



BUNCOMBE COUNTY
NORTH CAROLINA
PLANNING & DEVELOPMENT



Wells-King Bottomlands Conservation Easement

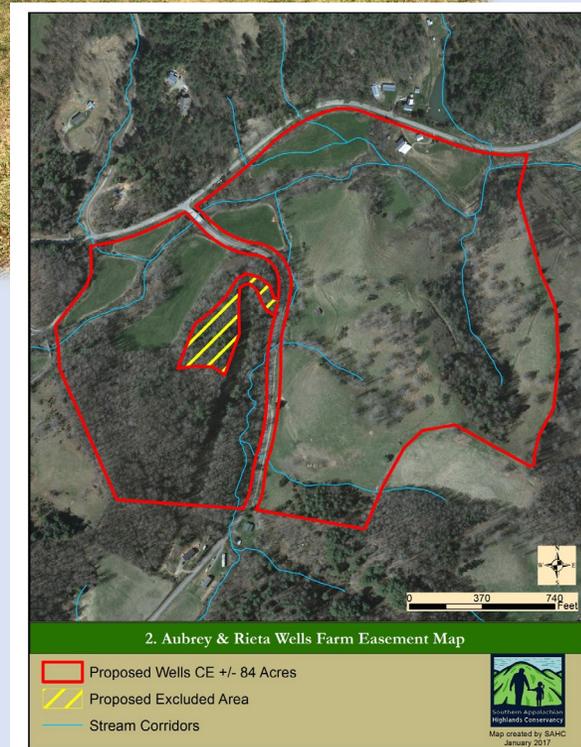
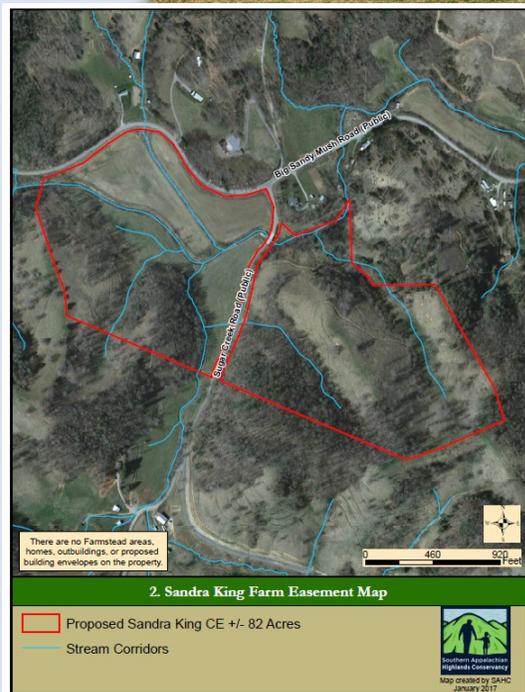
Conservation Easement
Transaction Cost Funding Request
– FY2019

Recommended by the Buncombe
County Agricultural Advisory
Board

Sandy Mush Bottom Lands- Southern Appalachian Highlands Conservancy



- Asking for \$50,000 in funds from Buncombe County for Transaction Costs
- Two separate parcels and owners (Wells and King)
 - 166 acres total
- All parcels are members of the County's Voluntary Agricultural District
 - 91 acres of pasture, 36 acres of cropland, 34 acres of woodland, and 5 acres of wetland



Value of Properties

- Sandra King Property (86 acres)
 - Estimated Fee Simple Value of \$780,968
- Aubrey and Rita Wells Property (84 acres)
 - Estimated Fee Simple Value of \$800,016



Aubrey and Rita Wells Funding

Amount	Funding Source
\$280,000	USDA Grant
\$140,000	Private Donor
\$140,000	Landowner
\$25,500	Private Donor-Transaction Cost
\$25,000	Request for Transaction Fees from BC



Sandra King Funding

Amount	Funding Source
\$273,333	USDA Grant
\$136,667	Private Donor
\$136,667	Landowner
\$25,500	Private Donor-Transaction Cost
\$25,000	Request for Transaction Fees from BC

