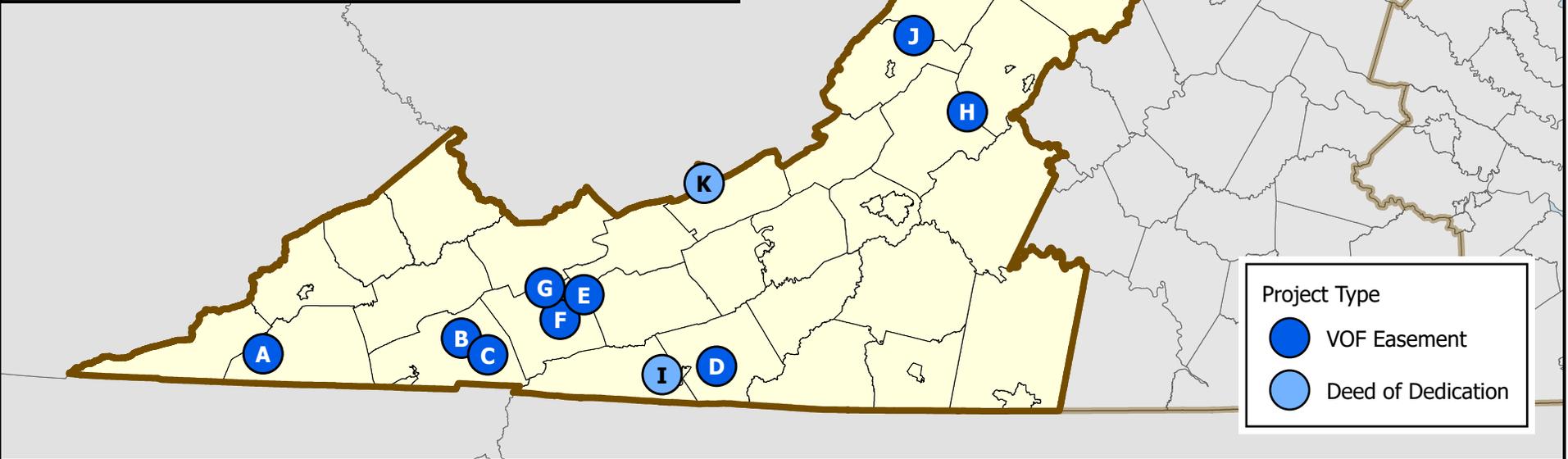


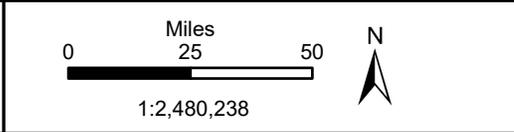
Proposed Conservation Projects: Western Region



Map	VOF ID	Grantor
A	4922	Carter
B	5059	Smith
C	5119	Edmondson Heritage Farm LLC
D	5120	Hill
E	5123	Low
F	5124	Kegley/Kimberlin
G	5131	Stevenson
H	2	NDPonics
I	4	New River Soil & Water Conservation District
J	5	The Nature Conservancy
K	6	Virginia Institute for Invertebrates



Board of Trustees Meeting
March 12, 2026



Map created: 2/20/26 by VOF-LV
Projection: NAD 1983 Virginia Lambert
Source data provided by County Boundaries - US Census Bureau/VOF; all else - VOF.

This map is for general reference and display purposes only. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries, are solely for general information and should not be used or relied upon in the design, modification, or construction of improvements to real property or for resource protection area or flood plain determination.



PROJECT SUMMARY

Michael A. and Mary A. Carter

Locality: Scott

Acres: 330.471

Board Meeting: 3/12/2026

Staff Lead: Ruth Babylon

Region: Western

VOF Project # 4922

VOF Instrument # 7432

VOF Property # 5710

VOF Grant # 8142/PTFEA2023-007

Project Description/Property Features

This 330-acre family beef cattle farm near the Town of Duffield has been in the same family since the 1830s. The property’s waters include the North Fork Clinch River and Harris Branch, components of the “North Fork Clinch River-Fraley Branch Stream Conservation Site,” ranked “High Significance” due to the presence of one or more aquatic natural heritage species. The property’s forested upper elevations contain habitat suitable for several species of threatened bats as well as provide scenic views to the public from surrounding areas.

Project Type

- Charitable Contribution
- Partial Purchase of Open-Space Easement
- Fee Simple Acquisition
- Protection of Owned Land
- Other: _____

Instrument Type

- Deed of Open-Space Easement
- Deed of Dedication to Open Space
- Deed of Conveyance/Acquisition
- Other: _____

Land Protection Agent

- VOF
- Other State Agency: _____
- Locality: _____
- Other: _____

Funding Source & Amount

- VOF Grant Program: PTF-EA
Amount Approved: \$12,500
- Tax Benefits (Sought by Applicant)
- External Grant Program(s): _____
Amount Requested/Secured: \$ _____
- Not Applicable

Staff Recommendation

Conservation Project:

- Approve project as presented.
- Approve project, contingent upon satisfaction of the following: _____
- Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

Conservation Funding:

- Not applicable
- Approve requested funding: \$ _____
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$12,500

Notes: In March 2023 the Board approved a PTF-EA grant award for this project. Not long after, the project stalled due to a boundary line issue. In January 2026, a full boundary survey was completed and the proposal is back for Board approval of the easement terms.

Conservation Purposes

Agricultural Use:

- The property has been in Grantor's family since the 1830s and is eligible for recognition as a "Virginia Century Farm" under a Virginia Department of Agriculture and Consumer Services program that "recognizes and honors those farms that have been in operation for at least 100 consecutive years.
- The property contains approximately 96 acres of agricultural soils classified as Prime Agricultural Soils by USDA's Natural Resources Conservation Service.

Forestral Use:

- The Virginia Department of Forestry (DOF) has identified portions of the forested areas of the property as having "Very High" and "Outstanding" rankings in "Forest Conservation Value."

Natural Habitat and Biological Diversity:

- DCR's Virginia Natural Landscape Assessment project ("VNLA") - a program which identifies and prioritizes natural lands for protective activities, such as the adoption of conservation easements and the restoration of habitat - has identified a portion of the property as having an ecological core of "Very High" integrity.
- The North Fork Clinch River, a major tributary of the Clinch River, flows through the property for nearly one-half mile. The Clinch River is recognized as one of the most biodiverse rivers in North America, providing habitat for more than two dozen rare species of freshwater mussels and over a dozen threatened species of fish.
- The North Fork Clinch River and its tributary, Harris Branch, are components of the "North Fork Clinch River-Fraley Branch Stream Conservation Site (SCS)," ranked by DCR's Division of Natural Heritage as "B4" (High Significance), due to the presence of one or more aquatic natural heritage species.
- The property contains habitat for several endangered bat species including two state endangered bats - the tri-colored bat (*Perimyotis subflavus*) and the little brown bat (*Myotis lucifugus*) - as well as the federally endangered northern long-eared bat (*Myotis septentrionalis*).

Scenic/Open Space:

- The property's rolling pastures and wooded slopes provide scenic enjoyment to the public from State Route 604 (Pattonsville Road) and from Natural Tunnel State Park's Daniel Boone Wilderness Trail Interpretive Center.

Water Resource Protection:

- The property contains more than one mile of waterways, including approximately 2,000 feet of the North Fork Clinch River and approximately 2,000 feet of its tributary, Harris Branch. The riparian buffers required in the easement prohibit access by livestock, contributing to water quality in both waterways and downstream courses.

Project Details

The Governing Document: *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

- 1. Divisions permitted: One Maximum Properties: Two**

2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 15,000 square feet/ .01%
3. **Buildings and Structures.**
Any new building or structure exceeding 5,000 square feet in ground area, must have Grantee’s prior review and written approval. No building may exceed 35 feet in height. No more than two freestanding dwellings may be maintained or constructed on the Property. No dwellings exist on the property currently. All new buildings and structures exceeding 500 square feet in ground area must be located in designated Building Envelopes. Any freestanding dwelling must be located in a Building Envelope.
4. **Management of Forest:**
A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.
5. **Water Quality Protection Areas:**
Summary: 35-foot riparian buffers on both sides of the North Fork Clinch River and on Harris Branch; Livestock excluded from all waterways.
6. **Unique Deed Provisions:** PIE added to allow the Powell Valley Electric Cooperative to widen their existing 40-foot ROW to 100 feet in the future.
7. **Public Access:** NO YES
8. **Sign Required:** NO YES
9. **Consolidation of Tax Parcels:** NO YES N/A
Summarize: County will accept a survey that reduces the number of tax parcels to two.

Further Discussion

N/A

Comprehensive Plan

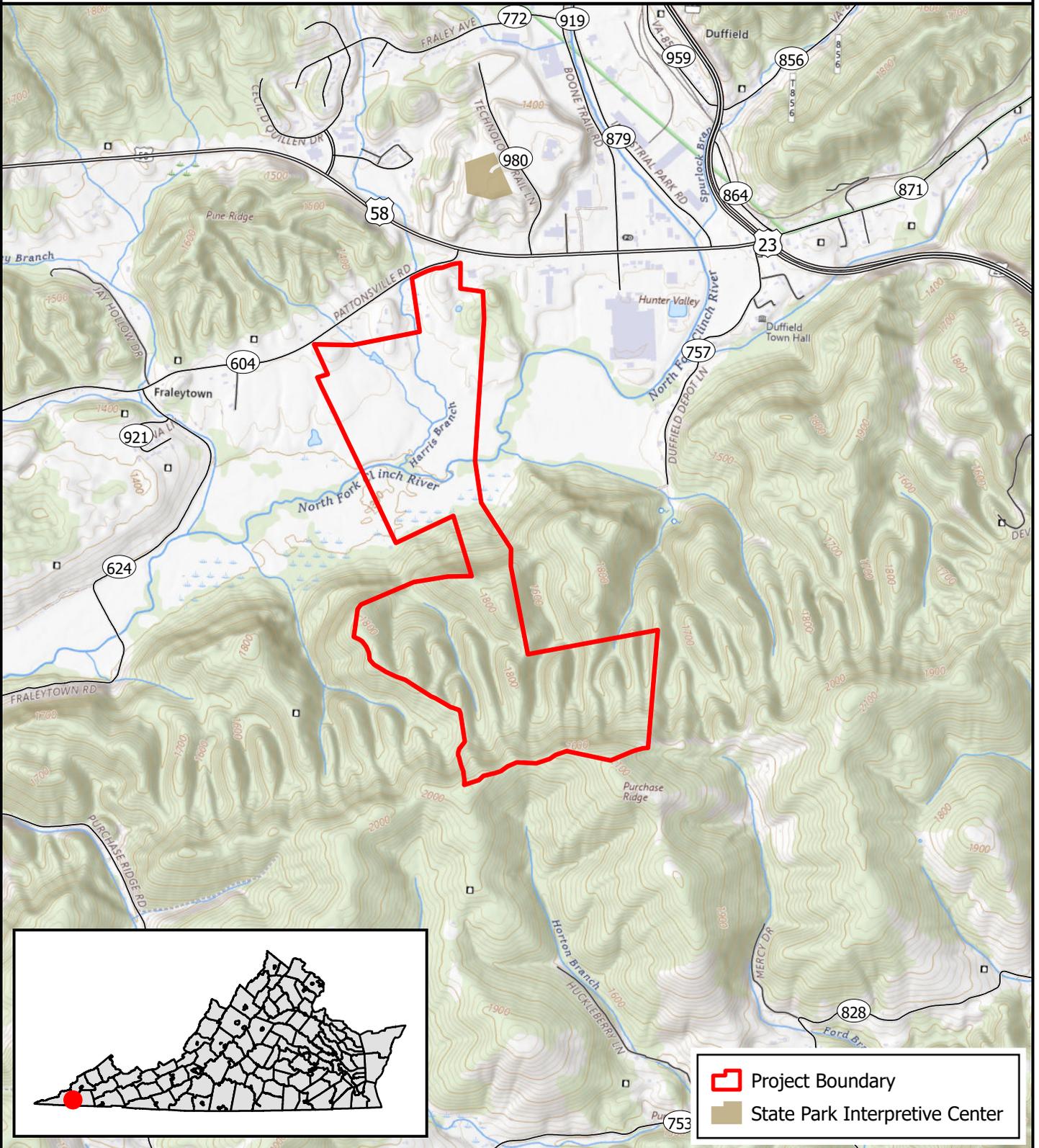
Has the locality confirmed the project is in compliance with the comprehensive plan?
 YES NO
 DETAILS: 2/2/26 email received from Joshua Wilson, County Administrator

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: State Route 604 (Pattonsville Road)		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Notes: Powell Valley Electric Cooperative asked for the ability to widen their ROW to 100 feet. PIE language added to deed.

