



CONSERVATION EASEMENT
FUNDING REQUESTS



Recommendations:

- Land Conservation Advisory Board
- Agricultural Advisory Board
- Soil & Water Conservation District

Funding Requests:

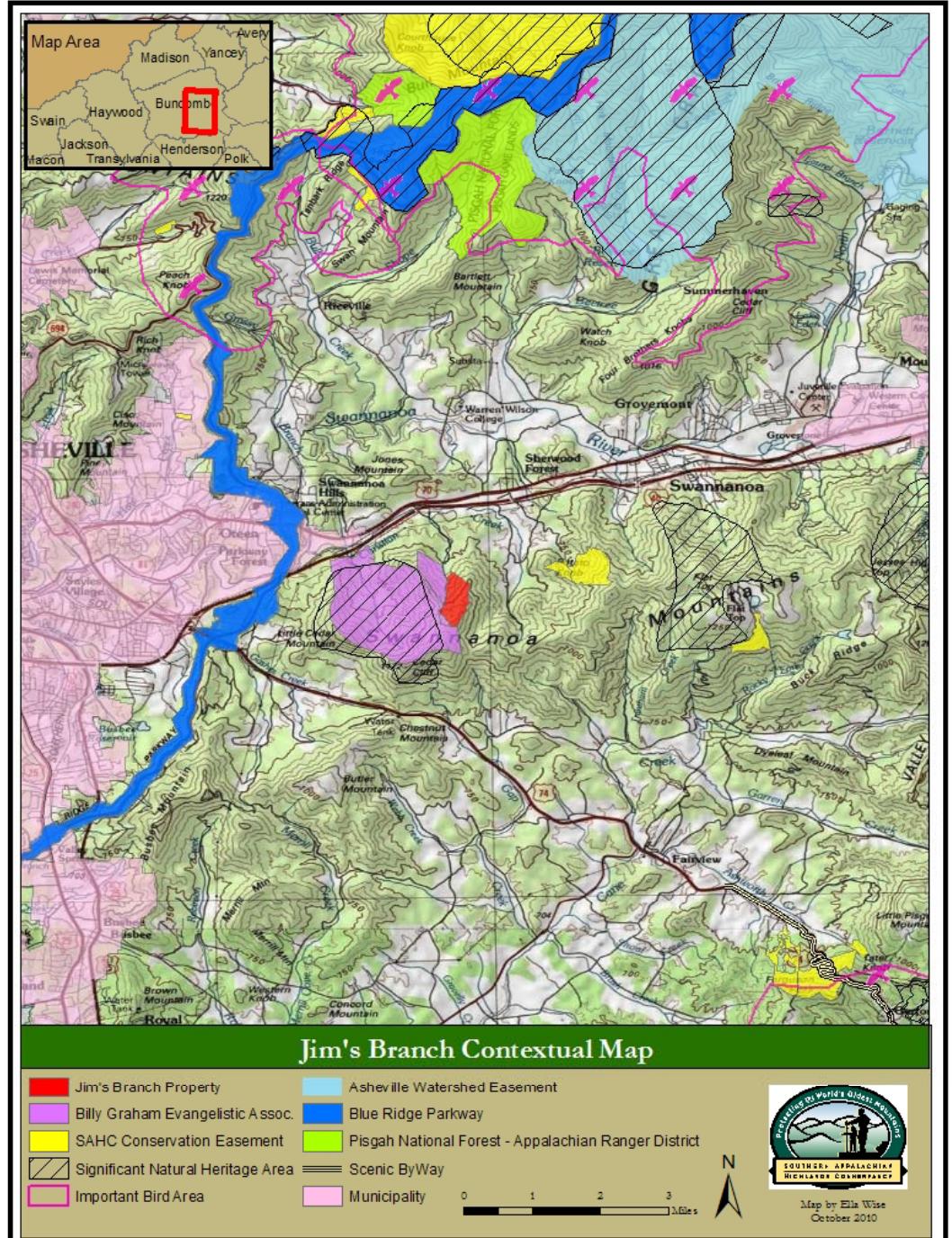
- Jim's Branch: 122 acres, \$51,650
- Little Pisgah Mountain: 506 acres, \$395,000
- Camp Woodson: 235 acres, \$502,000
- Bearwallow Mountain: 14.5 acres, \$41,830
- Drovers Road: 24.3 acres (3 tracts), \$142,675
- Kirstein: in progress, \$10,000 more needed to finish
- Merschat: 118 acres, \$23,000
- Brown: 230 acres, \$35,000
- Woody: 77.5 acres, \$25,000

Jim's Branch

- 122 acres, Swannanoa
- Requesting \$51,650: \$27,650 for transaction costs, \$24,000 bargain purchase
- Estimated easement value \$430,045
- Landowners willing to donate 94% of value
- In conservation focus area
- Recommended by the Land Conservation Advisory Board
- Visible from I-40
- Extends up to an elevation of 3,700 feet
- Includes 8 headwater creeks

