



CONSERVATION EASEMENT FUNDING REQUESTS

Recommendations:

➤ Land Conservation Advisory Board

- Long Mountain: 120 acres, \$11,000

➤ Agricultural Advisory Board

- Duckett Bottomland: 35.5 acres, \$30,000

Long Mountain

- 120 acres, Upper Hominy
- Requesting \$11,000 in transaction costs
- Estimated easement value \$121,000
- Landowners willing to donate 100% of value
- In conservation priority area
- Recommended by the Land Conservation Advisory Board
- Highly visible from Blue Ridge Parkway
- Reforestation of 300' riparian zones
- Headwater stream protection



View of uncommon mountainside wetland that offers restoration opportunity.

Leveraged Funds:



- \$25,000 from Clean Water Management Trust Fund
- \$121,000 from Landowner donated easement value

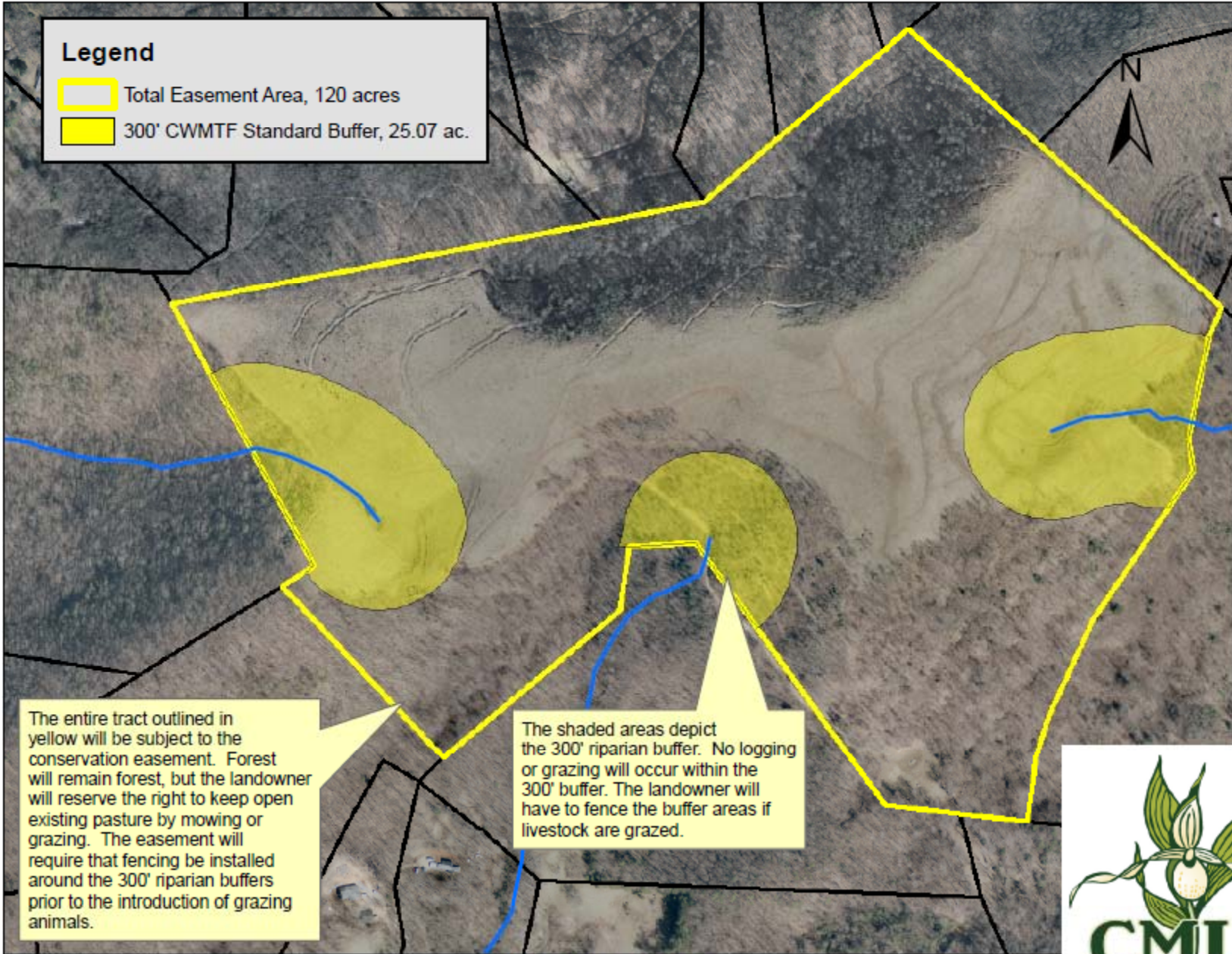
Request from Land Conservation Advisory Board:

- \$9,200 for surveys and legal descriptions
- \$1,200 for Phase 1 Environmental Site Assessment
- \$100 for title insurance
- \$150 for recording fees
- \$350 for project management costs



Legend

-  Total Easement Area, 120 acres
-  300' CWMTF Standard Buffer, 25.07 ac.



