

EXCERPT

Conservator

THE NEWSLETTER OF THE LAND CONSERVANCY OF HAMILTON COUNTY, OHIO / APRIL 2002

Announcing a Conservation Easement protecting — THE AILEEN F. ETTENSOHN FAMILY PRESERVE

In January— at the Winter Membership meeting— the Board of Directors announced that LCHC had accepted the donation of a Conservation Easement (CE)

from Aileen F. Ettensohn on Jan. 25, 2002.

Preserved for all time

Mrs. Ettensohn's wishes to legally protect her 10-acre single-family homestead will be honored for all time. The CE is assurance that no development will ever alter the land she loves.

In 1953, Aileen and Robert Ettensohn built their new home in a clearing on the ridge at the end of Valley Ridge Rd. in Green Township. The young woods that surrounded their home had recently reverted from pastureland. They planted hundreds of pine trees that have grown to distinguish the property today.

The six Ettensohn children who grew up there have a special appreciation for the land, and share their mother's vision to preserve it.

Conservation values

LCHC has documented that the Ettensohn property has many natural, open space and scenic values that provide a significant public



Left photo:
Aileen Ettensohn walks near her home on her Green Township property.

Right photo:
Winter view of the NE section of her property at Johnson Rd. (Taylor Creek is hidden from view.)

LAND PROTECTION OPTIONS for Hamilton County landowners

Plan for the future of your land with help from The Land Conservancy.

Land protection options available to Hamilton County landowners include: **Conservation Easement, Land Donation, and Bargain Sale of Land.** These can also play an important role in your retirement and estate planning efforts. Call (513) 574-1849.

About Conservation Easements

CEs offer a time-honored and legal way to preserve your land. With a CE, you still own your home and land — and continue to live there. You can mortgage your property, lease it, sell it, and pass it on to your heirs.

Future owners of the property are bound by the terms of the easement.

A CE may provide important tax benefits such as an income tax deduction and reduced property and estate taxes.

benefit. With a forest that includes pine, beech, maple, hickory and cedar, the Ettensohn land provides scenic views from Valley Ridge Rd., Johnson Rd., and I-74.

It is also a wooded buffer for nearby homes whose property values are enhanced by being adjacent to preserved land.

The woodland matures as it descends towards Taylor Creek and Johnson Rd., which lie just outside the property's northeastern boundary. And, it is part of the wildlife corridor that extends along I-74.

With the threat of future development extinguished, the stability of the steep hillside is assured, as well as the land's considerable water retention properties and habitat protection. Also, this preserved land provides a substantial buffer that protects Taylor Creek from erosion.

In its natural state, the Ettensohn land will continue to provide valuable conservation benefits for all time.



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