



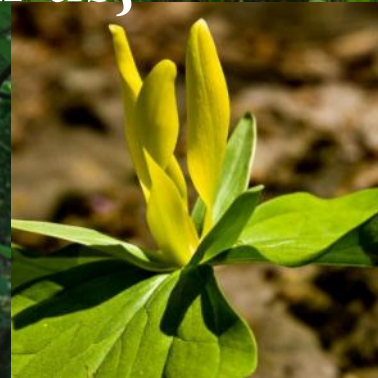
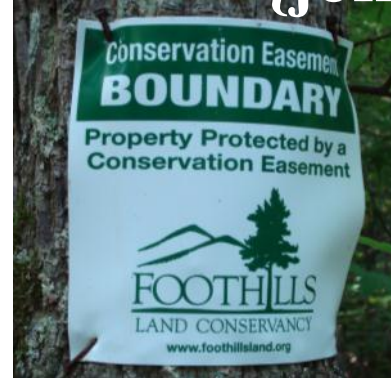
...to watersheds, open spaces and wildlife habitat - East Tennessee's landscape is diverse and worth preserving!



373 Ellis Avenue
Maryville, TN 37804



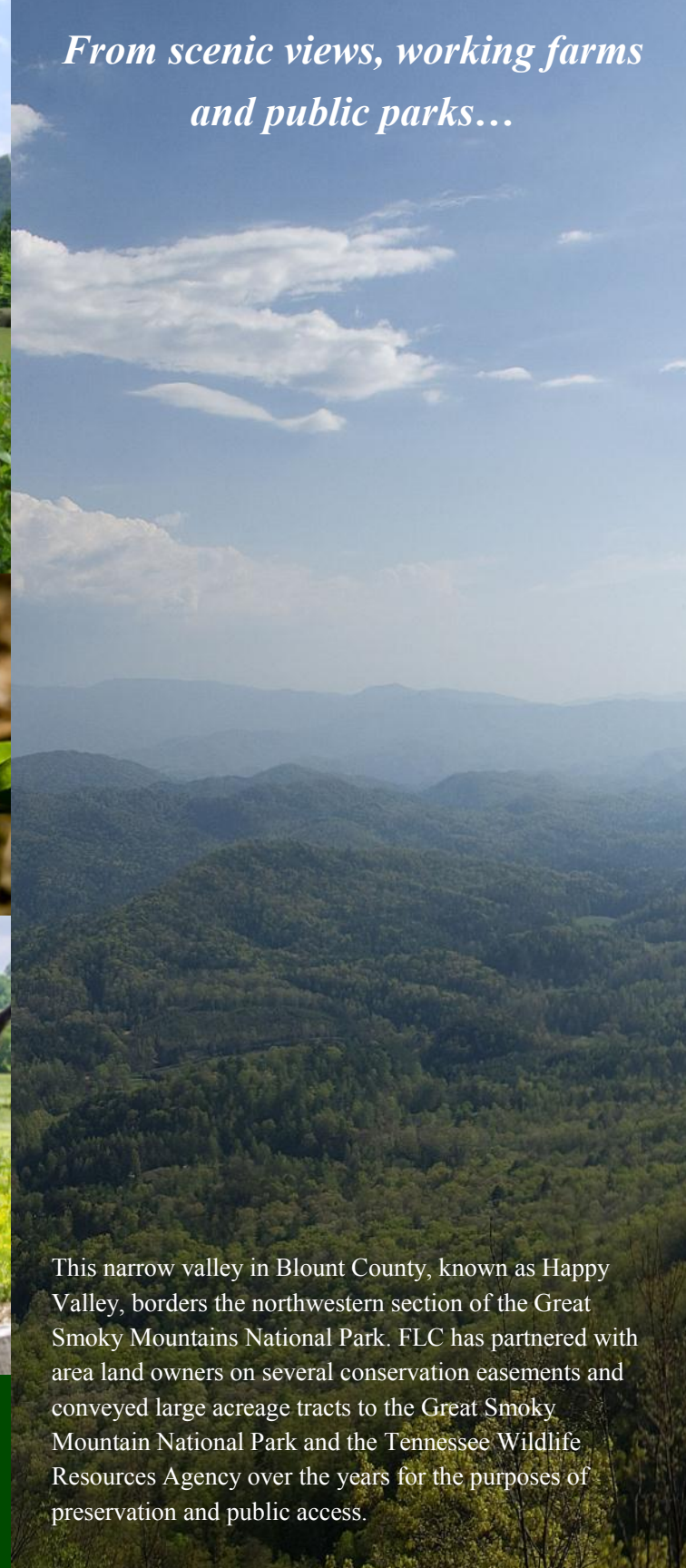
{join us}



Foothills Land Conservancy

Preserving, protecting and enhancing the East Tennessee landscape since 1985...