The entire tract outlined in yellow will be subject to the conservation easement. Forest will remain forest, but the landowner will reserve the right to keep open existing pasture by mowing or grazing. The easement will require that fencing be installed around the 300' riparian buffers prior to the introduction of grazing animals.

The shaded areas depict the 300' riparian buffer. No logging or grazing will occur within the 300' buffer. The landowner will have to fence the buffer areas if livestock are grazed.

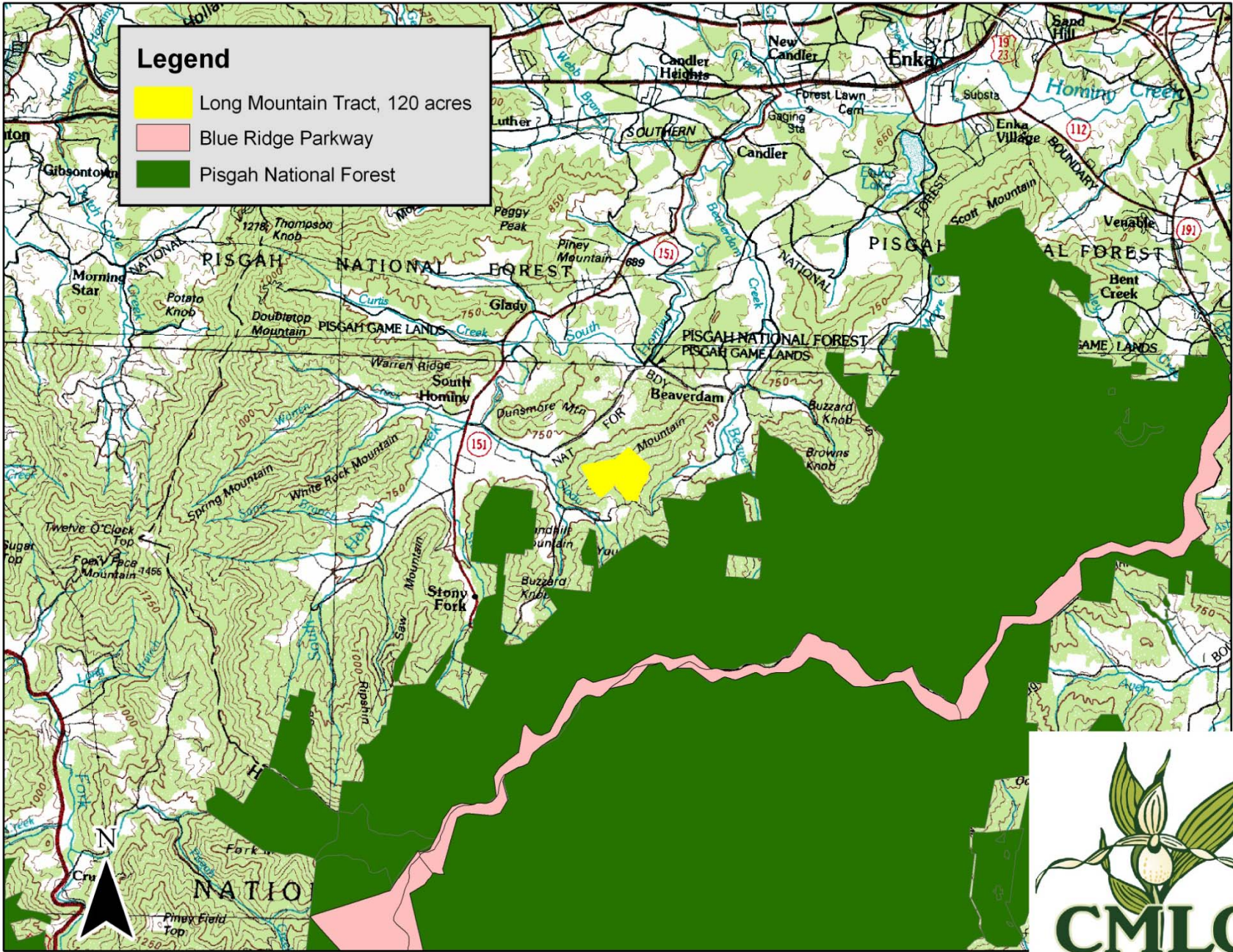
0 250 500 1,000 Feet

All locations are approximate

Long Mountain

Buncombe County PIN 8695518442





0 1 2 3 4 Miles

Long Mountain, 120 acres

Buncombe County PIN 8695518442



Long Mountain

Visible from two locations on the Blue Ridge Parkway.

