

FARM LEGACY

honoring the past, securing the future



American Farmland Trust
SAVING THE LAND THAT SUSTAINS US



The story is all too familiar. As a farm or ranch owner, you face retirement with many concerns about the future. Who will farm your land? How will it be farmed? Who will buy your land? Will it simply go to the highest bidder? What about the large capital gains taxes that will be due if you sell?

But it doesn't have to be that way.

Your gift of your family farm or ranch to American Farmland Trust will ensure its protection and availability for farming while supporting AFT's work long into the future. AFT is the only national conservation organization devoted to protecting farmland, promoting sound farming practices and keeping family farmers on the land.

Over three decades, AFT has helped to permanently protect more than five million acres of farmland and ranchland. Through a network of regional and state offices, AFT's staff of experts works side-by-side with communities to plan for agriculture and address the most critical issues facing family farms today, including initiatives to assist next-generation farmers and women in agriculture.

Protecting your legacy: one example

Mary owns 100 acres of productive farmland that she inherited from her parents many years ago. She wants to see the land stay in farming and be managed well. She has heard that if she sells the land, she will owe a large capital gains tax on the sale. She also believes very strongly that farmland should stay in farming, and that it is very important to future generations. The value of the land at the time she inherited it was \$1,000 per acre, and it is now worth \$5,000 per acre. As a long-time member of American Farmland Trust, Mary wonders if the organization can help her figure out what to do with her land.

From a financial perspective, a gift of her land to AFT could save her as much as \$100,000 in federal and state capital gains taxes. In addition, depending on her tax bracket, she might be able to take an income tax deduction of up to \$500,000 (the appreciated value of the land). This is a result of the significant increase in value of farmland over many years.

And as importantly, her gift will help AFT save the nation's farmland and ranchland for many years to come.





AFT will ensure that your land is protected and farmed with sound farming practices, and made available to next-generation farmers whenever possible. AFT will apply the proceeds to our programs that secure future farming opportunities across the country.

A gift of farm real estate to AFT can be made outright during your lifetime, in your will, as a retained life estate or through various annuity or trust agreements. AFT advisors are available to craft the best approach for you, your family, your land and your legacy.

Our dedicated staff has decades of experience leading farm and ranch owners like you step-by-step through the gift-planning process. We are here for you; please contact our office of legacy giving with any questions you may have.

For more information, contact Jerry Cosgrove, Farm Legacy Director, at (518) 281-5074 or jcosgrove@farmland.org.