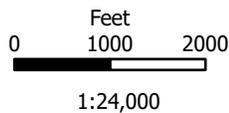
Location

Michael A. & Mary A. Carter



Scott County

330.471 ± Acres



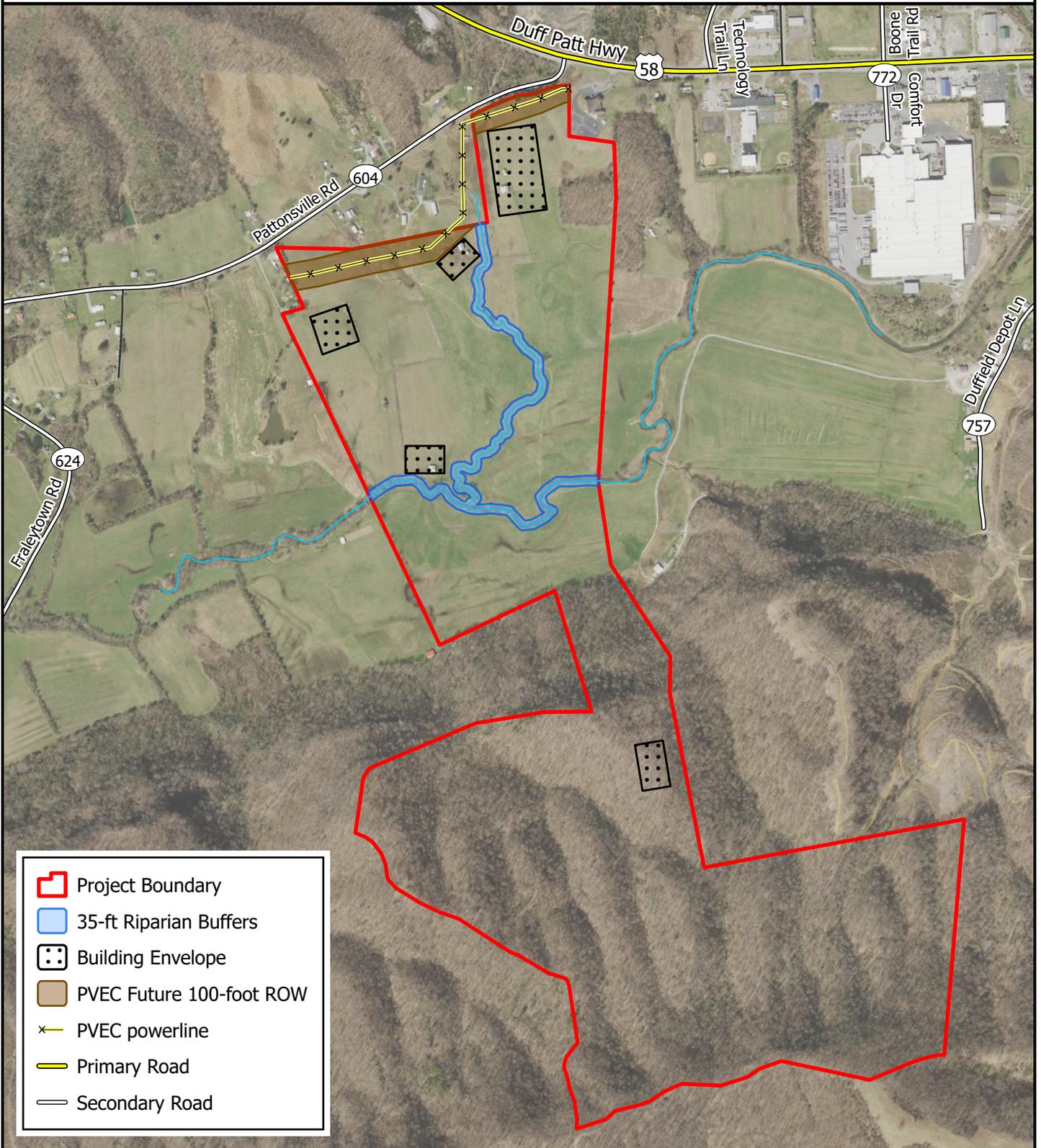
Map created: 2/18/2026 by Ruth Babylon
Projection: NAD 1983 2011 Virginia Lambert

Source data: USGS Topo Quad Name: DUFFIELD; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

- Project Boundary
- State Park Interpretive Center

Special Conditions

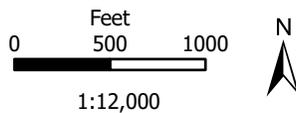
Michael A. & Mary A. Carter



- Project Boundary
- 35-ft Riparian Buffers
- Building Envelope
- PVEC Future 100-foot ROW
- PVEC powerline
- Primary Road
- Secondary Road

Scott County

330.471 ± Acres



Map created: 2/18/2026 by Ruth Babylon
 Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/15/2023; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.



PROJECT SUMMARY

Karen Leah Smith & Debra Lynn Smith

Locality: Washington

Acres: 170+/-

Board Meeting: 3/12/2025

Staff Lead: Ruth Babylon

Region: Western

VOF Project # 5059

VOF Instrument # 8259

VOF Property # 5923

VOF Grant # 8712/PTFEA2026-005

Project Description/Property Features

This working farm has been in the same family for more than 150 years and is eligible for the “Virginia Century Farm” program. The farm contains over 100 acres of soils classified by NRCS as “Soils of Statewide Importance” and approximately 20 acres of soils classified as “Prime Soils.” The property is visible from two public roads and contributes to the scenic views and rural fabric of the region.

Project Type

- Charitable Contribution
- Partial Purchase of Open-Space Easement
- Fee Simple Acquisition
- Protection of Owned Land
- Other: _____

Instrument Type

- Deed of Open-Space Easement
- Deed of Dedication to Open Space
- Deed of Conveyance/Acquisition
- Other: _____

Land Protection Agent

- VOF
- Other State Agency: _____
- Locality: _____
- Other: _____

Funding Source & Amount

- VOF Grant Program(s): PTF-EA
Amount Approved: \$20,000
- Tax Benefits (Sought by Applicant)
- External Grant Program(s): _____
Amount Requested/Secured: \$ _____
- Not Applicable

Staff Recommendation

Conservation Project:

- Approve project as presented.
- Approve project, contingent upon satisfaction of the following: _____
- Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

Conservation Funding:

- Not applicable
- Approve requested funding: \$ _____
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$20,000

Notes: n/a

Conservation Purposes

Agricultural Use:

- The property has been in Grantor's family for more than 150 years and is eligible for recognition as a "Virginia Century Farm," a program created by the Virginia Department of Agriculture and Consumer Services. The program "recognizes and honors those farms that have been in operation for at least 100 consecutive years and the generations of Virginia farm families whose diligent and dedicated efforts have maintained these farms, provided nourishment to their fellow citizens and contributed so greatly to the economy of the Commonwealth".
- The property is a working beef cattle farm in a predominantly agricultural area just two miles north of Interstate 81 and a short drive from Abingdon, Virginia. Protection of the property herein will help preserve it in a relatively undeveloped state and will preserve productive agricultural land for future generations.
- The property contains within its boundaries productive agricultural lands with over 100 acres of the soils thereon having been classified as Soils of Statewide Importance and approximately 20 acres of the soils having been classified as Prime Soils by the Natural Resource Conservation Service of the United States Department of Agriculture. Protecting those soils by limiting development of the property hereunder helps keep the land available for agricultural production in perpetuity.
- According to the 2022 U.S. Census of Agriculture, both the number of farms and the total acreage of land devoted to farming has declined in the last 20 years in the Commonwealth of Virginia. The report revealed that the steepest losses occurred between 2017 and 2022. During that five-year period, approximately 488,000 acres of farmland were converted to another use, more acreage than was lost in the previous 15 years combined. According to the report, two of the primary drivers of this loss included the conversion of farmland to low-density development and the fragmentation of farmland into smaller parcels that are less viable as productive farms.

Scenic/Open Space:

- The property provides wildlife habitat, contributes to water quality protection, and helps preserve the natural resources and scenic character of the area.
- The property lies on Virginia State Routes 811 (Farmington Road) and 739 (Ritchie Road) and contributes to the scenic views enjoyed by the traveling public along those roads.

Project Details

The Governing Document: *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

1. **Divisions permitted:** No division **Maximum Properties:** One
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 36,000 square feet/.49%
3. **Buildings and Structures.**
Any new building or structure exceeding 5,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height. No more than four freestanding dwellings may be maintained or constructed on the property. All four freestanding dwellings currently exist in the Building Envelopes labeled A and B on Exhibit A. Any replacement dwellings must be located in such building envelopes. All new buildings and structures exceeding 500 square feet in ground area must be located in designated Building Envelopes.

4. Management of Forest:

A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.

5. Water Quality Protection Areas:

35-foot riparian buffers along the edges of the unnamed tributary to Greenway Creek.

6. Unique Deed Provisions: Any replacement dwellings must be located in Building Envelopes A or B shown on Exhibit A.

7. Public Access: NO YES

8. Sign Required: NO YES

9. Consolidation of Tax Parcels: NO YES N/A

Summarize: Seven existing tax parcels will be consolidated into one by survey to be recorded subsequent to the easement.

Further Discussion

AEP: VOF staff was notified on 2/18/26 that an AEP transmission line crossing the Smith farm is scheduled to be rebuilt. AEP is currently discussing this with the landowners. Public Infrastructure Expansion (“PIE”) language may be added to the deed if warranted.

Dwellings: There are four existing dwellings on the property. Two are vacant, but all are habitable.

Comprehensive Plan

Has the locality confirmed the project is in compliance with the comprehensive plan?

