



## **DONATED EASEMENT** **PRELIMINARY APPLICATION**

Dear Landowner(s):

Thank you for your interest in protecting your land! Bluegrass Land Conservancy (BLC), a nationally accredited land, works in 26-counties in Kentucky. BLC permanently protects land through conservation easements. An easement-

- is a voluntary legal agreement between a landowner and a land trust;
- protects land from development in perpetuity;
- allows for preservation of natural habitats, scenic views, and agricultural space;
- can be tailored to each landowner based on their desired outcomes or needs of the land;
- may have significant financial benefits, such as a federal income tax deduction.

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Please provide Bluegrass Land Conservancy with the following information:

Name of Legal Landowners:

Contact Information and Mailing Address:

Physical Address of Property:

Approximate Acreage of Property:

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# General Information

## 1. Physical Property Address -

Please note if mailing address is different from physical property address.

## 2. Farm Number(s) and Tract Number(s) Generated by FSA Office

Farm #(s)

Tract #(s)

## 3. Property Owner(s) - Note: The name, address, e-mail and cell phone number must be provided for all owners of the property as listed on the deed. The individual listed first shall be designated as the Primary Contact for all communications. Note: If the legal landowner is an LLC or corporation, the contact information for all members of the LLC or corporation must be included in this application.

Name:

Address:

City/State/Zip:

Telephone:

E-mail:

Name:

Address:

City/State/Zip:

Telephone:

E-mail:



Name:

Address:

City/State/Zip:

Telephone:

E-mail:

Name:

Address:

City/State/Zip:

Telephone:

E-mail:

**4.** Please attach additional pages in this format if more than four owners are listed on the deed:

Parcel Address:

Deed Book

Page #

Parcel Address:

Deed Book

Page #

Parcel Address:

Deed Book

Page #

Parcel Address:

Deed Book

Page #



5. Is the entire parcel accessible from a public road or is there sufficient legal access to the entire parcel? If the parcel can only be accessed via an adjacent parcel, please attach the recorded easement providing access to the farm.

☐ Property is accessed from a public road

☐ Property has legal access via another parcel

6. Is the property subject to any access easement in favor of another property or subject to any claim of adverse possession?

☐ Yes

☐ No

If yes, please indicate:

7. Please list any mortgages, liens, encumbrances, leases, easements and/or options on the property.

8. Are there any existing leases or easements on the property for any of the following: utilities, mineral rights, mining, oil and gas exploration, neighbor access, cell phone tower agreements, etc.? BLC will need to review the terms of any existing leases or easements.

☐ Yes

☐ No

If yes, please list the type of leases and/or easements and attach a copy of each. If applicable, please provide a survey or map of the eased or agreement location(s). Please note that BLC cannot accept an application if there is a mining, oil, or gas exploration lease.

9. Please list any contingencies the landowner wishes to make BLC aware of such as landowner dispute issues, estate settlement and planning, the property being owned by a life estate, or other circumstances that may affect the property.

10. Are you applying to the program as part of a batch application with other landowners of adjacent properties? (Attach additional sheets as necessary).

☐

Yes

☐

No

If yes, with whom?

Address of Adjacent Property:

Total approximate acreage of all properties in the batch:

11. Do you have a Farm Succession Plan or similar plan established to address farm viability for future generations?

☐

Yes

☐

No

12. Is there a railroad that crosses through or across your property boundary? If yes, please mark the approximate location on the aerial map provided by the landowner.

☐

Yes

☐

No

13. Is any part of the property leased or used by others for agricultural production?

☐

Yes

☐

No

If yes, please indicate:

Acres

Usage

Lessee

*\*Please note that BLC allows farms to be leased for agricultural production but the lessees may need to sign a subordination agreement prior to closing.\**

14. Is the property being actively farmed?

☐

Yes

☐

No

15. If the property is not being actively farmed, does the property have the immediate potential to be farmed?

☐

Yes

☐

No

16. Agricultural Infrastructure - Please list any and all agricultural structures or infrastructure on the property, including approximate square footage of all structures.

