

CONSERVATION BUYER OPPORTUNITY

Moore Property

The Moore Property offers conservation-minded buyers who want to leave a permanent legacy an opportunity to own a scenic 18-acre homeplace in Stanley, North Carolina.

- Located within close driving distance of Spencer Mountain and Charlotte, the Moore Property is located in Stanley (Gaston County) off Upper Spencer Mountain Road along Hoyle Creek.
- The Moore Property is 18 acres of mature hardwood forests, allowing for one home site. The asking price is \$500,000.
- A thriving population of diverse plant life includes the regionally rare bigleaf magnolia, silverbell, bloodroot, and trillium. The mature hardwood forests provide for an abundance of wildlife including hawks, owls, song and game birds, deer, and other native wildlife.
- In 1789, French botanist Andre Michaux visited the area that includes the Moore Property and discovered the bigleaf magnolia along the banks of Hoyle Creek.
- The property is surrounded by the Conservancy's 92-acre Jack Moore Nature Preserve and in close proximity to the Conservancy's 382-acre High Shoals Project Area and 166-acre Friday Farm. These projects protect more than one mile of frontage along Hoyle Creek.

Moore Property Conservation Details

The new owner of this conservation property is afforded an opportunity to work with Catawba Lands Conservancy to place a permanent conservation easement over the property to ensure that the property will forever remain in its natural state. The specific terms of the conservation easement will be by mutual agreement between the buyer and the Conservancy, and may include activities such as passive recreation, farming, and hunting. The buyer may reserve one single-family residence site on the property.

A conservation easement donation meeting federal and state tax requirements may qualify the buyer for potential significant tax benefits, including:

- A federal tax income deduction for the full value of the conservation easement, allowing the landowner to deduct up to 50% of adjusted gross income (AGI) each year.
- A state income tax credit of up to 25% of the value of the conservation donation.
- Potential property tax reduction and estate tax savings.



For more information, please contact:
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CATAWBA LANDS CONSERVANCY IS NOT ACTING AS A REAL ESTATE AGENT OR BROKER, AND WILL RECEIVE NO COMMISSION OR COMPENSATION IN CONNECTION WITH THE SALE OF THE PROPERTY