



## Wyoming Stock Growers Land Trust Conservation Easement Project Application

The Wyoming Stock Growers Land Trust (“WSGLT”) appreciates your interest in applying for a conservation easement project with our land trust.

Before you submit this application WSGLT encourages you to:

- Consult with your family to ensure everyone involved understands the process of completing a conservation easement, the benefits conservation easements provide, and how a conservation easement achieves the family’s long-term goals.
- Consult with your legal counsel and financial advisor to ensure that a conservation easement is appropriate for you, your family, and your property.
- Review the materials and information found in the WSGLT Landowner Info Packet
- Contact WSGLT to discuss how partnering with our land trust can help you achieve your goals.

Please complete the enclosed application form to the best of your ability. The information you provide will be used to rank your project and provide recommendations to WSGLT’s Board for approval. Conservation easement applications are highly competitive, and the more information provided, the better. Include additional pages and relevant attachments as needed.

All applications are reviewed by staff for completeness, accuracy, and compatibility with WSGLT’s mission. Staff will contact you to arrange a tour of the property and to finalize your application.

Applications are provided to our Conservation Committee for initial review. The Committee will make recommendations to the WSGLT Board to approve the most competitive projects. Depending on when you submit an application, final approval could take up to 5 months. WSGLT staff will provide regular updates on the status of your application. As always, please reach out if you have questions.

*\*\*All information provided will be kept confidential and not distributed outside of the organization without applicant consent. \*\**

## General Information

Date:

Ranch Name:

Ranch Ownership (please provide legal name for all owner(s)):

Physical Address of Property:

Mailing Address:

County:

Primary Contact:

Phone:

Email:

Are you a member of the Wyoming Stock Growers Association, Wool Growers Association, other agricultural organizations, or local organizations? Which one(s)?

How did you find out about the WSGLT?

# Property Details

## Acreage of Property

<b>Deeded Land</b>	<b>Associated Lease Acres</b>
Irrigated cropland/hayland:	BLM:
Improved pasture:	Forest Service:
Native rangeland:	State Land:
Forests:	Private:
Wetlands, ponds, reservoirs:	
Total Deeded Acreage:	Total acres of leased lands:
Total Ranch Acreage (Deeded + Leased):	

### **Proposed Acres for Conservation Easement:**

Legal Description (Township, Range, Sections; include as attachment if needed):

Directions to Property:

**Please include a map with proposed boundaries of conservation easement**

## Intent and Goals

Please describe your interest in completing a conservation easement with WSGLT.

How will a conservation easement further your landownership goals?

What is your desired timeline for placing a conservation easement on your property?

What current development threats are present near or bordering your property?

Do you currently have any mortgages or liens on the property? *(Mortgage holders will need to subordinate their interest to the conservation easement.)*

## Conservation Easement Details

Are you pursuing a conservation easement with another land trust?

For Purchase Easement Applications:

- Estimated market value of the property (prior to a conservation easement):
  
- How did you determine this valuation?
  
- Expected conservation easement value:

*\*\*Conservation easement values are ultimately determined by a qualifying appraisal. Appraisers are contracted to assist with initial value assessment, funding appraisal, and IRS-qualifying appraisal\*\**

Please list any additional structures (residences, outbuildings etc.), if any, that you would like to allow for in the future.

Please list property divisions, if any, that you would like to allow for in the future.

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)

Have you reviewed WSGLT's deed of conservation easement template?

Do you have any concerns with its terms and conditions?

Has a WSGLT staff person or board member visited your property?

Please describe the following.

Current Residences:

Outbuilding (barns, shops, garages, cabins, greenhouses, etc.)

Dump sites or other structures (cell towers, wind turbines, billboards, etc.):

## Agricultural Values

Please describe the agricultural operations on your property.

What are your long-term plans for management of the property? Do you have a generational succession plan in place?

How long has you or your family owned the property (include number of generations)?

Are you, or do you lease your property to, a new or beginning farmer or rancher?

How many people are employed on your property (year-round and/or seasonally)?

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

## Other Conservation Values

Many funding sources are particularly interested in the conservation of wildlife habitat. Please give an overview of the biological and habitat values that your property 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

Please describe the scenic and special values that your property 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



Is this property adjacent to or near other conserved properties or public lands?

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

BLM:

USFS:

State:

Tribal:

County:

Town:

Conservation Easements:

Do you allow hunting or fishing or other access on your land through any formal agreements public or private entities?

Do you own 100% of the mineral rights on your deeded property?

Is there any current or potential mineral development in your area?

*\*Please consult your legal counsel on the potential effects to mineral development on your property.\**

## Additional Comments:

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

## Acknowledgement

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. I understand and acknowledge that this project must be approved by the WSGLT Board, conservation easement valuation is dependent on a qualifying appraisal, and there is no guarantee project funding, timeline, or project completion.

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Signature of Applicant