

Conservation Easements and How They Work

Private property owners can determine how their land will be used in the future by use of legal documents called conservation easements. Conservation easements are tailored to suit the individual needs of the landowner while protecting the natural values of the land.

For example, a landowner may give up the right to log or mine but retain the right to build an additional home site for heirs. Conservation easements prevent subdivision and development of land.

All restrictions in conservation easements are perpetual and stay with the land regardless of ownership.

Owners of easement land must abide by the restrictions stipulated in the easement but retain all other rights of ownership.

Woods & Waters Land Trust accepts only donations of easements. In acquiring the easement, the land trust assumes the responsibility of enforcing easements.

Landowners who forego their development rights by way of conservation easements can apply for tax deductions.



If you own undeveloped property in the lower Kentucky River watershed and are interested in protecting your land, we would like to hear from you.



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mission: protecting the forested lands & riparian areas in the lower Kentucky River watershed to promote sustainable land use throughout the region for the benefit of present & future generations.

photo courtesy of Gene Burch Photography



The Kentucky River

The Kentucky River is a historically, economically, and recreationally valuable part of Central Kentucky.

Its ancient course runs in a north westerly direction, draining 7,000 square miles of land wholly contained within the state of Kentucky.

Today over 700,000 people depend on the Kentucky River for drinking water.

In its last stretch before it reaches the Ohio River, the Kentucky River runs through the state capital of Frankfort and is fed by Benson Creek, Elkhorn Creek, Eagle Creek, Cedar Creek, and Drennon Creek.

This area, known as the lower Kentucky River watershed, encompasses over 600 square miles of land primarily in Franklin, Owen, and Henry counties.

The lower KY River watershed is unique in its large blocks of forestland—rare for this region—and its long, beautiful tributaries.

Woods and Waters Land Trust’s mission to protect natural lands in the lower Kentucky River watershed contributes to the long term stability of the river system and its myriad of benefits.



Making Your Land A Living Legacy

Placing your land in trust permanently protects it from development while preserving its natural features.

Your heirs will enjoy lower inheritance taxes and you will be eligible to apply for tax breaks.

community benefits
of protected land:

- Enhances water quality
- Improves air quality and reduces CO2 and greenhouse gases
- Reduces the potential for flooding
- Provides habitat for many species of wildlife including migratory species
- Provides habitat for rare and endangered plants such as Braun’s rockcress and globe bladderpod
- Preserves scenic views
- Preserves land for recreation and sustainable agriculture.

An Invitation to Join Woods & Waters Land Trust

As a member of Woods and Waters Land Trust, you will receive a biannual newsletter and invitations to hikes, workshops, and other events.

Thanks for your support of land conservation in the lower Kentucky River watershed!

Name: _____

Address: _____

Telephone: _____

Email: _____

Please contact me with information about conservation options for land that I own. (Tax benefits may apply.)

Please contact me about options for participation in land trust activities.

I would like to become a member:

\$25 \$50 \$100 \$250

Other \$ _____

Make checks payable to:

Woods and Waters Land Trust
P.O. Box 6967
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