From scenic views, working farms and public parks...



This narrow valley in Blount County, known as Happy Valley, borders the northwestern section of the Great Smoky Mountains National Park. FLC has partnered with area land owners on several conservation easements and conveyed large acreage tracts to the Great Smoky Mountain National Park and the Tennessee Wildlife Resources Agency over the years for the purposes of preservation and public access.



Catherine Gilreath (left) signs a conservation easement agreement with FLC's Executive Dir. Bill Clabough and Land Dir. Meredith Clebsch.

Conservation easement donor and founding member of Foothills, Gail Harris, takes a tour of her property with Bill Clabough.

East Tennessee Land Conservation Programs

- Finding a resource in Foothills Land Conservancy!

Since 1985 FLC has helped individuals and families protect land, ranging from more than a 1000 acres of mountain land to a 5 acre donation for a city park.

If you own property and are considering preserving it in perpetuity, Foothills can walk you through the process. Preservation methods can include:

Conservation Easements - These agreements are the most popular preservation method for land donors.

This is a legal contract between a landowner and FLC describing the activities that may take place on a property in order to protect the land's conservation value.

Landowners continue to own, use and live on the land. They can also sell the land, pass it on to their heirs or bequeath it to public or private entities.

Fee Simple Ownership (Land Donation) - Landowner grants all property rights, title and interest to Foothills. FLC then owns and manages the land.

Remainder Interest/Reserved Life Estate - Landowner conveys the land to FLC but continues to live or use the property until his/her death. The "remainder interest" in the property then passes to Foothills Land Conservancy.

Devise - Land is conveyed to FLC at the death of a landowner through the landowner's will.

Conservation Easements Question & Answers...

Why do landowners enter into conservation easements?

Love of the land, protection of resources, to keep the land in the family, for tax benefits, etc.

What kind of property can be protected by an easement?

Properties with significant conservation or historic preservation value.

How long does an easement last? In perpetuity; that is, forever. It runs with the land, meaning that the original owner and all subsequent owners are bound by its restrictions.

Are there tax incentives for placing this type of easement on a piece of property? If the donation benefits the public by permanently protecting important conservation resources and meets other federal tax code requirements, it can qualify as a tax-deductible charitable donation.

What else do I need to know? All conservation easements coordinated through Foothills are customized, voluntary, approved by a Board of Directors and monitored at least once a year.

Please call Foothills Land Conservancy's offices at 865-681-8326 for more information.

A region working to preserve its natural places
Your tax deductible contribution will help us preserve the working farms, scenic views and urban parks that make East Tennessee such a special place!

Yes, I would like to become a Friend of the Foothills:

- ___ Monthly, ___ Quarterly, ___ Annually
- \$25 \$500
- \$50 \$1000
- \$100 \$___ Other
- \$250

Please send me more information about:

- Charitable Donations
- Corporate Giving
- Land Protection Agreements (Conservation Easements)
- Estate Planning
- Volunteering
- Other _____

Name _____

Address _____

Phone _____

Email _____

for further information, please contact:

Foothills Land Conservancy
373 Ellis Avenue, Maryville, TN 37804
p) 865-681-8326 f) 865-681-1436
www.foothillsland.org
info@foothillsland.org

About Us

Now in its 26th year as a land trust, FLC has donated or assisted with securing over 10,000 acres of land for local parks and recreation areas. Over 16,000 acres of land has been placed into conservation easement agreements by East Tennessee landowners. FLC now holds over 75 conservation easements in 13 East Tennessee Counties. FLC is a 501(c)(3) non-profit and does not receive any financial support from federal, state or local governments.



Friends of the Foothills

Join FLC and other concerned citizens in protecting and preserving the East Tennessee landscape. FLC always welcomes the donor support of individual, corporate and small businesses. Friends receive our newsletters and an invitation to all of our activities, as well as the satisfaction of knowing they are helping protect the beautiful landscape of our region. FLC welcomes any and all donations. To make an online donation please visit our 'Donate Now' button at www.foothillsland.org. Or you can fill out the adjacent form and mail in your donation.

Creating a Legacy Through Planned Giving

East Tennessee's rural character is diverse, beautiful and worth preserving. Planned gifts provide FLC with a permanent foundation for our East Tennessee land stewardship obligations and future conservation programs. For those whose passion lies in passing on their love of the land to future generations, we hope you will consider supporting FLC through these options:

- ◆ Naming FLC as a beneficiary in a will, trust, insurance policy or retirement plan
- ◆ Providing appreciated assets, securities or land parcels
- ◆ Donating land to Foothills for the purpose of protecting the land's natural conservation values

Front cover images, Happy Valley landscape and blue bird picture courtesy of Mark Lewis at www.mlewisphotovideo.com.