YES NO

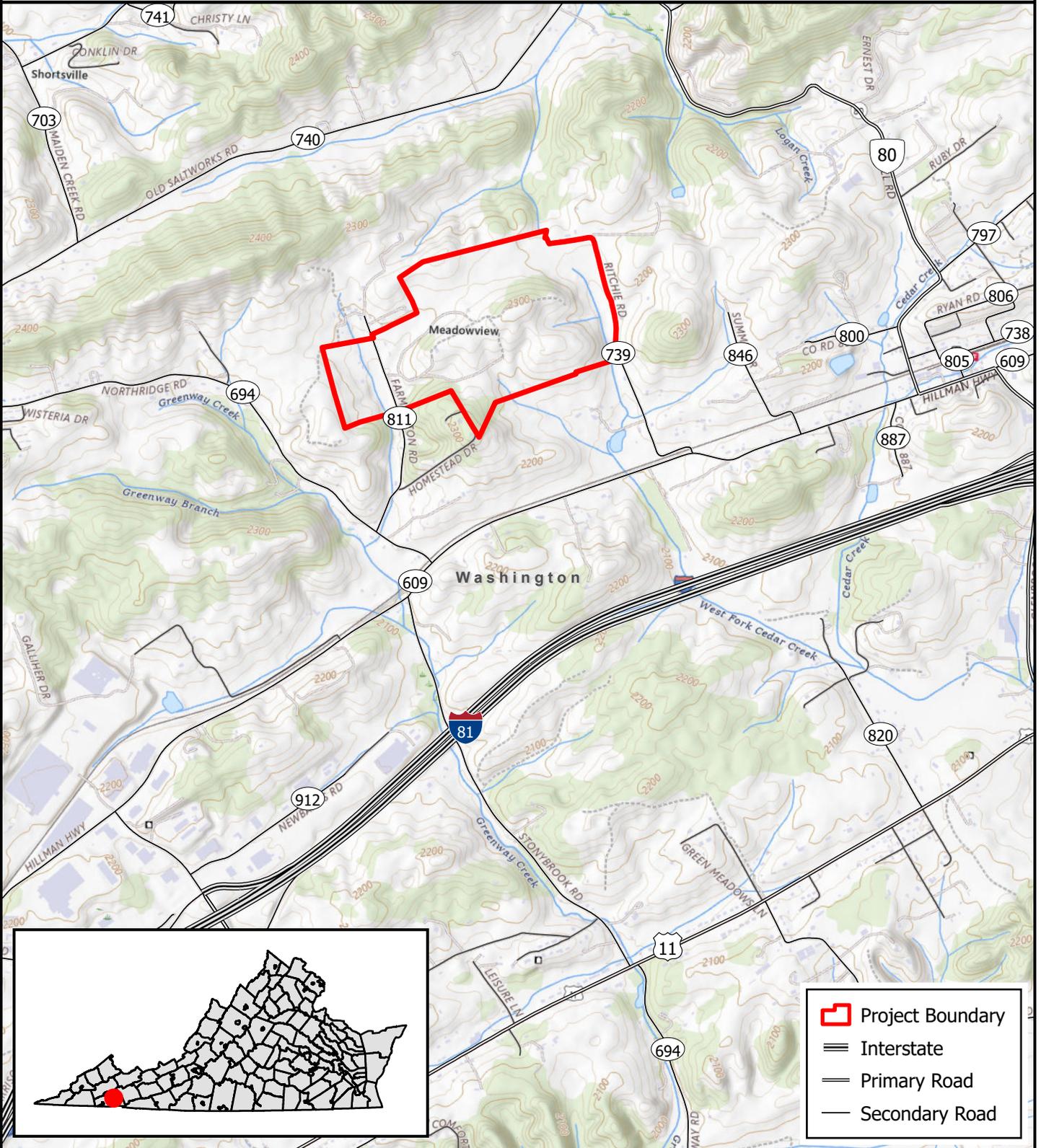
DETAILS: Stephen Richardson emails 6/17/25 & 1/9/2026

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: SR 811 (Farmington Road), SR 739 (Ritchie Road)		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes: PIE language may be added to the deed after further discussions with AEP.			

Revision Date 04/10/2025

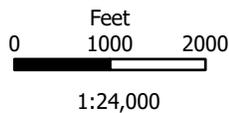
Location

Karen Leah Smith & Debra Lynn Smith



Washington County

170 ± Acres

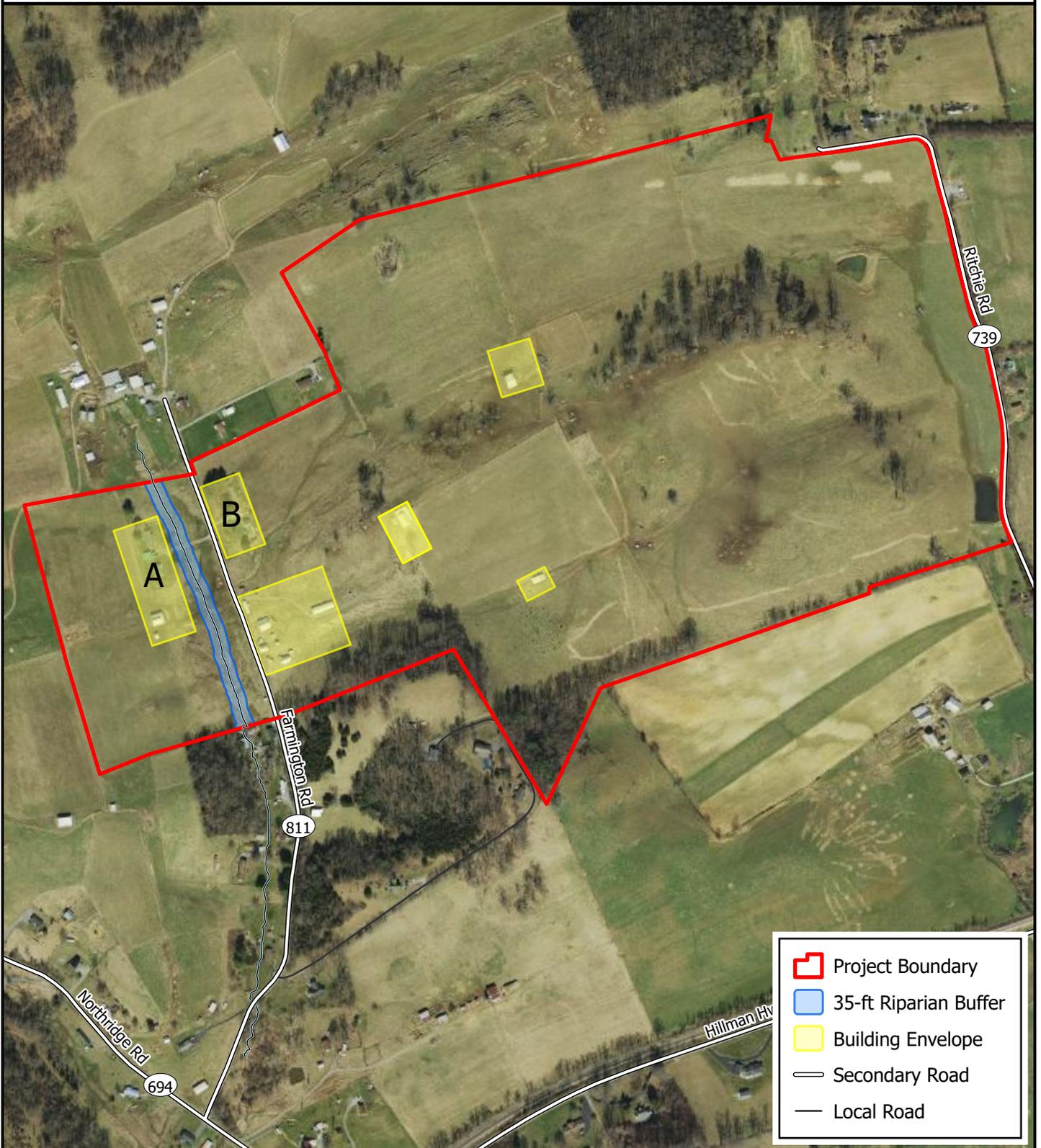


Map created: 11/26/26 by Ruth Babylon
Projection: NAD 1983 2011 Virginia Lambert

Source data: USGS Topo Quad Name: Hayters Gap; Roads - VDOT; all else - VOF.

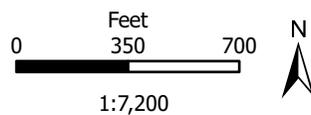
Special Conditions

Karen Leah Smith & Debra Lynn Smith



Washington County

170.0 ± Acres



Map created: 1/26/2026 by Ruth Babylon
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 2/19/2023, 3/6/2023 & 3/30/2023; Streams - Aerial imagery; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.



PROJECT SUMMARY

Edmondson Heritage Farm LLC

Locality: Washington

Acres: 132+/-

Board Meeting: 3/12/2026

Staff Lead: Ruth Babylon

Region: Western

VOF Project # 5119

VOF Instrument # 8664

VOF Property # 6006

VOF Grant # 8863/PTFEA2026-010

Project Description/Property Features

This working farm has been in the same family for more than 150 years and is eligible for the “Virginia Century Farm” program. The farm contains over 100 acres of soils classified by NRCS as “Soils of Statewide Importance.” Cedar Creek, which flows through the property, is a component of the ecologically diverse Holston River Watershed, which provides habitat for multiple threatened natural heritage species. The 1918 barn and the adjacent house (circa 1860) have been documented by the Virginia Department of Historic Resources for their architectural and historic value and the farm itself is thought to be the “first graded milk dairy farm in Southwest Virginia.”

Project Type

- Charitable Contribution
- Partial Purchase of Open-Space Easement
- Fee Simple Acquisition
- Protection of Owned Land
- Other: _____

Instrument Type

- Deed of Open-Space Easement
- Deed of Dedication to Open Space
- Deed of Conveyance/Acquisition
- Other: _____

Land Protection Agent

- VOF
- Other State Agency: _____
- Locality: _____
- Other: _____

Funding Source & Amount

- VOF Grant Program(s): PTF-EA
Amount Approved: \$2,500
- Tax Benefits (Sought by Applicant)
- External Grant Program(s): _____
Amount Requested/Secured: \$ _____
- Not Applicable

Staff Recommendation

Conservation Project:

- Approve project as presented.
- Approve project, contingent upon satisfaction of the following: _____
- Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

Conservation Funding:

- Not applicable
- Approve requested funding: \$ _____
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$2,500

Notes: N/A

Conservation Purposes

Agricultural Use:

- The property has been in the same family for more than 150 years and is eligible for recognition as a “Virginia Century Farm.” This program “recognizes and honors those farms that have been in operation for at least 100 consecutive years and the generations of Virginia farm families whose diligent and dedicated efforts have maintained these farms, provided nourishment to their fellow citizens and contributed so greatly to the economy of the Commonwealth.”
- The property is a working beef cattle farm in a predominantly agricultural area just two miles south of I-81 and a short drive from Abingdon, VA. Protection of the property will help preserve productive agricultural land for future generations.
- The property contains within its boundaries productive agricultural lands with over 100 acres of the soils thereon having been classified as Soils of Statewide Importance by the USDA’s Natural Resource Conservation Service.
- According to the 2022 U.S. Census of Agriculture, both the number of farms and the total acreage of land devoted to farming has declined in the last 20 years in the Commonwealth of Virginia. The report revealed that the steepest losses occurred between 2017 and 2022. During that five-year period, approximately 488,000 acres of farmland were converted to another use, more acreage than was lost in the previous 15 years combined.

Scenic/Open Space:

- The property provides wildlife habitat, contributes to water quality protection, and helps preserve the natural resources and scenic character of the area.

Water Resource Protection:

- Cedar Creek flows through the property enroute to its confluence with the Middle Fork Holston River less than two miles downstream. The Middle Fork Holston is one of three main waterways within the Southwest Virginia portion of the ecologically diverse Holston River Watershed. According to the U.S. Fish and Wildlife Service, this region of the Holston River Watershed contains more than 30 federally listed threatened and endangered species and “is a globally significant area of biodiversity.”

Historic Preservation:

- The property, “Edmondson Heritage Farm,” contains a large barn built in 1918 and provides the backdrop for the adjacent “Edmondson House,” circa 1860. Both buildings were included in a historical survey of the area by the Virginia Department of Historic Resources (VDHR) in the 1990s and – while not listed in the Virginia Landmarks Register – the buildings still retain their historic architectural character. VDHR’s records also include the farm itself, thought to be the “first graded milk dairy farm in Southwest Virginia.”

Project Details

The Governing Document: *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

- 1. Divisions permitted: One Maximum Properties: Two**
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 30,000 square feet/ .52%.
- 3. Buildings and Structures.**
Any new building or structure exceeding 5,000 square feet in ground area, must have Grantee’s prior review and written approval. No building may exceed 35 feet in height. All new buildings and structures exceeding 500 square feet in ground area must be located in designated Building Envelopes. Any freestanding dwelling must be located in a Building Envelope.

4. Management of Forest:

A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.

5. Water Quality Protection Areas: 35-foot buffers exclude livestock from both sides of Cedar Creek

6. Unique Deed Provisions: none

7. Public Access: NO YES

8. Sign Required: NO YES

9. Consolidation of Tax Parcels: NO YES N/A
Summarize: Several parcels will be reduced to two.

Further Discussion

Division: This proposal allows one division due to the existence of a lien on only a portion of the property. The lender was not willing to modify the lien to cover the entire farm and VOF was faced with two unsatisfactory solutions: a) protect only a portion of the historic farm, or b) go forward with the donation of two separate no-division easements of 81 acres and 51 acres. Ultimately, staff felt it was best to keep the entire historic farm under one easement while permitting a division.

