



Purchased Conservation Easement Project Application

The Wyoming Stock Growers Land Trust (“WSGLT”) appreciates your interest in conserving Wyoming’s working lands, through the sale of a conservation easement on your agricultural property.

The process of selling a conservation easement is competitive, time consuming, and funding availability varies from year to year, and region to region.

Listed below are a few things to keep in mind as you consider a purchased conservation easement on your property.

- The majority of funds currently available to purchase conservation easements come from state and federal agencies or programs which have their own restrictions and application deadlines.
- Projects selected for funding through these programs often take 3-5 years to complete.
- Initial easement value estimates provided by WSGLT are for **fundraising purposes only**. Final easement purchase price must be determined by a qualifying appraisal.
- WSGLT policy requires a minimum 25% donation of the value of the conservation easement. This is not a direct payment, but rather a reduction in the purchase price of the conservation easement. In other words, the purchase price of a conservation easement is typically 75% of the appraised fair market value of the easement. The difference between the purchase price and the appraised fair market value of the conservation easement may be considered a charitable donation and eligible for tax benefits.
- Out of pocket costs to complete an easement can range from \$50,000 - \$80,000 and include;
 - Appraisal, \$5,000 - \$20,000
 - Minerals evaluation and report, \$2,000 – \$5,000
 - Transaction fee, \$23,700 (Subject to a 3% annual increase)
 - Stewardship gift, \$26,500 (Subject to a 3% annual increase)
 - Floating building envelope fee, \$10,000 (half due at closing and half due when the floating building envelop is located)
 - Title commitment and insurance \$1,000 - \$4,000

The following list of questions allows WSGLT to determine how your proposal matches our mission and our ability to complete a conservation easement purchase. Additionally, information gathered will be used for future grant applications should WSGLT choose to move forward with a conservation easement on your land. Landowners must be aware that even if your conservation easement purchase is selected as one WSGLT would like to pursue, there is no guarantee of funding, which is dependent upon the availability of funds from outside entities.

Applications for purchased conservation easements are reviewed by staff and presented to WSGLT’s Board of Directors. The windows for acceptance and review of applications are variable and are dependent upon the timing and availability of funding opportunities. Applications which are unsuccessful may be resubmitted in subsequent application periods.

All information provided will be kept confidential and not distributed outside of the organization without applicant consent. Please provide as much detail as possible for each question below.

Ranch Name:		Ranch Ownership (please provide legal entity name, and or all legal owners):	
Physical Address of Property:		Mailing Address:	
County:		Legal Description: Township: Range: Section(s):	
Phone:	Fax:	E-mail:	
How long have you owned the property? (if not the owner, please explain):	Previous Owners:	Date of Application:	

Property is owned through which of the following (please provide corporate or trust documents, and applicable signatory authority for the conservation easement transaction with this application):

- Sole Proprietorship
- Partnership
- "S" Corporation
- "C" Corporation
- L.L.C.
- L.L.P.
- Limited Family Partnership
- Living Trust
- Irrevocable Trust

Acreage of Property

Deeded Land	Grazing Permit Acres
Irrigated cropland/hayland:	BLM:
Improved pasture:	Forest Service:
Native rangeland:	State Land:
Forests:	
Wetlands, ponds, reservoirs:	
Total Deeded Acreage:	Total acres of public grazing permits:
Total Ranch Acreage:	

Number of acres of the proposed conservation easement (Deeded acres only): _____

Please specify boundaries of proposed conservation easement on an attached map

Please list the current buildings and structures on the proposed conservation easement land and adjoining lands that you own.

Residences:

Outbuildings (barns, shops, garages, cabins, greenhouses etc.,):

Dump Sites or Other Structures (cell towers, met towers, wind mills or turbines, billboards, etc.) :

Directions to Property:

Please answer the following questions so that we may fairly and competitively evaluate your proposal (*attach additional pages if needed*).

Intent

1. Please describe your interest in selling a conservation easement on your property to Stock Growers Land Trust?
2. What is your desired time line for placing a conservation easement on your property?
3. What current development threats are present near or bordering your property?
4. Do you currently have any mortgages or liens on the property? (*Mortgage holders will need to subordinate their interest to the conservation easement.*)

5. Are you pursuing a conservation easement with another land trust? _____
6. Estimated market value of the property (prior to a conservation easement): _____
How have you determined this valuation?
7. Proposed purchase price for the conservation easement (**see below**): _____

**** Important ****

While an initial appraisal is not a WSGLT requirement at time of application, we believe that it is in your best interest and urge you to discuss the matter with your attorney or financial advisor prior to submitting this application.

