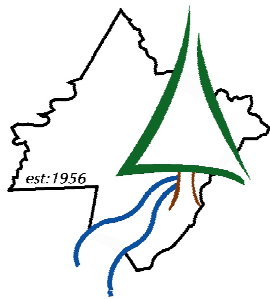


April 15, 2008



**Conservation Horizons**

*Pike County Conservation District*

### **“PRESERVING FAMILY LANDS”**

*by Barbara Yeaman, Board member and Co-founder of the Delaware Highlands Conservancy*

Imagine, if you will, that you are the owner of a large farm or forest acquired years ago. The property is beloved by the family, and it has also skyrocketed in value since the original purchase.

You are getting on in years and recently a developer offered to purchase your land for a big price. The gently rolling fields are too valued by the family to sell. You turned him down, and now you want to ensure that the farm (or forest) will be protected in the future.

How to accomplish this?

Your first thought is to leave instructions in your will so that the children will inherit the estate.

What would happen? First there will be no income tax savings, there would be no inheritance tax savings, and in fact this choice may result in an inheritance tax so large that the land must be sold to pay the tax!

Several other options may be available to meet your needs: You could give the land to your children now; you could sell the property and leave the proceeds to the children in your will; or you could voluntarily protect the farm with a land preservation agreement and give the land to your children. Each option will produce different consequences, based on the value of your estate, the value of your land, the number of children, etc. You will want to study each option before choosing the one most appropriate. Where do you find someone who can help?

In May the **Delaware Highlands Conservancy** will host an opportunity for landowners to learn about the value of land conservation in estate and tax planning, and to learn what local resources are available.

On May 27<sup>th</sup> at the PPL Lake Wallenpaupack Environmental Learning Center in Hawley, PA, and on May 28<sup>th</sup> at the CVI Building in Ferndale, New York, **Attorney Stephen J. Small** will lead discussions with landowners titled ***“Preserving Family Lands, Exploring the Financial Benefits of Land Conservation.”*** **Stephen J. Small**, J.D., LL.M, is recognized as the nation’s leading authority on private land protection options and strategies. Steve wrote the Federal income tax regulations on easements as attorney-advisor in the Office of Chief counsel of the IRS. Steve currently represents and advises numerous corporate, individual, and family owners on complex land planning for their properties. Cost for attendees is \$15 (\$10 for Conservancy members). Attendees will also receive a copy of Small’s book ***“Preserving Family Lands”***. Sign in at 5:30, collect information in the exhibit hall, and visit with land trusts and sponsor organizations. The presentation by Stephen Small begins promptly at 6:30 pm.

Workshops for professionals, ***“The Financial Benefits of Land Conservation,”*** will take place on May 28<sup>th</sup> in Hawley, PA at the PPL Environmental Learning Center and on May 29<sup>th</sup> in Sullivan County New York at the Carrus Institute, The Center for Discovery in Harris, NY. If you are an Attorney, CPA, Estate Planner, Tax Advisor, Real Estate Professional, Financial Planner or just want to know more, this session is for you. CLE, CPE and CEU credits have been requested. Cost for the professional workshops is \$100 with credits, or \$50 non-credit.

Other program platinum sponsors include Department of Conservation and Natural Resources (Pennsylvania), New York City Department of Environmental Protection, Pennsylvania Institute of certified public accountants, Pike County Commissioners, Pike County Scenic Rural Character Preservation Board, Pike County Conservation District, Sullivan Renaissance, and The Nature Conservancy.

For more information call The Delaware Highlands Conservancy office at 570-226-3164 or email: [info@delawarehighlands.org](mailto:info@delawarehighlands.org).

**March Question:** To date, 41 landowners in Pike County have voluntarily worked with PA Department of Conservation and Natural Resources Bureau of Forestry personnel and local consulting foresters to develop and implement Forest Stewardship Plans on approximately how many acres of forestland in Pike County? *(The answer can be found on the District website [www.pikeconservation.org](http://www.pikeconservation.org) in our new publication “Managing our Lands Today-Creating our Legacy for the Future.”)*

**March Answer:** 19,187 acres of forestland in Pike County have Forest Stewardship Plans.

**April Question:** What human activity is the most common cause of accidental wildfires in Pennsylvania?