



SOUTH ALABAMA  
LAND TRUST

Want to protect your unique corner of coastal Alabama for future generations? Find out how!

**DONATE A CONSERVATION EASEMENT**

A conservation easement is a legal agreement between you and South Alabama Land Trust that limits uses of the land in order to protect its conservation values. It allows you to continue to own and use your land and to sell it or pass it on to heirs.

Donating a conservation easement on your land offers you flexibility in protecting your land. The conservation restrictions outline specific prohibited and permitted uses of the property. For example, you may retain the right to grow crops, build a home, or maintain existing roads, while relinquishing the right to develop the land for commercial or residential real estate. Restrictions may cover all or part of the property; you may also have reserved rights that allow certain types of development or activity on the protected property. Certain activities may be restricted to a portion of the easement area, while others are unrestricted as to location.

As the landowner, you will work with South Alabama Land Trust to set easement terms that accommodate your future plans, as long as the easement protects important resources on your land. To qualify for tax incentives, the conservation easement must provide significant public benefit such as water quality maintenance or shoreline protection, wildlife habitat, scenic views, historic preservation, flood control, farmland preservation and outdoor recreation.

**DONATE LAND**

As a landowner, you may wish to create a lasting legacy for future generations by donating all or part of your land to South Alabama Land Trust to be protected in perpetuity, making you eligible for tax benefits. As a land trust, we may manage the property for the long term as a nature preserve or sell it to the state of Alabama's Forever Wild program. A donation of land to a nonprofit land trust is tax deductible as a charitable gift.

**LAND GIFT OF A REMAINDER INTEREST**

You may donate your land to South Alabama Land Trust while retaining a life estate for yourself or your family to continue living on it. You could realize a significant tax deduction during your lifetime. Upon your death or named persons' death, South Alabama Land Trust would have full ownership of the property.

## **LAND PURCHASES**

If funding is available, South Alabama Land Trust may purchase a piece of land if it is deemed to have significant conservation value, be at imminent risk of development, or is very important to the local community. In these cases, you agree to sell your land at no more than the appraised value. In some instances, you might then qualify for tax benefits. South Alabama Land Trust may manage the property for the long term as a nature preserve or sell it to the state of Alabama's Forever Wild program.

If you would like more information about options for land conservation, please call 251-990-5004.