

WRITE *tomorrow's story*

CONTRIBUTE | INVEST | PROTECT



CADILLAC AREA
Land Conservancy

**Take a moment to visualize the place that first made you
stop and notice the beauty of our landscape.**

Perhaps it was visiting your secret mushrooming spot as spring
removed the chill from the woodlands and made way for
trillium...

Canoeing with your family down clear waters on a warm
summer afternoon...

Bobbing in your boat, fishing rod in hand, with autumn
leaves in full color around a secluded lake...

Sitting in your favorite spot, with the snow gently falling,
waiting for the big buck to come by...

Our connections to places have value – a value that makes special
places worth saving. As a person who understands this value, we ask
you to play a role – make an investment in the natural areas that mean
so much to our community's future.

*We ask you to join the Cadillac Area Land Conservancy as
we write tomorrow's story.*

*Together, we can give back to the place
that has given us so much.*



Photo: Jason Rydquist

❖ PROTECTING THE PLACES THAT MATTER

Connecting people with the tools to protect their land

The Cadillac Area Land Conservancy (CALC) is a non-profit conservation organization working diligently to protect important and significant landscapes that make Wexford, Missaukee, Osceola, and northern Lake and Mason counties special. We focus our land conservation efforts to permanently protect:

- crucial wildlife habitat and corridors
- critical watersheds that protect the water quality of our region
- family farm lands and working forests
- scenic open spaces

CALC works with land owners to meet our mission.

Our primary effort is helping private property owners establish conservation easements on their land. We also accept land or monetary donations for establishing nature preserves.

Conservation Easements

A conservation easement is a voluntary legal agreement between a private landowner and CALC which permanently limits some uses of the land to protect its natural and scenic resources. A landowner may continue to own, use, sell, or pass the land on to heirs, and may receive financial tax advantages by having land protected through an easement. Future owners are also bound by easement terms.

Nature Preserves

A preserve is land that is donated to or acquired by CALC, meeting qualifications to be protected for its conservation values. Permanent protection is tailored to the property and donor's interests, and is managed for public use.

“Beyond our family, we can think of few things better to leave on this earth, than a piece of property that will be preserved for generations to come.”

— Floyd & Pat Lawless

❖ YOUR PARTNER IN CONSERVATION

Since 1995, the Cadillac Area Land Conservancy has:

- Protected over 1500 acres of natural, scenic, and farm lands through conservation easements on private lands. These lands will remain *undeveloped forever*.
- Acquired Waldeck Island Nature Preserve, a 11-acre land donation on Stone Ledge Lake, which CALC manages for public use with developed trails.
- Conducted annual monitoring and stewardship of easement properties.
- Built coalitions with state and federal agencies to identify priority “wildlife corridors” for establishing future easements. These private lands can provide links between larger habitat areas of public land, if they are left undeveloped. In our service area, we have identified five corridors for black bear migration and breeding.
- Conducted community outreach for education, fostering appreciation of the natural environment and encouraging future conservation efforts.



Supporting healthy communities and protecting wild places is *a delicate balance.*

Without proper planning, the natural features that make our area unique are in jeopardy. Future environmental and scenic quality depends upon taking action now. We have an opportunity today to make a direct impact on what the future holds for our region. We need to protect special places before:

