiring marginal land from agriculture.

**Grassland Reserve Program** is a voluntary program that helps owners and managers restore and protect grassland, including rangeland, shrubland, and pastureland, while maintaining the areas as grazing lands. The program emphasizes support for working grazing operations, enhancement of plant and animal biodiversity; and protection of land under threat of conversion to cropping, urban development, or other activities.

For more information: Contact CTF or your local USDA Service Center, listed in the phone book under U.S. Department of Agriculture, or go to: www.ncrs.usda.gov/programs/farmbill/2002/

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**Florida Communities Trust (FCT)** is a state land acquisition grant program that provides funding to local governments and eligible non-profit environmental organizations for acquisition of community-based parks, open space and greenways that further outdoor recreation and natural resource protection needs identified in local government comprehensive plans. www.floridacommunitydevelopment.org/fct/, 850-922-2207

**Rural Land Stewardship Areas Program** The 2001 Florida Legislature established Section 163.3177(11)(d), F.S., the Rural Land Stewardship Areas Program, which provides that counties may designate all or portions of lands classified in the future land use element as predominantly agricultural, rural, open, open-rural, or a substantively equivalent land use, as a rural land stewardship area. Within these areas, planning and economic incentives are applied to encourage the implementation of innovative and flexible planning and development strategies and creative land use planning techniques. www.dca.state.fl.us/fdep/dep/RuralLandStewardship/index.cfm, 850-922-1785

**Florida Forever** This is the state’s newest blueprint for conservation of our unique natural resources. It replaced the highly successful Preservation 2000 Program (P-2000), which was the largest program of its kind in the United States. P-2000 was responsible for the public acquisition and protection of more than 1.25 million acres of land. The new program encompasses an even wider range of goals, including: restoration of damaged environmental systems, water resource development and supply, increased public access, public lands management and maintenance, and increased protection of land by acquisition of conservation easements. www.dep.state.fl.us, 850-245-2784
Conser vation Trust for Florida
P. O. Box 134
Micanopy, Florida 32667
Phone and Fax: 352.466.1178
www.conserveflorida.org
info@conserveflorida.org

“Easements are a voluntary, public-minded attempt by local, private citizens to hem in the sprawl mushrooming around cities like New York, Washington, Atlanta, Boston, Dallas, Denver, Orlando, Portland, Salt Lake City, Phoenix, and San Francisco, and many other smaller cities. And they’re the most cost-efficient method anyone has developed to keep all of America from becoming a homogenous expanse of 3,500 home subdivisions, big-box strip malls, expressways and gas stations.”

- John Strassburger, Editor of the “Chronicle of the Horse,” Editorial: March 4, 2005

The mission of the Conservation Trust for Florida is to protect the rural landscapes of Florida. We focus on farms, ranches, working forests and natural areas that provide landscape connections.

CTF has been instrumental in obtaining funding from public land conservation programs and securing conservation easements that have permanently protected some 5,000 acres of Florida’s rural landscape, to date. In concert with the Office of Greenways & Trails, CTF initiated the “Camp Blanding to Osceola National Forest Ecological Greenway,” a 153,000-acre wildlife corridor project.

CTF is a 501 (c)(3) non-profit land trust and is headquartered in Micanopy, Florida. We work with landowners on a voluntary basis to identify and broaden their land conservation options. We also provide educational programs. We offer assistance and also serve as a broker for landowners who are interested in learning more about conservation easements or applying to the Farm Bill programs, state land conservation programs, or Marion County’s TDR program.

This publication was made possible through the generous support of The Quail Roost Foundation, founded in honor of Elmer and Harriet Heubeck. Progress Energy and Mickey Singer also generously supported the production of this brochure. Thank you to DeLene Beeland and Kathleen S. Williams for assisting with the brochure design and editing; and to Kerry Heubeck, Carlton Ward Jr., and Sean M. Dowie for providing photographs.