

# Conserving a Home for Hogwash Farm



When Peggy Sullivan decided to sell her land, the first person she talked to was the farmer who had been leasing it. Nancy LaRowe has depended on rented land to operate Hogwash Farm, a grass-based livestock farm, in Norwich for 10 years.

Peggy's decision to sell her farmland was an opportunity for Nancy to secure land for Hogwash Farm. But affording Norwich real estate with the income from farming would be an impossible stretch.

Land conservation was the solution for Peggy and Nancy. In May, they took the first step when Nancy bought the land.

**If we're successful, 60 acres recently purchased by Hogwash Farm will soon be permanently protected as working farmland. The property provides almost a half mile of scenic frontage on Town Farm Road and Goodrich Four Corners Road.**



Next month, the Upper Valley Land Trust (UVLT) will purchase a conservation easement restricting the future uses of the property to agriculture, allowing Nancy to retire the short-term bridge loan debt she took on in May. The conserved land will be available for farming forever.

With grants from federal and state agencies and support from the Norwich Conservation Commission we've raised most of the funding.

*Now we hope that Norwich residents and supporters of local agriculture will contribute the remaining \$10,000 needed to complete the transaction in October.*



## Conservation Solutions for the Places You Love

- Approximately 26 acres of prime agricultural soils.
- Over 2200 feet of scenic frontage at the intersection of Town Farm Road and Goodrich Four Corners Road.
- Located in close proximity to two previously conserved properties.
- Conservation will aid property transfer and land for Hogwash Farm.
- Protects working land for agriculture in Norwich.
- Supported by major grants from The US Department of Agriculture, the Vermont Housing and Conservation Board, and the Town of Norwich's Conservation Fund.

## YOU CAN HELP!

Make your tax-deductible gift payable to:

Upper Valley Land Trust  
19 Buck Road  
Hanover, NH 03755

or make a secure online contribution at:  
[www.UVLT.org](http://www.UVLT.org)

## Please join us as we come together to conserve productive land and support agriculture in Norwich!

### About Conservation Easements:

Conservation easements are powerful, permanent legal agreements that specify how a property can be used and developed no matter who owns the land in the future. The conserved land can remain in private ownership, used for farming and forestry or as open space and natural areas. UVLT is responsible for upholding the conservation easement terms forever and maintains an endowment fund to provide for inspection and enforcement.

Conservation easements may be sold or donated to a land trust. The United States Department of Agricultural (USDA) and other public agencies provide grants to land trusts for the purchase of conservation easements and maintain appraisal standards for how fair market value is to be determined.

### About the Upper Valley Land Trust:

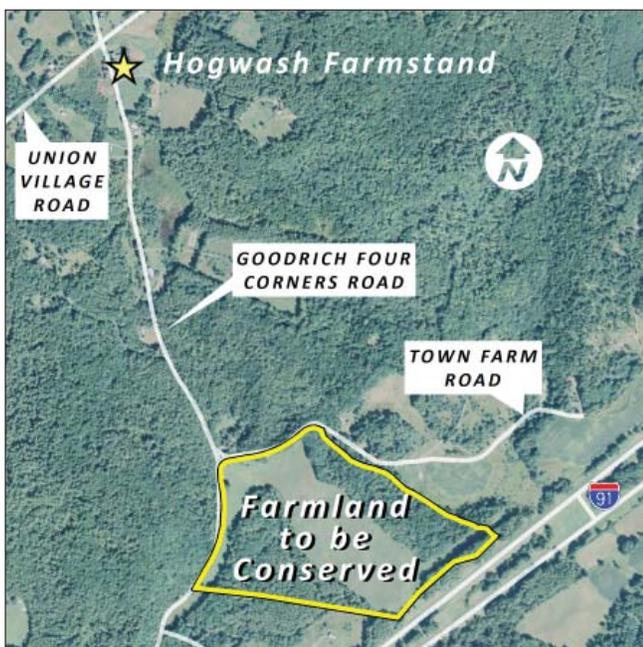
The Upper Valley Land Trust is a non-profit land conservancy that works in 45 Vermont and New Hampshire towns in the Connecticut River watershed. UVLT provides conservation leadership, tools and expertise to permanently protect the working farms, forested ridges, wildlife habitat, water resources, trails and scenic



landscapes that make the Upper Valley a special place to live. Working directly with landowners who voluntarily choose to conserve their land, UVLT has protected 485 properties encompassing more than 49,000 acres of land.

### About the Conservation Transaction:

The value of the conservation easement has been appraised at \$250,000. Grants to support the purchase of the conservation easement have been awarded by USDA, the Vermont Housing and Conservation Board (VHCB), and the Town of Norwich through a recommendation by the Norwich Conservation Commission. The VHCB grant will fully cover the legal, endowment, and project management costs.



#### Project Cost:

Purchase of Cons. Easement	\$250,000
Contract Services	5,625
Stewardship Endowment	7,000
Project Management	<u>6,000</u>
Total	\$268,625

#### Funds Raised:

USDA grant	\$105,000
VHCB grant	\$122,250
Norwich Conservation fund	\$30,000
Landowner contribution for appraisal	<u>\$1,375</u>
Total	\$258,625

**Remaining to be raised:** \$10,000