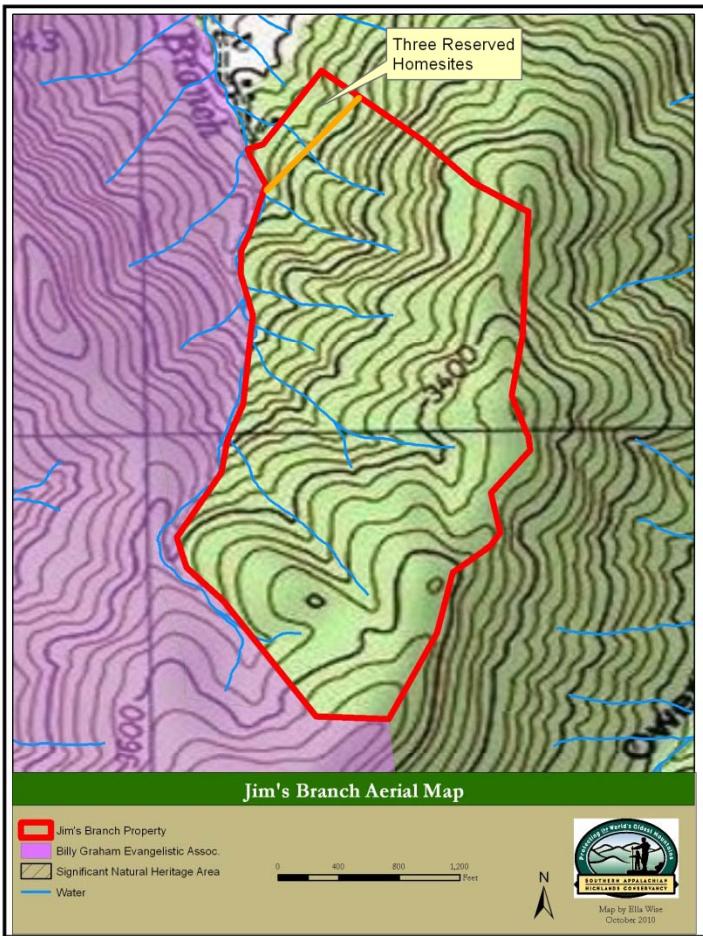
Jim's Branch Tract

- 122 acres
- Donated conservation easement
- Visible from I-40 and ridgeline visible from Blue Ridge Parkway



8 headwater streams (6,596 linear feet)
in the French Broad watershed





Three home sites clustered
in lowest elevation area
close to existing road

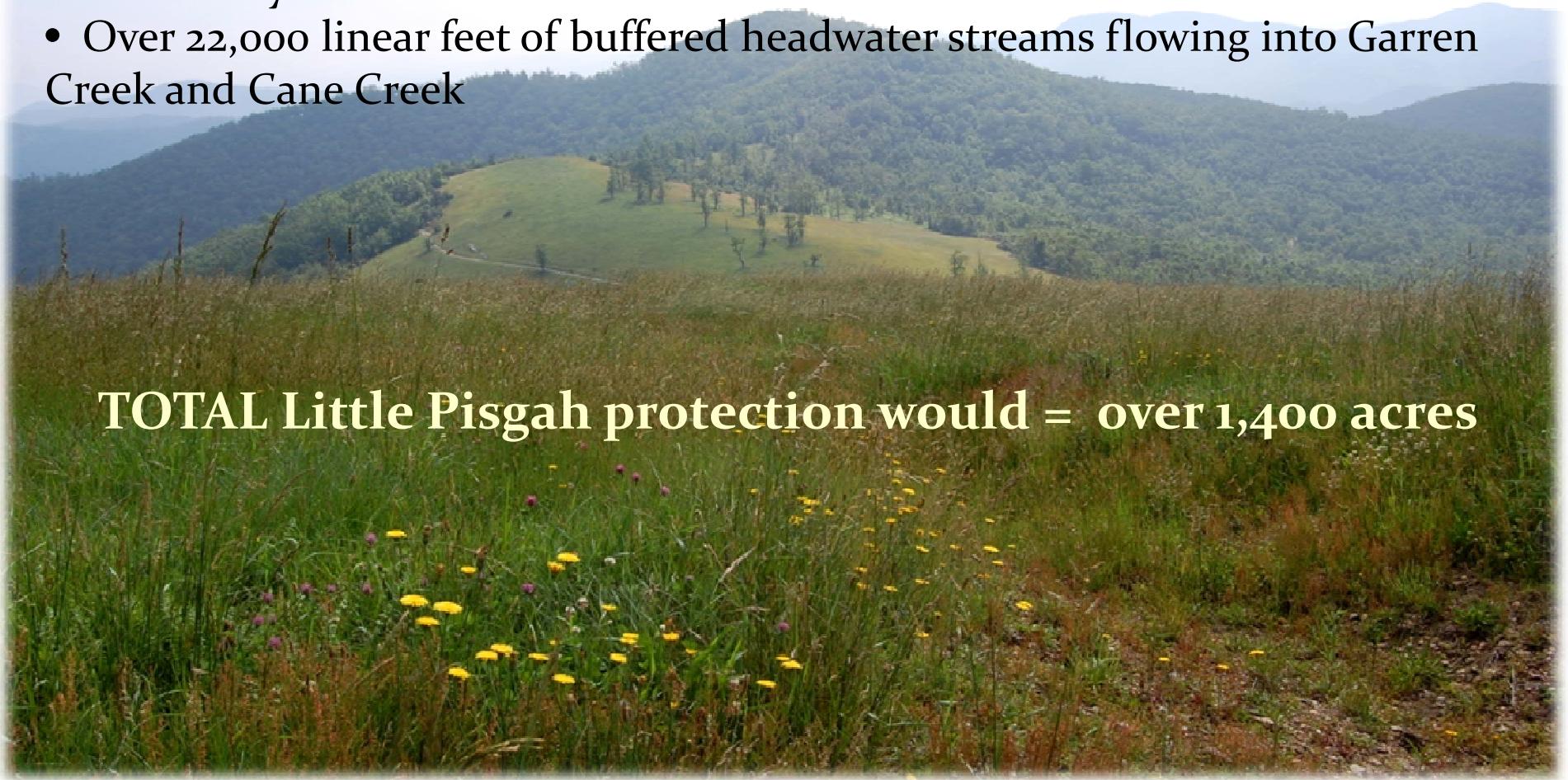
Little Pisgah Mountain

- 506 acres, Fairview
- Requesting \$395,000: \$67,500 for transaction costs, \$327,500 bargain purchase
- In conservation focus area
- Recommended by the Land Conservation Advisory Board
- 100 acres of high elevation pasture and 405 acres of working forest lands
- Contains the largest exposed open grassy ridge on Little Pisgah Mountain, extensive rock outcrops, and potential archaeology sites