Total Impervious Coverage: The request for 30,000 s.f. of impervious coverage exceeds the one-half percent preferred threshold by 1,200 s.f. The farm’s relatively small acreage coupled with 22,800 s.f. of existing impervious coverage (including a large historic barn built in 1912 and concrete flooring to reduce run-off in the feed lot area) prompted the need for a slightly higher cap. The three building envelopes on the property will concentrate the vast majority of the coverage in the current farmstead area.

Comprehensive Plan

Has the locality confirmed the project is in compliance with the comprehensive plan?

YES NO

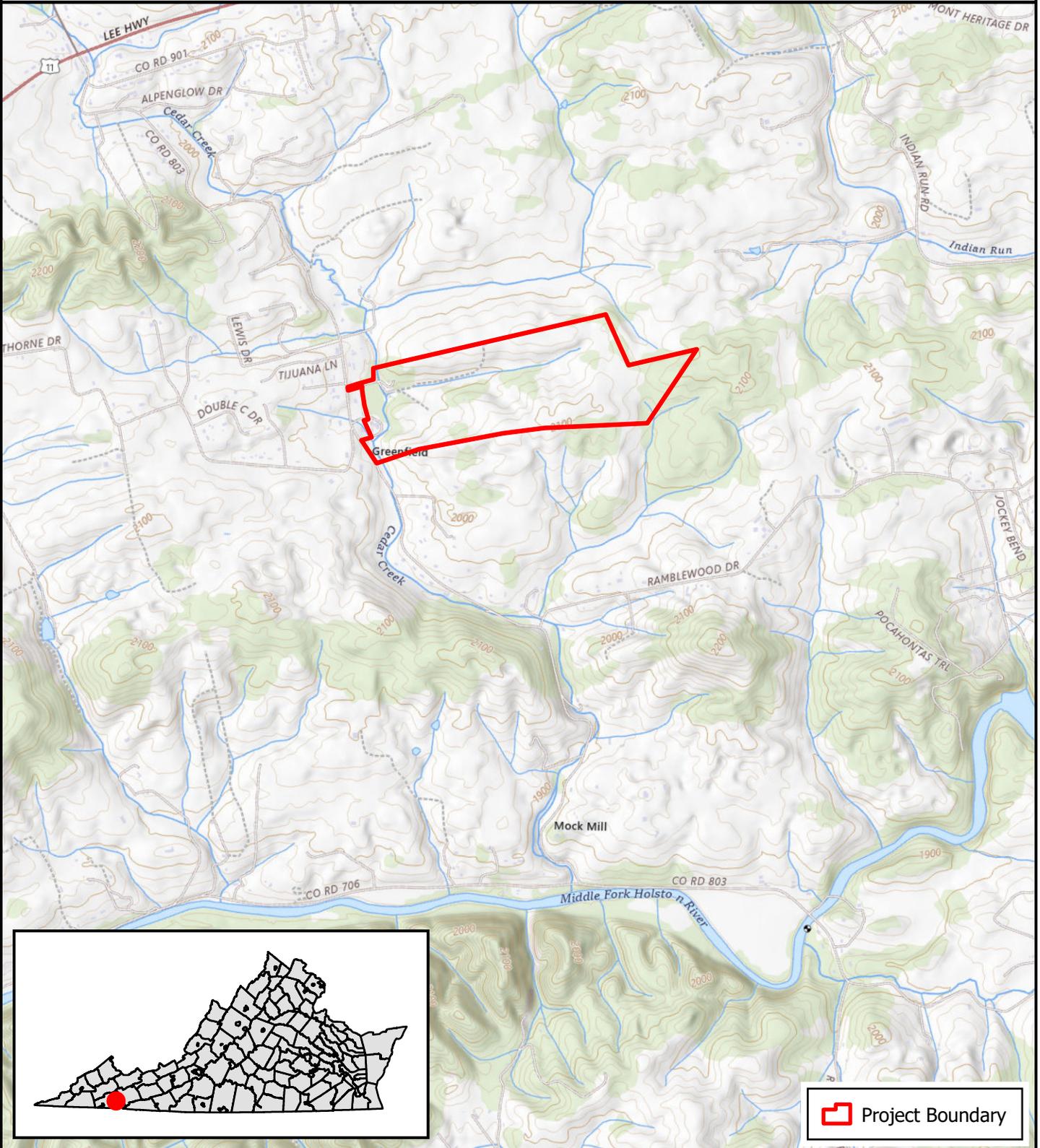
DETAILS: 9/29/25 email from Steven Richardson, County Administrator

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: State Route 803 (Cedar Creek Road)		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes: Pamela Heath email 2/10/26			

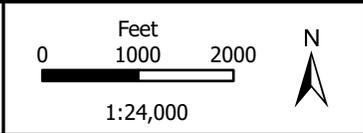
Revision Date 04/10/2025

Location

Edmondson Heritage Farm LLC



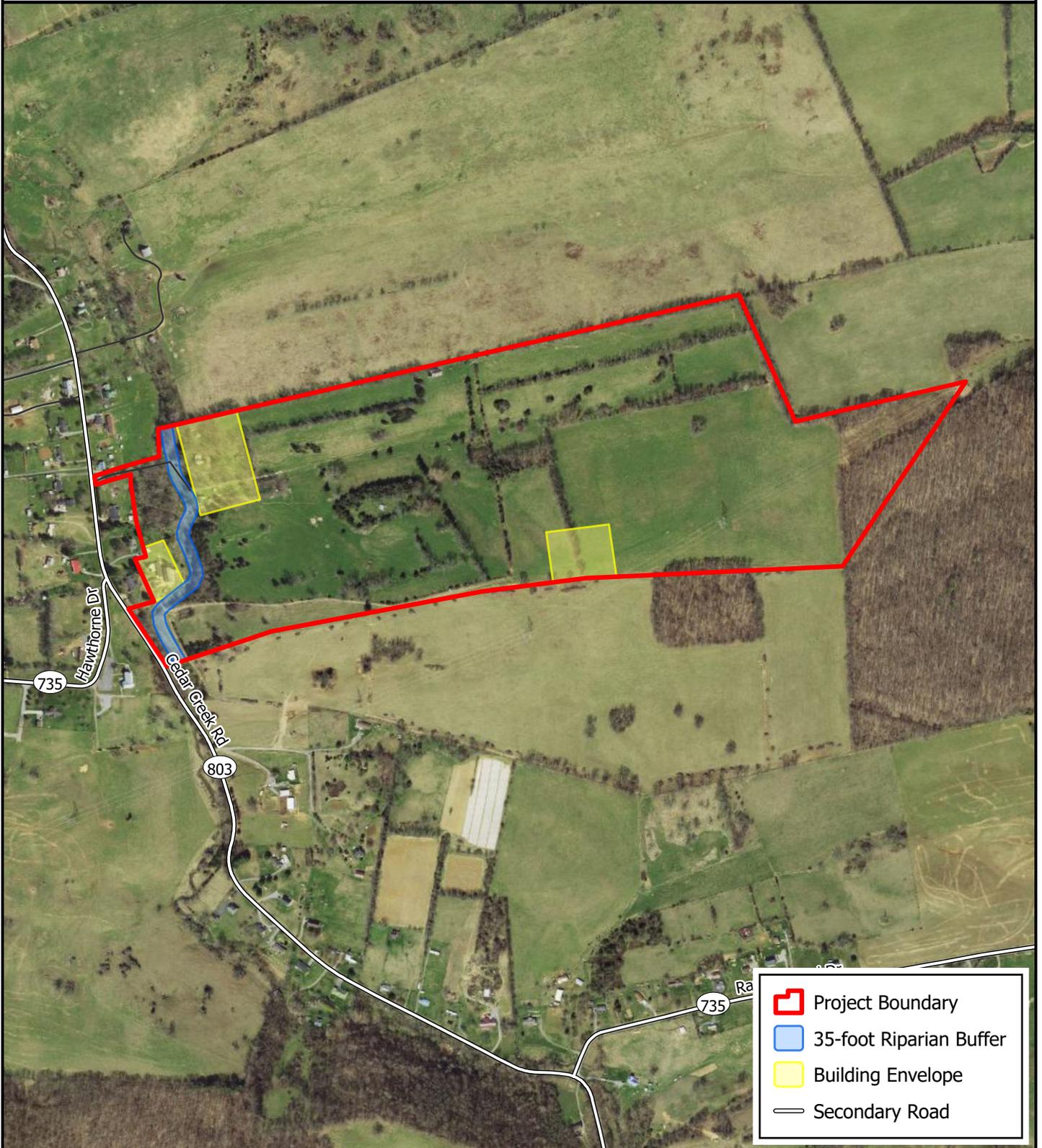
Washington County
132.0 ± Acres



Map created: 1/29/2026 by Ruth Babylon
Projection: NAD 1983 2011 Virginia Lambert
Source data: USGS Topo Quad Name: DAMASCUS ; Roads - VDOT; all else - VOF.

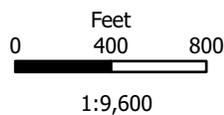
Special Conditions

Edmondson Heritage Farm LLC



Washington County

132.0 ± Acres



Map created: 1/29/2026 by Ruth Babylon
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/16/23 & 3/30/23; Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.



PROJECT SUMMARY

Justin D. and Brenda W. Hill

Locality: Carroll County

Acres: 192+/-

Board Meeting: 3/12/2026

Staff Lead: Ruth Babylon

Region: Western

VOF Project # 5120 VOF Instrument # 8743 VOF Property # 6019 VOF Grant # 8759/PTFEA2026-006

Project Description/Property Features

This property supports a working beef cattle farm and contains approximately 70 acres of soils classified by NRCS as “Soils of Statewide Importance.” West Fork Little Reed Island Creek, which crosses the property, provides habitat for wild brook trout and the property’s lightly-grazed pastures and mixed hardwood forests are the preferred habitat for the threatened golden-winged warbler. The property lies in close proximity to Joy Ranch Road, contributing to the scenic views to the public.

Project Type

- Charitable Contribution
- Partial Purchase of Open-Space Easement
- Fee Simple Acquisition
- Protection of Owned Land
- Other: _____

Instrument Type

- Deed of Open-Space Easement
- Deed of Dedication to Open Space
- Deed of Conveyance/Acquisition
- Other: _____

Land Protection Agent

- VOF
- Other State Agency: _____
- Locality: _____
- Other: _____

Funding Source & Amount

- VOF Grant Program: PTF-EA
Amount Approved: \$18,500
- Tax Benefits (Sought by Applicant)
- External Grant Program(s): _____
Amount Requested/Secured: \$ _____
- Not Applicable

Staff Recommendation

Conservation Project:

- Approve project as presented.
- Approve project, contingent upon satisfaction of the following: _____
- Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

Conservation Funding:

- Not applicable
- Approve requested funding: \$ _____
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$18,500

Notes: N/A

Conservation Purposes

Agricultural Use:

- The property is a working beef cattle farm in a predominantly agricultural area and contains within its boundaries productive agricultural lands with approximately 70 acres of the soils thereon having been classified as “Soils of Statewide Importance” by the USDA’s Natural Resource Conservation Service.
- According to the 2022 U.S. Census of Agriculture, both the number of farms and the total acreage of land devoted to farming has declined in the last 20 years in the Commonwealth of Virginia. The report revealed that the steepest losses occurred between 2017 and 2022. During that five-year period, approximately 488,000 acres of farmland were converted to another use, more acreage than was lost in the previous 15 years combined. According to the report, two of the primary drivers of this loss included the conversion of farmland to low-density development and the fragmentation of farmland into smaller parcels that are less viable as productive farms.

