

## Leaving a lasting legacy of land for the northwoods...

The Northwoods Land Trust (NWLTL) is a 501c3 nonprofit organization that assists private landowners in protecting their natural, undeveloped lands in northern Wisconsin. Today over 15,000 acres of land and 80 miles of shoreline is preserved - forever.

### OUR MISSION:

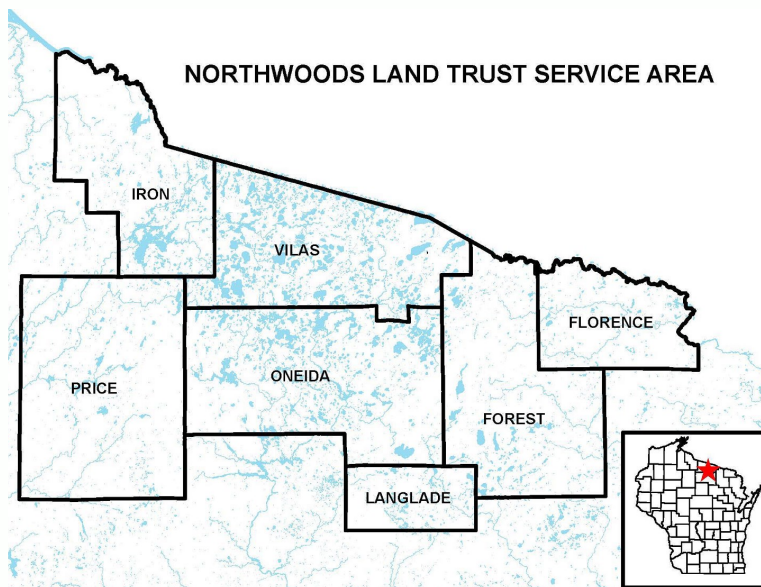
To permanently conserve natural shorelands, woodlands and other natural resources to benefit present and future generations in Vilas, Oneida, Forest, Florence, Iron, Price and Langlade Counties.

### What is a land trust?

A land trust (or "conservancy") is a nonprofit organization that permanently conserves land through conservation easements with private landowners, and also owns and manages their own conservation lands for the benefit of the public. Land trusts typically work in partnership with private landowners, government agencies, and other conservation organizations. Oversight of the land trust is through a volunteer board of directors and an optional land trust accreditation program. There are approximately 50 land trusts in Wisconsin and 1,700 nationwide.



Our region has one of the highest concentrations of inland freshwater lakes in the world, a truly globally significant natural resource. Lakes are being developed at one of the fastest rates in the state. Join our efforts to protect our woods and waters for current and future generations.



### NORTHWOODS LAND TRUST'S CONSERVATION PRIORITIES:

- \* Large stretches of lake and river shoreline
- \* 'Wild' lakes with little to no development
- \* Mature and old-growth forests
- \* Bogs and wetlands
- \* Important plant and animal habitat
- \* Unfragmented forest lands
- \* Areas adjacent to already conserved lands



**NORTHWOODS  
LAND TRUST**

**Protecting the  
Woods & Waters  
of Northern Wisconsin**

PO Box 321, 519 E. Wall St.  
Eagle River, WI 54521  
(715) 479-2490  
**NORTHWOODSLANDTRUST.ORG**

Visit [www.gatheringwaters.org](http://www.gatheringwaters.org) to learn more about the efforts and service areas of WI land trusts.

## Do You Love the Northwoods?

Please join our efforts to protect land and conserve natural resources by supporting the Northwoods Land Trust (NWLT).

Since 2001, NWLT has helped area landowners protect **15,000+ acres** and **80+ miles of lake and river shoreline**. NWLT oversees private land protection agreements called conservation easements, and owns and manages its own conservation areas.

Visit our website at [northwoodslandtrust.org](http://northwoodslandtrust.org) to view our conservation areas that are open to the public year-round for exploring nature on land and in water.

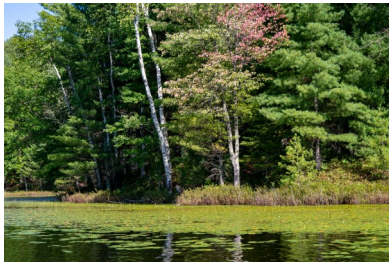
## Ways to Get Involved

### Become a Member / Donate

Annual membership contributions and general donations are tax-deductible and help NWLT protect and care for land year-round. Memberships make great gifts as well. You can also offer gifts of stocks, bonds, IRA distributions, and donor-advised funds.

### Volunteer

Volunteers assist indoors and outdoors with mailings, photography, trail work, and monitoring of conservation properties.



By Mark Bugnaski

### Legacy Planning

Planned gifts can include naming NWLT in your will, as a life insurance beneficiary, and the transfer of real estate and other assets through your estate planning.

Call us at (715) 479-2490 or email [nwlt@northwoodslandtrust.org](mailto:nwlt@northwoodslandtrust.org) for details.

## Are You a Landowner?

NWLT offers a number of voluntary conservation options with flexibility to meet your needs while providing lasting benefits.

**Conservation Easements**  
Perpetual land protection agreements, called "conservation easements," are formed between a landowner and the land trust to permanently protect a property's natural values and resources. The land remains private property, is taxed accordingly, and is managed by the landowner. It can only be improved or developed to the extent specified in the agreement.



The property can be sold or passed down to heirs, with the easement attached to the deed. The land trust monitors the property annually to ensure the terms of the agreement are upheld.

### Land Donations

Donating sizable property for conservation leaves a legacy that lasts long after we're gone. Some prefer to donate land in their wills, while others gift their property up front to take full advantage of income and estate tax deductions.

### Trade Land for Resale

Donation of properties that are not eligible for permanent conservation can serve as 'trade lands.' The land is donated to NWLT for the purpose of resale, with the proceeds supporting NWLT's conservation projects and programs.

### Other Strategies

Bargain sales of land, limited development strategies, or entering into the Wisconsin Managed Forest Law, are options to consider.

## Donation/Membership Form

*Give to Protect the Northwoods*

Yes, I want to support the Northwoods Land Trust!

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

### Contribution amount (tax deductible):

- |                                |                                     |
|--------------------------------|-------------------------------------|
| <input type="checkbox"/> \$25  | <input type="checkbox"/> \$250      |
| <input type="checkbox"/> \$35  | <input type="checkbox"/> \$500      |
| <input type="checkbox"/> \$50  | <input type="checkbox"/> \$1000     |
| <input type="checkbox"/> \$100 | <input type="checkbox"/> \$ (other) |

Please send me information on:

- ☐ Protecting my land
- ☐ Becoming a volunteer
- ☐ How to include NWLT in my will

Make checks payable & remit form to:

*Northwoods Land Trust  
PO Box 321, Eagle River, WI 54521*

**Thank you for  
your support!**



**NWLT**

To donate by credit card, visit  
[www.northwoodslandtrust.org](http://www.northwoodslandtrust.org)