

- **Botetourt County Planning & Zoning**  
5 West Main Street, Suite 100  
Fincastle, VA 24090  
540-473-8320  
[www.botetourt.org](http://www.botetourt.org)
- **Virginia Outdoors Foundation**  
900 South Main Street  
Blacksburg, VA 24060  
540-951-2822  
[www.virginiaoutdoorsfoundation.org](http://www.virginiaoutdoorsfoundation.org)
- **Valley Conservation Council**  
17 Barristers Row  
Staunton, VA 24401  
877-216-1782  
[www.valleyconservation.org](http://www.valleyconservation.org)
- **Western Virginia Land Trust**  
722 First Street, SW Suite L  
Roanoke, VA 24016  
540-985-0000  
[www.westernvirginialandtrust.org](http://www.westernvirginialandtrust.org)

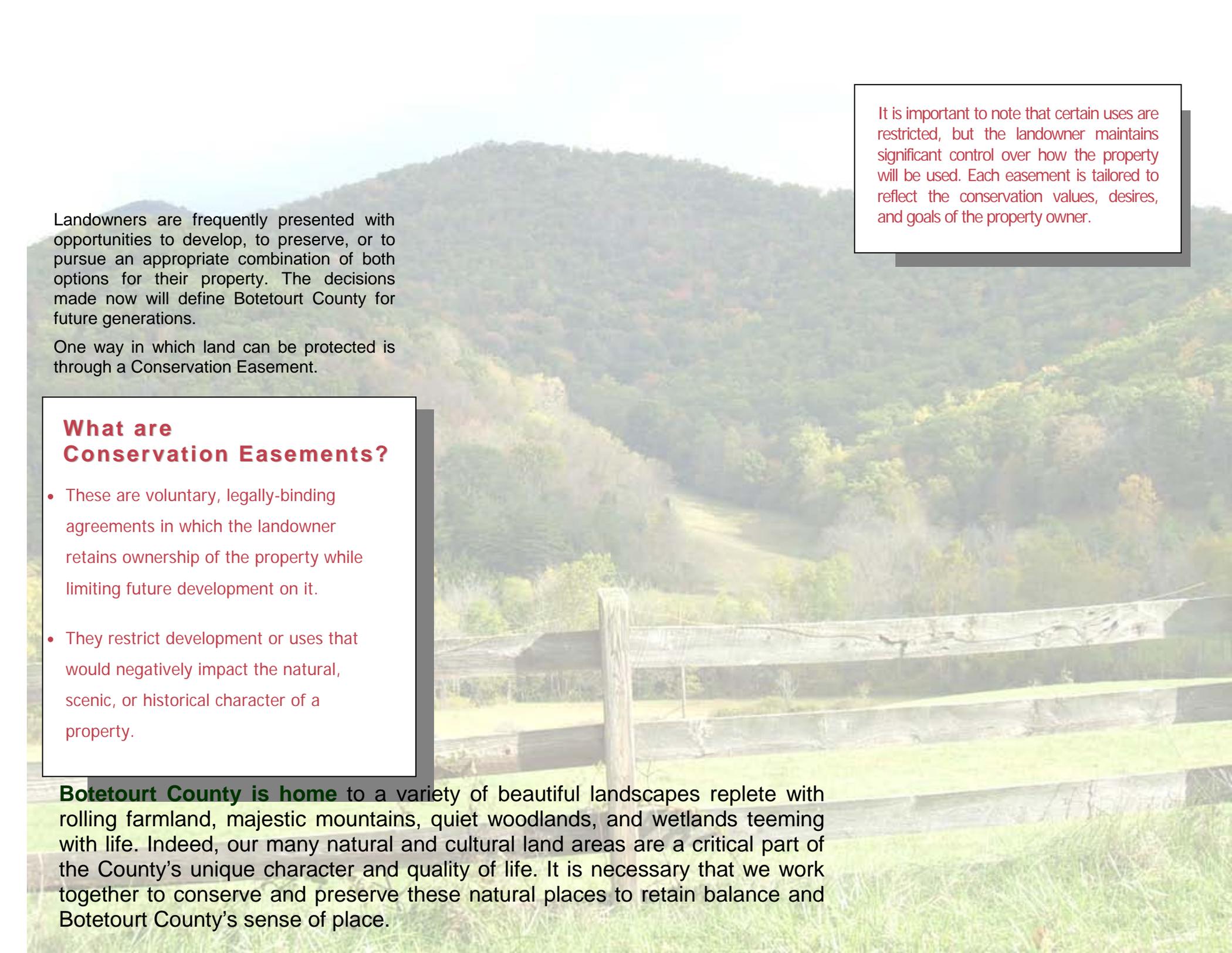
**Botetourt County**  
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Fincastle, VA 24090



Protecting and  
Preserving Your Land  
Through

# Conservation Easements





Landowners are frequently presented with opportunities to develop, to preserve, or to pursue an appropriate combination of both options for their property. The decisions made now will define Botetourt County for future generations.

One way in which land can be protected is through a Conservation Easement.

### **What are Conservation Easements?**

- These are voluntary, legally-binding agreements in which the landowner retains ownership of the property while limiting future development on it.
- They restrict development or uses that would negatively impact the natural, scenic, or historical character of a property.

**Botetourt County is home** to a variety of beautiful landscapes replete with rolling farmland, majestic mountains, quiet woodlands, and wetlands teeming with life. Indeed, our many natural and cultural land areas are a critical part of the County's unique character and quality of life. It is necessary that we work together to conserve and preserve these natural places to retain balance and Botetourt County's sense of place.

It is important to note that certain uses are restricted, but the landowner maintains significant control over how the property will be used. Each easement is tailored to reflect the conservation values, desires, and goals of the property owner.