



Lloyd Thomas' Price County Wildlife Project

Lloyd Thomas of Chicago, Illinois, spent three years searching for the perfect recreational property in northern Wisconsin. "I found a lot of places that were already built up, but I didn't want to be where there were houses every 150 feet," Lloyd said. "I was looking for a place where there was water involved, substantial acreage and a lot of privacy." He found such a place in Price County.

Thomas grew up in Milwaukee and went to school at the University of Wisconsin-Madison. He worked in the insurance industry in Milwaukee, Chicago and Minneapolis, then recently retired back to Chicago.

Lloyd feels fortunate to have acquired the 240 acres of old farmland, upland hardwood timber and tamarack/spruce swamp near Park Falls. Now he'd like to see that land protected. He is currently in the process of teaming up with the Northwoods Land Trust to place a conservation easement on it.

"I got the property because I wanted a place in the country away from the bustle of the city, where I could have my own wildlife preserve," Thomas explained. "I wanted to be able to engage in habitat management and improvement activities that would enhance the property for wildlife and so I could enjoy hunting and fishing. I always wanted a place in northern Wisconsin, so I did it."

"The person who owned the property before me was thinking of developing it into a campground and wanted to mine the gravel," Thomas said. "He did do some mining, but I am having good success in planting some cover on it to reclaim the site. Now you can hardly tell that mining was done. The prior owner got too ambitious though, and the bank got the property. I bought it from the bank."

Lloyd bought the land seven years ago and built a beautiful log home five years ago. Not all went according to plan though. Just a few days prior to moving furniture into the home, he got a phone call from the builder - a faulty space heater had burned his new home to the ground. They had to start all over again.

"I've done a lot of transplanting of trees, especially around the house," Thomas noted. "I like the idea of having a corridor of trees surrounding the drive when you come in. It is going to take a long time before the trees develop to that point, but you might as well start now."

"I planted a perimeter of trees around the main open field to discourage shining of deer," he said. "I maintain and mow trails and planted clover on all the trails and in the upper meadow I cleared and built some additional edge cover for grouse and deer."

Hunting, fishing and cross-country skiing are Lloyd's favorite activities on the property. "I put up woodduck boxes by some of the ponds in hope of having them nest here. We get a wide variety of ducks and mergansers that rest here, as well as loons on the lake every year."

Thomas' property encompasses about two-thirds of the shoreline of 35-acre Buckman Lake, as well as a small stretch of natural shoreline on 5-acre Coulee Lake.

"I planted brown, brook and rainbow trout in the lake as well as some bass a few years ago, and I'm putting 50 more



(Continued on page 2)



Lloyd Thomas' conservation easement will protect the natural shoreline of 35-acre Buckman Lake.

PURPOSE:

The Northwoods Land Trust (NWLTT) promotes conservation by private landowners of natural shorelands, woodlands, wetlands and other natural resources, as public benefits for present and future generations. The Northwoods Land Trust covers areas of Vilas, Forest and Oneida Counties and the surrounding regions.

Northwoods Land Trust Goals:

- To provide education on voluntary conservation options for private landowners.
- To utilize voluntary conservation options to conserve and protect natural resources in the northwoods region.
- To promote conservation by private landowners of natural shorelands on lakes, rivers and other waterways for protection of water quality, fish and wildlife habitat, erosion control, and natural scenic beauty.
- To promote conservation of private woodlands and encourage private landowners to manage their forest lands in an ecologically sustainable manner.
- To serve as a legal entity to accept perpetual stewardship for secure conservation agreements with private landowners, such as easements, land donations and property acquisitions.
- To implement a systematic and site-specific monitoring program to ensure compliance with NWLT agreements and protection of NWLT-owned lands.
- To seek support in the form of donations, grants, endowments and memberships.

NWLT Logo: Carolyn Burch
Newsletter Design: Gene Welhoefer
Newsletter Editor: Bryan Pierce

Private Lands *(continued from page 1)*

smallmouths in this year. There are sunfish, crappies and bullheads that are stunted. My hope is that the trout would chow down on them and balance things out a little bit.”

Thomas found out about conservation easements through a friend in Chicago who has 500 acres in Michigan and had placed a conservation easement on his land. “It seems to achieve two things. You don’t have to worry about your land being ‘uglified’ when you pass on or sell it. It seems to me there is a lot of land abuse where unattractive things are done to the land. A friend of mine used to be in the business of buying land like I have here and selling quarter acre lots for people to camp on, and absolutely wrecked the place - turned it into kind of an amusement park. I would like to make sure that didn’t happen. There are also tax advantages to conservation easements, which I couldn’t overlook. Those are principally my two motivations.”

The land features an historic farm site, so Thomas is interested in the possibility of preserving some of the cultural heritage as well. The place was farmed before World War I, and that original farmer departed around 1962. He had a dairy farm, and he built his home, outbuildings and his barn out of field stone. The home and barn walls are still standing and in relatively good shape considering the amount of time that has gone by.

In working on a draft of a conservation easement, Thomas has been most interested in making sure that additional mining, subdivision and commercial activities did not happen on the property.

On the other hand, the flexibility of a conservation easement would allow him to make sure he will not overly restrict future owners. “If the place were sold, I would like the next owner to have the opportunity to build up to two more dwellings for his family if he wanted to. I’d like to make it attractive to that type of buyer and don’t want to overly restrict what can be done, as long as it is done in the realm of keeping the place viable for wildlife.”

