

# CONSERVATION BUYER OPPORTUNITY

## *White Property*

**The White Property offers conservation-minded buyers who want to leave a permanent legacy an opportunity to own a scenic 40-acre homeplace in Huntersville, North Carolina.**

- Located within close driving distance of Davidson and Charlotte, the White Property is located in Huntersville (Mecklenburg County) off Davidson-Concord Road southeast of Davidson.
- The White Property is 40 acres of mature hardwood forests, allowing for one home site.
- Diverse natural habitat, including granite rock outcroppings and forests, provide for an abundance of wildlife including hawks, owls, song and game birds, deer and other native wildlife.
- Historically significant, the White Property is a N.C. Century Farm and is home to a graveyard dating to the late 1600s. It is in close proximity to the 1834 Rocky River Baptist Church Cemetery, designated a Mecklenburg County Historic Landmark.
- It is located in close proximity to the Conservancy's 584-acre Ramah Creek Conservation Area along McAulay Road (designated a Mecklenburg County Historic Landmark).

## **White 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:  
Dave Cable, Executive Director  
704.342.3330 x202  
[dave@catawbalands.org](mailto:dave@catawbalands.org)

**\*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\***