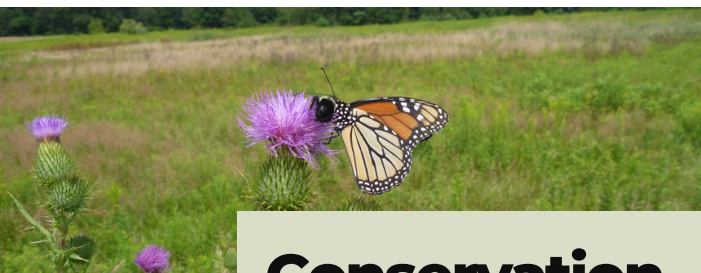


Our Mission

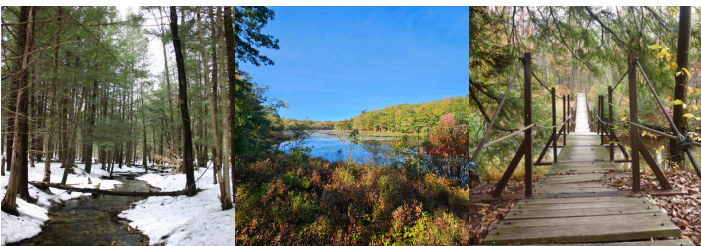


North Branch Land Trust partners with landowners, communities, and stakeholders to conserve and care for Northeastern Pennsylvania's lands and waters.



Conservation Priorities

- Wildlife habitat
- Forests
- Agricultural lands
- Streams, ponds
- Scenic vistas and landscapes



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What is a Land Trust?

A land trust (or conservancy) is a charitable organization that works cooperatively with landowners to acquire land or easements and/or manage land or easements for conservation purposes.

Land trusts also work to ensure that land acquired or placed under easement is properly conserved. They seek to bring lasting conservation benefits—permanent improvements—to communities.



Conserving Land

What private landowners need to know to get started



visit us at nblt.org



What is a Conservation Easement

A conservation easement *conserves* land in the public interest, but the land stays in the *possession and control* of the private landowner.

A conservation easement is established by *mutual agreement* between a landowner and a land trust or government. The easement limits certain uses of the land in order to achieve the landowner's particular *conservation objectives*.

A conservation easement does not create a right for public access to a conserved property.

Getting Started

Contact North Branch Land Trust at info@nblt.org or give us a call at 570-310-1781.

Our stewardship staff will talk you through the process to ensure that your conservation objectives are met.

Protection Areas of a Conserved Property

Highest Protection Area: where the promotion of biodiversity and wildlife habitat is of prime concern—areas that are intended to be left wild or undisturbed.

Standard Protection Area: where the property will be available for a variety of open-space uses (such as active recreational, agricultural, and forestry uses) but will have limited Improvements.

Minimal Protection Area: where a higher degree of human activity (including some construction) will be permitted.

Why Conserve?

Improve air, soil, and water quality as well as storm water management

Sustainably manage forests, fields, and soils

Protect native habitats and species

Preserve the beautiful vistas that make NEPA special

Steward the lands, waters, wildlife and vistas you hold dear

Potential tax benefits

Who else might you want to talk to about Conservation Easements?

- Current NBLT Easement Holders
- Financial Planner or Tax Advisor
- Lawyer or Estate Planner



Text for this brochure was developed from **WeConservePA's** incredible database. Learn more about easements, land trusts and more at conservationtools.org.