Lloyd Thomas’ vision is now being put into place as the conservation easement language is being drafted. Once in place, Lloyd’s wildlife preserve will continue to be protected long after the property goes to new owners.



Lloyd Thomas (left) and NWLT Board Member Ed Drager discuss conservation easements.

You Can Help!

The Northwoods Land Trust is a non-profit, tax exempt conservation organization. Your gifts of cash, stocks, bonds or other financial support are fully tax deductible as charitable contributions under federal law. Donations of property or conservation easements may also provide tax benefits while promoting the conservation of our northwoods.

The NWLT Spotlight - Tiffany Lyden

Founding Board of Directors member Tiffany Lyden is trading our northwoods lakes for the big sky country of Montana. Lyden has served as Treasurer for the Northwoods Land Trust since its inception. She also helped to coordinate the Regional Lake Leader Workshop where the concept of establishing a land trust for this region was first discussed.

Hired in 1997, Lyden became Vilas County's first full-time Lake Conservation Specialist. In January of 2002 she was promoted as the first full-time Vilas County Conservationist.

Lyden's conservation work has had positive impacts on all of Vilas County's 1320 lakes. She served as coordinator for the Vilas County lake classification and shoreland ordinance revision project, which provided stronger protective standards for shoreland development.

Tiffany provided educational and technical assistance to help numerous local lake groups become organized. These groups are all potential partners with the Northwoods Land Trust as we work together to protect some of the last remaining sections of natural shorelands.

Lyden provided extensive recruitment and training of volunteers to monitor lakes for water clarity, water quality and Eurasian Water Milfoil. She helped develop Adopt-A-Lake student programs with the Phelps School District, North & South Twin Lakes and Big Sand Lake. She has provided extensive educational assistance at annual meetings and lake fair events to the 65+ lake organizations and many other conservation groups in Vilas County.



Tiffany Lyden, founding NWLT Board member and Treasurer, is heading to Montana.

Tiff also coordinated the development of an outstanding videotape program on "Shoreland Restoration: A Growing Solution", and initiated a new cost-share program which is helping numerous lake property owners restore their shorelines.

While we will miss her contributions to the Northwoods Land Trust Board, we refuse to let her entirely jump ship. We consider her on an extended hiatus and hope that in the future we will once again be able to engage her enthusiasm and expertise for the benefit of our lakes and natural resources.

Thank you Tiffany for all of your efforts on behalf of the Northwoods Land Trust, and best wishes as you enjoy life in Montana!



JOIN THE NORTHWOODS LAND TRUST

HELP KEEP THE NORTHWOODS THE NORTHWOODS!

Yes, I want to support the efforts of the Northwoods Land Trust.

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Telephone (w): _____

Telephone (h): _____

E mail Address: _____

Membership Contributions

- | | |
|---|--------|
| <input type="checkbox"/> Individual | \$25 |
| <input type="checkbox"/> Family | \$35 |
| <input type="checkbox"/> Supporter | \$50 |
| <input type="checkbox"/> Founder | \$100 |
| <input type="checkbox"/> Conservator | \$250 |
| <input type="checkbox"/> Steward | \$500 |
| <input type="checkbox"/> Lifetime Legacy | \$1000 |
| <input type="checkbox"/> My additional contribution of \$ _____ | |
| is also enclosed. | |

Interests

- ☐ I have property I may wish to conserve, please send me additional information.
- ☐ I am interested in becoming a volunteer to assist the NWLT. (Please list any special skills or interests).



Please make checks payable to:
Northwoods Land Trust, Inc.
PO Box 321
Eagle River, WI 54521

NWLT Update -

Leveraging Your Membership dollars

A little money goes a long way with the Northwoods Land Trust. With just limited funds in the bank from membership contributions, the Northwoods Land Trust is currently working with private landowners to conserve properties with conservation values of over a million dollars!

Your membership contributions are leveraging donations of conservation easements that will protect thousands of feet of natural lake shorelines and hundreds of acres of forest and wetlands. We don't spend time or money producing glossy magazines. Instead, your dollars go directly toward land conservation efforts right here in the northwoods. You won't find a better value for your conservation contribution.

As a member of the Northwoods Land Trust, you are leaving a vital, living legacy for those who follow. As 2003 membership renewal letters roll out before the end of the year, please consider increasing your level of contribution. As a 501(c)(3) tax exempt organization, any membership contributions or other charitable donations to the Northwoods Land Trust are fully tax deductible.

We need your continuing support, and those of your friends and neighbors, to continue our efforts to protect some of the finest remaining pieces of our northwoods lake country.



NEXT ISSUE: The Northwoods Land Trust is assisting with an easement project for 2004 to conserve over fourteen hundred acres of sustainable forest lands.

For more information on ways to give to protect the northwoods, contact the Northwoods Land Trust, Inc. at P.O. Box 321, Eagle River, WI 54521-0321, call NWLT President Bryan Pierce at (715) 479-7530, or call our local county contacts:

Ed Drager -- (715) 547-6810 (summers)

Roger Sabota -- (715) 369-2283

Cliff Haskins -- (715) 674-2049

Vilas County

Oneida County

Forest County



NORTHWOODS LAND TRUST, INC.
PO BOX 321
EAGLE RIVER, WI 54521-0321

Address Correction Requested

BOARD OF DIRECTORS

Ed Drager

Tom Ellis

Cliff Haskins

Jim Holperin

John Huppert

Tiffany Lyden

Martha Milanowski

Bryan Pierce

Roger Sabota

Willa Schmidt

Mary Schwaiger

Lisa Wood