



Summer, 2007

Conservation News and Notes

HISTORIC UPPERVILLE FARM PRESERVED

An 800 acre Loudoun County farm has been preserved by the donation of a permanent conservation easement to the Land Trust of Virginia, Inc. (LTV) Located along the east side of Trappe Road, north of Upperville, Ayrshire Farm is a significant equestrian and agricultural enterprise, raising livestock, fruits, herbs and vegetables utilizing sustainable and organic farming practices.



Ayrshire Farm Main Residence (c. 1912)

The original plantation house on Ayrshire farm was built circa 1821 by land-speculator Bushrod Rust. In 1912, the farm was purchased by Brig. Gen. James A. Buchanan and the present day main residence was constructed from local fieldstone.

On June 21, 1863, the southwest portion of the farm was the site of intense fighting as Union forces engaged Jeb Stuart's cavalry in "Phase Seven" of the Battle of Upperville.

Ayrshire Farm and its rich natural resources are within an area that has the highest concentration of privately protected properties in Virginia. The farm includes forested areas, wildlife habitat, ponds, perennial and intermittent streams (Jeffries Branch), floodplains, and lies within the

Goose Creek, Potomac River and Chesapeake Bay watersheds.



Jeffries Branch runs through Ayrshire Farm

In addition, Ayrshire Farm provides significant scenic open space, visible from a large portion of southwestern Loudoun County.



Ayrshire Farm in foreground
Blue Ridge Mountains in background

The owner of Ayrshire Farm originally donated a conservation easement to LTV in 2001, and subsequent modifications to the easement, in 2004 and 2006, have further restricted the easement terms and conditions, ensuring the preservation of the property – in perpetuity.

LTV members will have the opportunity to view this exceptional property by attending LTV's Annual Membership meeting, to be held at Ayrshire Farm on Saturday, November 17th, 2007.

Land Trust of Virginia's "Garden Party to Save Virginia's Countryside"

Sunny skies and warm temperatures greeted several hundred supporters and guests at LTV's rain-delayed 2007 Garden Party, held June 10th at Farmer's Delight Plantation, near Middleburg, Virginia.

Hors D'oeuvres and beverages, served to the musical accompaniment of flute and acoustical guitar, provided the perfect venue for the event, allowing all the opportunity to enjoy the buildings, spectacular gardens and arboretum of Ambassador George McGhee's estate.



Guests enjoy the back terrace and formal gardens

The plantation was purchased by Ambassador McGhee in 1948 and over the years he enhanced the property with numerous features, including a boxwood maze, an English garden, a park designed by Meade Palmer and an arboretum. Presently the home of the McGhee Foundation, a 501 (c)(3) charitable organization, the plantation is being improved and maintained for educational and charitable purposes.



Farmer's Delight Arboretum

Funds raised from the Garden Party are to be used to help pay the operational expenses of LTV, a private, nonprofit 501 (c)(3) corporation, whose mission is to preserve the Commonwealth's open space lands and natural and historic resources with voluntary conservation easements.



From left: Lorraine Evans, Farmer's Delight Dir. of Development, Linda Porter, Co-chair LTV Garden Party Committee, Richard Berger, Farmer's Delight Exec. Director and Art Campbell, LTV's Exec. Director.

Coming Events:

- October 3 – 6, 20th Annual National Land Conservation Conference, Adam's Mark Hotel, Denver, Colorado.
- November 17th, LTV's Annual Meeting, Ayrshire Farm, 21846 Trappe Road, Upperville, Virginia.

Be sure to check LTV's website:

www.LANDTRUSTVA.org

For:

- Recent revisions to LTV's 2007 Model Easement and guidelines,
- Links to current IRS and Virginia tax forms, and
- Va. Easement review criteria.

STEWARDSHIP

The term “stewardship” has different meanings for many people. Webster’s dictionary defines it as “the careful and responsible management of something entrusted to one’s care.” In the context of land conservation easements, the term “stewardship” is used to describe the obligations imposed upon the holder of an easement to manage, monitor, enforce and defend the terms and conditions of an easement.

In the Commonwealth of Virginia, the burdens of stewardship of conservation easements are perpetual and arise from the terms and conditions of the easement documents, IRS regulations, rules and regulations of various agencies of the Commonwealth, the Virginia Conservation Easement Act and the standards and practices adopted by the Land Trust Alliance, a national land conservation organization.

Stewardship activities typically include the preparation of baseline documentation reports, monitoring easement properties by periodic physical inspection, maintenance of landowner relations, response to permitted-use notifications and requests for approvals and amendments, recordkeeping, stewardship fund management and enforcement and defense of easement terms and conditions.

Understandably, the costs associated with these perpetual stewardship activities can be significant and LTV has established and maintains a separate stewardship fund to defray such costs. Easement donors, and others, are asked to contribute to LTV’s stewardship fund in order to ensure that every easement accepted and held by LTV can be adequately stewarded – in perpetuity.

LTV’s continuing commitment to stewardship is further evidenced by the expansion of its full time professional staff, with the addition of Ashton D. Cole, a 2004 graduate of Mary Washington College, as Stewardship Coordinator. Ashton can be reached at LTV’s offices at (540) 687-8441 or by email at ashtonlandtrustva@earthlink.net

Yes, I want to become a member of LTV and help protect Virginia's land heritage and resources - here's my tax deductible contribution -

Name _____

Address _____

Phone (H) _____ (W) _____ Email _____

Please indicate your membership level: (membership runs from January 1 – December 31)

\$25 Family \$100 Defender \$250 Advocate

\$500 Supporter \$1,000 Guardian \$2,000 Steward

\$5,000 Protector Additional Donation \$ _____

**Please mail this form along with your donation to: Land Trust of Virginia, Inc.
P. O. Box 14, Middleburg, VA 20118**

LTV is registered as a Charitable Organization with the Commonwealth of Virginia. A copy of LTV’s financial statement is available, upon written request, from the Office of Consumer Affairs, P.O. Box 1163, Richmond, VA, 23218.

WHICH WOULD YOU PREFER?



HELP PRESERVE THE COMMONWEALTH'S RESOURCES!

HELP PROTECT VIRGINIA'S FARMLAND & OPEN SPACE!

SUPPORT THE LAND TRUST OF VIRGINIA!



P. O. Box 14
Middleburg, Virginia 20118

Name
Address
City, State, Zip