



## **Conservation Options**

# **Conserve Your Land in the Upper Saco River Region**

**Together, we can protect the natural beauty  
and special places of northern New Hampshire  
and western Maine.**



Johanna Vienmeau

## Saving the Places You Love

**What do you love about your land? Its history? Family ties? The forests and fields you've cared for? The wildlife who call it home?**

Whatever your reason, conserving land is one of the most meaningful ways to protect your legacy and ensure special places remain for future generations.

As a locally supported conservation organization, we offer several ways to help you conserve your land. When you're ready, we'll talk with you confidentially—without obligation—about your options.

Our work includes conserving forests and farms, wildlife habitat, wetlands, streams, ponds, rivers, lakes, and scenic overlooks. We also create and manage public conservation areas so people can connect with nature for generations to come.



Designpics

## Two key ways we can help you conserve your land

### Conserve your land and retain ownership

Many families choose a conservation agreement—also called a conservation easement. These voluntary agreements allow you to continue to own and manage your land while permanently protecting its conservation features. The land remains on the tax rolls and can be sold or passed on with the easement in place.

### Create a public nature preserve

Some families want their land to be enjoyed by the community. This can involve donating the land, or if funds can be raised, selling it to us to establish a preserve. These preserves become community treasures—conserving wildlife habitat and clean water while offering people the chance to connect with nature.

**In every case, the decision to conserve land comes from a deep love of place and a desire to keep it free from haphazard development—forever.**



## Conserving Your Land While Continuing to Own It

As a landowner, you have the right to conserve your land. Many people are discovering this option and finding peace of mind in knowing their land will be cared for in the future. Conservation is always your choice—and it does not require public access unless you decide to include it.

### Benefits of conserving your land while keeping ownership

- Peace of mind knowing what will happen to your land in the future
- Continue managing your land in line with your goals
- Sell, transfer, or bequeath the land knowing it will remain protected for generations
- Prevent overdevelopment while allowing farming, forestry, home-based business, reserved house sites, and nature preservation
- Potential to reduce estate taxes and/or qualify for income tax deductions
- Option to create a nature preserve or donate the land now or through your will

### Why many landowners like this approach

- Possible income tax deductions
- Potential to reduce estate taxes
- Helps keep land in the family and reduce future disputes
- May make the land more affordable for the next generation
- Option to conserve land through your will

*“USVLT already protects some of my favorite places in the Valley. It seemed like the natural partner when I wanted to protect this land.”*

— Erin Frackleton



Brian Losenby

**Because every property is unique, each conservation agreement is tailored to you. We'll help you explore what's right and whether your land lies within one of our focus areas.**



## Creating a Nature Preserve

Think back to your first connection with nature. Was it fishing as a child, hiking with friends, or exploring the woods near home? Nature shapes us—and research shows it’s more important to people now than ever.

Sadly, not every community in our region has easy access to nature or trails that welcome people of all ages and abilities. That’s why we partner with people who wish to donate or sell their land so more people can enjoy the beauty you’ve cherished.



To create a new nature preserve, the property must be suitable for access or next to another conservation area.

As part of this effort we often need to raise funds to develop an overall plan for the property and the implementation of parking areas, information kiosks, benches, and other improvements.

This allows each project to more fully serve our community in a timely and thoughtful manner. Each project also necessitates a stewardship fund to help care for the preserve over time.

We’ll start with a visit to explore how we can work together:

- Donate or sell part of your land—keeping your home and some surrounding acres if you wish
- Donate or sell your entire property during your lifetime
- Convey the property in your will

We look forward to discussing what feels right to you.

*“Conserving your land is one of the greatest gifts you can give to your family and the community.”*

– Karyl and Ed





Jerry Monkman

## Interested in exploring conservation?

Visit [usvlt.org](http://usvlt.org) for details on the process, potential tax benefits, steps, costs, and timelines.

Call our office to set up a confidential, no-cost, no-obligation conversation.

### Get breaking news, updates, and event announcements

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Call, visit, or contact us for more information.



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Cover photo by Jerry Monkman

**Serving 11 Towns in Northern New Hampshire + Western Maine:**

**NH:** Albany, Bartlett, Chatham, Conway, Eaton,  
Hart's Location, Jackson, Madison

**ME:** Brownfield, Denmark, and Fryeburg

