Budget Amendment for Conservation Easements

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Land Conservation Requests

Request from FY27 Fund 224 for Transaction Costs:

- Battle Forest - $6,000 supplement
- Sluder Branch Farm - $62,900

Request from Open Space Bond* for easement acquisition:

- Brown Legacy Farm - $135,500
- Cedar Hill Farm - $284,000
- Saddlebrook Farm - $107,750

*Matching funds for Agricultural Growth Zone Grant

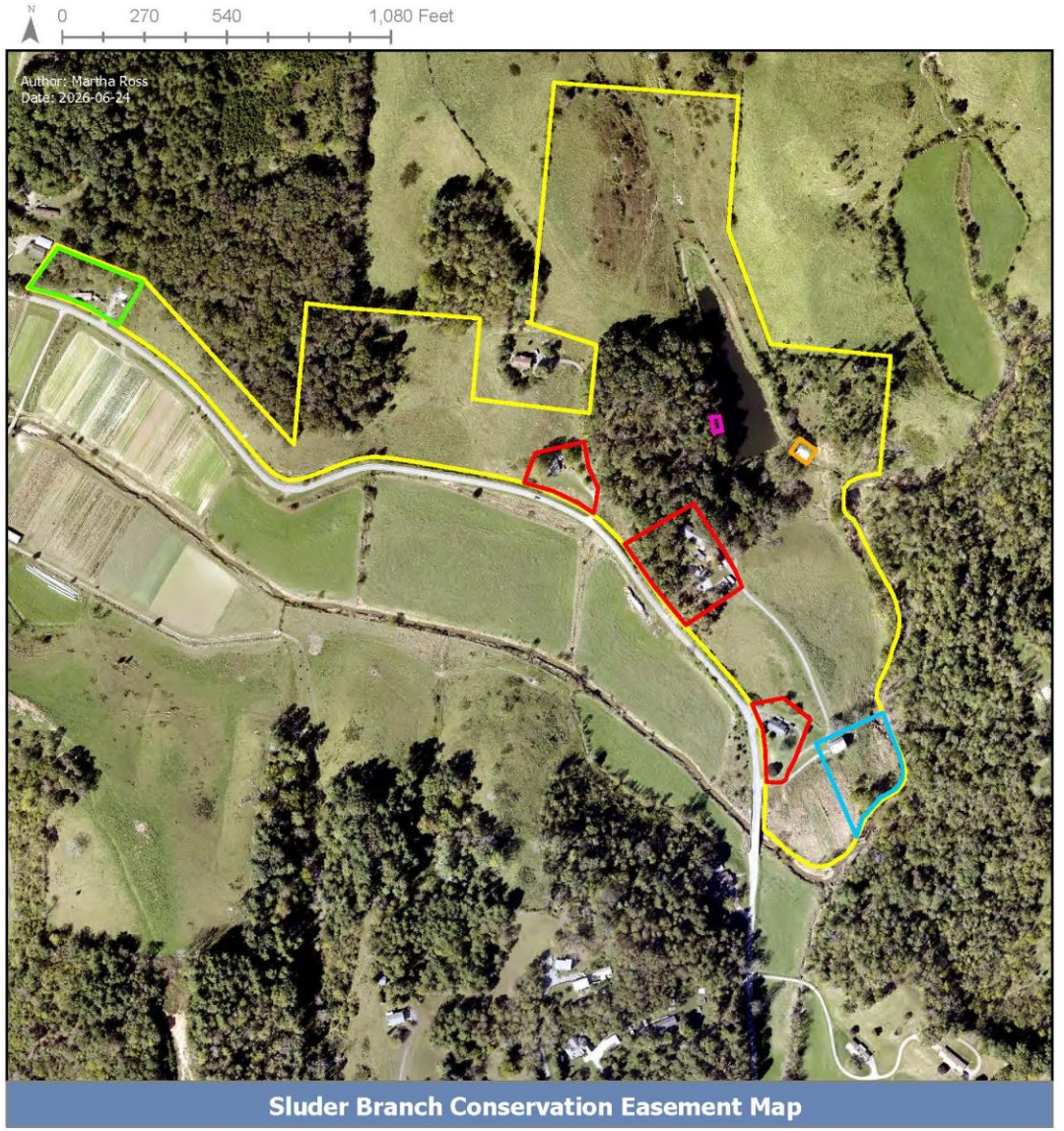
Sluder Branch Farm

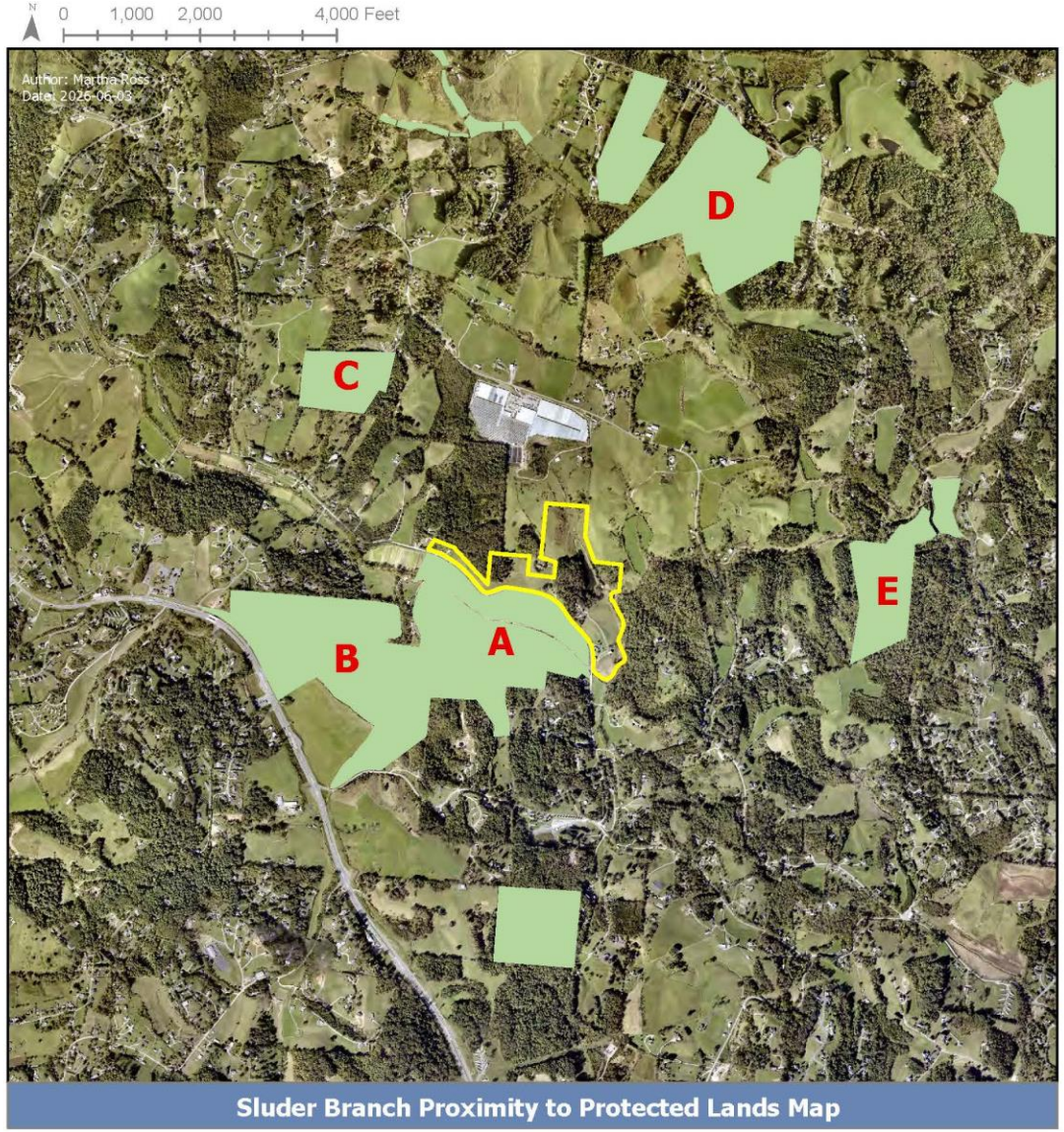
+/- 59 acres on Sluder Branch Road

- **Project status: Initiation**
  - Approved by Agricultural Advisory Board
- In the Leicester-Sandy Mush Conservation Focus Area
- 52% Prime Agricultural Soils
- Working Cattle Farm
- Adjacent to significant conserved lands

