

# YOUR LAND DONATION OPTIONS

Donating your land to a land trust is the permanent way to ensure the landscape you love is never paved or subdivided. By choosing conservation over development, you gain the lasting **peace of mind** that your meadows and forests will remain green in perpetuity. This act allows you to **create a powerful legacy**, gifting future generations a preserve of natural beauty while potentially benefiting from significant tax advantages.

## CONSERVATION AND TAX BENEFITS

If you want to preserve your land as greenspace, leaving a legacy forever, the North Georgia Land Trust can accept and oversee conservation of your land on your own terms. At the same time, you are able to enjoy reduced property taxes for your lifetime along with potential federal and state deductions for charitable contributions. **See our FAQ for more info.**

## TRADE LAND DONATION

If your land has little ecological or conservation value for future greenspace, you may donate the property to the North Georgia Land Trust for future sale. The proceeds will only be used to help further our mission to preserve and protect greenspace throughout our region and provide you with potential tax benefits.

## RESERVED LIFE ESTATE

You may donate your home or land to the North Georgia Land Trust **now** and continue to live there through your lifetime. This offers significant tax benefits, including an immediate federal income tax deduction based on the present value of the remainder interest. The donor avoids capital gains taxes on the property's appreciation, lowers the value of their taxable estate, and can continue using the home or farm for life. What a great way to give now and enjoy the continued use of your property!

For more information, call us at (770) 540-5373, email [Info@NorthGeorgiaLandTrust.org](mailto:Info@NorthGeorgiaLandTrust.org), or visit our website at [NorthGeorgiaLandTrust.org](http://NorthGeorgiaLandTrust.org).



PO BOX 3267  
GAINESVILLE, GA 30503  
[WWW.NORTHGEORGIALANDTRUST.ORG](http://WWW.NORTHGEORGIALANDTRUST.ORG)

This information does not constitute tax or legal advice. North Georgia Land Trust does not provide tax, legal or financial counsel. Interested landowners should consult with their legal attorney or tax advisor to evaluate financial considerations of a land donation.