Natural Habitat and Biological Diversity:

- West Fork Little Reed Island Creek, which crosses the property, is a Virginia Department of Wildlife Resources designated Class II Wild Trout Stream, in which the presence of brook trout has been confirmed. Restrictions herein limiting development and impervious surfaces on the property help to keep that stream habitat viable for trout and other water-dependent plants and animals.
- The property’s lightly grazed lands and mixed hardwood forests are consistent with USDA’s Natural Resources Conservation Service (NRCS) descriptions of habitat essential to the restoration of the golden-winged warbler (GWW). In addition, the golden-winged warbler is designated a Tier II species on the Virginia Department of Wildlife Resources (DWR) list of “Species of Greatest Conservation Need.”

Scenic/Open Space:

- The property lies along Virginia State Route 701 (Joy Ranch Road) and contributes to the scenic views enjoyed by the traveling public along those roads.

Project Details

The Governing Document: *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

- 1. Divisions permitted: 0 Maximum Properties: 1**
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 21,000 square feet/.25%.
- 3. Buildings and Structures.**
Any new building or structure exceeding 5,000 square feet in ground area, must have Grantee’s prior review and written approval. No building may exceed 35 feet in height. One freestanding dwelling exists on the property. No more than two freestanding dwellings may be maintained or constructed on the property. One of the permitted dwelling exists at the time of the easement. All new buildings and structures exceeding 500 square feet in ground area must be located in designated Building Envelopes. Any freestanding dwelling must be located in a Building Envelope.
- 4. Management of Forest:**
A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices

for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.

- 5. **Water Quality Protection Areas:** 35-foot riparian buffers along both edges of West Fork Little Reed Island Creek. Livestock excluded from the creek.
- 6. **Unique Deed Provisions:** N/A
- 7. **Public Access:** NO YES
- 8. **Sign Required:** NO YES
- 9. **Consolidation of Tax Parcels:** NO YES N/A
Summarize: Carroll County requires a survey to consolidate parcels. Mr. Hill has modern surveys for the entire property but will likely need a new survey for this purpose.

Further Discussion
N/A

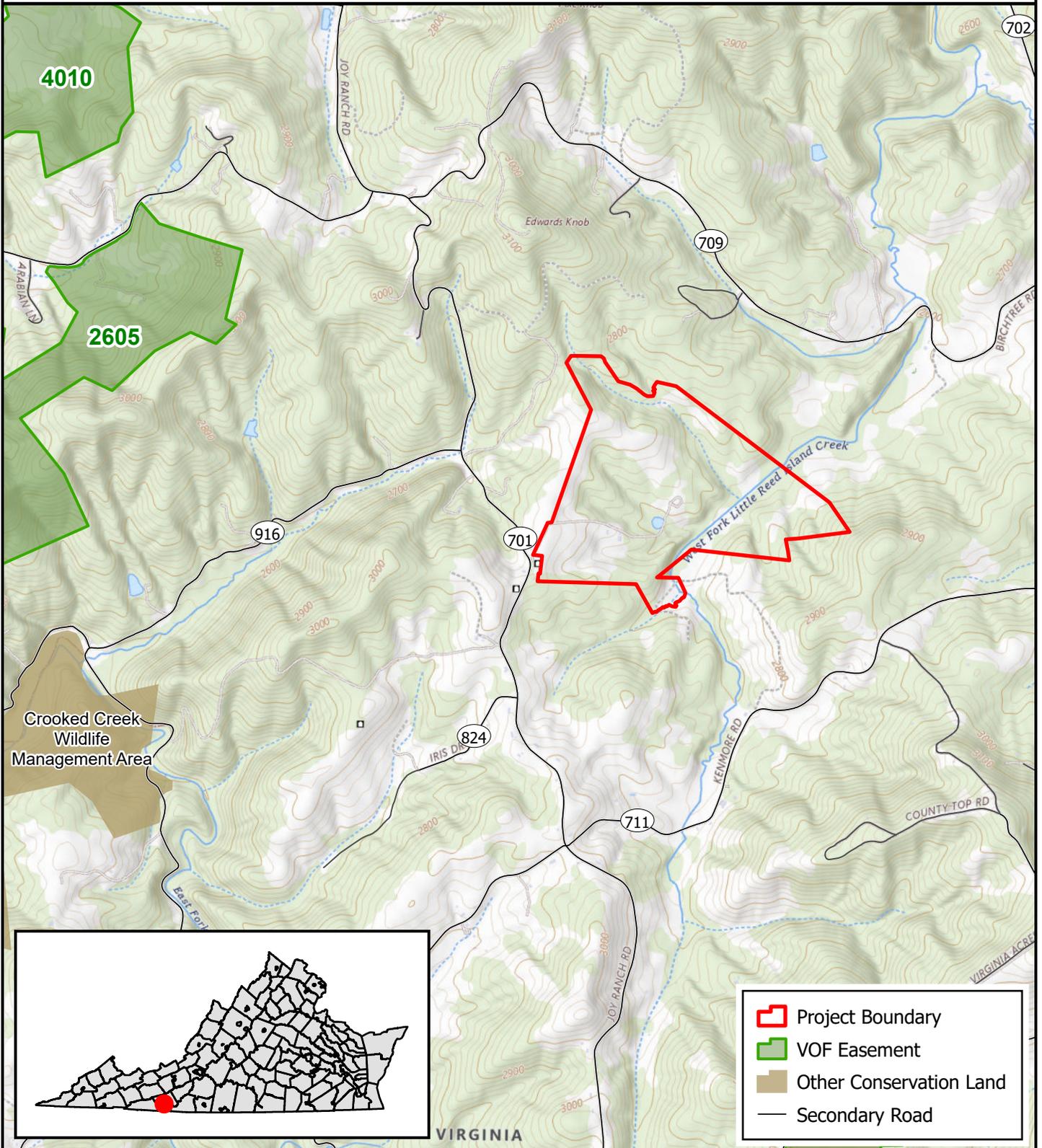
Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO DETAILS: Ronald Newman, Land Use and Planning Coordinator, responses on 10/9/25 and 1/20/26

Public Infrastructure Information	Conflicts with published plans		Yes	No
Roads: No road frontage; right-of-way off of Joy Ranch Road, State Route 701	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Rail:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Utilities:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Notes: N/A				

Revision Date 04/10/2025

Location

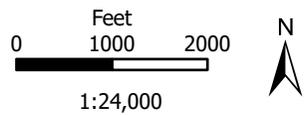
Justin D. & Brenda W. Hill



- Project Boundary
- VOF Easement
- Other Conservation Land
- Secondary Road

Carroll County

192.0 ± Acres

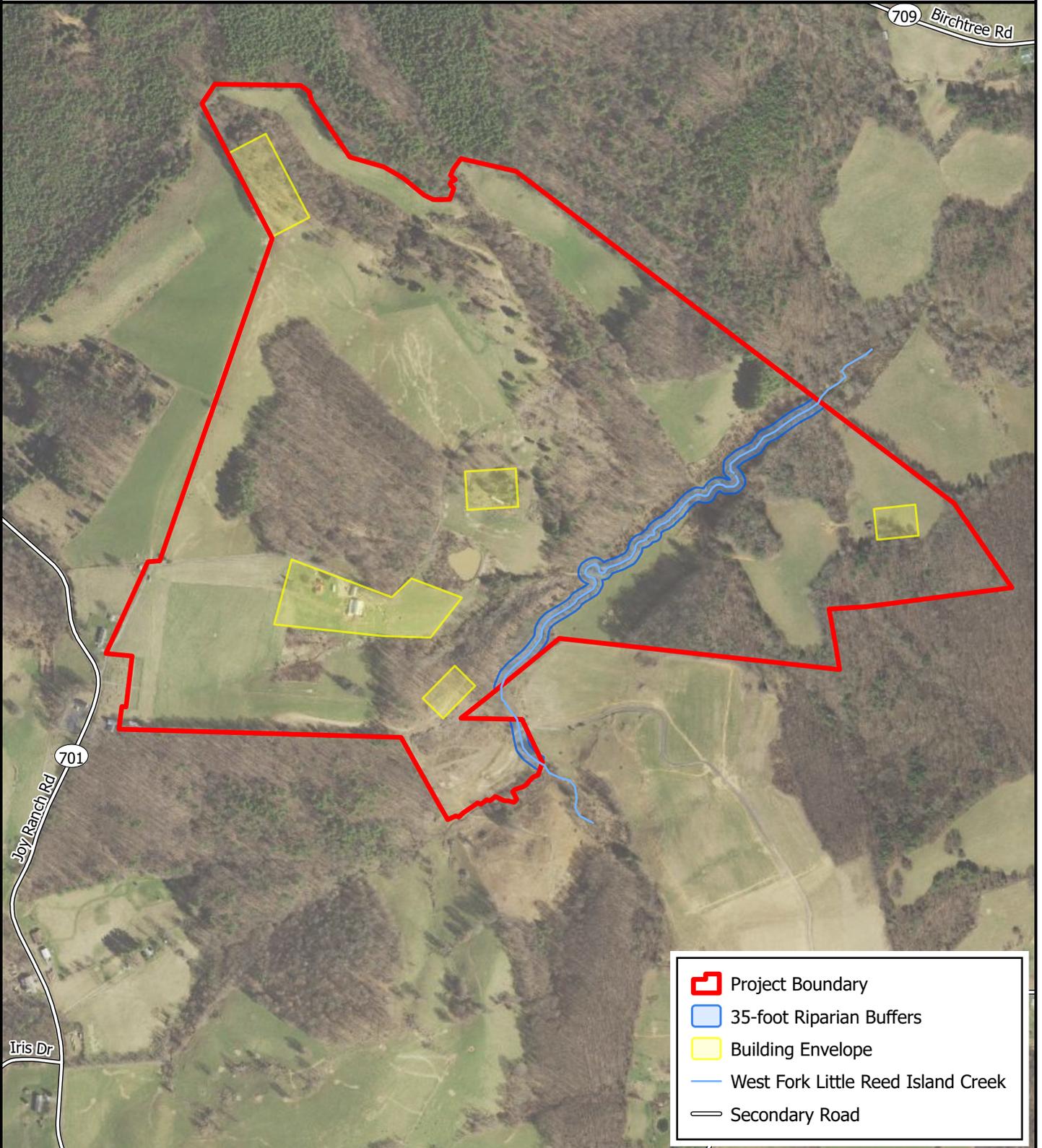


Map created: 12/29/2025 by Ruth Babylon
Projection: NAD 1983 2011 Virginia Lambert

Source data: USGS Topo Quad Name: WOODLAWN; Roads - VDOT; all else - VOF.

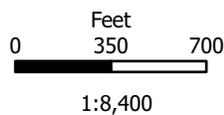
Special Conditions

Justin D. & Brenda W. Hill



Carroll County

192.0 ± Acres



Map created: 2/11/2026 by Ruth Babylon
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/6/2023 & 3/16/2023; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.



PROJECT SUMMARY

Frederick Gale and Lisa Lynn Lowe

Locality: Smyth

Acres: 473+/-

Board Meeting: 3/12/2026

Staff Lead: Ruth Babylon

Region: Western

VOF Project # 5123 VOF Instrument # 8763 VOF Property # 6022 VOF Grant # 8861/PTFEA2026-008

Project Description/Property Features

This beautiful Rich Valley property supports both a cow-calf operation on its open lands and a fledgling maple sugaring operation, tapping more than 1,000 red and sugar maples on the slopes of Walker Mountain. A small herd of Ancient White Park Cattle grazes in the fields and populations of several threatened bird and bat species have been observed on or near the property. Extending from Old Rich Valley Road to the top of Walker Mountain, this scenic property is visible to the public from multiple locations. Its southern boundary borders the Bear Creek National Scenic Area and the entire property lies within DCR's "Hancock Conservation Site," notable for its karst topography.

