



Scenic Hudson preserves land and farms and creates parks that connect people with the inspirational power of the Hudson River, while fighting threats to the river and natural resources that are the foundation of the valley's prosperity.

A champion for the valley since 1963, we are credited with launching the modern grass-roots environmental movement. Today Scenic Hudson continues to help make the Hudson Valley a great place to live, work and play by protecting and enhancing the region's world-class beauty, working farms, and vibrant city and town centers. We seek to promote a region-wide community with a shared resolve to become a model of sustainable economic opportunity and resiliency in the face of climate change. To date Scenic Hudson has created or enhanced more than 65 parks, preserves and historic sites up and down the Hudson River and conserved more than 40,000 acres.

Contact Scenic Hudson today to learn more about how conserving your land can help you achieve your long-term goals for your property. Call 845 473 4440 or email us at info@scenichudson.org.



Scenic Hudson • One Civic Center Plaza Suite 200
Poughkeepsie, NY 12601 • 845 473 4440
ScenicHudson.org

Explore Your Options with Scenic Hudson

As a not-for-profit land trust committed to protecting the Hudson Valley's majestic landscapes for more than 50 years, Scenic Hudson has worked with landowners throughout the region to achieve their goals for conserving land. In addition to outlining the different tools available for protecting your property, we can work with you to develop and implement a land protection strategy tailored to your particular personal and financial needs.



What Will Your Property Look Like in 100 Years?



Will You Shape Your Land's Future?

Real estate markets have their ups and downs, but over the long term, development pressures eventually find their way to rural landscapes. When they do, the natural features that make your property unique may well be erased—unless you take action to shape your land's future while it's still under your care.

Whether you own a working farm, a forest or a waterfront estate, by planning ahead, you can ensure that the essential features of your property are forever protected—while allowing for limited, responsible development in the future, if you wish. In addition to offering peace of mind, conserving your land may yield significant financial benefits.



What Are Your Long-Term Goals for Your Property?

Although a handful of people can make long-term decisions about their land without regard to practical or economic considerations, most property owners have family members, financial objectives, plans for future improvements and other needs that must be considered.

Whether you wish to bequeath your property to multiple family members, sell a portion to help fund your retirement, generate near-term cash to pay off a mortgage, encourage continued agricultural or forest production, or meet other specific needs, a range of land conservation strategies and tools are available to help you achieve your long-term goals for your land.

Which Conservation Tools Are Right for You?

A **Conservation Easement**, which can be donated or sold to a land trust, is a perpetual restriction that lets you maintain ownership and private use of all your acreage, while ensuring that your land's important natural features are permanently protected. Many conservation easements also allow for limited future development. As a legal instrument that attaches to your property's deed and runs with your land forever, a conservation easement ensures that future owners of your property will honor your wishes to protect the land's natural resources and limit its development. Donating a conservation easement may yield substantial income and property tax benefits*, while selling an easement can generate significant capital—without selling the land you love.

A **Sale or Gift of Land for Conservation**, where you sell (or donate) some or all of your property to a land trust, ensures that your land's natural resources will be forever protected. If you donate or sell land, you may continue to enjoy its natural beauty and use it for recreational purposes—such as hiking—while shedding the responsibility of owning, maintaining and paying property taxes on the transferred land. Donating land for conservation purposes can yield substantial income tax benefits*. In some instances, selling land for conservation may be possible.

*Consult your professional tax advisor to learn more about the tax benefits that may be available to you.

[ScenicHudson.org/yourland](https://www.ScenicHudson.org/yourland)