TOTAL PROJECT COST: $ 634,900

- **Transaction costs (current request): $62,900**
- Acquisition Funding:
  - 50% Charitable Landowner Donation: $286,000
  - 50% Open Space Bond: $ 286,000 (estimate for future request)





Sluder Branch Farm

Proximity to Protected Lands

A – Watalula Farms (SAHC)

B – Sycamore Valley (BC)

C – Penley Farm (BC)

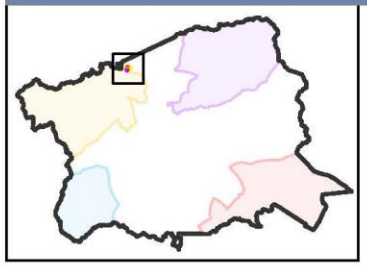
D- Ridgeview Farms (SAHC)

E – Walton easement (SAHC)

Cedar Hill Farm



Cedar Hill Farm Conservation Easement Area



- Easement Boundary (59.98 acres)
- FBE #1 Farmstead (0.96 acres)
- FBE #2 Farmstead (1.02 acres)
- FBE #3 Future Residential (1.00 acres)
- FBE #4 Future Residential (1.00 acres)
- FBE #5 Farmstead (0.12 acres)

59.98 acres on Cedar Hill Rd, Alexander

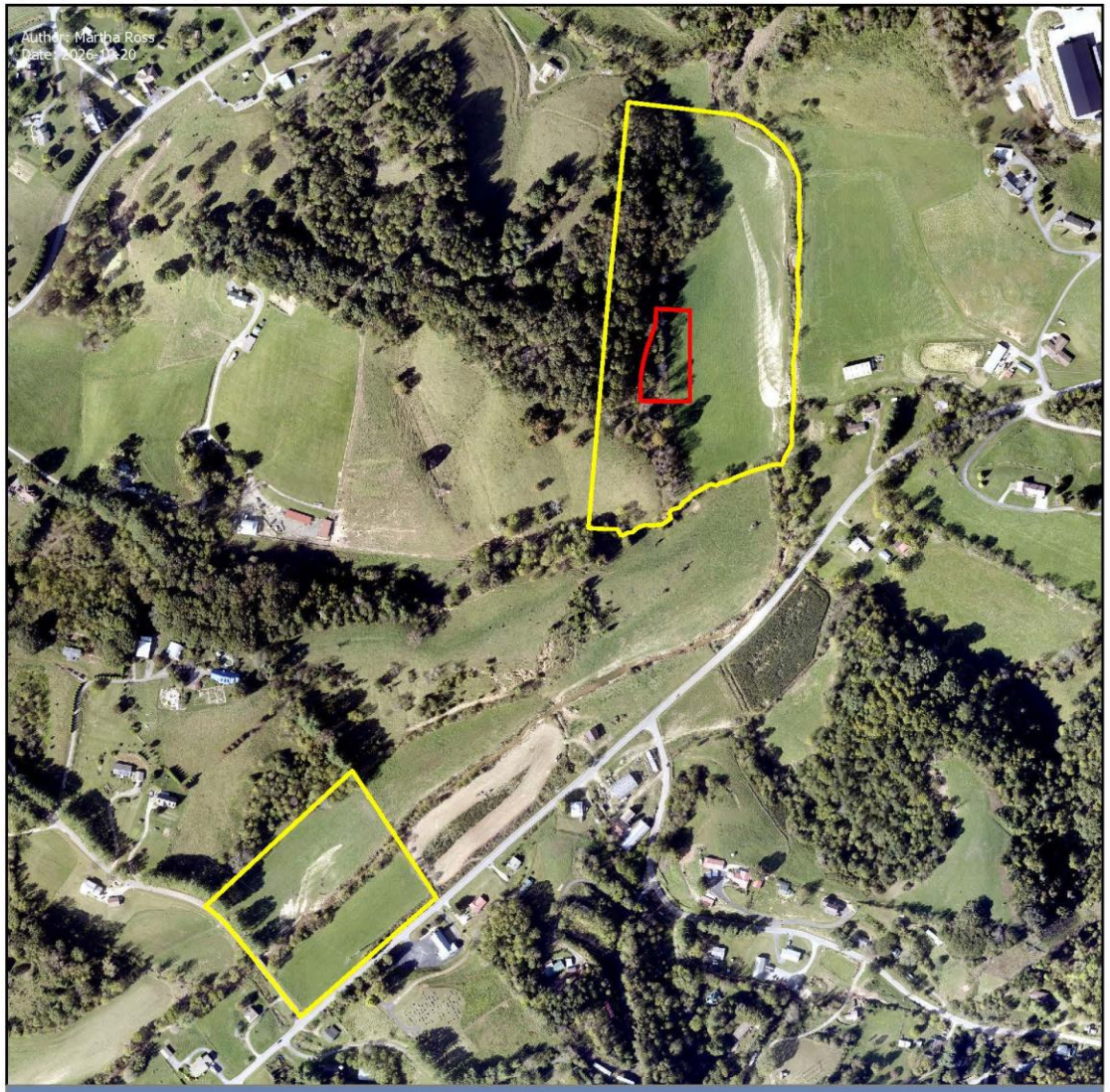
- **Project status: Preparing for closing**
- Cattle and hay production
- 53% prime soils
- Bordered by the Sandy Mush Game lands
- Northeastern portion fronts the French Broad River
- Meets 5 of the 7 Open Space Bond eligibility criteria