Little Pisgah Mountain Conservation Easement Tracts



- Visible from Drovers Road Scenic Byway, Blue Ridge Parkway, Bearwallow Mountain across Hickory Nut Gorge, and more
 - 100 acres high elevation pasture + 405 acres working forest land
 - 2 existing homes. Reserve 5 new homesites plus 2 new guest houses
 - Nearly touching 700-acre Florence Preserve
 - Adjacent to 126-acre Brown CE, and 90 acres owned by The Nature Conservancy
 - Over 22,000 linear feet of buffered headwater streams flowing into Garren Creek and Cane Creek



TOTAL Little Pisgah protection would = over 1,400 acres



Buncombe LCAB Request:

\$327,500 – Purchase price

\$67,500 – Transaction costs

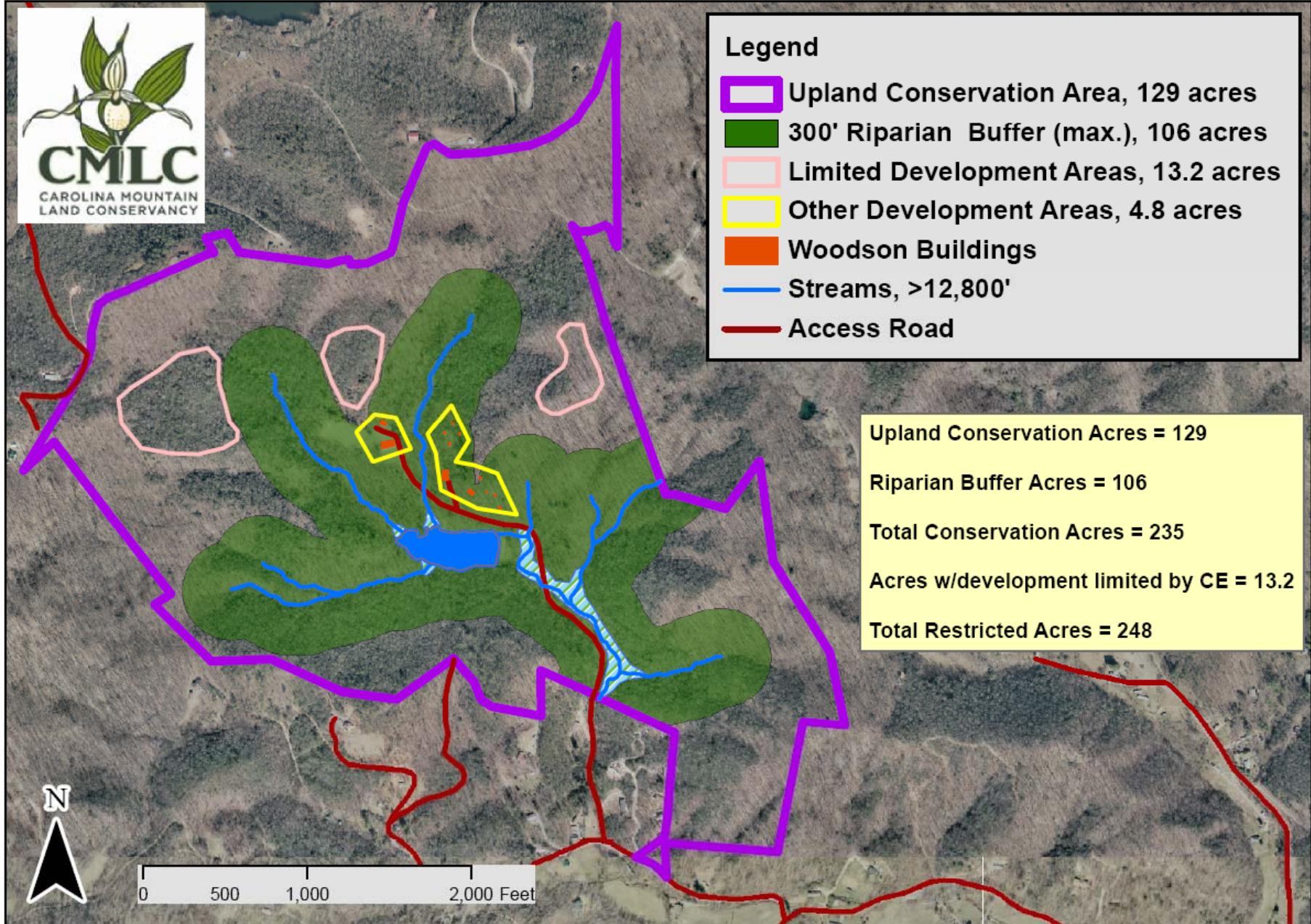
Matching Funds:

\$395,000 – Private donation

\$1,576,835 – Landowners donated value

Camp Woodson

- 235 acres, Broad River
- Requesting \$502,000
- Estimated easement value \$2,195,200
- Pisgah Center operates the Woodson Wilderness Challenge, wants to purchase Camp Woodson to continue, and possibly expand, the center that educates and counsels adjudicated youth
- Recommended by the Land Conservation Advisory Board
- 15,000 feet of ridgelines
- Over 15,800 feet of streams