Project Type

- Charitable Contribution
- Partial Purchase of Open-Space Easement
- Fee Simple Acquisition
- Protection of Owned Land
- Other: _____

Instrument Type

- Deed of Open-Space Easement
- Deed of Dedication to Open Space
- Deed of Conveyance/Acquisition
- Other: _____

Land Protection Agent

- VOF
- Other State Agency: _____
- Locality: _____
- Other: _____

Funding Source & Amount

- VOF Grant Program(s): _____
Amount Approved: \$17,500.00
- Tax Benefits (Sought by Applicant)
- External Grant Program(s): _____
Amount Requested/Secured: \$ _____
- Not Applicable

Staff Recommendation

Conservation Project:

- Approve project as presented.
- Approve project, contingent upon satisfaction of the following: _____
- Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

Conservation Funding:

- Not applicable
- Approve requested funding:
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$17,500.00

Notes: N/A

Conservation Purposes

Agricultural Use:

- Contains productive agricultural lands with approximately 87 acres of the soils thereon having been classified as Soils of Statewide Importance by the Natural Resource Conservation Service (NRCS) of the United States Department of Agriculture (USDA).

Forestal Use:

- The Virginia Department of Forestry's "Forest Conservation Value" (FCV) model – designed to strategically identify the highest priority forestland for conservation in Virginia – ranks approximately 300 acres of the property as "Outstanding."

Natural Habitat and Biological Diversity:

- The majority of the property lies within the Hancock Conservation Site, as designated by the Virginia Department of Conservation and Recreation, Division of Natural Heritage. This conservation site contains approximately 2,700 acres of land noted for containing one or more significant karst features.
- The property's 300-acre forested area, extending up the slopes of Walker Mountain, lie within an area designated by the Virginia Department of Conservation and Recreation's (DCR) Natural Landscape Assessment (VaNLA) as the highest possible ecological core (C1- "Outstanding"), meaning the property likely supports numerous habitat and ecosystem values.
- Contains suitable habitat for the success of the golden-winged warbler, a species listed as a Tier II species on the VA Department of Wildlife Resources' (DWR) list of "Species of Greatest Conservation Need" in the Commonwealth's Wildlife Action Plan.
- According to the Dept. of Wildlife Resources, populations of the state-threatened Loggerhead Shrike (*Lanius ludovicianus*) have been observed on and near the property.
- According to biologists with DCR's Natural Heritage Program, the Property contains habitat for several endangered bat species including two state endangered bats - the tri-colored bat (*Perimyotis subflavus*) and the little brown bat (*Myotis lucifugus*) - as well as the federally endangered northern long-eared bat (*Myotis septentrionalis*).
- The Nature Conservancy's "Resilient and Connected Landscapes Project" has designated a nearly 300-acre portion of the property as a "Climate Corridor with Confirmed Diversity." These types of landscapes are known to contain notable, rare or threatened species, while also providing a "natural highway" for species to adapt to changing climate.
- The forested slopes of the property lie within an area designated by DWR as a "Wildlife Biodiversity Resilience Corridor." Due to increased fragmentation of habitat from development, these wildlife corridors contribute to the success of native species by providing safe routes to more suitable habitats as well as food, water, shelter and other populations of their species

Scenic/Open Space:

- The property comprises deciduous forestland and working farmland in a pristine, rural area of Smyth County, and protected hereunder as open space, the property provides wildlife habitat, contributes to air and water quality protection, and helps preserve the scenic character of the area.
- The property lies adjacent to an open-space easement deeded to Grantee and contributes to the open-space values of such land under easement by increasing the contiguous protected land and scenic views to the public along State Route 610 (Old Rich Valley Road).
- The property shares its southern boundary with the Bear Creek National Scenic Area established by the Omnibus Public Land Management Act of 2009. This 5,503-acre protected area (lying within the George Washington and Jefferson Forest National Forests) is one of only three national scenic areas in Virginia and covers an area between Brushy Mountain to the south and Walker Mountain to the north. Bear Creek's public hiking trails include four miles of the Appalachian Trail.

Water Resource Protection:

- The property contains approximately 500 feet of Dry Branch which empties into the North Fork Holston River approximately one-half mile from the property. Dry Branch is a component of the North Fork Holston River - Laurel Fork - Wolf Creek Stream Conservation Site (SCS) as designated by DCR’s Division of Natural Heritage (DCR-DNH). The SCS is ranked “B1” (Outstanding Significance) by DCR-DNH due to its diverse aquatic ecosystem.

Project Details

The Governing Document: *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

- 1. Divisions permitted: One Maximum Properties: Two**
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 50,000 square feet/.24%
- 3. Buildings and Structures.**
Any new building or structure exceeding 5,000 square feet in ground area, must have Grantee’s prior review and written approval. No building may exceed 35 feet in height. No more than four freestanding dwellings may be maintained or constructed on the Property. All new buildings and structures exceeding 500 square feet in ground area must be located in designated Building Envelopes. Any freestanding dwelling must be located in a Building Envelope.
- 4. Management of Forest:**
A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.
- 5. Water Quality Protection Areas:** 35-foot riparian buffers along the (above-ground) edges of Dry Creek. (Most of its 2500-foot length shown on maps is actually underground.)
- 6. Unique Deed Provisions:** N/A
- 7. Public Access:** NO YES
- 8. Sign Required:** NO YES
- 9. Consolidation of Tax Parcels:** NO YES N/A

Summarize: Three tax parcels will be consolidated by survey into two.

Further Discussion

N/A

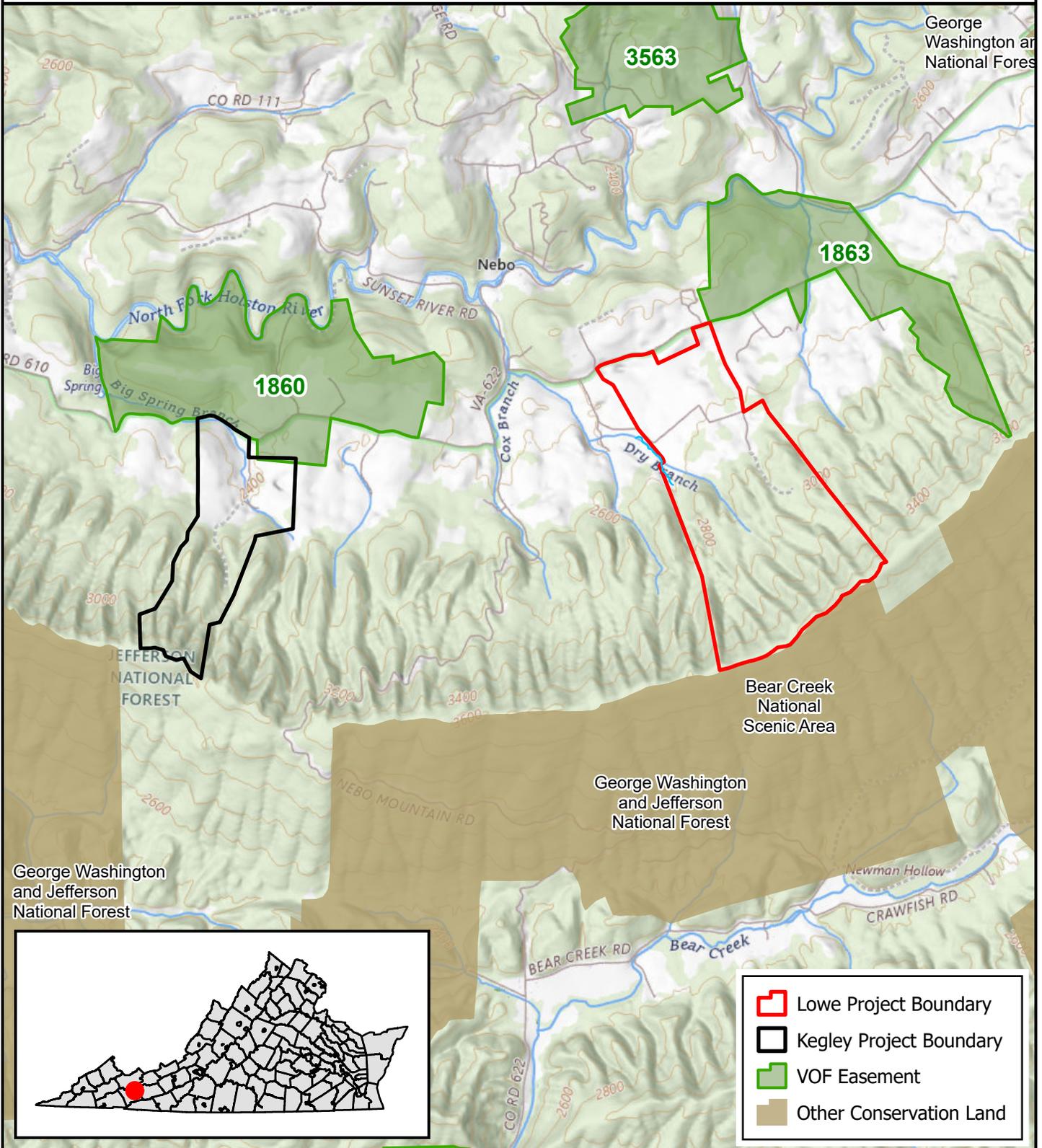
Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO DETAILS: Becca Creasy, Certified Zoning Administrator, confirmed compliance by email 1/6/26

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Property fronts Old Rich Valley Road, State Route 610		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes: N/A			

Revision Date 04/10/2025

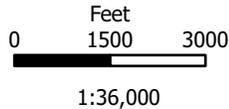
Location

Fredrick Gale & Lisa Lynn Lowe



Smyth County

473.0 ± Acres

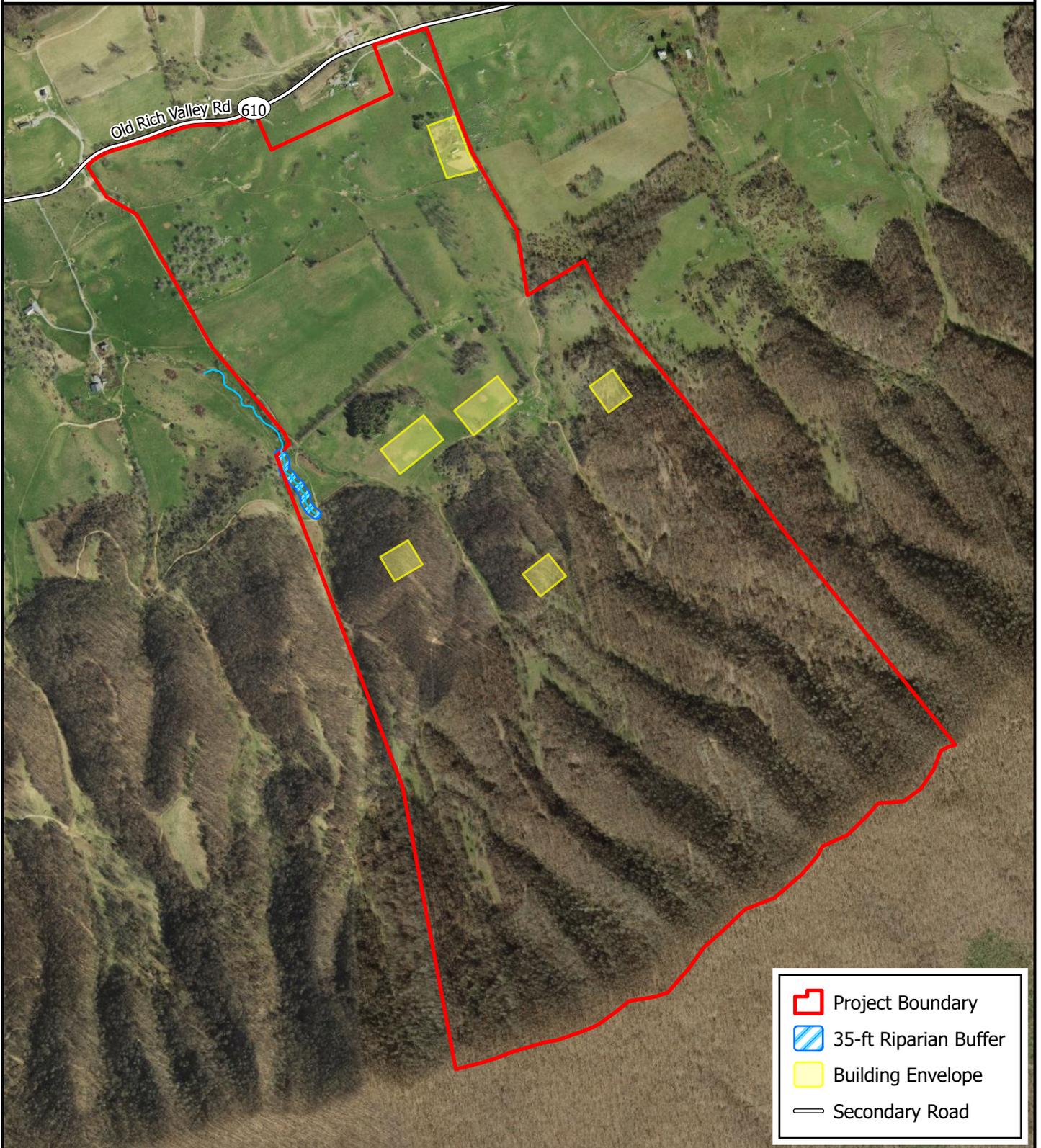


Map created: 1/15/2026 by Ruth Babylon
Projection: NAD 1983 2011 Virginia Lambert

