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## **FREE MARCH 25 WORKSHOP GIVES LANDOWNERS NEW TOOL TO CONTROL PROPERTIES' FUTURE USES**

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Did you know landowners can preserve all or part of their ranch and farm land from development even after they pass away? Or that they can arrange for part of their land to be preserved indefinitely while allowing other parts to be used for various purposes? Conservation easements provide a way to customize these types of agreements to suit the needs and desires of each individual landowner.

LCRA is sponsoring a free conservation easement workshop on Friday, March 25, from 1 to 4:30 p.m. at the American Legion Hall, 200 Legion Road, in Llano. Registration is not required in advance, but takes place immediately before the workshop at 12:30 p.m. Learn how conservation easements can help you plan ahead to conserve land, about the potential tax benefits of conservation easements, the role of land trust organizations in conservation easement agreements and more.

"A conservation easement is a flexible and effective way to conserve and protect private property," said Bobby Humphrey, LCRA natural resources conservation coordinator. "It's a legal agreement that ensures property will be managed according to the landowner's wishes for years into the future."

It also may qualify the landowner for tax benefits. To qualify for tax benefits, easements must be granted in perpetuity to either a nonprofit 501(c)(3) publicly supported tax-exempt conservation organization -- commonly called a land trust -- or a government agency involved in land and water conservation.

"These easements can be tailored for a few acres or a few thousand acres and can help protect scenic vistas, historic buildings, wildlife habitat or ranchland, for example," Humphrey said. "More landowners in Texas are conserving their lands with this instrument, and we are getting the word out about the program and its benefits."

A conservation easement is a restriction landowners voluntarily place on specified uses of their property to protect natural, productive or cultural features. The landowner will retain legal title to the property and determine the types of uses to continue and those to restrict.

The property can still be bought, sold and inherited, but the conservation easement is tied to the land and binds all present and future owners to its terms and restrictions.

For more information, call Humphrey at 1-800-776-5272, Ext. 7155, or send an e-mail to [bobby.humphrey@lcra.org](mailto:bobby.humphrey@lcra.org).

The event is being coordinated by LCRA. Co-hosts include the Llano County USDA Natural Resources Conservation Service, Llano County Soil and Water Conservation District, Llano County, Hill Country Conservancy, Hill Country Land Trust, Texas AgriLife Extension Service, Texas Land Conservancy and Texas Land Trust Council.

### **About LCRA**

LCRA is a nonprofit conservation and reclamation district that provides energy, water and community services to Texans. Created by the Texas Legislature in 1934, LCRA has no taxing authority and operates solely on utility revenues and service fees. LCRA supplies electricity to more than 1.1 million Texans through more than 40 wholesale customers. LCRA also provides many other services to the region. These services include managing floods, protecting the quality of the lower Colorado River and its tributaries, providing parks and recreational facilities, offering economic development assistance, operating water and wastewater utilities, and providing soil, energy and water conservation programs.

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