



NORTHERN
VIRGINIA
CONSERVATION
TRUST

Northern Virginia Conservation Trust

Who We Are

- Regional nonprofit land trust with an important mission:
To permanently conserve land for future generations
- Founded in 1994
- 8 full time staff
- Nationally accredited by the Land Trust Accreditation Commission
- Committed to conserving nature for the benefit of current and future generations



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What We Do

- Work with private landowners and local governments to conserve and care for our natural and historic treasures
- Protect and defend over 7,000 acres in Northern Virginia
- Hold 110 conservation easements and own 21 small nature preserves in both urban and rural areas
- Steward lands ranging in size from half an acre to 400 acres
- Engage the community with trash clean ups, invasive pulls, outdoor activities, and educational opportunities
- Advocate for appropriate land use and conservation policy



How the Trust Helps the Community Conserve Land — *Forever*

Our primary tool is the conservation easement

- Legally binding, flexible tool to conserve land and its features
- Land protected remains in private ownership and can be sold or passed on to heirs
- Federal and state tax law provide benefits to most landowners who conserve property
- Easements can be amended but not rescinded





A conservation easement is a legal agreement between a landowner and a qualified conservation organization that permanently limits certain uses of the land to protect its conservation values.

Potential Financial Benefits to the Landowner

Placing a conservation easement with the Northern Virginia Conservation Trust is considered a charitable donation. Landowners may be eligible for:

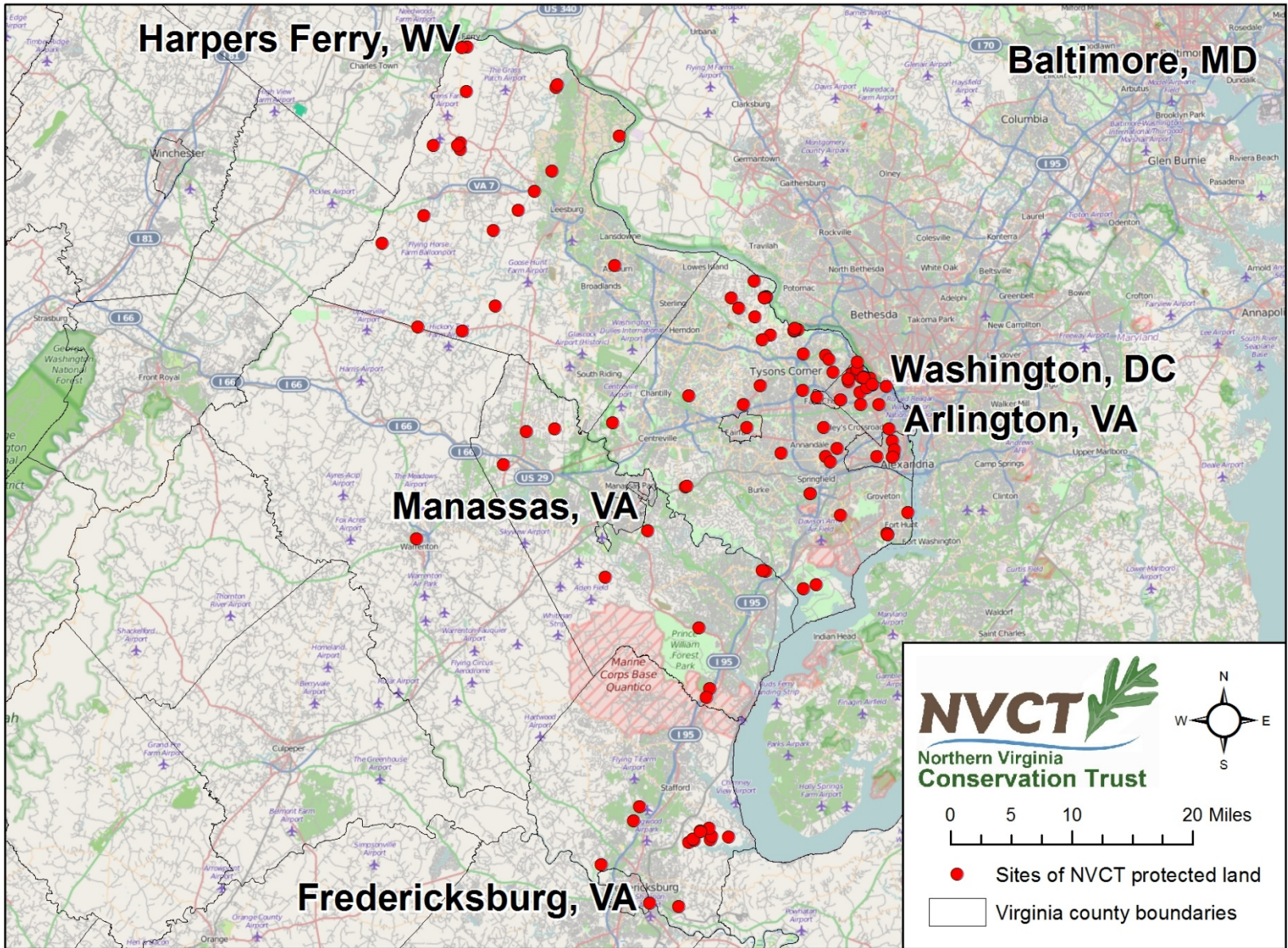
- Federal income tax deduction
- Virginia income tax credit
- Federal estate tax exclusion
- Possible local real estate tax reduction



