

❖ BECOME
PART OF
A LEGACY

DONATING LAND

Donating land for conservation purposes truly is one of the finest legacies a person can leave for future generations. CALC accepts gifts of land to establish nature preserves which we manage for public use and education.

A donation of land may offer you tax savings and estate planning benefits.

Most importantly, if the land is donated for its conservation value, it will be permanently protected.

“In 1995, we drew up the charter for the Cadillac Area Land Conservancy, so that our friends and neighbors could preserve their farms and woodlands for future generations.”

— *George Rock, Director Emeritus, and donor of Waldeck Island Nature Preserve*



YOU HAVE OPTIONS

Although CALC's focus is on conservation land, other lands, such as commercial or residential property, may also be donated to CALC, with the understanding that the organization may sell the land to support its conservation work.

Remember, you can donate land outright today or tomorrow, through your estate. You can also donate a remainder interest and retain a reserved life estate, so that you can continue to live on the property throughout your lifetime.

To explore any of these or other options, please contact us for further information, and to ensure that we are able to receive your gift.

CADILLAC AREA LAND CONSERVANCY

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A GUIDE
for landowners



CADILLAC AREA LAND CONSERVANCY
options for preserving your property

CONTRIBUTE | INVEST | PROTECT

❖ YOU CAN WRITE TOMORROW'S STORY

Today you have an opportunity to protect the scenic vistas, critical wetlands, farm and forest lands, which make this region so attractive.

You can help to ensure that in one year, 10 years or 100 years — the natural lands that we love will endure.



❖ WE ARE YOUR PARTNER IN CONSERVATION

ABOUT US

The Cadillac Area Land Conservancy (CALC) is a private, nonprofit organization. Our mission is simple. We protect significant natural, scenic, farm and woodlands in Missaukee, Osceola, Wexford and northern Lake and Mason Counties — today and for future generations.

If being a part of this effort interests you, there are many tools that can be used to make a difference for your family, your community, and the environment.

CALC's land protection volunteers offer the expertise and commitment to provide sound information and assurance of long-term land protection.

We will work closely and confidentially with you as you make decisions for your land, and **CALC will be there to ensure the land is ...**



... **PROTECTED FOREVER**

HOW CAN YOU PERMANENTLY PROTECT YOUR LAND?

- By donating a conservation easement to CALC
- By donating title of your land to CALC to create a preserve

DONATING A CONSERVATION EASEMENT

A conservation easement is a voluntary legal agreement between you and CALC, allowing for the permanent protection of certain conservation values while you retain private ownership of your land, including the right to sell, donate, or bequeath the land. An easement binds all future owners, preserving the land forever.

Easements are tailored to the particular circumstances found on the property and the landowner's goals.

CONTACT US TODAY

(231) 775-3631

Web: calc-landtrust.org Email: calc@calc-landtrust.org

BENEFITS OF EASEMENTS

Establishing a conservation easement can produce great benefits for land conservation while also offering a number of financial benefits for the donor:

- Federal income tax deduction
- Property tax relief for your descendants
- Decrease in estate taxes

Financially, an easement on cherished property may mean the difference between your heirs having to sell the land to the highest bidder, or being able to keep it in the family.

GET INDEPENDENT ADVICE

CALC can provide an array of information and assistance, but there are a number of things we cannot do. We cannot provide legal or financial advice, or guarantee that a particular conservation plan is best for your personal and financial circumstances. You should obtain your own independent advice from trusted attorneys and financial advisors.

Please visit our website calc-landtrust.org to read more about protecting your land, under the heading **Land Owner's Guide**.

