



# WESTERN RESERVE LAND CONSERVANCY

Forestry & Conservation Easements

January, 2022

# Our Mission



To provide the people of our region with essential natural assets through land conservation and restoration

# Our Work



**Natural Areas Preservation**



**Agricultural Conservation**

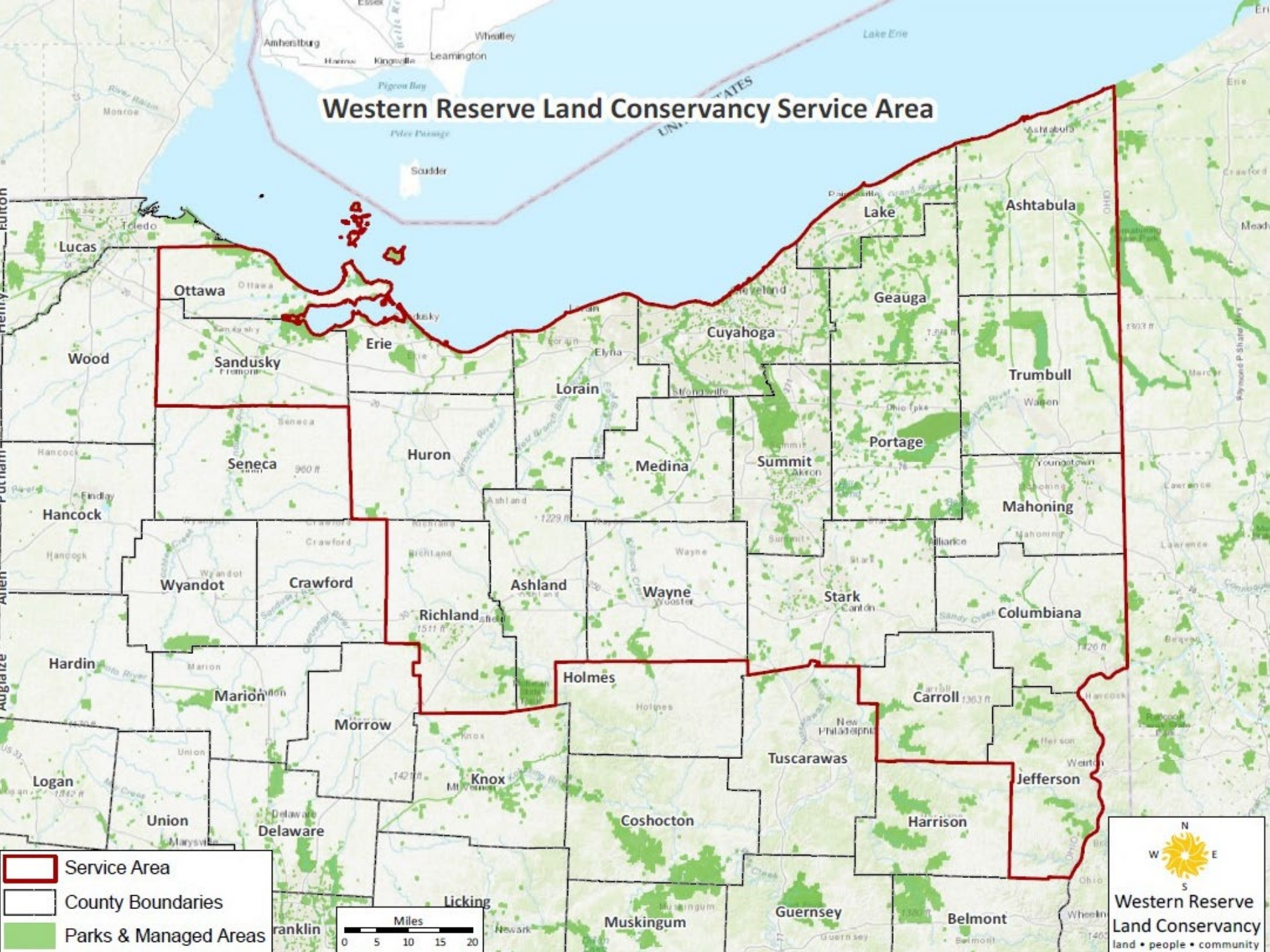


