



Conservation Easement Landowner Application

1. Name: _____ Date: _____
2. Owned by: Corporation Partnership LLC Individual
3. If owned by corporation, partnership or join entity, name the principal decision-makers:

4. Name of landowner(s) on the deed: _____

5. Mailing address: _____

6. Farm/Property address: _____

7. Phone Number: Home: _____ Cell: _____
8. Email Address: _____
9. Farm Name: _____
10. County Property ID numbers (PIN): _____
11. Deed book/page of property deed: _____
12. Property Acreage: _____
13. Are you interested in placing an easement on:
 - All of the land listed above
 - Part of the land listed above, if a part list the amount: _____
14. How long has the land been owned by your family? _____

15. Tell us about the history of your property. Past uses?

16. Do you have a recent boundary survey for your property?

17. Are there any liens on the title of the property? If yes, please list them below. (Note: this will not automatically disqualify you from the easement – it is just information that is useful for us when planning).

- Mortgage Home Equity loan
 Deed of trust Home Equity Line of Credit
 Other: _____

18. Is your property encumbered with any of the following?

- Covenants Utility easements
 Deed restrictions Easements of sight or record
 Road easements Other: _____

19. Are you currently in Buncombe County’s Voluntary Agricultural District?

- Voluntary Ag District (VAD)
 Enhanced Voluntary Ag District (EVAD)
 Not in the program, but interested in learning more
 Not in program

20. What type of easement are you interested in?

- Full Donation - you still retain full ownership. There is no financial compensation, but you may be eligible for tax benefits.
- Partial Donation - you still retain full ownership. You may receive partial financial compensation for the development rights & may be eligible for tax benefits for the partial donation.

21. Do you own the mineral rights to your property?

22. Is your property in a deferred Present Use Value tax program? If yes, what type of land use?

- Agriculture Forestry
 Horticulture Wildlife Not in program

23. Does your property have legal access? (ex. adjoins a state-maintained road or has legal right of way?)

24. What do you hope to achieve from this conservation easement? (Check all that may apply):

- Create opportunities to enhance existing wildlife, scenic or agricultural resources.
- Create strong conservation restrictions so that the wildlife, scenic or agricultural resources are maintained and not diminished in perpetuity.
- Protect my family farm so it can continue for future generations
- Protect existing resources but allow room for minor development for children/family
- Nearby other protected properties – want to continue/add to the protected landscape
- Tax deductions/benefits
- Keep the property in Present-Use Value tax program
- Avoid Family Conflicts about future uses
- Estate planning and/or planning for the future of the farm
- Other: _____

25. What makes your property good for a conservation easement and what qualities are you interested in protecting? (Check all that may apply and feel free to tell us why this is important to you!).

- Protect open/undeveloped land
 - Keep the property as a working farm
 - Protect wildlife, plant life, water quality, or other special features
 - Protect local history/heritage
 - Other: _____
- _____

26. Are there any plans for adjacent lands that concern you? (subdivision, development, commercial use)

27. Describe the current uses of your property.

- Livestock
- Forestry/timber
- crop/hay production
- Agritourism
- Other: _____

28. What are your plans for the future of the property? Ex. future buildings or changes in land use.

29. Is this project time sensitive? If yes, please explain:

30. Please add any additional comments about your property that you wish to share with us!



Please return by email or mail to:
Ariel Zijp, Farmland Preservation Manager
46 Mount Carmel Rd Suite 101 Asheville, NC 28806
ariel.zijp@buncombecounty.org
office 828-250-4794 or cell 828-231-0806