



Let's Talk Conversation Easements September 2023

Here's a scary thought for you: Texas is losing land – and lots of it.

If you are a landowner, you know first-hand the challenges of not just holding onto your land, but the challenges of protecting and preserving it as well.

Today, we are bombarded with messages to conserve water and electricity. This year, especially, it seems that we are plagued with dry wells and the threat of rolling power blackouts.

But there is an incredibly sinister story quietly unfolding before us. And it's a story of many chapters: The loss of Texas open spaces, the loss of agriculture land, the loss of wilderness, the loss of wildlife, the loss of family lands held for generations. It is a sad story of incredible woe to so many families. It is a story of family legacies lost.

One way for us to stop this sad story in its tracks is the idea of creating a conservation easement. This is something that landowners can do to protect their legacy land from being sliced up for commercial and/or residential development. Forming a conservation easement will allow the landowner assurance that the land they own and cherish is forever protected - all while retaining full ownership, title, and possession/management of their property.

There are different types of easements that can be used as strategic financial planning mechanisms for landowners wanting to realize Federal Income Tax benefits and/or for owners needing to plan how they wish to preserve their land through inheritance transitioning and estate planning. A conservation easement generally reduces greatly the estate tax burden for family members who may inherit the land. The easement options must be studied and selected carefully so that you pick the best course for your and your family.

There are many personal, financial, and public benefits to using your land to form a conservation easement. It is something worth your consideration.

For more information, go to: <https://www.txaglandtrust.org/>

For a guide on tax implications, go to:

<https://www.txaglandtrust.org/wp-content/uploads/2021/04/TaxImplicationsPDF.pdf>

To learn more about the importance of preserving land, go to:

https://www.txaglandtrust.org/wp-content/uploads/2021/04/67511-TALT-Landowner-Brochure_WEB_2.pdf