**Urban Revitalization**

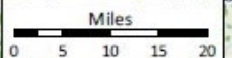


**Restoration**

# Western Reserve Land Conservancy Service Area

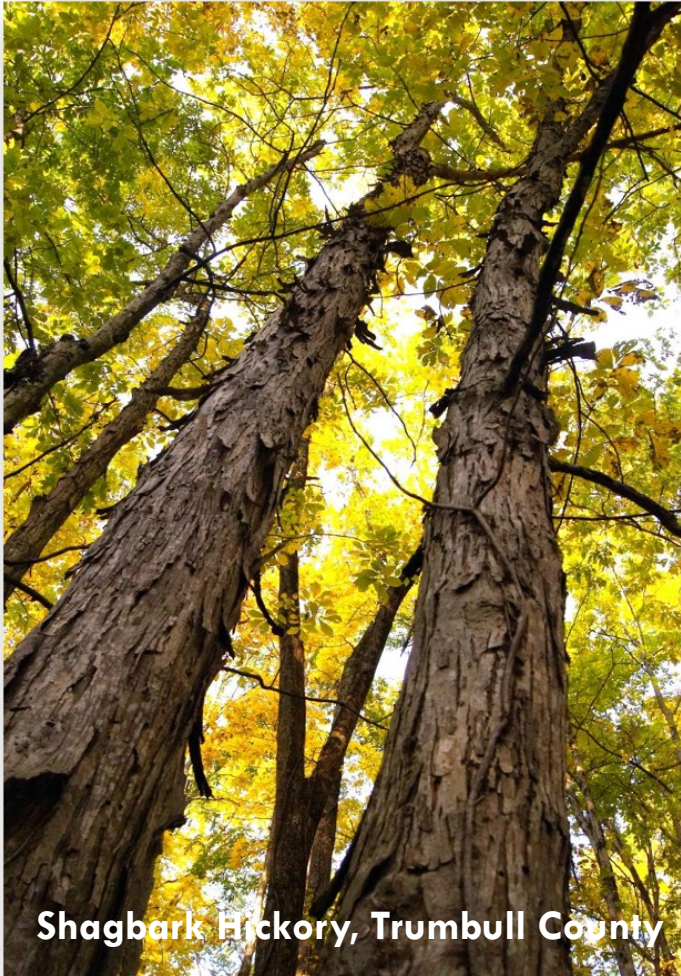


-  Service Area
-  County Boundaries
-  Parks & Managed Areas



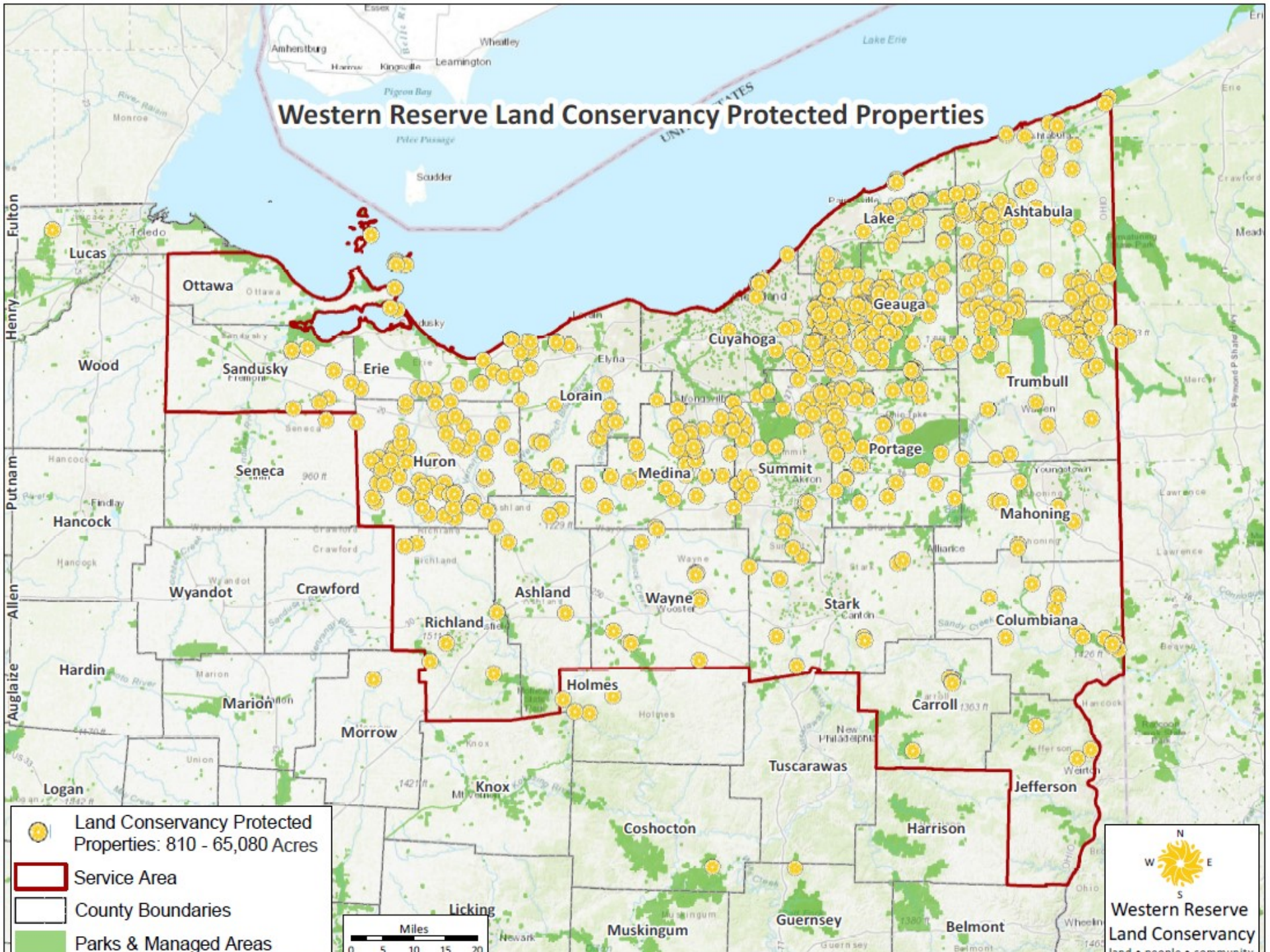
Western Reserve  
Land Conservancy  
land • people • community

# Our Success

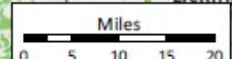


- ❑ Created more than **193 public parks**
- ❑ Created **15,557 publicly accessible acres**
- ❑ Protected **290 working farms**
- ❑ Conserved **34,823 acres of farmland**
- ❑ Permanently conserved **846 total properties**
- ❑ Permanently protected **67,637 acres**