TOTAL PROJECT COST: $1,192,300

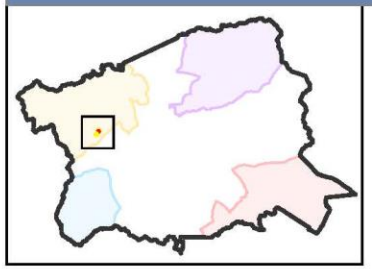
- Transaction costs: $56,300
- Acquisition Funding:
  - 50% Charitable Landowner Donation: $568,000
  - 25% Agricultural Growth Zone Grant: $284,000
  - **25% Open Space Bond: $284,000**

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Brown Legacy Farm



Brown Legacy Farm Conservation Easement Area



Conservation Easement Boundary (25.2 acres)
FBE #1 Farmstead (1.00 acre)

25.2 acres on Newfound Rd, Leicester

- **Project status: Preparing for closing**
- 73% prime soils
- Crop fields for hay
- Scenic Viewshed protection
- Newfound Creek runs through the Property
- Leicester – Sandy Mush Conservation Focus Area
- Meets 5 of the 7 Open Space Bond eligibility criteria

TOTAL PROJECT COST: $588,800

- Transaction costs: $46,800
- Acquisition Funding:
  - 50% Charitable Landowner Donation: $271,000
  - 25% Agricultural Growth Zone Grant: $135,500
  - **25% Open Space Bond: $ 135,500**