Source data: USGS Topo Quad Name: QUAD NAME; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

Special Conditions

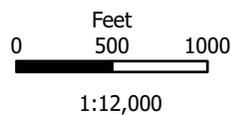
Fredrick Gale & Lisa Lynn Lowe



	Project Boundary
	35-ft Riparian Buffer
	Building Envelope
	Secondary Road

Smyth County

473.0 ± Acres



Map created: 1/15/2026 by Ruth Babylon
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/6/2023 & 3/30/2023; Rivers/
Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal
GPS/VBMP aerial imagery used to determine points.



PROJECT SUMMARY

Kevin & Elizabeth Kegley/Donald & Trish Kimberlin

Locality: Smyth

Acres: 183

Board Meeting: 3/12/2026

Staff Lead: Ruth Babylon

Region: Western

VOF Project # 5124 VOF Instrument # 8764 VOF Property # 6023 VOF Grant #8 862/PTFEA2026-009

Project Description/Property Features

This working farm lies just across Old Rich Valley Road from an existing VOF easement of nearly 400 acres. The property's rocky pastures support a cow-calf operation with Big Spring Branch crossing the farm enroute to the North Fork Holston River. In its upper elevations, the forest is ranked "Outstanding" Forest Conservation Value by the Dept. of Forestry and the entire property lies within DCR's "Hancock Conservation Site," notable for its karst topography. The property contains habitat suitable for multiple threatened bird and bat species and is considered by The Nature Conservancy to be a "natural highway" for species in need of adapting to a changing climate.

Project Type

- Charitable Contribution
- Partial Purchase of Open-Space Easement
- Fee Simple Acquisition
- Protection of Owned Land
- Other: _____

Instrument Type

- Deed of Open-Space Easement
- Deed of Dedication to Open Space
- Deed of Conveyance/Acquisition
- Other: _____

Land Protection Agent

- VOF
- Other State Agency: _____
- Locality: _____
- Other: _____

Funding Source & Amount

- VOF Grant Program(s): _____
Amount Appovd: \$16,125.00
- Tax Benefits (Sought by Applicant)
- External Grant Program(s): _____
Amount Requested: \$ _____
- Not Applicable

Staff Recommendation

Conservation Project:

- Approve project as presented.
- Approve project, contingent upon satisfaction of the following: _____
- Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

Conservation Funding:

- Not applicable
- Approve requested funding: \$ _____
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$16,125.00

Notes: N/A

Conservation Purposes

Agricultural Use:

- The property, one of several working farms owned by the same family, lies in a traditional agricultural area of Smyth County, is a working cow-calf operation and contains within its boundaries productive agricultural lands with approximately 22 acres of the soils classified as Soils of Statewide Importance by NRCS.

Forestral Use:

- The Dept. of Forestry ranks the property's 100-acre forested area as "Outstanding Forest Conservation Value."

Natural Habitat and Biological Diversity:

- The majority of the property lies within the Hancock Conservation Site, as designated by the Virginia Department of Conservation and Recreation, Division of Natural Heritage. This conservation site contains approximately 2,700 acres of land noted for containing one or more significant karst features.
- The property's 100-acre forested area, extending up the slopes of Walker Mountain, lie within an area designated by the Virginia Department of Conservation and Recreation's Natural Landscape Assessment as the highest possible ecological core (C1- "Outstanding"), meaning the property likely supports numerous habitat and ecosystem values.
- The property contains 3,600 feet of Big Spring Branch and lies within the North Fork Holston River - Laurel Creek - Lick Creek - Wolf Creek Stream Conservation Site (SCS), ranked as "B1" (Outstanding Significance) by DCR's Division of Natural Heritage due to its diverse aquatic ecosystem.
- The property's lightly grazed lands and high elevation forests are consistent with USDA's Natural Resources Conservation Service (NRCS) descriptions of habitat essential to the restoration of the golden-winged warbler (GWW) and populations of the GWW have been observed in the northeast corner of Smyth County. The GWW is designated a Tier II species on the Virginia Department of Wildlife Resources (DWR) list of "Species of Greatest Conservation Need."
- Contains habitat suitable for the loggerhead shrike (*Lanius ludovicianus*), a state a threatened bird, and the Dept. of Wildlife Resources (DWR) reports that the shrike has been documented along State Route 610 in the vicinity of the property. The loggerhead shrike is designated on DWR's "Species of Greatest Conservation Need" as a Tier I species, indicating that populations of this species are at "critically low levels."
- According to biologists with the Virginia Department of Conservation and Recreation's Natural Heritage Program, the property contains habitat for several endangered bat species including two state endangered bats - the tri-colored bat (*Perimyotis subflavus*) and the little brown bat (*Myotis lucifugus*) - as well as the federally endangered northern long-eared bat (*Myotis septentrionalis*).
- The entire property falls within The Nature Conservancy's "Resilient and Connected Landscapes Project. The northern portion is designated as "Resilient," the middle portion is designated "Climate Corridor with Confirmed Diversity, and the highest elevations are designated "Climate Corridor with Confirmed Diversity." These types of landscapes are known to contain notable, rare or threatened species, while also providing a "natural highway" for species to adapt to changing climate.
- The forested slopes of the property lie within an area designated by the Virginia Department of Wildlife Resources as a "Wildlife Biodiversity Resilience Corridor." Due to increased fragmentation of habitat from development, these wildlife corridors contribute to the success of native species by providing safe routes to more suitable habitats as well as food, water, shelter and other populations of their species.
- The property lies in an area of limestone geology with karst features, and in this type of terrain, as compared with other areas, surface contamination is more likely to travel through solution

channels and cause groundwater contamination. The restrictions set forth herein, including riparian buffers and prevention of intensive development on the Property will help minimize soil erosion and contribute to the protection of water quality and karst ecosystems by reducing the introduction of pollutants in the streams and sinkholes on the Property leading to the North Fork Holston River.

Scenic/Open Space:

- The property comprises deciduous forestland and working farmland in a pristine, rural area of Smyth County, and protected hereunder as open space, the property provides wildlife habitat, contributes to air and water quality protection, and helps preserve the scenic character of the area.
- The property lies adjacent to other conserved land and contributes to the open-space values of such land under easement by increasing the contiguous protected land and scenic views to the public along State Route 610 (Old Rich Valley Road).

Project Details

The Governing Document: *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

- 1. Divisions permitted: 0 Maximum Properties: 1**
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 25,000 square feet/.31%.
- 3. Buildings and Structures.**
Any new building or structure exceeding 5,000 square feet in ground area, must have Grantee’s prior review and written approval. No building may exceed 35 feet in height. No more than three freestanding dwellings may be maintained or constructed on the Property. All new buildings and structures exceeding 1,200 square feet in ground area must be located in designated Building Envelopes.
- 4. Management of Forest:**
A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.
- 5. Water Quality Protection Areas:** 35-foot riparian buffers on both sides of Big Spring Branch.
- 6. Unique Deed Provisions:** All new buildings and structures exceeding 1,200 square feet in ground area must be located in designated Building Envelopes.
- 7. Public Access:** NO YES
- 8. Sign Required:** NO YES
- 9. Consolidation of Tax Parcels:** NO YES N/A
Summarize: Entire property is covered by one tax parcel.

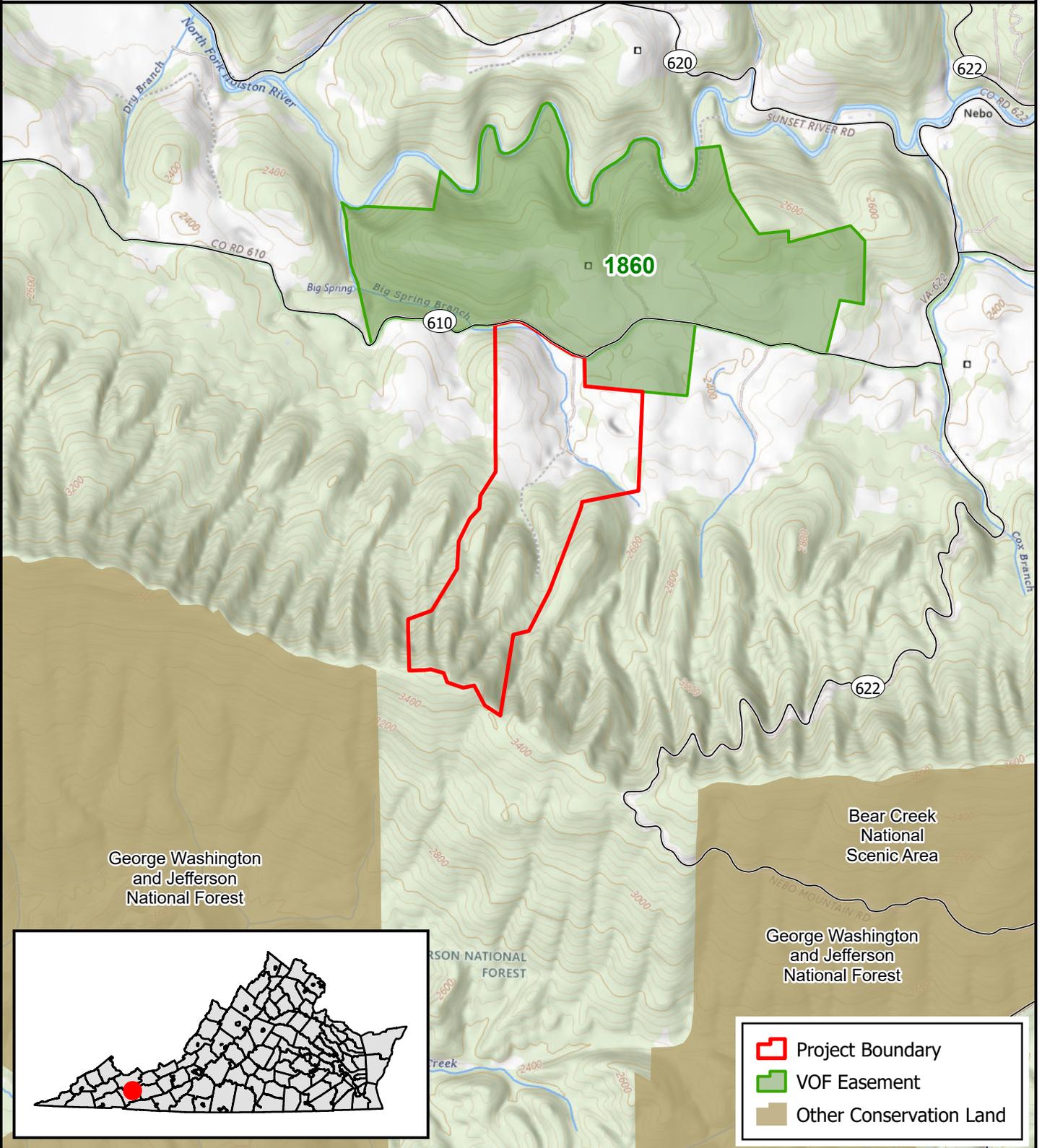
Further Discussion
n/a

Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO DETAILS: Confirmation of Comprehensive Plan compliance provided by Becca Creasy, Certified Zoning Administrator, January 6, 2026 via email.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: SR 610, Old Rich Valley Road		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes: n/a			