BUNCOMBE COUNTY PIN 060602782276

Aerial Map of Camp Woodson Conservation Plan, 235 acres for Conservation

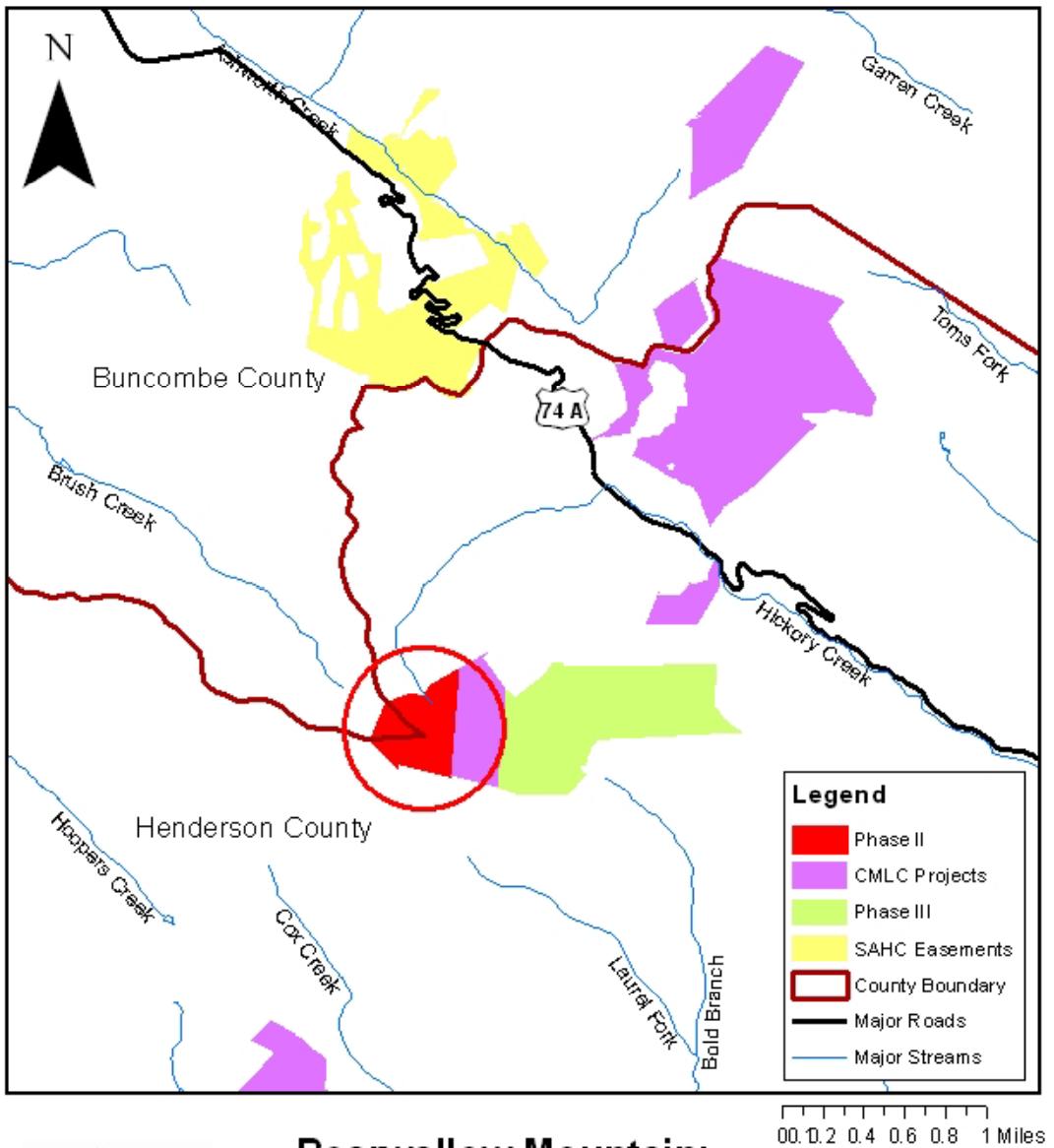






Bearwallow Mountain

- 14.5 acres, Fairview
- Buncombe & Henderson Counties (part of > 200 acre easement)
- Requesting \$41,830, \$13,000 transaction costs, \$28,830 bargain purchase
- In conservation focus area
- Recommended by the Land Conservation Advisory Board
- Bearwallow Mountain is visible from Mount Mitchell, Chimney Rock State Park, Mount Pisgah, Blue Ridge Parkway and Drovers Road Scenic By-way



