

Union County Land Preservation & Easement Program Update

Soil & Water Conservation/ Agricultural Services



UNIONCOUNTY
north carolina

Previous BOCC Action's Approved: November 6th 2023 & February 3rd 2025

- Approved the Union County Soil & Water Conservation District to purchase and hold conservation easements for land preservation in Union County
- Adopted Budget Amendment 14 appropriating the County's General Fund unassigned fund balance in the amount of \$969,006 to be used for the purchase of conservation easements and associated transaction costs
- Adopted the Union County land preservation & easement ordinance
- Accepted Easement 90-2025-001 and 90-2025-002 into the Union County Land Preservation & Easement Program and allocated \$721,575.00 for the purchase of the easements
- Adopted Budget Amendment 22 appropriating the County's General Fund unassigned fund balance in the amount of \$885,991.90 to be used for the purchase of conservation easements and associated transaction costs.

Cycle 1 Application Period

- Opened up cycle 1 applications June 20th – August 8th
- Sent postcards to all Voluntary Agricultural District holders
- Took in 28 applications for the program
 - 1194 acres
 - \$7,285,205
- SWCD staff ranked applications mid August, 4 projects were selected for consideration
- At the August SWCD board meeting the Soil and Water District Board approved the 4 projects to be taken to the BOCC for consideration
- At the September board meeting the Ag Advisory Board approved the 4 projects to be taken to the BOCC for consideration