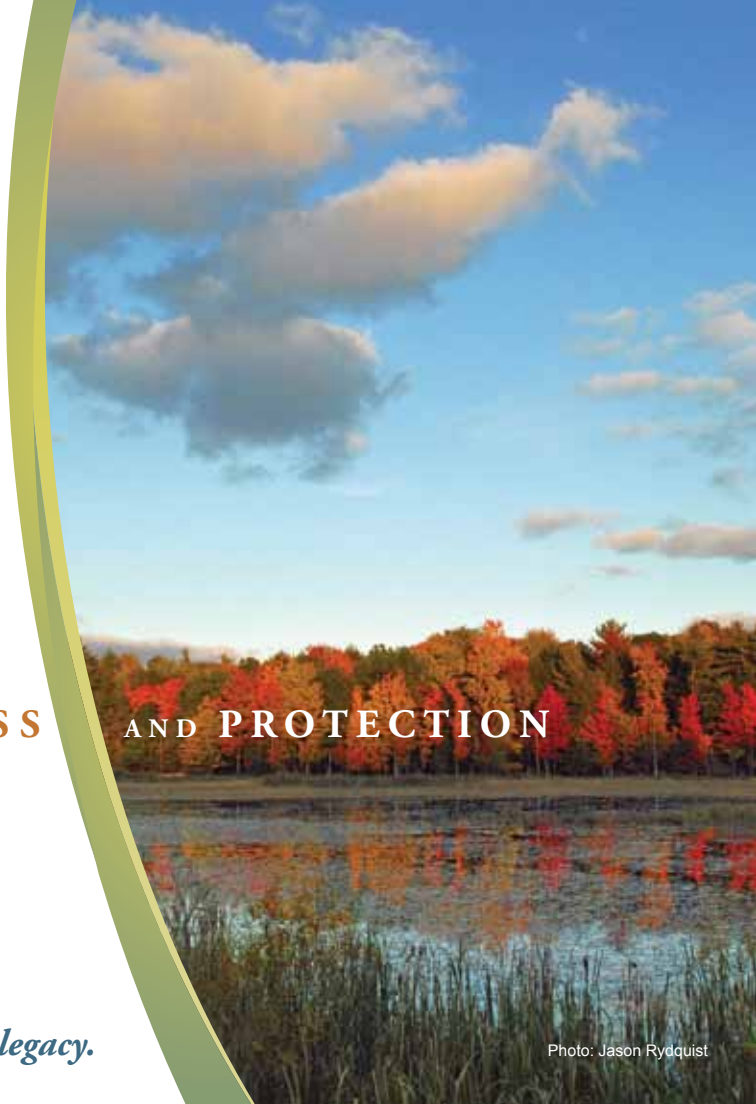
- Watershed quality is threatened by excessive or improper development.
- Wildlife values are lost when land is fragmented, eliminating its use as habitat, or for wildlife corridors.
- Family farms are broken up and productive forest values are lost.
- Scenic values and naturally beautiful landscapes are altered forever.
- The very character of the land that inspires you and brings people to our area to live and recreate is lost.

❖ BALANCING PROGRESS AND PROTECTION

CALC cannot protect land without support from people who share our vision. As a non-profit, volunteer organization, we depend upon memberships, individual charitable contributions and grants to accomplish our work.

Today's financial commitment protects tomorrow's legacy.

Photo: Jason Rydquist



A bald eagle is perched on a bare, vertical tree branch on the left side of the page. The eagle has a white head and neck, a yellow beak, and dark brown body feathers. The background is a dense forest of green trees. A decorative curved border in shades of orange and green separates the image from the text on the right.

❖ HOW YOU CAN HELP

We appreciate the many members and volunteers who have shared in our success. Today, we ask you to join your friends and neighbors by making a financial investment in protecting the local landscapes we all value.

Land Transactions

These funds are used for costs associated with completing conservation easements, such as surveys, appraisals, baseline assessments, management plans and legal fees.

Stewardship and Monitoring

CALC is committed to ensuring the compliance of easement terms in perpetuity. Monitoring is conducted annually and stewardship funds are essential to defend the original landowner's intentions against possible future challenges to easements.

Organizational Capacity

These funds will allow our organization to become even more effective, by expanding our membership base, creating new partnerships, enhancing ongoing operations, and developing future staff capability.

Endowment

The Cadillac Area Land Conservancy Endowment Fund is managed through the Cadillac Area Community Foundation. Earnings from these funds support stewardship work of the Conservancy.

Other Options:

Many approaches to planned giving, or estate planning, are available, and CALC stands ready to assist donors in selecting the method that best meets their needs, and intentions to leave a conservation legacy — indeed, to write tomorrow's story.

Now is the time to write tomorrow's story.

We invite you to work with us to craft a legacy in the natural world, allowing future generations to benefit from the beauty and productivity of our unique region — the place we call home.

For more information, visit us online
www.calc-landtrust.org

The land speaks of the people who inhabit it.

What does our land say about us?

What will be tomorrow's story?



MIX
Paper from
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- ❖ GIVE TO **PRESERVE**
- ❖ HELP TO **PROTECT**
- ❖ COMMIT TO **DEFEND**



CADILLAC AREA
Land Conservancy

124½ NORTH MITCHELL STREET
SUITE 115
CADILLAC, MICHIGAN 49601
231-775-3631

www.calc-landtrust.org
email: calc@calc-landtrust.org