

FRONT PAGE

Newsletter of the *Carroll County Land Trust*; October 2005 edition

FIRST REMINDER

Don't forget to make your annual tax deductible contribution for 2005, if you have not done so. Your contribution is vital to help carry out the Carroll County Land Trust *mission* of helping to permanently preserve Carroll County's agricultural land.

YOUR CONTRIBUTIONS AT WORK

Alice E. Rider Farm Preserved

Due the efforts of the Carroll County Land Trust, this 147 acre Bachman Valley farm has been permanently preserved, adding to the impressive amount of farmland preservation easements in this area of Carroll County. Alice Rider did not want her farm to be broken up and developed at some future time. The Carroll County Land Trust was contacted and a two part combination plan to permanently preserve the entire farm was arranged. The largest portion of the farm was eligible for a purchased easement through the Maryland Agricultural Land Preservation Program with County funding, and on which a purchased easement now exists. In addition, a donated easement has been given jointly to the Carroll County Land Trust and the Maryland Environmental Trust and

recorded in the Land Records August 25, 2005. It covers the 43.7 acre balance of the farm resulting in beneficial capital gains tax savings for the owner.

Were it not for the existence of the Carroll County Land Trust, it is doubtful that this farm would now be preserved. Were it not for faithful members making their annual tax deductible contributions, its is unlikely the Carroll County Land Trust would be able to function and exist to help preserve farmland in Carroll County, like the Alice Rider Farm.

Remainder of Elizabeth Muse Farm Preserved

This 68 acre farm near Gamber is permanently preserved today because of the existence of the Carroll County Land Trust which received exclusively, a donated permanent easement granted by the owner. Not eligible for a purchased easement through the County Agricultural Land Preservation Program, and not wanting any further development on the remainder of the farm, the owner was interested in the 15 year county property tax credit on the land for which she was eligible with a donated easement to the Carroll county Land Trust. Elizabeth's children and their families live close-by on adjoining land once part of the farm. The donated easement was recorded in the Carroll County Land Records on June 26, 2005.

Farm Content Remainder Preserved

Don and Helen Riley, whose home was built by David Shriver in the late 1700's and is on the National and State Register of Historic Places, have donated a permanent land preservation easement

Page 2 *Farm Content* (continued)

on the 8.7 acres surrounding their home. The donated easement, recorded June 17, 2005, will be co-held by the Carroll County Land Trust and the Maryland Environmental Trust. Although the easement acreage is comparatively small, it is nearly contiguous to a substantial number of farmland preservation easements in Wakefield Valley. Although further subdivision of the property would have been possible, foregoing development in favor of a donated land preservation easement, translated into a *charitable deduction* on the federal income tax and a Maryland Income *Tax Credit* for the value of the donated easement; a 15 year County *Property Tax Credit on the land*; and *reduced estate tax liability*. Don and Helen Riley have become contributing members of the Carroll Co. Land Trust.

OUT-REACH EFFORTS

The Director's Brochure Committee is working on two new brochures as part of the continuous need to reach people about the option of land preservation for eligible land owners, and how all inhabitants of Carroll County can help the farmland preservation efforts before it is too late. One brochure will be directed to those landowners who would be eligible for establishing preservation easements on their land. Another brochure will be directed to the vast number of people for whom land preservation is not applicable, but who benefit by and enjoy the preservation of agricultural land and the retention of the County's rural heritage. It is important for as many as can possibly know and realize, that the Carroll County Land Trust is a local non-profit organization of volunteer citizens who give their time

and effort to help make land preservation happen. Timely communication is one key to success and the absence thereof will leave missed opportunities. The hardest part is the constant need to keep people informed about what is at stake and the importance of continuing perseverance. The Trust is hopeful of having these brochures ready for mailing shortly after the first of the New Year.

In-Kind Services

The Board of Directors of the Carroll County Land Trust have recently approached the County Commissioners to explore what, if any, in-kind services could be provided to assist the Trust. The Commissioners have recognized the efforts of the Trust in successfully securing USDA grant funds to apply toward the co-purchase of easements to leverage funds and co-hold easements with the County Commissioners. All USDA grant funds retrieved by the Trust are used to purchase preservation easements. Trust expenses to seek and acquire the grants are born solely by the Trust membership contributions, just as are the costs to provide technical services without cost to landowners who are donating preservation easements to the Trust. Any in-kind services the County can make available to the Trust would be a plus from an operating expense standpoint. The outcome of this initiative will be reported in the next edition of *Front Page*.

BEQUESTS

For those who wish to remember the Carroll County Land Trust in their wills, the following form is suggested:

I give and bequest to the Carroll County Land Trust, Inc., for its general purpose the sum of \$ _____.