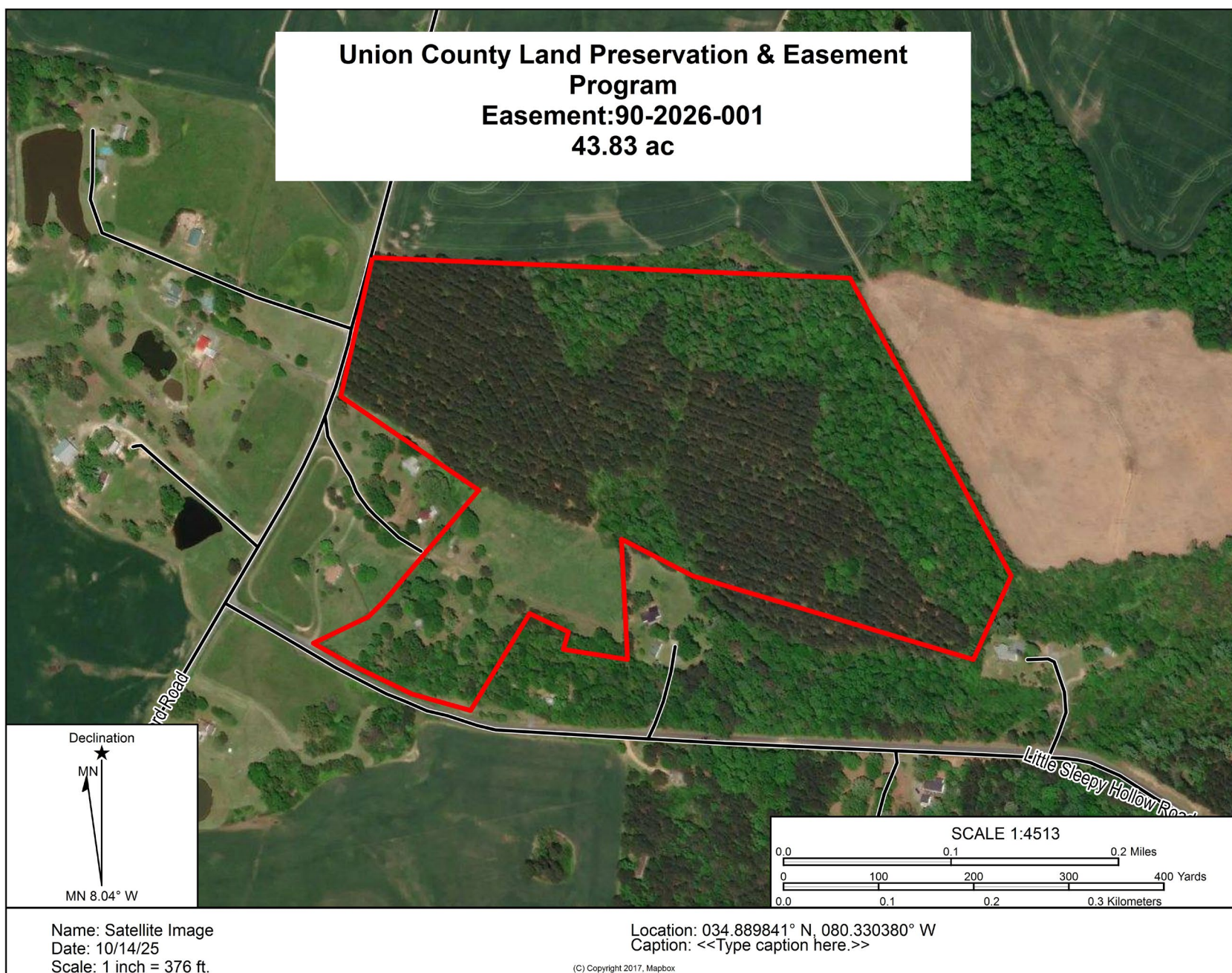
Easement 90-2026-001

- 43.83 farm off Landsford Road
- 37 acres in forestland and 6 acres of grassland
- Voluntary Agricultural District
- 91% Donation

Total Conservation Easement Value	Easement Purchase %	Purchase Cost	Donated Value
\$282,000.00	9%	\$25,380.00	\$256,620.00

Easement cost does not include transactional cost (Survey, BDR, Environmental assessment, legal)