Bearwallow Mountain: Phase II Contextual Map

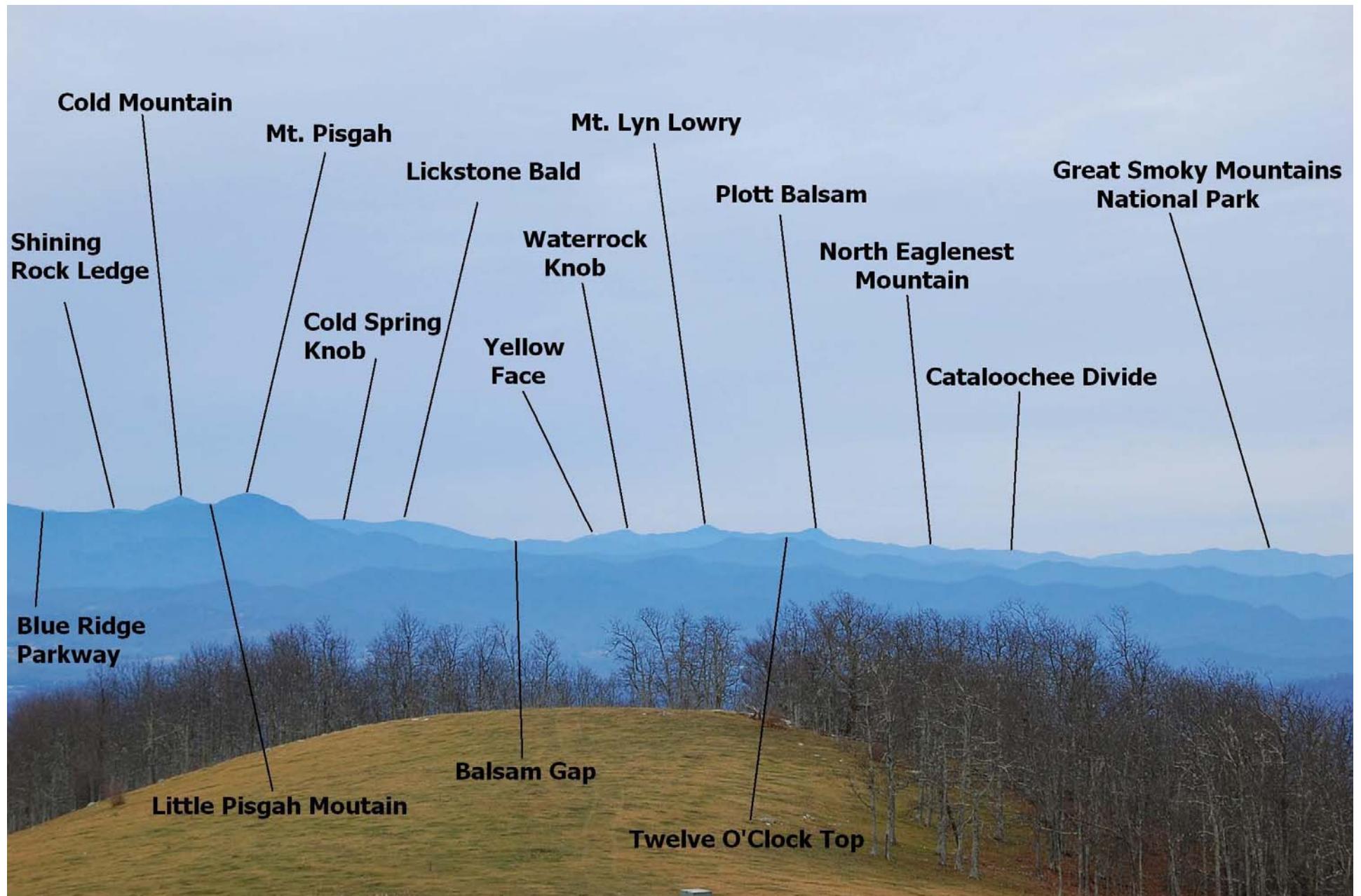
14.5 Acres in Buncombe County
77 Acres in Henderson County

Locations, Boundaries, and Areas Approximate









Drovers Road

- 24.3 acres (3 tracts) adjacent to existing Hickory Nut Gap Farm easement, Fairview
- Requesting \$142,675, \$69,400 transaction costs, \$73,275 bargain purchases
- Estimated easements value \$583,000
- Recommended by the Agricultural Advisory Board and the Land Conservation Advisory Board
- Productive bottomland farms along the Drovers Road Scenic By-way

Parcel	Soils	Acres	Buncombe County	Federal FRPP	NCDA	SAHC Fundraising
Beechtree LLC	91% prime, 8% statewide importance, 1% local importance	10	\$54,809	\$126,438	\$31,609	\$15,000
Betty Cameron	100% prime	5.1	\$37,902	\$59,606	N/A	\$19,902
Drover's Road LLC	90% prime, 10% statewide importance	9.2	\$49,964	\$107,058	N/A	\$36,764
TOTAL		24.3	\$142,675	\$293,102	\$31,609	\$71,666





