



LEAVE A LEGACY OF LAND

One of the most meaningful gifts you can leave is the gift of land. Whether it's a beloved family farm, a cherished woodland, a piece of prairie you've nurtured, or even a home in a city, your land can continue to provide wildlife habitat, public access, and natural beauty for generations to come. DALC works closely with landowners to ensure each gift is honored, thoughtfully reviewed, and stewarded in line with our conservation mission.

When you consider leaving land or other property to DALC in your will:

Our team will assess your proposed gift to determine how it can advance our conservation mission of preserving the Driftless.

Work with you and your advisors to explain our review process, share our determination of conservation value, and propose the potential structure of a gift. Potential outcomes for gifts of land and property include:

- **Retain Ownership** and manage as a DALC preserve
- **Transfer Ownership** to another conservation entity
- **Place a Conservation Easement** held by DALC and sell the property for income
- **Sell the property** without conservation protections to advance our mission

If your land is best conserved forever, whether as a preserve or via a conservation easement, DALC will need an accompanying endowment to fund perpetual care.

No matter the disposition of your land, a gift to DALC will always be managed to nurture conservation, restoration, and sound land management in the Driftless Area.

A vertical strip on the left side of the page features a close-up photograph of several pink flowers with prominent orange-brown centers, likely a species of coneflower. The flowers are in sharp focus, with some in the foreground and others slightly blurred in the background, set against a soft green background.

DALC REVIEW PROCESS

DUE DILLIGENCE

Before accepting any gift of land, DALC must conduct a review to ensure the property aligns with our mission and does not pose undue risk. This includes:

CONSERVATION VALUE REVIEW

Assess the specific property to understand its value to conservation in the region. Some factors DALC considers include:

- Location relative to other protected lands
- Presence of rare and endangered species
- Size
- Existing structures and improvements

ENVIRONMENTAL REVIEW

Ensure there are no environmental contamination concerns associated with the property. This assessment involves reviewing environmental databases, hiring a professional environmental consultant to conduct a Phase I Environmental Site Assessment, and requesting disclosures about the property's use history from the landowner.

TITLE & LEGAL REVIEW

Review the property's title history to understand what encumbrances are present, and whether they will diminish the conservation value of the land itself, or the related viability of the gift.

LAND STEWARDSHIP & CARRYING COSTS REVIEW

Calculate annual expenses associated with owning and managing the property as a DALC preserve, of stewarding a permanent conservation easement, or even what staff time it will take to work through the process of selling the property for income if that is determined to be the best outcome for advancing conservation.

APPRAISAL

DALC may obtain an independent appraisal, at our own expense, to assess the value of the gift. Some gifts of land have potential to act as private "match" for grants. If a gift proceeds, the Donor will also need an independent appraisal to determine the value of their "non-cash charitable contribution" for tax purposes.

BOARD OF DIRECTORS CONSIDERATION

The DALC Board and staff leadership team will evaluate findings from the above reviews and determine if and how the proposed gift aligns with DALC's strategic conservation priorities.

STEWARDING YOUR LEGACY

To ensure the long-term care and management of donated land DALC plans to retain as a preserve, or protect with a conservation easement, we typically require an associated cash gift that will grow our Land Management and Forever Funds.

Our Land Management Fund covers direct land care including restoration and annual site management. Our Forever Fund covers the cost of administratively stewarding and legally defending conservation easements and other land we hold.

The amount of this associated donation is tailored to the individual property and may not be necessary if DALC can sell part of a donated property, such as a residence, for income to support the care of the balance of the land. We will work with the landowner and advisors to thoroughly evaluate the property and its management needs, determining the minimum annual funding required and how it can be secured.

IMPORTANT NOTE ON STEWARDSHIP FLEXIBILITY

While DALC honors the donor's intent for land to be managed as a nature preserve, DALC retains the right to sell or transfer ownership of any donated property or easement if future circumstances make continued ownership impractical or inconsistent with DALC's mission.

If DALC sells or transfers a property that was accompanied by an endowment gift for its care, DALC will ensure that the donor's original investment in stewardship continues to benefit the land and conservation in the region. Specifically:

- DALC will continue to generate annual returns from the endowment.
- DALC will make annual grants to the property's new conservation landowner or easement holder to support ongoing stewardship needs.





NEXT STEPS

- ① Complete and return the intent form to DALC.
- ② DALC staff will contact you to begin the review process.
- ③ After reviews and Board approval, final transfer arrangements will be made with your legal counsel.

Please reach out to Angie Buelow at angie@driftlessconservancy.org or 608-930-3525 to discuss your intentions, we're here to honor your wishes.

Shape the Future of the Driftless

Let's Start the Conversation



206 S. Iowa Street
Dodgeville, WI 53533



608-930-3252



Angie Buelow
Director of Development
angie@driftlessconservancy.org



driftlessconservancy.org



GIFT OF LAND INTENT FORM

Thank you for considering a gift of land to Driftless Area Land Conservancy (DALC). This form is not a legal contract but serves as an expression of your intent to donate land. It also outlines the steps required before DALC can formally accept your gift.

Name _____

Address _____

Email _____

Phone _____

M. ROELLI

PROPERTY INFORMATION

Property Location / Address: _____

County & Parcel ID (if known): _____

Estimated Acreage: _____

CURRENT USE (CHECK ALL THAT APPLY):

Agricultural Residential Recreational Vacant / Undeveloped

Other: _____

INTENDED GIFT

I/we intend to donate the property outright to DALC.

I/we intend to donate the property with the understanding that DALC may sell it to further its mission.

I/we intend to donate the property with the hope that DALC will hold and manage it in perpetuity as a preserve.

Other (please describe): _____



DONOR ACKNOWLEDGMENT

I/we understand that:

- DALC must complete all required reviews before accepting this gift.
- DALC reserves the right to decline any gift that does not meet organizational or legal requirements.
- If the property is accepted for perpetual ownership, **an associated cash gift to our Land Management and Forever Funds** is required to support long-term stewardship.
- If DALC sells or transfers a property that was accompanied by an endowment gift for its care, DALC will ensure that the donor's original investment in stewardship continues to benefit the land and conservation in the region.

Signature

Date

Signature

Date
