

WHY A CONSERVATION EASEMENT?

“I love standing and listening to all of the birds, insects, and wildlife that have made our land their home. I find comfort in knowing that since our land is protected through the conservation easement program, this land will never be disturbed or disrupted from its natural state.”

—Alice Sittler, landowner



ABOUT THE NRD

The Lower Platte South Natural Resources District is one of 23 districts in the state of Nebraska formed in 1972 for the purpose of managing the state's natural resources, with an emphasis on watershed management. Programs and activities include all areas of natural resource management and development: tree planting, flood protection, wildlife habitat, stream bank stabilization, environmental education, land treatment, water monitoring and many others. The districts are partially funded by property taxes and governed by a board of directors—elected representatives who serve four-year terms. The NRD system is local government working to protect local natural resources. The Lower Platte South NRD includes nearly all of Lancaster and Cass counties and parts of Seward, Saunders, Otoe, and Butler counties.



LOWER PLATTE SOUTH
natural resources district

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The Lower Platte South NRD is an
Equal Opportunity Provider and Employer

CONSERVATION EASEMENT PROGRAM



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www.lpsnrd.org

WHAT IS A CONSERVATION EASEMENT?

A conservation easement is a document recorded at the Register of Deeds, which specifies how a property can be used by present and future owners. It may allow activities such as cattle grazing, farming, harvesting trees, planting trees and grass, or building structures. It is a way to preserve and/or enhance current uses of the property regardless of the property being a farm, wetland, prairie, woodland, open space, or a combination of these. The easement may specify that the land be managed in its natural state with no further development.

HOW DO I ESTABLISH A CONSERVATION EASEMENT ON MY LAND?

The owner of the property may sell, donate, exchange or will the conservation easement to either a governmental body, or any charitable corporation or trust whose purposes include protecting natural or scenic land. The Lower Platte South NRD is a governmental agency which currently holds several conservation easements. Other organizations which may hold conservation easements are the Nebraska Game and Parks Commission, the Platte River Trust, the Audubon Society, Nebraska Land Trust, or any incorporated city or county.

ADVANTAGES TO LANDOWNERS

An easement is a way to ensure land will be preserved. In addition, the easement may provide a real estate tax advantage and the owner could anticipate a reduction in future real estate taxes.

