

Wolterstorff Conservation Easement Summary

What is a Conservation Easement?

A legal contract between a landowner and a land conservancy that allows land to remain in private ownership but permanently protects the conservation values of the property. Each document follows a template that is tailored to the individual property. The conservation easement is permanent and is attached to the deed of the property in perpetuity. The land remains private, and the land conservancy will set up a time to visit, typically once a year, to ensure the restrictions in the easement are being followed.

To protect the conservation values of this high quality property, restrictions have been put into place through a conservation easement held by the Southwest Michigan Land Conservancy (SWMLC). SWMLC is a local nonprofit organization that works with people in the community to improve habitat, protect water quality, support biodiversity, connect people with nature, and help families conserve the land they love.

Website for more information: www.swmlc.org

The Wolterstorff Conservation Easement covers 77 acres of the 80 acre parcel. Therefore there are 3 acres that are unrestricted and can be sold separately or developed as desired.

Restrictions on the 77 acre conservation easement land:

- Subdivision is prohibited
- Commercial activities are limited
- Industrial activities are prohibited
- Building structures -
 - o Structures can be renovated/replaced in the designated Building Envelope area up to a total of 15,000 impervious square feet
 - o Hunting blinds and tree stands can be portable and non-permeant
 - o A bridge may be constructed over Cave Creek
- Cutting vegetation
 - o Timber Harvesting is prohibited
 - o Ecological Restoration is allowed with a written plan
 - o Trails and two tracks can be created and maintained

This list may not be all encompassing, for additional information please reference the full conservation easement document.