Union County Land Preservation & Easement
Program
Easement:90-2026-001
43.83 ac



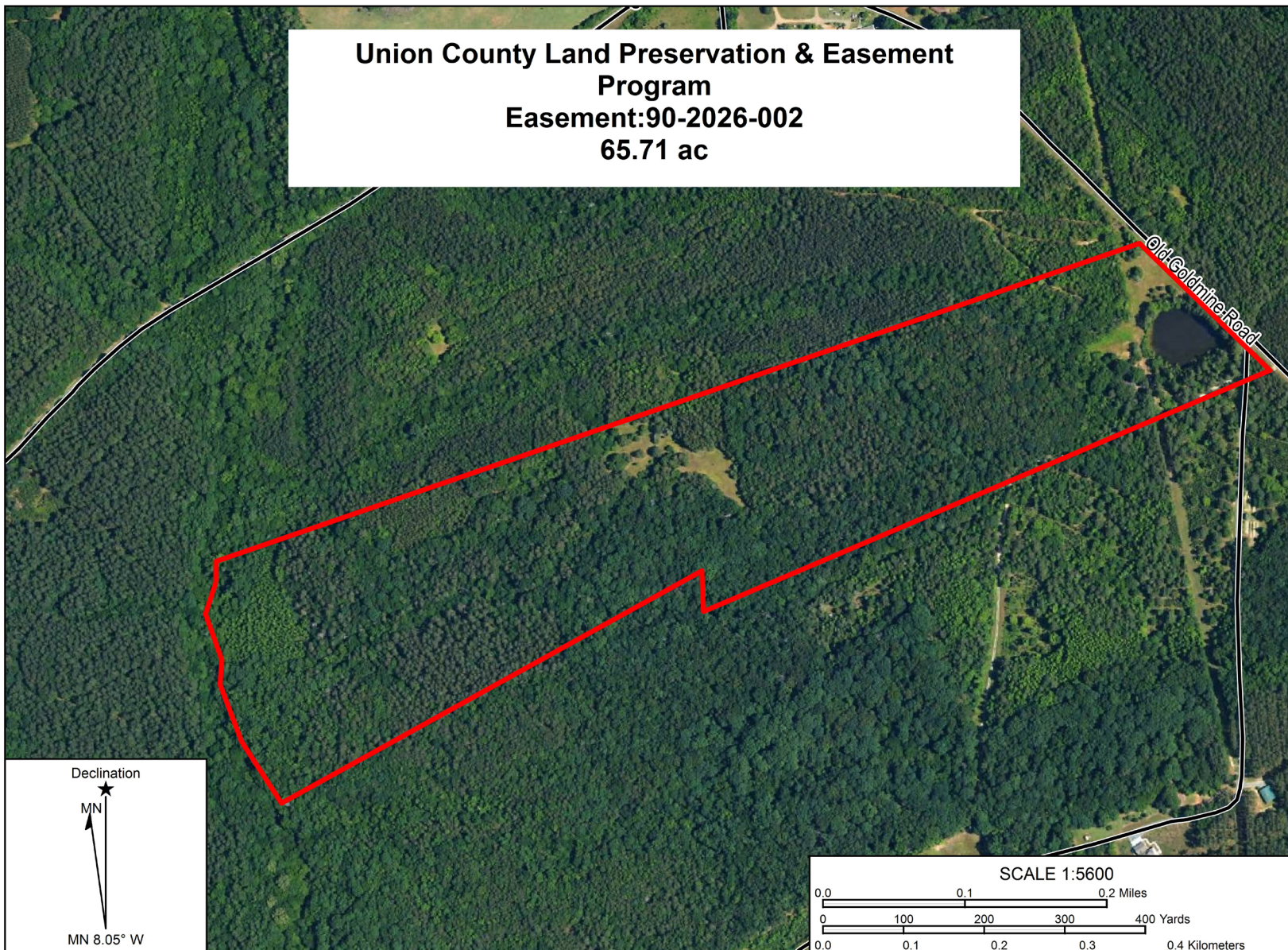
Easement 90-2026-002

- 65.71 acre farm off Old Goldmine Road
- 100% forestland
- 1,000 feet of creek frontage on Salem Creek
- Voluntary Agricultural District
- 50% Donation

Total Conservation Easement Value	Easement Purchase %	Purchase Cost	Donated Value
\$576,500.00	50%	\$288,250.00	\$288,250.00

Easement cost does not include transactional cost
(Survey, BDR, Environmental assessment, legal)

**Union County Land Preservation & Easement
Program
Easement:90-2026-002
65.71 ac**



Name: OLIVE BRANCH NW, NC
Date: 10/14/25
Scale: 1 inch = 466 ft.