17. Do you anticipate the need to add housing on your farm? Please indicate your existing and anticipated housing needs below:

☐ Primary Residence Exists      or      ☐ Primary Residence Requested

☐ Number of Existing Additional Residences:

☐ Number of Additional New Residences Requested:

☐ Approximate Square Footage of each Residence(s) located on the Property:

☐ Mark on the aerial map provided by the landowner (or BLC, upon request by the landowner) the location(s) of all Existing Residence(s) and all location(s) of contemplated New Residence(s).

*\*Please note all Residences, both Existing Residences and New Residences, must be contained within Limited Building Areas, typically two-acres in size, but can be adjusted during negotiations with BLC to fit your needs.\**

18. Are the farm roads paved or unpaved on the Property? If paved, please mark on the aerial map provided by the landowner (or BLC, upon request by the landowner) the location(s) of paved farm roads.

☐ Yes, farm roads are paved.

☐ No, farm roads are not paved.

19. Do you anticipate the need to divide your farm? Please indicate how many future divisions you anticipate:



20. Please provide an approximation of how many acres of each of the following categories exist on your farm (leave blank if the answer is zero):

Acres of Cropland:

Acres of Pastureland:

Acres of Hay:

Acres of Forest:

Acres of Ponds  
and Lakes:

Acres of Paved  
Surfaces:

If cropland exists on the farm, please list types:

If livestock exists on the farm, please list types:

21. Does the property contain special natural features such as unusual flora or fauna, geologic areas, cliffs, wildlife habitats, sinkholes, etc.? If yes, please describe and provide photographs or documentation and/or indicate on the provided aerial map.

☐

Yes

☐

No

22. Is the property adjacent to; or within 1/2 mile of; or within 1 mile of; a property currently protected with a conservation easement held by BLC or any other conservation organization? Please note BLC staff can verify this for you if you are unsure.

☐

Adjacent to

☐

Within 1/2 mile

☐

Within 1 mile

☐

Unsure





**23.** Is the property adjacent to; or within 1/2 mile of; or within 1 mile of; a park, nature preserve, nature sanctuary, historic site or other land that has been designated for long-term natural resource use, conservation or preservation purposes? Please note BLC staff can verify this if you are unsure.

☐ Adjacent to      ☐ Within 1/2 mile  
☐ Within 1 mile      ☐ Unsure

Please list the name and location of park, nature preserve, nature sanctuary, or other land that has been designated for long-term natural resource use, conservation or preservation purposes.

**24.** Is the property listed on the National Register of Historic Places or the National Register of Historic Districts?

☐ Yes      ☐ No      ☐ Unsure

If yes, please list the name of the Historic District/Place:

If no, is the property eligible for the National Register?

☐ Yes      ☐ No      ☐ Unsure

If you answered yes to any of these questions, please attach any relevant documentation you may have to your application.

**25.** Is the property designated as a National Historic Landmark?

☐ Yes      ☐ No      ☐ Unsure

Name of Landmark:

If you answered yes, please attach any relevant supporting documentation.

26. Does the property contain any registered or significant archaeological sites? If so, please describe and provide independent official documentation and/or history.

27. Is the parcel located on a local, state or federal designated scenic byway or highway? Please note BLC staff can verify the information for you if you are unsure.

☐ Local      ☐ State      ☐ Federal  
☐ Unsure      ☐ No

Name of Road, Byway, or Highway:

28. Does the property contain any other special scenic features such as unique or significant viewsheds, tree canopies, endangered species, groundwater springs, etc.? (You may also attach photographs or other relevant documentation):

☐ Yes      ☐ No      ☐ Unsure

If yes, please describe briefly:

29. Is the property part of a scenic viewshed visible from a publicly owned land such as a park, nature preserve, sanctuary or historic site? Please note that BLC staff can verify this for you if you are unsure.

☐ Yes      ☐ No      ☐ Unsure

If yes, list name of scenic viewshed:

# Applicant Signature(s)

All persons listed on the deed(s) must provide a signature on this application (Attach additional sheets if necessary). If all persons listed on the deed(s) are unable to sign at the time of the application, please have the person designated as the Primary Contact (as designated in Question 3 on page 4 of this application) sign on behalf of all parties.

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Mail or Hand-Deliver Application to:

Rosalind Streeter  
Bluegrass Land Conservancy  
450 Old Vine Street, Suite 200  
Lexington, KY 40507

Email Application to:

Rosalind Streeter  
*Conservation Project Manager*  
rstreeter@bluegrassconservancy.org