THE KATY LAND TRUST
(PRESERVING FARMS AND FORESTS ALONG THE KATY TRAIL)
THE KATY TRAIL

• Began as the Missouri-Kansas-Texas (MKT) railroad line

• Abandoned in the 1980’s

• Pat and Edward “Ted” Jones made donation to State of Missouri to create Katy Trail State Park

• Now the longest Rails-to-Trails project in the US

• Estimated over 400,000 visitors annually
The Katy Land Trust seeks to preserve agricultural lands, forests, river bluffs, and natural areas in the 150 mile corridor along the Katy Trail from Boonville to St. Charles.
Missouri, the state with the second highest number of farms in the country, lost over 100,000 acres in the past quarter-century to development.

Agriculture Conservation Easements can help protect our Agricultural Heritage, Natural Beauty, Natural Resources, and our Economy.
WHAT IS AN AGRICULTURAL CONSERVATION EASEMENT?

A voluntary legal agreement between a landowner and a land trust that permanently protects farming as a way of life while the landowner continues to own the land and utilize it for production purposes.
The purpose of an Agricultural Conservation Easement is to safeguard the agricultural values of a working farm or ranch by limiting future development or other land uses incompatible with the conservation values.
HOW DOES A CONSERVATION EASEMENT PROTECT FARMLAND?

Typically, an Agricultural Conservation Easement restricts development, subdivision and harmful land uses to the degree necessary to protect the agricultural production and conservation values.
Tax Benefits and/or financial compensation are often available. Agricultural Easements can be an integral step in succession planning.
Landowners still hold title to their property and the rights of ownership, including the right to sell the property, lease the land, use as collateral, leave it to their heirs, and the right to privacy.

Farming and ranching activities are allowed and a protected conservation value in the easement.
HOW LONG DOES A CONSERVATION EASEMENT LAST?

An Easement “runs with the land” meaning it will remain in place even after the property changes ownership.
HOW IS A CONSERVATION EASEMENT VALUED?

The easement restricts certain property rights, and the value of the conservation easement is the difference between the value of the highest market value for the property before the easement, and the market value of the property after the easement is in place. This is called the “before and after” approach to valuation. The “after” value typically reflects the easement’s value.
The value of an easement may be donated or sold (if funding is available), or some portion of the value donated with the remaining portion sold.

There are potential tax benefits for both estate taxes and income tax. The affect on property taxes and capital gains taxes should also be considered.