Overall Benefits of Conservation to the Landowner



- Permanently protect the land you love
- Retain the right to own and operate the property
- Extract some of the land's cash value now without having to sell the property
- Maintain the ability to sell the property later (subject to easement restrictions)
- Assist in estate planning
- Ability to take direct action that can benefit the entire community



Conserved Lands In Prince William County

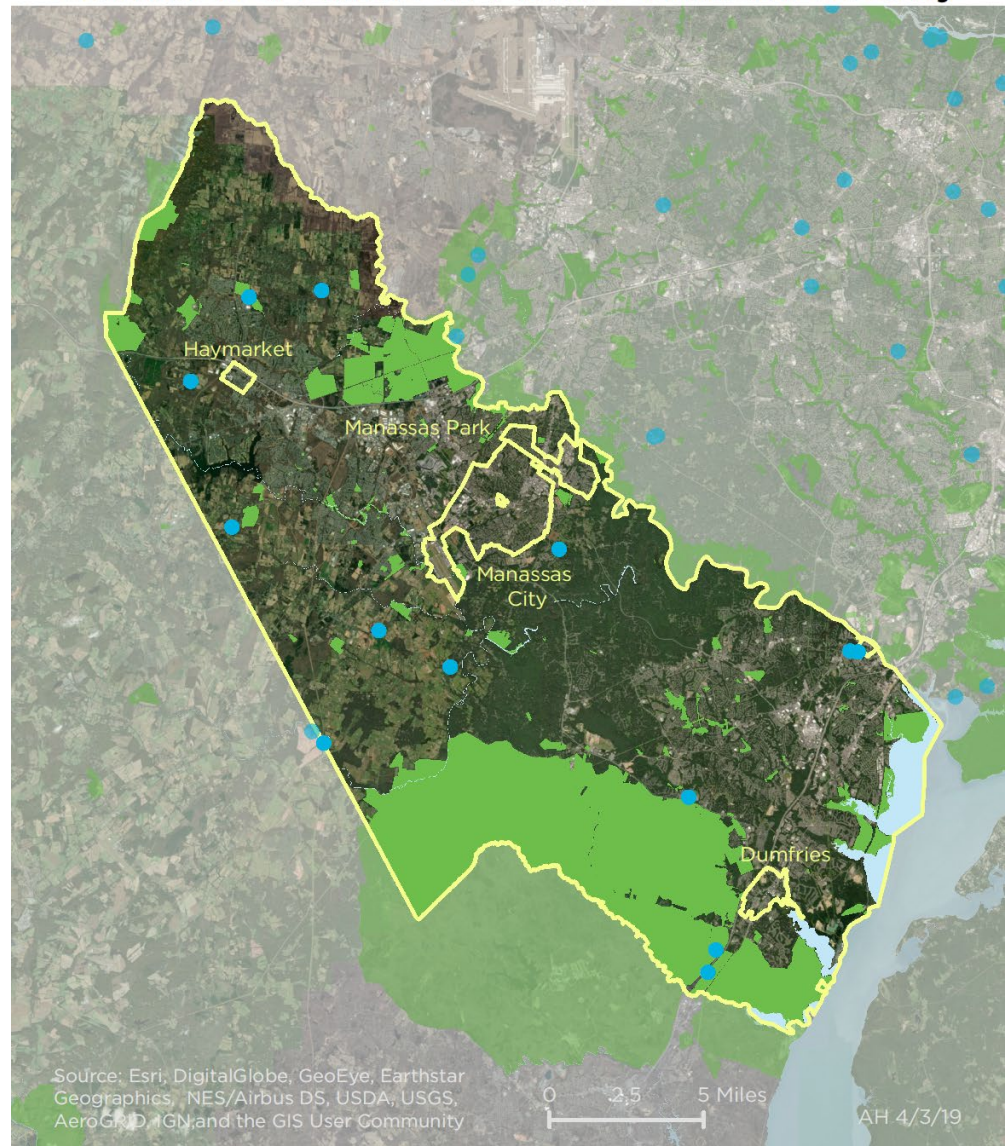
13 Easements

1044 Acres

**3 County Parks
(James Long, Locust
Shade, PWFP,
Forest Greens GC)**

Largest: 380 acres

Smallest: 5 acres



● NVCT Conserved Lands

■ Other Conserved Lands



**NORTHERN
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Knecht Property
50 acres
Nokesville



Forest Greens Golf Club
56 acres
Triangle

A photograph of a dense forest. The trees are tall and thin, with a thick canopy of green leaves. Sunlight filters through the trees, creating dappled light on the forest floor. The ground is covered in green undergrowth and fallen leaves. The overall scene is a lush, green woodland.

Leopold's Preserve
380 acres
Haymarket

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