Betty Cameron
Tract

Drovers Road
Partners Tract

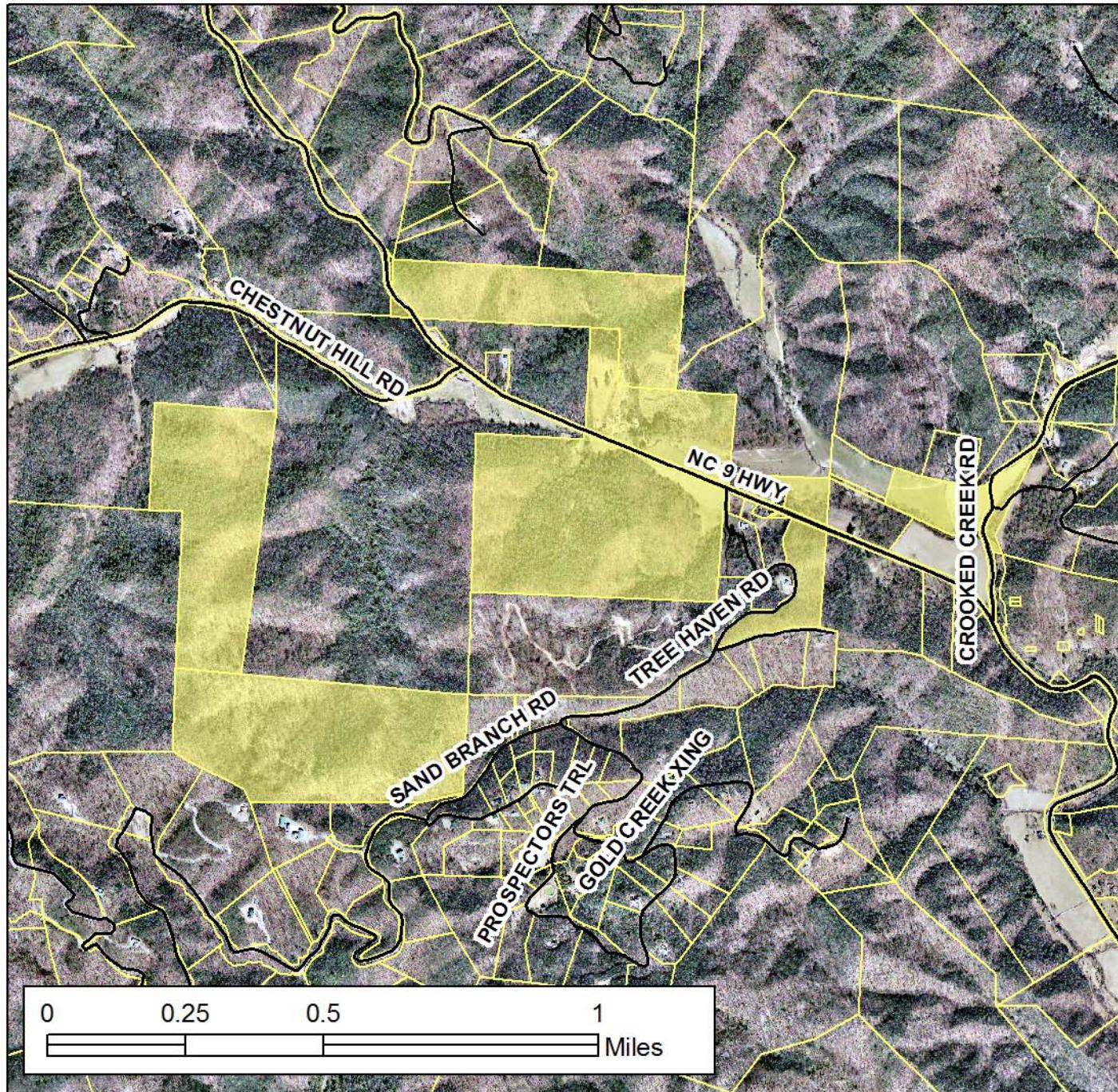


Landowners donating 25% of
conservation easement value.

County investment of \$142,675
protects \$685,000 project
value.

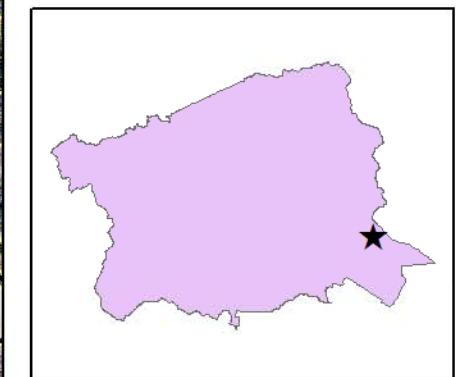
Kirstein

- In progress, Broad River
- \$10,000 more needed to finish legal and appraisal work
- 307 acre farm in the Kirstein Family since the 1700s
- In conservation focus area
- Scenic pasture land supporting a large cattle herd
- Healthy rich forests with chestnut oaks, yellow poplar, red maple and numerous indigenous plant and animal species



Kirstein Easement

307 Acres



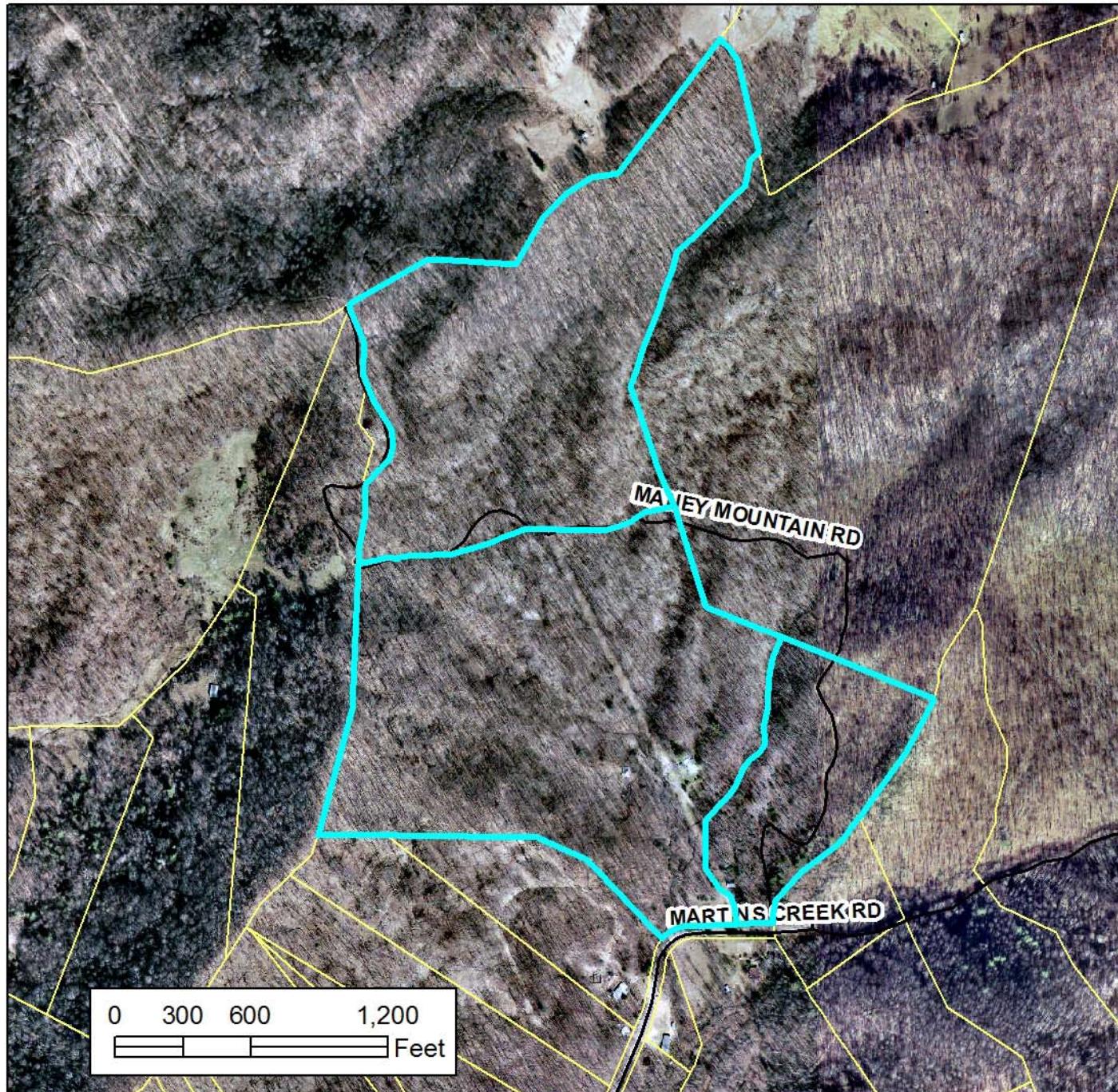
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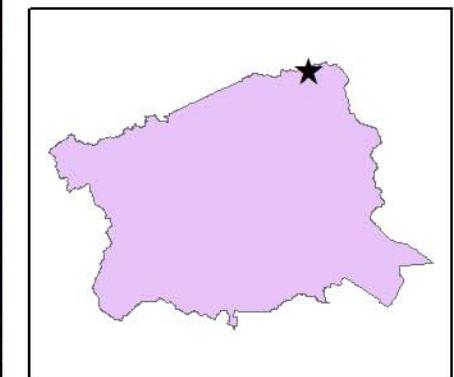
Merschat

