

RIVER VALLEY RANCH

*Conservation Easement* *Overview*

The owners of the River Valley Ranch chose to donate a Conservation Easement on this fabulous property to protect the unique ecological values along the Pedernales River Valley for future owners and heirs to enjoy the quiet solitude it offers. Thousands of acres in on this part of the Pedernales have Conservation Easements which ensure that much of the area will remain in its natural state and be an oasis of nature close to rapidly developing Austin. As owner of the property you would be part of one of the largest “conservation neighborhoods” in Texas.

The negotiated conservation easement on this ranch was mutually agreed to with The Nature Conservancy. The Nature Conservancy holds the easement and continues to offer support and technical expertise to help the landowners maintain the property as wonderful example of the historic Texas Hill Country. The Nature Conservancy only offers their support if requested from the landowner and only visit the ranch once per year at a mutually agreed time to monitor the Easement which takes about an hour. Using this tool, The Nature Conservancy works diligently with landowners to conserve farms and ranches from encroaching development, while retaining the benefits of private ownership. With more and more Texans using conservation easements in the area, it can create intrinsic value for those buyers looking for an area that they can depend on remaining wild without fear of encroaching development- development that could take away the very reason people own rural property in the first place.

The easement on River Valley Ranch is very flexible for future landowners, allowing for multiple building envelopes and the ability to split the ranch up for limited development and future sales.

Highlights of the easement include:

* The property may be split in up to seven separate ranches, each with their own large building envelope. It also allows for one of the seven ranches to be a common area that may be along the river frontage.
* Each building site can have an improved road and utlitiy access .
* Cattle grazing is allowed with a grazing plan. Horses are allowed as well.
* No restrictions on hunting and fishing, blind placement, etc. and food plots are allowed.
* Building allowances for new homes, barns, etc. are not restrictive and allow for dream homes to be built on the multiple beautiful sites on the ranch with amazing views of the Pedernales River and pristine surrounding Hill Country.
* There are opportunities to create additional tax breaks on the property.