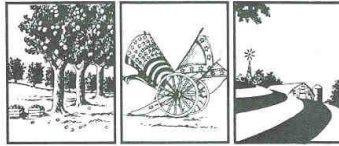


A QUICK COMPARISON

September 19, 2008



AG LAND
PRESERVATION
PROGRAM



LAND
CONSERVANCY
OF ADAMS COUNTY

ESTABLISHED	1990	1995
STATUS	Public (County) Agency. Board is advisory body to the County Commissioners.	Independent, non-profit organization, 501(c)(3) tax status.
FUNDING	County appropriated funds from the county general fund, bond; state appropriated funds; limited federal funds.	Private donations, grants, and memberships.
EASEMENT ACQUISITION	Easement purchases average between 80-100% of the appraised value: average price per acre (paid to the landowner) in the past two years is \$2,100 per.	Most easements are donated. Bargain price easement acquisitions may be considered in special circumstances.
FARMS /ACRES PRESERVED	121 farms / 17,147 acres	91 properties / 5,500 acres
WAITING PERIOD	Applications are opened every 2 years. Current cycle received 6,400 acres of applications. Approximately 700 acres are preserved annually.	60-90 days
REQUIREMENTS	<ul style="list-style-type: none"> ◇ Farms must be in Agricultural Security Areas, designated by township officials. ◇ Clean and Green designation not required. ◇ 50 acre minimum. ◇ Must meet specific soil quality requirements. 	<ul style="list-style-type: none"> ◇ ASA designation not required but recommended for farms. ◇ Clean and Green designation not required. ◇ No minimum acreage required (generally more than 10 acres). ◇ No soil quality requirements. ◇ Land can be forest, orchard, wetland, or open space - does not have to be a working farm.
INTENSIVE ANIMAL AGRICULTURE	No limitations. (Conservation and nutrient management plans required.)	Limited only at request of the landowner. (Conservation plans are encouraged.)
BUILDING LOTS	Limited to one additional house per farm, but cannot be a subdivided lot. (2 acre maximum)	In some cases, a limited number of building lots are negotiable. Easements can be designed with great flexibility relative to subdivisions and building lot size.
ESTATE AND INCOME TAXES	<ul style="list-style-type: none"> ◇ Income treated as capital gains. ◇ Depending on the property's original basis, at least all, or some funds received may be subject to income tax. (A "like-kind exchange" may be used.) 	<ul style="list-style-type: none"> ◇ Donated easements may be eligible for federal income tax deductions. ◇ Taxable estate is reduced by the "donated" easement value. ◇ The greater the donation, the greater the potential income tax deduction.
FLEXIBILITY	As a government agency, somewhat limited.	<ul style="list-style-type: none"> ◇ Often can respond <i>at once</i> to landowner's needs. ◇ Custom drafting of easements allow flexibility.