



HERITAGE
***PRESERVATION*TRUST**

George Thornton, Chairman

Doug Saunders, Chief Executive Officer

What Is A land trust

- A 501c3, **not for profit**, Corporation
 - Approved to act as a proxy for the IRS
 - IRS Code reference; Section 170h, Charitable Contributions
- Determines a properties suitability for Conservation
 - Habitat, unique flora and fauna
 - Riparian zones
 - Scenic value
 - Public access
- Drafts and records Conservation Covenants in a Permanent Deed of Conservation
- Monitors the property for compliance ***in perpetuity***



What We Do

Our **LAND TRUST** Holds **CONSERVATION EASEMENTS** on working lands...

- Sustainable agriculture
- Ranching
- Forestry
- Wildlife management
- Historic Buildings

Write management plans using Masters level Wildlife Biologists and Foresters



Why We Matter To You

CONSERVATION EASEMENTS can be a valuable financial tool...

- Creates Federal & State income tax deductions
 - 50% AGI, from 5 to 15 years
- Property tax reductions
- Reduce net purchase cost of property
- Provide cash for expansion of land holdings
- Preserve esthetic quality & value of surrounding property



Conservation Easements...Clearing the Air

Designed by Congress to encourage public / private partnerships in the protection of our country's natural resources.

- Perpetual protection of land's conservation value
- Completely customizable to landowner needs
- Passive recreation, agriculture, ranching and forestry can continue
- Significant economic benefits as compensation for foregoing future development rights
 - Federal & State income tax deductions
 - 50% AGI, up to 15 years



Benefits Go Beyond the Landowner

CONSERVATION EASEMENTS are designed to encourage public/private partnerships.

- Investors can inject private capital to conserve
- Allows investors to share in tax deduction rewards
- Produces a real ROI for investors of 100+%
- Conserves valuable land that otherwise would not be conserved
- Leaves the property with the original landowner



WE Can Make a Difference

We've made a BIG difference in a LITTLE while...

- 93 Conservation Easement Projects since February of 2017
- Totaled over 20,000 acres
- SC, FL, AL, MS, GA, TN, MO, CO, TX, IL

Don't hesitate to reach out about how conservation easements can help you!





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