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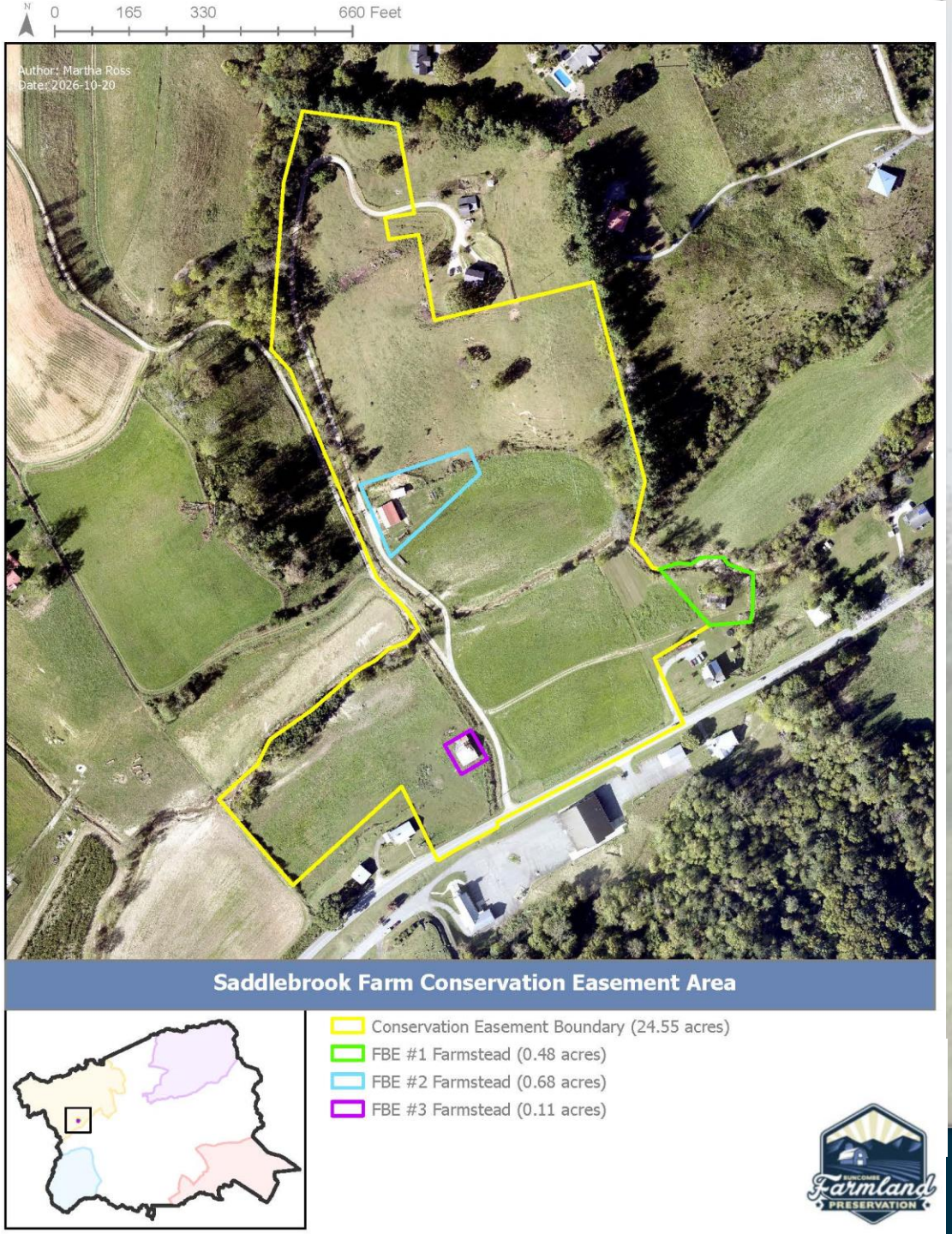
Saddlebrook Farm

24.55 acres on Newfound Rd, Leicester

- **Project status: Preparing for closing**
- 64% prime soils raising cattle and growing hay
- Viewshed Protection along a commuting road
- Newfound Creek runs through the Property
- Conservation Focus Area
- Meets 5 of the 7 Open Space Bond eligibility criteria

TOTAL PROJECT COST: $481,500

- Transaction costs: $50,500
- Acquisition Funding:
  - 50% Charitable Landowner Donation: $215,500
  - 25% Agricultural Growth Zone Grant: $107,750
  - **25% Open Space Bond: $107,750**



BUNCOMBE COUNTY

Easement Project Budgets

Owner	Size	Region	Funding	Transaction Costs	Bond Easement Purchase
Sluder Branch Farm	59	Leicester	FY27 CE funds	**$ 62,900**	Request to come once appraisals complete
Battle Easement - Supplemental TC	-	Candler	FY27 CE funds	**$ 6,000**	Previously funded by bond
Brown Legacy Farm	25.2	Newfound	AGZ/Bond	Previously funded	**$135,500**
Saddlebrook Farm	24.55	Newfound	AGZ/Bond	Previously funded	**$107,750**
Cedar Hill Farm	59.98	Alexander	AGZ/Bond	Previously funded	**$284,000**
Total FY 27 Funds				**$ 68,900**	
Total Open Space Bond Funds					**$527,250**

2022 Open Space Bonds

Total Bond Funds	**$30,000,000**
Project Funds Allocated*	$23,901,803
Admin Funds Allocated	$937,213
Projects Pending Future Approval	$2,442,775
Remaining Unallocated	**$2,718,209**

*Today's request for board action does not change the amount of project funds allocated because projects will be funded by previously budgeted Agricultural Growth Zone Match.



Request for Board Action:

Approve Conservation Easement funding requests

- $68,900 from FY27 Fund 224
- $527,250 from Open Space Bond