Please also note, if your project is selected, a “qualified appraisal” will be required to determine the amount of funding WSGLT will seek. In addition, a second appraisal will be required within 60 days of closing for IRS purposes.

A “qualified appraisal” is one done by a “qualified appraiser” as those terms are defined in Treasury Regulations Sec. 1-170A-13(c)(3) and (c)(5).

8. Please list any additional structures (residences, outbuildings etc.) if any, that you would like to allow for in the future:
9. Please list property division, if any, that you would like to allow for in the future:
10. Describe the access to your property (legal access is required to ensure WSGLT can uphold its stewardship obligations. Legal access is typically via a public road, or is granted via a private easement agreement):
11. Have you reviewed WSGLT’s conservation easement template? Yes _____ No _____
Do you have any concerns with its terms or conditions?
12. Has a WSGLT staff person or board member visited your property? Who? _____

Agricultural Values

13. Please describe the agricultural productivity of your ranch. Please include the following:

A. Livestock:

B. Hay and other crops:

C. Timber:

D. Water rights:

14. How is the property a viable production unit, or how does it contribute to the long-term viability of surrounding agricultural lands?

15. Is this land likely to remain in production agriculture in the future?

Habitat

16. Many funding sources are particularly interested in the conservation of wildlife habitat. Please give an overview of the biological and habitat values that your ranch provides including:

- Common and unusual plants and animals, etc.
- Creeks/streams/rivers/ reservoirs/lakes/ponds (please list number of stream miles)
- Riparian and wetland habitat
- Winter range for wildlife
- Breeding grounds
- Migration corridors

Other Public Benefits

17. Please describe the scenic and special values that your ranch provides.

- Scenic views from public roads or trails
- Historic features including original homestead buildings
- Historic events, people or activities associated with the property
- Cultural artifacts such as petroglyphs
- Paleontological remains such as fossils or dinosaur bones
- Unusual geological features
- Physical proximity to watersheds and or aquifers

18. Would placing an easement on this property serve as a buffer to other conserved properties, adjoining ranches or public lands?

19. Please list the number of border miles between your property and the following lands:

BLM:

USFS:

State:

Tribal:

County:

Town:

20. Do you allow hunting or fishing or other access on your land through any formal agreements with WY Game and Fish, grazing associations, or any other entities?

21. Would you consider allowing public hunting or fishing access through a formal agreement? There may be additional funding sources for this type of access.

22. Do you own 100% of the mineral rights on your deeded property? Yes: _____ No: _____

If you own the mineral rights on your property, you will be required to prohibit surface mining in order to qualify for most grants and charitable tax benefits. If you do not own your mineral rights or own only a portion of the mineral rights you will need to obtain a letter from a certified geologist stating that the chances of surface mining on your property are so remote as to be negligible.

23. Is there any current or potential energy development in your area?

24. Are there potential recreational/commercial activities that could augment your income from agriculture? If so, please explain. (Examples would be hunting programs, Bed and Breakfast facility, retreat, etc.).

25. How many people are employed on your ranch? Year-round: _____ Seasonally: _____

26. Please describe your long-range plans, if any, to optimize agricultural productivity on your ranch (fencing, water development, additional acreage, etc.,)

27. How might the sale of a conservation easement facilitate the transfer of your property to a younger rancher or farmer?

28. Are you a member of the Wyoming Stock Growers Association, Wool Growers Association or any other agricultural organization? Which one(s)?

29. What is the potential to expand agricultural land conservation efforts through conservation easements to neighboring properties?

30. How did you find out about the WSGLT?

Additional Comments:

Please include any additional information that you believe would be helpful for the WSGLT to consider.

Signature of Applicant

By signing above, I certify the information contained within this application is true and correct to the best of my knowledge. I also understand and acknowledge the time, costs, fees, roles and responsibilities associated with a Conservation Easement transaction.

IMPORTANT! PLEASE PROVIDE THE FOLLOWING TWO MAPS WITH THIS APPLICATION:

- A regional “vicinity” map that shows where the ranch is in its relationship to well-known points or landmarks like cities, major highways, rivers, etc.
- A “local” map that shows the size and shape of the property with any adjacent identifiable features such as a public road, town, creek, mountain, etc. Please specify the boundaries of the proposed conservation easement.