Location: 035.072681° N, 080.363496° W
Caption: <<Type caption here.>>

(C) Copyright 2016, Trimble Navigation Limited

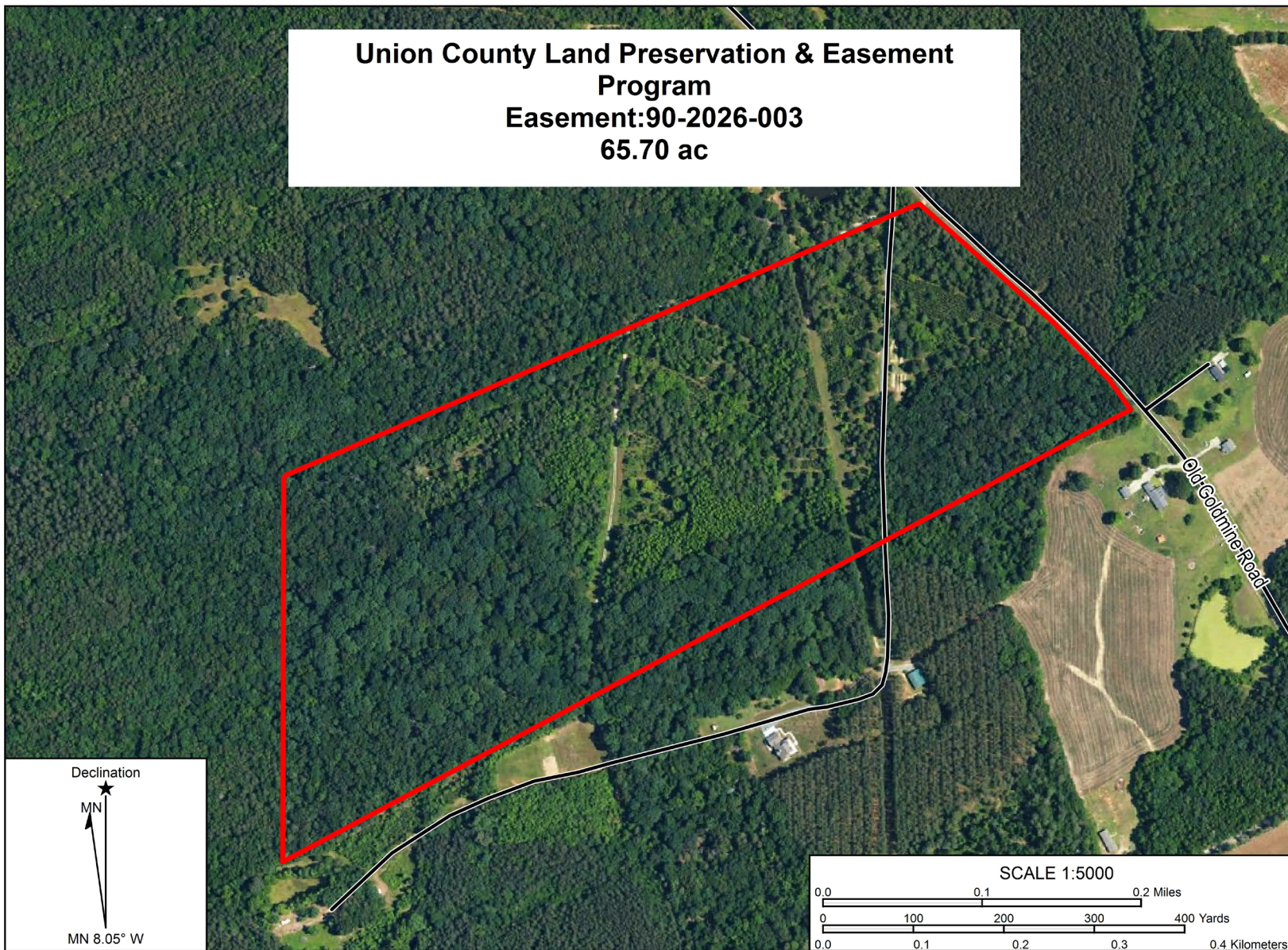
Easement 90-2026-003

- 65.70 acre farm off Old Goldmine Road
- 100% forestland
- Voluntary Agricultural District
- 50% Donation

Total Conservation Easement Value	Easement Purchase %	Purchase Cost	Donated Value
\$631,700.00	50%	\$315,850.00	\$315,850.00

Easement cost does not include transactional cost
(Survey, BDR, Environmental assessment, legal)

**Union County Land Preservation & Easement
Program
Easement:90-2026-003
65.70 ac**



Name: OLIVE BRANCH NW, NC
Date: 10/14/25
Scale: 1 inch = 416 ft.