Milepost 407, past Young Pisgah Tunnel



Milepost 404, past Fork Mountain Tunnel



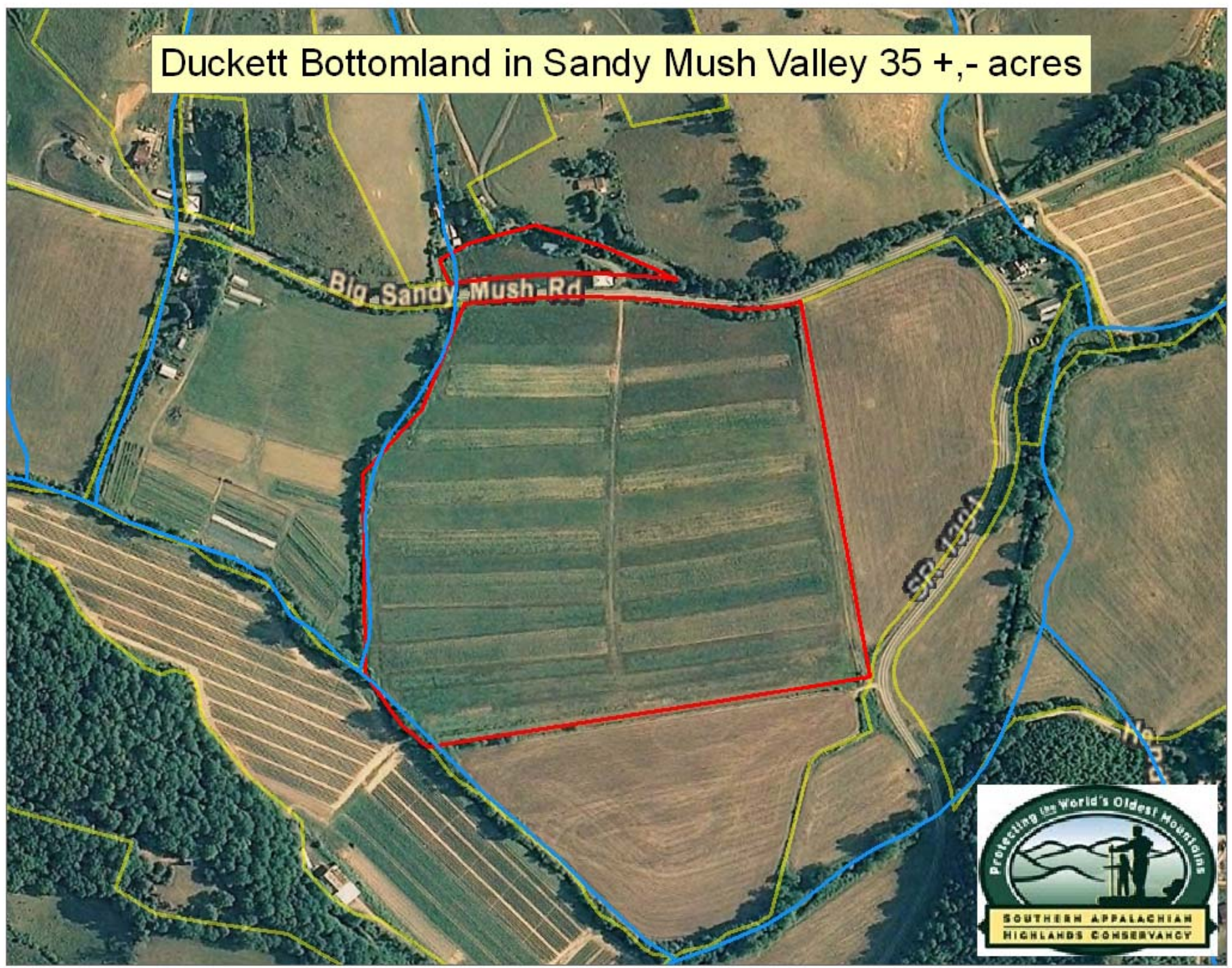
Duckett Bottomland

- 35.5 acres, Sandy Mush
- Requesting \$30,000 in transaction costs
- Estimated easement value \$214,331
- Landowners willing to donate 25% of value
- Recommended by the Agricultural Advisory Board
- Highly visible from Sandy Mush Road & Willow Creek Road
- Agricultural Soils
 - 73% Prime Agricultural Soils
 - 27% State Important Agricultural Soils
- Land to remain available for farming and forestry
- 1,400 feet of streams border the property
- Will provide groundwater recharge, wildlife habitat, and undeveloped open space

Duckett Bottomland

- Estimated easement value \$214,331
- Requesting \$30,000 in transaction costs
- Leveraged funds:
 - Landowner donation \$53,583 (25% of value) and \$10,000 stewardship fund
 - NC Department of Agriculture \$53,583 (25% of value)
 - US Department of Agriculture \$107,166 (50% of value)

Duckett Bottomland in Sandy Mush Valley 35 +,- acres



Duckett Bottomland 35 +, - acres in Sandy Mush Valley

