

Methods of Farm Transfer				
	Sale	Lease	Gift	Estate plan
<i>Mechanisms to Facilitate Conservation Outcomes</i>	<ul style="list-style-type: none"> • Contract for deed • Deed restriction • Restrictive covenant • Agricultural conservation easement • Splitting land to sell part at market rate and part for conservation or alternative uses 	<ul style="list-style-type: none"> • Long-term lease with conservation provisions • Conservation incentives through cost sharing and/or risk sharing • Option to buy and/or right of first refusal 	<ul style="list-style-type: none"> • Gift of land to a land trust (estate tax burden lifted on that property) 	<ul style="list-style-type: none"> • Revocable or irrevocable trust with provisions for conservation • Bequest to a land trust or nonprofit