Conservation Easements are the ONLY way to preserve land forever

Purchase of Development Rights

PDR’s – Do they affect land use decisions?

- Zoning
- Comprehensive Planning
- Permanent vs. Temporary decisions
- Preservation of “view sheds”
Preservation of view sheds... what are they worth?
Will there be enough interest?
Adams County’s 10,000 Acre Celebration
May 19, 2002

Applications Received by Round
Adams County Agricultural Land
Preservation Program
Preserved Lands of Adams County

12,187 Acres Preserved (County program)

1,338 Acres Preserved (Land Trust)

13,000 Acres of Outstanding Applications

Why would landowners want to preserve their land?

• Financial Incentive
What is an easement worth?

Fair Market Value $ 10,000 / Acre
Farmland Value $ 6,000 / Acre
Easement Value $ 4,000 / Acre

Pennsylvania Easement Values
Range from $600 to $15,000 / Acre

Adams County Easement Values
Range from $1,025 to $11,400 / Acre

Adams County Values

**Fair Market Value**
Ranges from $2,149 to $12,920

**Agricultural Value**
Ranges from $960 to $2,000 / Acre

**Easement Value**
Ranges from $1,025 to $11,400 / Acre

**Easement Value actually paid**
Ranges from $1.00 to $2,637