

## *The Conservation Easement*

**Q.** *What is a conservation easement?*

**A.** A conservation easement is a legal agreement between a property owner and a qualified conservation organization. A conservation easement is a way to preserve specific values of the land, while allowing the property owner to continue land use for recreation, farming, forestry, ranching, and/or wildlife habitat.

**Q.** *How long does an easement last?*

**A.** Conservation easements are generally granted in perpetuity.

**Q.** *If I donate an easement to BCLT will it become a government holding?*

**A.** No, we are a private, nonprofit, charitable organization. We are not affiliated with the federal government, or any state or local government. Properties with conservation easements through BCLT continue to be PRIVATE property. Conserved properties can be bought and sold as all other properties.

**Q.** *If I grant an easement to BCLT must the land then be open to the public?*

**A.** No, landowners who grant easements choose whether to open their property to the public. The intention of the landowner determines any public access.

### **Black Canyon Land Trust**

1500 E. Oak Grove Road #201  
Montrose, Colorado 81401  
Email: BCRLT@montrose.net  
Phone: (970) 252-1481  
Fax: (970) 252-7209

## Why Support?

Benefits of supporting the Black Canyon Land Trust:

- Knowing that your donation, large or small, helps assure unique places and a special way of life are preserved for future generations.
- Newsletters throughout the year.
- Invitations to special events – field trips, fun fundraisers, community outreach, and more.
- Volunteer opportunities.
- Eligibility for appointment to Board of Directors and committee participation.

To become a vital part of preserving Western Colorado's ranches, farms, and wild places, just fill out this form and return it with your check payable to BCLT.

THANK YOU!

\_\_\_\_\_ Gold Club (\$1,000 & greater)

\_\_\_\_\_ Silver Club (\$500-\$999)

\_\_\_\_\_ Benefactor (\$250-\$499)

\_\_\_\_\_ Visionary (\$100-\$249)

\_\_\_\_\_ Sustaining (\$50-\$99)

\_\_\_\_\_ Supporting (\$25-\$49)

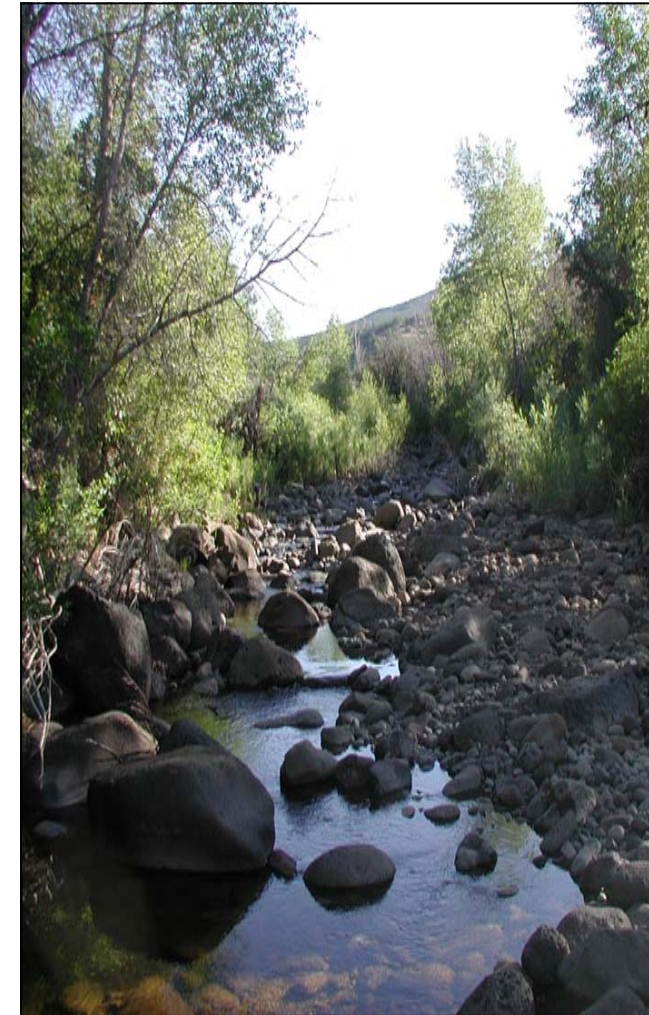
Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_