Location: 035.071296° N, 080.358782° W
Caption: <<Type caption here.>>

(C) Copyright 2016, Trimble Navigation Limited

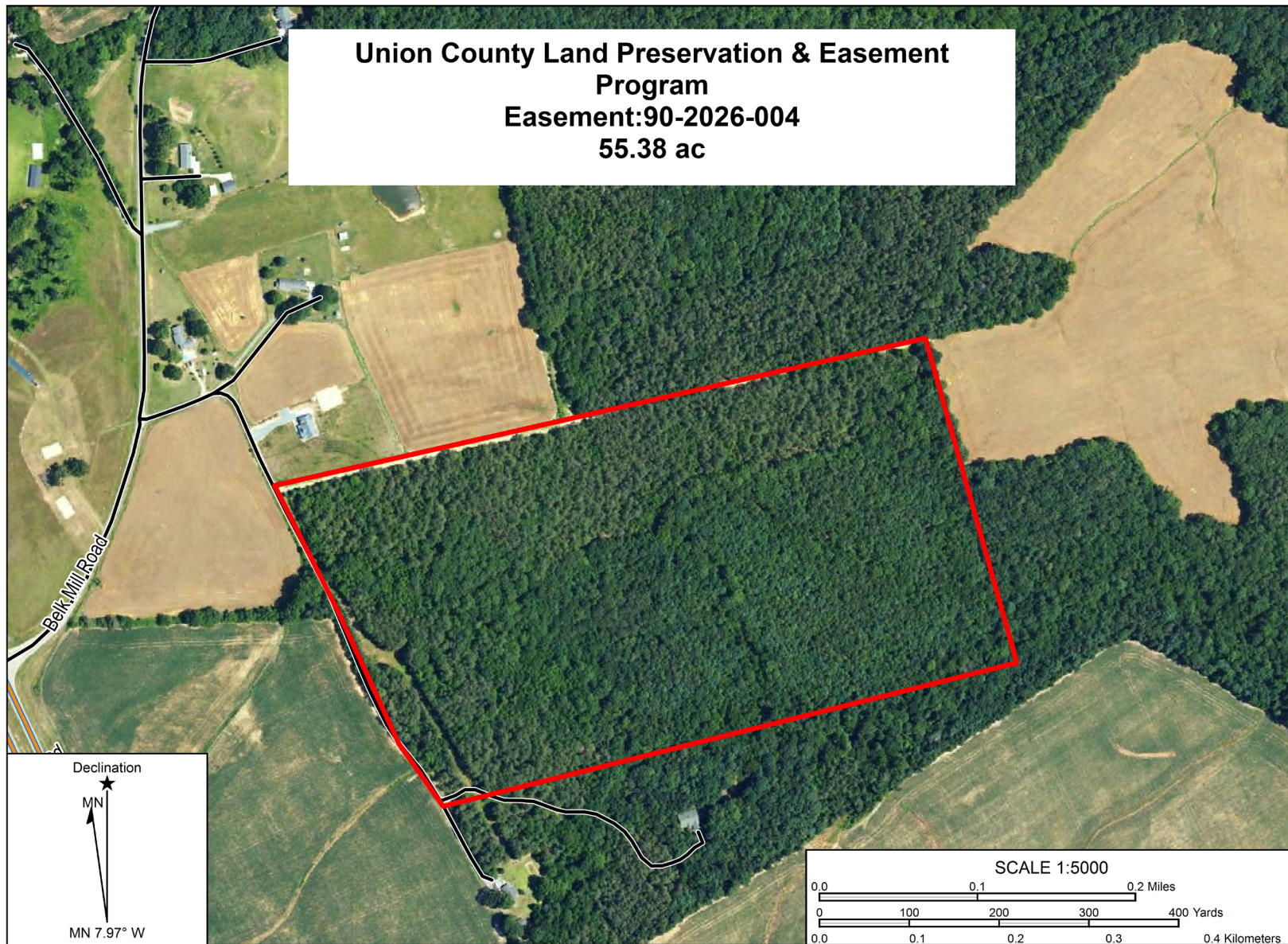
Easement 90-2026-004

- 55.38 acre farm off Belk Mill Road
- 100% forestland
- Voluntary Agricultural District
- 50% Donation

Total Conservation Easement Value	Easement Purchase %	Purchase Cost	Donated Value
\$631,700.00	50%	\$315,850.00	\$315,850.00

Easement cost does not include transactional cost
(Survey, BDR, Environmental assessment, legal)

**Union County Land Preservation & Easement
Program
Easement:90-2026-004
55.38 ac**



Name: PAGELAND NW, NC SC
Date: 10/14/25
Scale: 1 inch = 416 ft.

Location: 034.869770° N, 080.439927° W
Caption: <<Type caption here.>>

(C) Copyright 2016, Trimble Navigation Limited

BOCC Action's Requested

- Approve the allocation of funds from BUDGET 10115410-5630-11115 for the purchase of Easement 90-2026-001, 90-2026-002, 90-2026-003, and 90-2026-004 for the amount of \$854,180.
- Accept Easement 90-2026-001, 90-2026-002, 90-2026-003, and 90-2026-004 into the Union County Land Preservation & Easement Program.