



Farm Legacy

Honoring the Past, Securing the Future of American Agriculture



Caption about the Perricone images above

Many farm and ranch owners face retirement with concerns about the future of their land. Who will farm their land? How will it be farmed? These questions pose a very real threat to the future of American agriculture. More than 40 percent of American farmland—over 370 million acres—will change hands over the next 10 to 20 years. This massive transfer of farm real estate from one generation to the next could present a grave challenge—if these farms are sold to real estate developers—or could potentially be one of the best opportunities to secure land for agriculture and future generations of farmers.

Over four decades, American Farmland Trust has helped to protect more than 6.8 million acres of farmland and ranchland while promoting sound farming practices

and keeping farmers on the land. Through a network of regional and state offices, American Farmland Trust's expert staff works side-by-side with communities to plan for

agriculture, advance effective state and federal policies, and address the most critical issues facing family farms today—including initiatives to assist next-generation farmers and women owners of agricultural land.

American Farmland Trust's Farm Legacy initiative works to ensure that land remains in farming and is farmed with sound agricultural practices by the next generation of farmers—honoring the nation's farming and ranching legacy and securing its future. The Farm Legacy initiative leverages American Farmland Trust's unique position as the only national organization that focuses on farmland and rangeland and the people who steward it.

The Challenge

The story is all too familiar. A farm or ranch owner facing retirement has concerns about the future of their land. Who will farm it? How will it be farmed? Will it simply go to the highest bidder for cash? What about the large capital gains taxes if it is sold?

The Solution

It doesn't have to be that way. A gift of a farm or ranch to American Farmland Trust will ensure its protection and availability for farming while supporting American Farmland Trust's work long into the future. American Farmland Trust will ensure the land is protected and farmed with sound farming practices, and we will make



Jennifer McComas

A gift well-timed to offset capital gains taxes

Jenny McComas donated her 536-acre farm in Kentucky to American Farmland Trust because she wanted it to stay as a farm—permanently. As she said at the time, “I know I’ve done what’s right—to give the farm a chance to continue being a working farm.” She was also able to offset a significant capital gain with the donation, creating a win/win for everyone.



it available to next-generation farmers whenever possible. American Farmland Trust will use the farm or ranch to further our work. We will analyze and assess each farm to determine how it can best advance our mission, whether by demonstrating innovative farming practices or generating income by lease or re-sale to another farmer.

How Would This Work?

A gift of farm real estate to American Farmland Trust can be made outright during a person's lifetime, by will or trust at death, as a retained life estate, or through various annuity or trust arrangements. American Farmland Trust's Farm Legacy team is available to work with landowners and their advisors to craft the best approach for all involved and for the land. We have decades of experience working with farm and ranch owners and their advisors.

Examples of Farm Legacy Projects

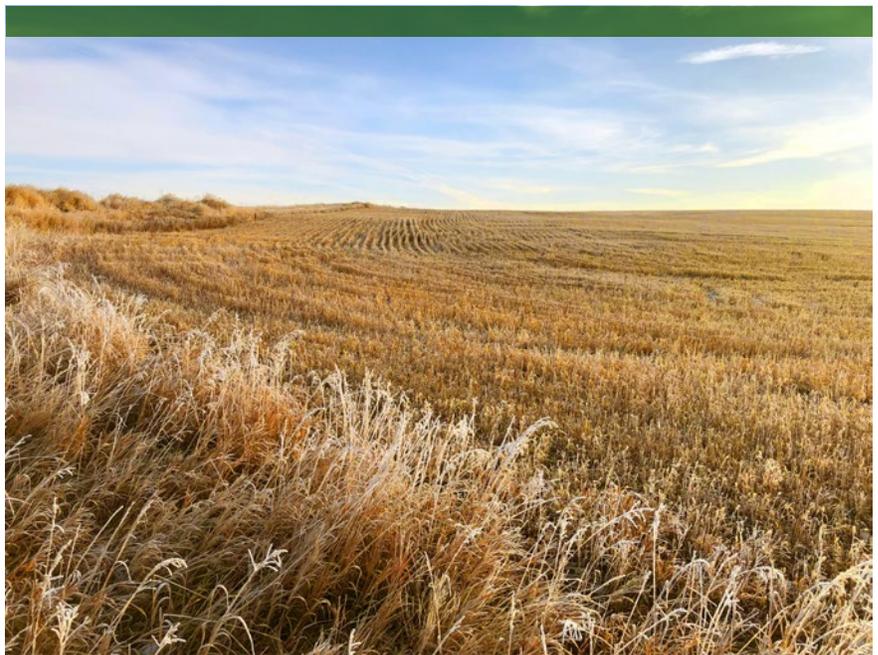
A Legacy of Love

Owen and Ellen Love's gift of their Michigan farm

In 1995, Owen and Ellen Love donated their Michigan farm to American Farmland Trust. American Farmland



Ellen Love



Trust protected the farm and eventually sold it to local farmers, using the proceeds to create the Owen and Ellen Love Family Farmland Protection Fund to permanently protect farmland.

The Hagen farm

Ole and Ida Hagen

The gift of farmland as a legacy by their grandchildren

The Hagens' grandchildren donated the land to American Farmland Trust because they couldn't bear the thought of profiting from selling the land after all their grandparents had gone through to keep it. To them, the donation is not an end but the continuum of the circle of appreciation for the importance of that prairie land to their family.

Charles and Mary Yeiser

A gift with a life estate to protect their beloved farm

Charles and Mary Yeiser donated their much-loved Ohio farm to American Farmland Trust because they wanted to protect it forever while supporting the future of farming in America.



Charles and Mary Yeiser

Upon their deaths, American Farmland Trust protected the farm with agricultural conservation easements and sold it to neighboring farmers. Their gift protected their farm while benefiting American Farmland Trust's work around the country.



Velma and Bill Fritz's farm

Sam's Mountain Ranch

A bargain sale to honor the family patriarch

The Perricone family made a substantial gift (half of the full market value) of the family's avocado and citrus ranch in the Pauma Valley in California to honor the legacy of the family patriarch who was a leader in the California produce industry. American Farmland Trust intends to permanently protect the ranch with an agricultural conservation easement and sell it to another producer who will continue the strong tradition of farming in the Pauma Valley.

Velma Fritz

A bequest to pass the torch of stewardship from one farmer to another

Velma Fritz and her husband Bill acquired their farm in the 1940s, and they poured their hearts and souls into caring for the land. After Bill passed away, Velma continued to operate the farm for another 25 years, until she passed away at 96. Over the years, she turned down substantial offers for her land. Although described as "sweet as a pea," she was fiercely determined to protect the farm that she had built with her husband. When she made the bequest, she declared to her attorney, "I don't want some **** developer paving over my farm."

**FOR MORE
INFORMATION**

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