



PERMANENT LAND PROTECTION

www.wildriversconservancy.org

INTRODUCTION

UNDERSTAND YOUR OPTIONS

As a landowner in the St. Croix Watershed, it is extremely important to think about and plan for the future of your woodland property. Are you planning on passing your land on to your heirs? Maybe you are thinking of selling your land? Whatever option you choose, it is important to ensure that your land stays natural and beneficial to the environment. One way to do so is to preserve your land with permanent land protection. Read on to learn about your options!

SCENIC EASEMENTS

For those of you who live along the St. Croix National Scenic Riverway, you may already have a scenic easement on your property. A scenic easement, according to the Wild and Scenic Rivers Act, "...means the right to control the use of land (including the air space above such land) within the authorized boundaries of a component of the wild and scenic rivers system, for the purpose of protecting the natural qualities of a designated wild, scenic or recreational river area, but such control shall not affect, without the owner's consent, any regular use exercised prior to the acquisition of the easement." The goal of establishing a scenic easement is to preserve the view of a natural area. To discover if your land is protected under a scenic easement, contact St. Croix National Scenic Riverway's Lands Specialist Laura Hojem at 715-483-2261.



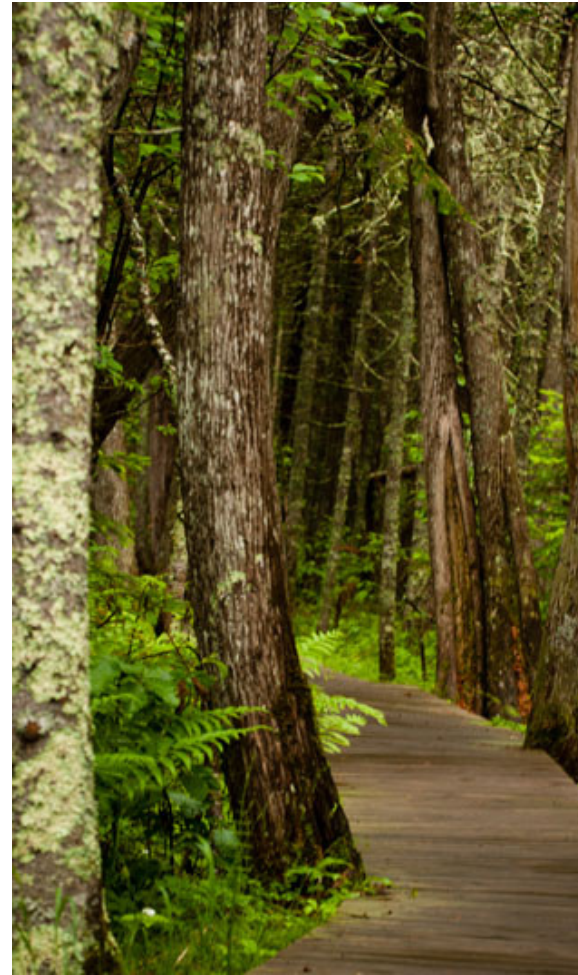
FOR MORE ABOUT THE WILD AND SCENIC RIVERS ACT, VISIT RIVERS.GOV/WSR-ACT.PHP



CONSERVATION EASEMENTS

Conservation easements are legal agreements between you and a local land trust or government agency that protects the natural features of your land by restricting development and other specific activities on all or parts of your land. The restricted activities depend on the conservation values that are established by the easement. Some examples of conservation values that may be established by a conservation easement are open space, wildlife habitat, and the scenic features of your land. With a conservation easement, you retain the rights to own and manage your land as long as it stays within the restrictions of the agreement. Therefore, you also keep the right to sell your land or pass it on. However, depending on how long the easement lasts, the easement will be passed on with the land. Because this agreement is voluntary, it is up to you to choose the easement that best suits your needs. Some easements last decades, whereas most are permanent and remain when the land is sold. Some examples of conservation easements in Minnesota and Wisconsin include...

- Agricultural Conservation Easement Program (ACEP)
- Conservation Reserve Enhancement Program (CREP)
- Minnesota Forests for the Future
- Forest Legacy Program (FLP)
- Reinvest in Minnesota (RIM)
- Healthy Forests Reserve Program (HFRP)
- Local land trusts, such as the Minnesota Land Trust and The Trust for Public Land



FEE-TITLE ACQUISITIONS

To decide to sign a fee-title acquisition is to decide to sell the full rights of your land to a land trust or government agency. In doing so, the land is permanently protected for future generations, often by being converted into conservation and natural resource land. Examples of programs and agencies that work with fee-title acquisitions include the Wisconsin DNR, the Minnesota DNR, and the land trusts such as Trust for Public Lands.

WANT TO LEARN MORE? CONTACT US AT
WILDRIVERSCONSERVANCY.ORG OR
CALL US AT (715) 483-3300.