



Welcome to the Licking Land Trust

Thank you for your interest in conserving your property for future generations. The photos you see here depict just two of the properties that the Licking Land Trust has helped local landowners to protect. We appreciate the opportunity to work with you to find the best solution for preserving your lands. The Licking Land Trust is a non-profit organization founded in 1989. We currently hold conservation and agricultural easements on almost 1,100 acres in and around Licking County.

Our Mission:

The mission of the Licking Land Trust is the preservation and permanent protection of Central Ohio green spaces – wetlands, woods, farmlands, riparian corridors and scenic vistas– and education about the importance of green spaces and their protection, all for the public benefit.

What We Do:

Our board and staff review all prospective conservation projects to ensure they meet the criteria for conservation as set in our organizational standards. Once a project is approved, we work with the landowner to write a conservation easement document that will protect their land in perpetuity. After the conservation easement is placed on the property, our organization continues to monitor it at least annually for adherence to those standards.

What We Don't Do:

We do not provide financial planning, estate, or tax advice. Easement donations may be tax deductible under current IRS laws. We strongly encourage all prospective donors to discuss these matters with their attorney and/or tax advisor.

What to Expect – The Process:

1. A site visit conducted by our board members to determine if the property meets conservation guidelines and IRS guidelines if the landowner is seeking a tax deduction.
2. Title investigation and mortgage subordination if applicable.
3. Environmental hazards review and species census
4. An independent appraisal needs to be completed if the landowner is planning on taking a tax deduction.
5. Draft of the easement supplied to the landowner for customization according to the land owner's plans for the property.
6. Final Review of the easement and the development of a property management plan to be used as a reference for the Trust.
7. Filing and recording of the easement.



Why Protect Your Property:

A conservation or agricultural easement can have tax advantages. If the landowner is planning on taking a tax deduction for the easement donation, they will need to hire a surveyor and have an appraisal completed.

How We Protect Your Property in Perpetuity:

The Trust monitors the property annually for adherence to the terms of the conservation or agricultural easement even if ownership of the property changes. Trained staff, board members or volunteers visit the property. Funding stewardship for the permanent protection of the property is arranged through a partnership between the Trust and the landowner.

Where to Find more Information on Conservation Easements:

- www.lickinglandtrust.org
- www.landtrustalliance.org
- www.journalofaccountancy.com/Issues/2011/Nov/20103603.htm
- www.farmlandinfo.org/documents/27762/ACE_1-04.pdf

Moving Forward:

If you are ready to take the next steps towards protecting your land for generations to come, please contact our office at 740-587-4104, by mail at P.O. Box 196, Granville, OH 43023 or by email at lickinglandtrust@gmail.com. We look forward to working with you!