- 118 acres, Ivy
- Requesting \$23,000 for transaction cost, 100% donation of easement value
- In conservation focus area
- Recommended by the Agricultural Advisory Board
- Extends up to an elevation of 4,200 feet



Merschat Easement

118 Acres



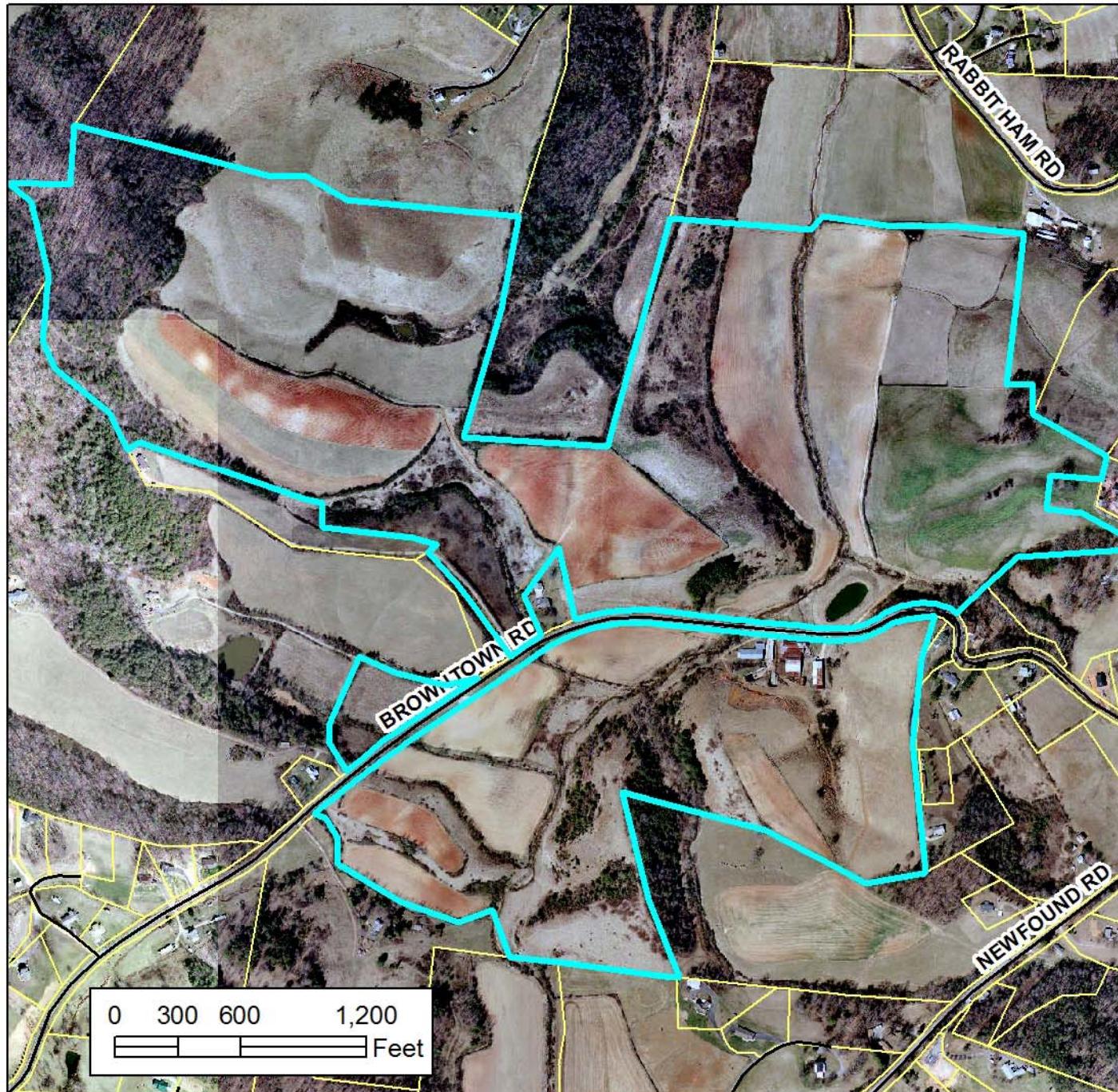
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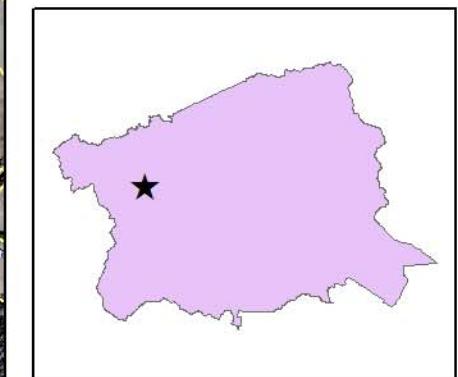
Brown