# Western Reserve Land Conservancy Protected Properties



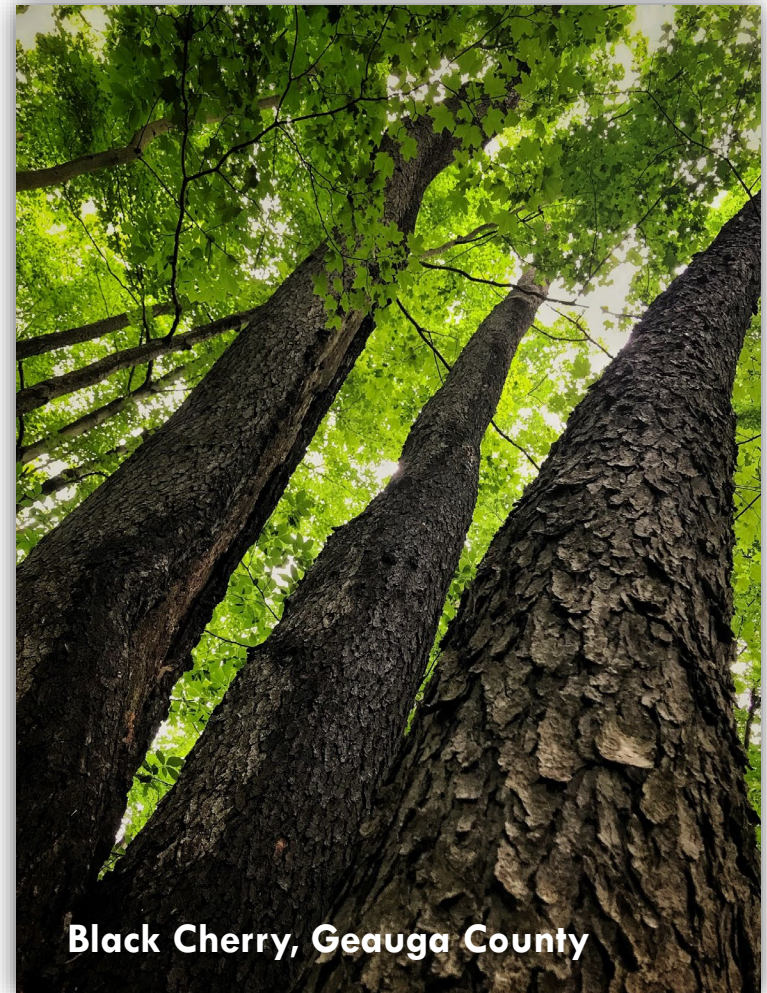
- Land Conservancy Protected Properties: 810 - 65,080 Acres
- Service Area
- County Boundaries
- Parks & Managed Areas



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# Land Protection Project Types

- Conservation Easements
- Agricultural Easements
- Creation of Public Parks
- Conservation Buyer Program



# Easements



- Voluntary agreement between the landowner and WRLC
- Permanent
- Limits most but not all development
- WRLC monitors/defends in perpetuity
- Typically donated but sometimes purchased
- 20 acres or greater
- Substantial income tax and sometimes property tax benefits



# Common Easements Myths...



Tulip Poplar, Lake County

- ❑ WRLC owns the property (not true)
- ❑ Allows public access (not true)
- ❑ No hunting (not true)
- ❑ Oil & gas prohibited (not true)
- ❑ Farming is prohibited (not true)
- ❑ No homesites (not true)
- ❑ Timbering is prohibited (not true)

# Types of Forestry Management

- ❑ Commercial timber sales
- ❑ Species specific wildlife
- ❑ Habitat specific
- ❑ Maple sugar production
- ❑ Scenic views / fall colors
- ❑ Old growth forest
- ❑ Young successional forest
- ❑ Hunting
- ❑ Invasive species removal



Eastern Cottonwood, Lake County

# Easements & Forestry

- For landowners with forestry reservations in their easements
- Long-term Forest Management Plan developed by professional forester
- Timber Harvest Plan developed with landowner, professional forester, and WRLC staff
- Utilizes best available forestry BMPs
- Designed to maximize the sustainability and profitability of the forest



American Sycamore, Lake County

# Easement Forestry Goals



- Fulfill the goals of the Forestry Management Plan
- Complete a good cut
- Focus on single tree and small group removal
- Eliminate diameter limit cutting, overcutting, high grading, and clear cutting when unnecessary
- Strategically locate log landing areas, skid roads and stream crossings
- Remove and fix ruts, sawdust piles, and any waste products or unused material
- Set in motion another quality cut in the future

# Final Things to Consider

- The landowner has full control over the type of cut and it's timing
- WRLC receives no proceeds from the cut
- Taxes on the sale of the timber can be sheltered by correctly timing the sale with the implementation of a conservation easement
- WRLC staff is available to assist with the development of the management plan and help the landowner monitor the cut
- The ultimate goal of the easement language is to ensure a good cut and that a future cut is profitable



Cucumber Magnolia, Lake County

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# Thank You!



Brett Rodstrom

Vice President of Eastern Field Operations

440-867-6659 [brodstrom@wrlandconservancy.org](mailto:brodstrom@wrlandconservancy.org)