# Black Canyon Land Trust



*Working with you to  
promote and ensure the  
preservation of private  
lands in Colorado!*



## WHO are we?

In the early 1990's, two independent local groups of citizens wanted to help preserve open space and protect a special way of life. They founded the Valley Land Conservancy and Three Rivers Land Trust. In 2000, the two organizations merged to form the Black Canyon Land Trust. Our founders were brought together by a common concern that rapid urban growth was crowding out the open spaces that ranching and agriculture provide. They were dedicated to preserving Colorado's heritage for the past, present, and future. We continue to pursue this goal today!

The Black Canyon Land Trust offers a non-governmental, voluntary approach to conserving open space and greenways. As a non-profit, we custom tailor every conservation easement to fit the specific conservation value of each property. As a land trust, we are able to hold and manage conservation easements that protect private property rights of the land owner.

## WHAT do we do?

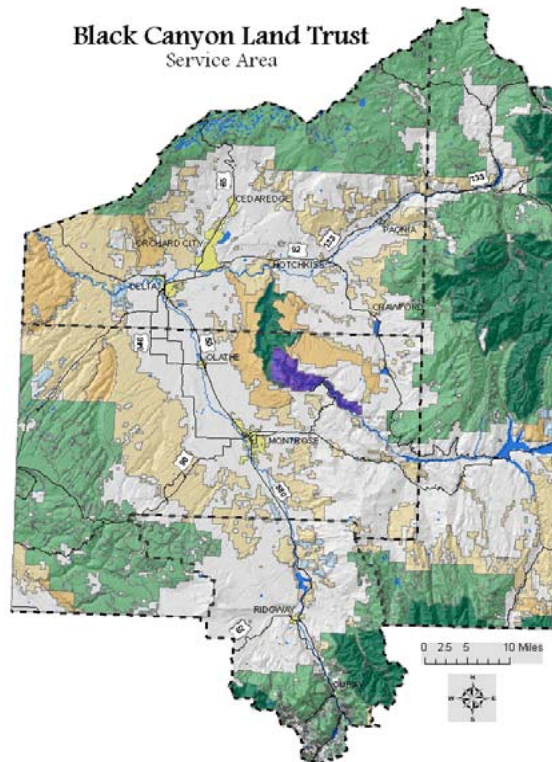
At the Black Canyon Land Trust, we are committed to helping farmers and ranchers conserve agricultural lands (and the operations on them) for future generations and for a secure food supply. Some agricultural conservations methods include: purchase of development rights, easement donations, and some limited land development.

## WHEN can you conserve?

When properties have significant wildlife, agricultural, scenic, or historic preservation value, they can be protected by an easement. This can include: farms, ranches, wetlands, wildlife habitats, scenic views, and more. By granting an easement in perpetuity, the owner is assured that the resources of his or her property will be protected indefinitely- no matter who the future owner may be.

## WHERE do we conserve?

Conservation through the Black Canyon Land Trust takes place in Montrose, Delta, Ouray, and Gunnison Counties.



## WHY conserve?

The Uncompahgre, North Fork, and Lower Gunnison watersheds are blessed with many small towns that are working hard to maintain their unique rural character. The lush mountain forests and pristine lakes; the spectacular canyons, mesas, and deserts; the river valleys; and each area's unique plant and wildlife are truly gifts to those who live and visit here.

Not only are there advantages to local residents and visitors alike, there are financial benefits for easement donors. Reductions in income taxes, estate taxes, and federal farm program incentives are available.

## HOW do you conserve?

If you are a landowner seeking more information and/or support regarding conservation easements; or if you are a private citizen interested in being directly involved with conservation, please contact us! BCLT has educational books, pamphlets, and videos.