



# Shoreland Protection Initiative

## Conservation Services for Private Landowners

The Northwoods Land Trust (NWLTL) offers two main conservation options for landowners to leave a lasting legacy. Both are permanent, flexible and offer potential tax benefits.

### OUR MISSION

To permanently conserve natural shorelands, woodlands, wetlands and other natural resources as public benefits for present and future generations in Vilas, Oneida, Forest, Florence, Iron, Price and northern Langlade Counties. Today nearly 80 miles of natural shoreline and 15,000 acres of land is protected in partnership with over 100 families.

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**Land Protection Agreements**, called "conservation easements," are formed between a landowner and a land trust to permanently protect a property's natural resources. The land remains private and is managed by the landowner. A portion of the property may be improved or developed to the extent specified in the agreement. The land can be sold or passed down to heirs, with the easement being attached to the deed. The land trust ensures the terms of the agreement are upheld into the future.

**Land Donations** for conservation purposes are as straightforward as transferring deed ownership to the land trust, with clear title. The natural portion of a property and its shoreline can be separated from a house lot area and gifted to the land trust. NWLT would own and manage the natural areas to protect its wildlife, woodlands, and waterways. Some people prefer to donate land (and in certain cases, their homes) in their wills. *Contact us to learn more.*

### What is a Land Trust?

A land trust (or "conservancy") is a 501c3 non-profit organization that permanently conserves land through conservation easements with private landowners, and also owns and manages conservation lands for the benefit of the public. Oversight of the land trust is through a volunteer board of directors and a land trust accreditation program. There are approximately 50 land trusts in Wisconsin and 1,700 nationwide, collectively conserving two times the area of our national parks combined.

**The Northwoods Land Trust is accredited and committed to serving seven counties in northern Wisconsin.**



Watch our videos featuring landowners who have conserved their land with the Northwoods Land Trust. Find them on YouTube, Facebook and our website.

### Non-Permanent Conservation Services Through our Partners

The State of Wisconsin offers many programs, one being the Managed Forest Law, with property tax incentives for landowners who enroll their private woodlands in the management program.



The Vilas County Land & Water Conservation Department's mission is to halt the depletion of soil resources; protect surface and groundwater from non-point source pollution; provide education, technical, and financial assistance to the citizens of Vilas County. [vilascountywi.gov](http://vilascountywi.gov)

The Vilas County Lakes & Rivers Association works with partner and member family and lake organizations to preserve our beautiful natural waters to achieve its vision of the Northwoods as a place where both people and nature thrive. [VCLRA.org](http://VCLRA.org)

