

# Dreams

What if we minimized the loss of our natural areas?  
What if we developed subdivisions that preserved land?

What if everyone fixed their small corner of the world?  
It might seem like an impossible dream,  
but we know where to start.

## I WILL HELP!

Yes, I support *LandChoices* important work informing landowners of options that can preserve their lands for future generations before they are lost forever.

- |  |  |
|--|--|
| <input type="checkbox"/> \$5000 Conservationist          | <input type="checkbox"/> \$500 Patron      |
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| <input type="checkbox"/> \$_____ Other                   | <input type="checkbox"/> \$50 Supporter    |
|  | <input type="checkbox"/> \$30 Basic        |

Donors receive *LandChoices*' newsletter.

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Please make checks payable to *LandChoices*  
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PO Box 181 • Milford, MI 48381

*LandChoices* 501(c)3 designation is pending. When approved, your contribution will be tax-deductible retroactive to our filing of the Articles of Incorporation (April 9, 2005).

**Thank you for your contribution!**

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## Tryon Farm

A conservation community in northwest Indiana

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## Landowners RECOMMENDED BOOKS:

Learn ways you can save money and protect your land

### *Preserving Family Lands*

Book I, II \$18.00 each  
Book III \$20.00 each

Learn how conservation subdivision design can be **MORE PROFITABLE** than conventional subdivision development

### *Conservation Design for Subdivisions*

\$39.95 plus shipping

**To order or for more information:**



Fawn photo courtesy of Carl R. Sams II  
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[www.landchoices.org](http://www.landchoices.org)

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*LandChoices*  
Your Land, Your Choices

**You Can Help Protect  
the Lands  
You  
Cherish**



[www.landchoices.org](http://www.landchoices.org)

Maybe you can't save the world,  
but you can help protect  
your corner of it.

Your support helps  
landowners preserve land with  
land protection options.

We need **YOUR** help!

The lands that make up your community are special; a neighborhood patch of woods; the local apple farm; a rolling meadow in the river valley where your children watch deer roam. Yet, that land is likely to be owned by heirs eager to sell, or landowners who need to sell to fund their retirement.

And, chances are, they are not aware of any other choices beyond selling their land for conventional development.

**L**andChoices is a national non-profit organization working to reach landowners and inform them about proven, creative alternatives that can preserve their land for future generations.

5,000 reasons  
to get involved.

The United States loses more than 8 square miles of land, more than 5,000 acres, every day to development.

You can help strike a balance between conservation and development by supporting LandChoices today.

*Here are just a few land protection options:*

### 1. Land Preservation Agreement

This voluntary legal agreement (also called a conservation easement) allows a landowner to permanently protect land and limit future development while retaining ownership and the ability to sell the land.

- Flexible. Can be placed on properties of all sizes and on entire parcels or only a portion.
- Allows landowners to reserve additional home site(s).
- Qualified land preservation agreements make landowners eligible for an income tax deduction.
- May reduce estate taxes — **essential for passing land on to future generations.**
- **Does NOT open land to the public.**

### 2. Limited Development

Preserves the majority of the property while allowing income from a limited number of home sites.

### 3. Conservation Subdivision Design

Works for landowners who want or need to sell their land for development, yet want to see a majority of the property conserved.

- Accommodates the same number of home sites as conventional development (55 sites in plans below).
- Reduces costs compared to conventional subdivisions.
- In many cases is **MORE PROFITABLE** and **FASTER SELLING** than conventional subdivision development.



Conventional development versus Conservation development

Images courtesy Randall Arendt, "Conservation Design for Subdivisions", Island Press, 1996

Too many families are forced to sell land for development to pay estate taxes because they are not informed of the tax-saving benefits of estate planning.

Other landowners sell land for development because they are unaware of any other options!

Your financial contributions are needed NOW to help us reach these landowners before their land is lost to conventional development forever. Your support funds:

- More land protection and estate tax information.
- Additional land protection seminars and publications.
- More effective landowner outreach.
- Increased direct landowner assistance.

Natural land offers many benefits.

- Preserves drinking water quality.
- Improves water quality in our lakes and rivers.
- Protects working farms and ranches.
- Protects our high quality of life.
- Conserves wildlife.
- Reduces traffic congestion.
- Provides recreational opportunities for hiking, biking, walking, horseback riding, etc.
- Offers opportunities for children to learn about the environment.

To view more options, visit [www.landchoices.org](http://www.landchoices.org)