- 230 acres, Leicester
- Requesting \$35,000 for transaction costs
- Soil & Water Conservation District will apply for grants for bargain sale



Brown Easement

230 Acres



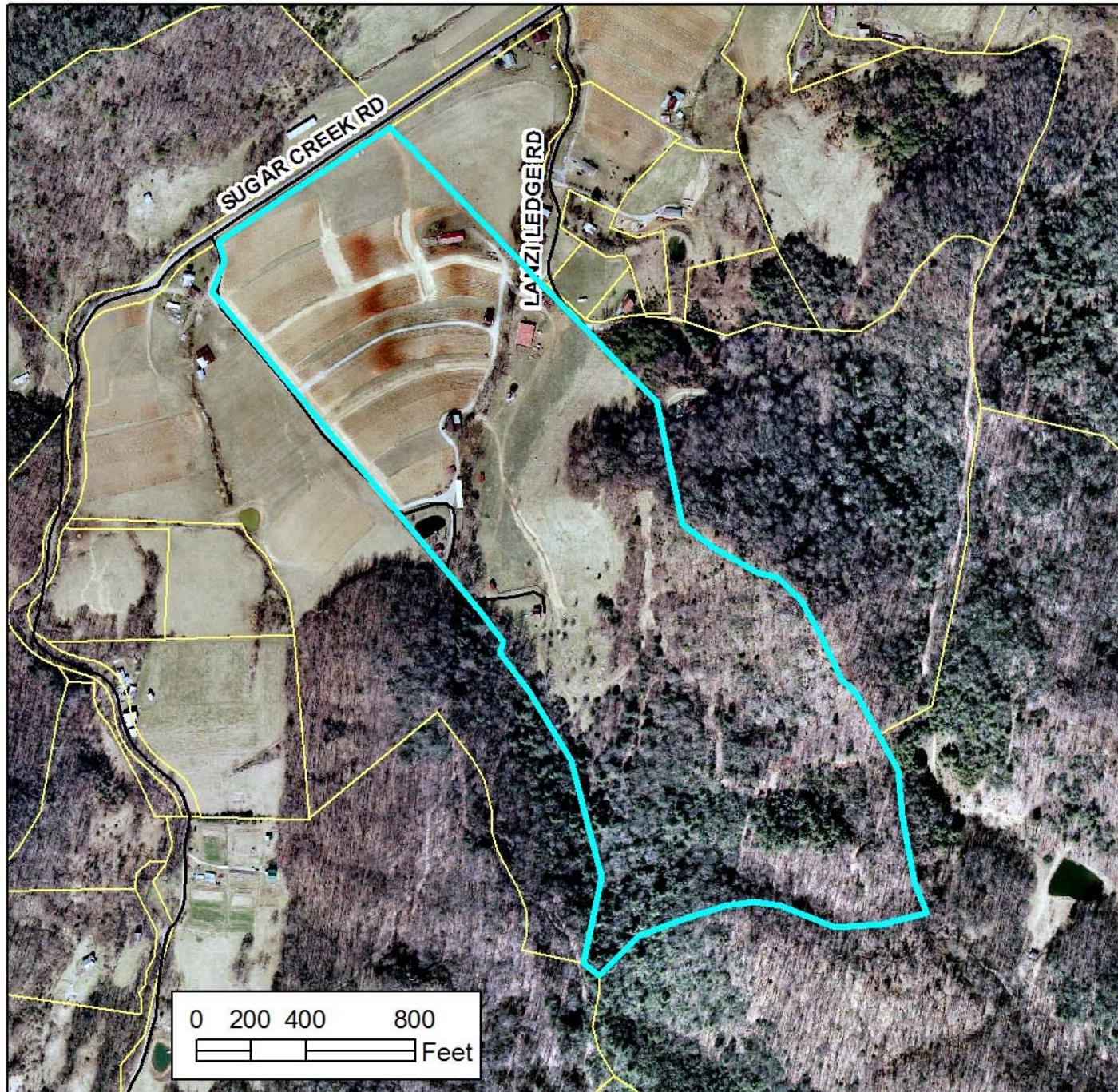
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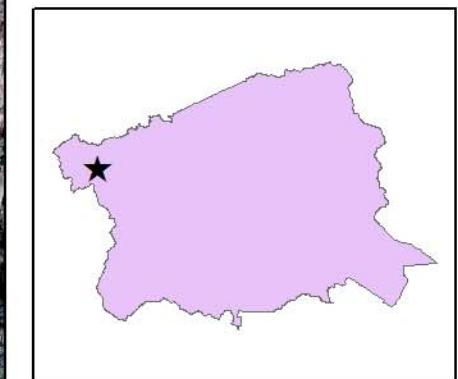
Woody

- 77.5 acres, Sandy Mush
- Requesting \$25,000 for transaction costs
- Soil & Water Conservation District will apply for grants for bargain sale
- In conservation focus area
- Adjacent to existing Allawos easement



Woody Easement

77.5 Acres



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QUESTIONS?

- Transaction Costs & Bargain Sale:
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