Revision Date 04/10/2025

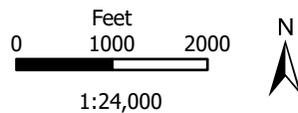
Location Kevin H. & Elizabeth A. Kegley
and Donald A. & Trish K. Kimberlin



- Project Boundary
- VOF Easement
- Other Conservation Land

Smyth County

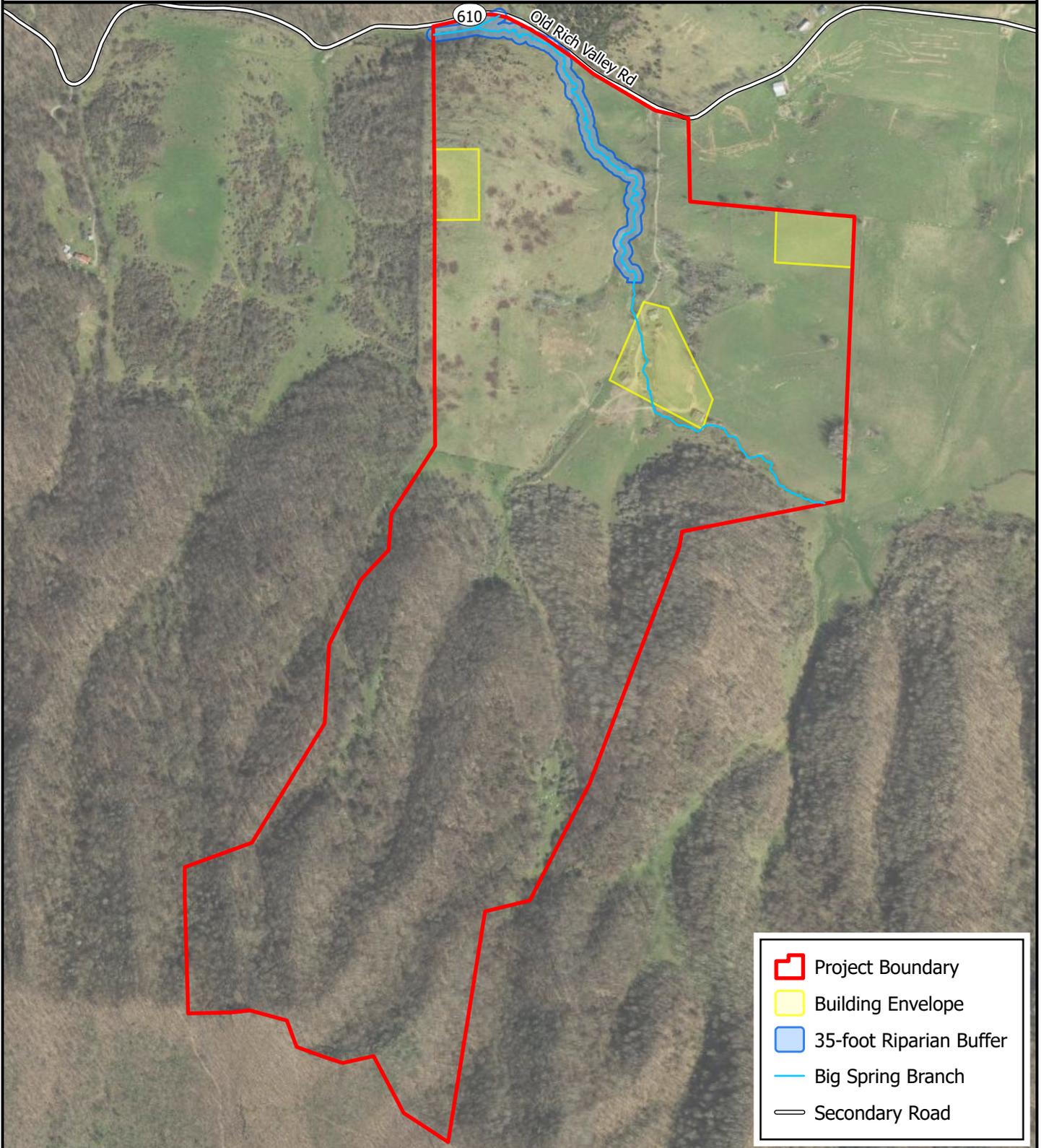
183.0 ± Acres



Map created: 1/15/2026 by Ruth Babylon
Projection: NAD 1983 2011 Virginia Lambert

Source data: USGS Topo Quad Name: NEBO; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

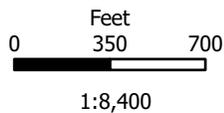
Special Conditions Kevin H. & Elizabeth A. Kegley
and Donald A. & Trish K. Kimberlin



-  Project Boundary
-  Building Envelope
-  35-foot Riparian Buffer
-  Big Spring Branch
-  Secondary Road

Smyth County

183.0 ± Acres



Map created: 1/15/2026 by Ruth Babylon
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/26/2023 & 3/30/2023; Rivers/
Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal
GPS/VBMP aerial imagery used to determine points.



PROJECT SUMMARY

Chad A. and Jessica S. S. Stevenson

Locality: Smyth County

Acres: 303+/-

Board Meeting: 3/12/2026

Staff Lead: Ruth Babylon

Region: Western

VOF Project # 5131

VOF Instrument # 8797

VOF Property # 6034

VOF Grant # 8829/PTFEA2026-007

Project Description/Property Features

The property contains both a feeder calf operation and large forested areas consisting of both white pine and mixed hardwoods. The property's northern boundary adjoins the North Fork Holston River for over one mile and the river and its perennial streams lie within DCR's "North Fork Holston River – Laurel Creek – Lick Creek – Wolf Creek Stream Conservation Site." The entire property lies within DCR's "Hancock Conservation Site," notable for its karst topography. Populations of natural heritage species are known to inhabit the property and surrounding area. This property and the surrounding protected properties under easement will together form a block of nearly 2,500 acres of contiguous farm and forestlands in scenic Rich Valley.

Project Type

- Charitable Contribution
- Partial Purchase of Open-Space Easement
- Fee Simple Acquisition
- Protection of Owned Land
- Other: _____

Instrument Type

- Deed of Open-Space Easement
- Deed of Dedication to Open Space
- Deed of Conveyance/Acquisition
- Other: _____

Land Protection Agent

- VOF
- Other State Agency: _____
- Locality: _____
- Other: _____

Funding Source & Amount

- VOF Grant Program(s): PTF-EA
Amount : \$20,000
- Tax Benefits (Sought by Applicant)
- External Grant Program(s): _____
Amount Requested/Secured: \$ _____
- Not Applicable

Staff Recommendation

Conservation Project:

- Approve project as presented.
- Approve project, contingent upon satisfaction of the following: _____
- Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

Conservation Funding:

- Not applicable
- Approve requested funding: \$ _____
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$20,000

Notes: N/A

Conservation Purposes

Agricultural Use:

- The property comprises a working feeder calf operation, approximately 50 acres of white pine and mixed hardwood forest in a pristine, rural area of Smyth County. Protected as open space, the property protects wildlife habitat, contributes to air and water quality protection, and helps preserve the scenic character of the area.
- The property lies in a traditional agricultural area and contains within its boundaries productive agricultural lands with over 100 acres of the soils having been classified as Soils of Statewide Importance by the USDA's Natural Resource Conservation Service. Protecting those soils by limiting development of the property helps keep the land available for agricultural production in perpetuity.

Natural Habitat and Biological Diversity:

- The property lies on the North Fork Holston River for over one mile and perennial tributaries to the river flow through the Property. The river and its tributaries are components of the North Fork Holston River - Laurel Creek – Lick Creek - Wolf Creek Stream Conservation Site (SCS), as designated by DCR's Division of Natural Heritage (DCR-DNH). The SCS is ranked "B1" (Outstanding Significance) by DCR-DNH due to its diverse aquatic ecosystem.
- The segment of the North Fork Holston River on which the property lies, provides habitat for several rare mussels and other aquatic species designated by the Dept. of Wildlife Resources as "Species of Greatest Concern," including the Little-winged Pearlymussel (*Pegias fabula*) and the Slabside Pearlymussel (*Pleuonaia dolabelloides*).
- The property's lightly grazed lands and high elevation forests are consistent with the USDA's Natural Resources Conservation Service (NRCS) descriptions of habitat essential to the restoration of the golden-winged warbler (GWW), and populations of the GWW have been observed in the northeast corner of Smyth County. The GWW is designated a Tier II species on the Dept. of Wildlife Resources' list of "Species of Greatest Conservation Need."
- The property contains habitat suitable for the Loggerhead Shrike (*Lanius ludovicianus*), a state a threatened bird, and the Dept. of Wildlife Resources (DWR) reports that the Shrike has been documented along State Route 610 in the vicinity of the property. The Loggerhead Shrike is designated on DWR's "Species of Greatest Conservation Need" as a Tier I species, indicating that populations of this species are at "critically low levels."
- According to biologists with DCR's Natural Heritage Program, the property contains habitat for several endangered bat species including two state endangered bats - the Tri-colored Bat (*Perimyotis subflavus*) and the Little Brown Bat (*Myotis lucifugus*) - as well as the federally endangered Northern long-eared bat (*Myotis septentrionalis*).
- The property is located with an area categorized in The Nature Conservancy's "Resilient and Connected Landscapes Project" as "Resilient," indicating that the area contains both complex landscapes (with a "wide array of micro-climates") and connected landscapes ("allowing species to move and disperse").

Scenic/Open Space:

- The property's southern boundary adjoins two open-space easements deeded to Grantee protecting approximately 1,200 acres and the property's western boundary adjoins a pending open-space easement totaling an additional 1,000 acres. This property and the surrounding properties will together protect nearly 2,500 acres of contiguous farm and forestlands in rural Rich Valley.

Water Resource Protection:

- The North Fork Holston River is one of three main waterways within the Southwest Virginia portion of the ecologically diverse Holston River Watershed. According to the U.S. Fish and Wildlife Service, this region of the Holston River Watershed contains more than 30 federally listed threatened and endangered species and “is a globally significant area of biodiversity.”
- The property lies in an area of limestone geology with karst features, and in this type of terrain, as compared with other areas, surface contamination is more likely to travel through solution channels and cause groundwater contamination. The restrictions set forth herein, including riparian buffers and prevention of intensive development on the property will help minimize soil erosion and contribute to the protection of water quality and karst ecosystems by reducing the introduction of pollutants in the streams and sinkholes on the Property leading to the North Fork Holston River.

Project Details

The Governing Document: *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

- 1. Divisions permitted: One Maximum Properties: Two**
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 33,000 square feet/.25% in ground area.
- 3. Buildings and Structures.**
Any new building or structure exceeding 5,000 square feet in ground area, must have Grantee’s prior review and written approval. No building may exceed 35 feet in height. No more than two freestanding dwellings may be maintained or constructed on the Property. All new buildings and structures exceeding 500 square feet in ground area must be located in designated Building Envelopes. Any freestanding dwelling must be located in a Building Envelope.
- 4. Management of Forest:**
A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.
- 5. Water Quality Protection Areas:** 50-foot buffers on North Fork Holston River; 35-foot buffers on perennial streams; Livestock excluded from all waterways.
- 6. Unique Deed Provisions:** none
- 7. Public Access:** NO YES
- 8. Sign Required:** NO YES
- 9. Consolidation of Tax Parcels:** NO YES N/A

Summarize: Five existing parcels will be reduced to two by survey to be recorded after deed.

Further Discussion
None

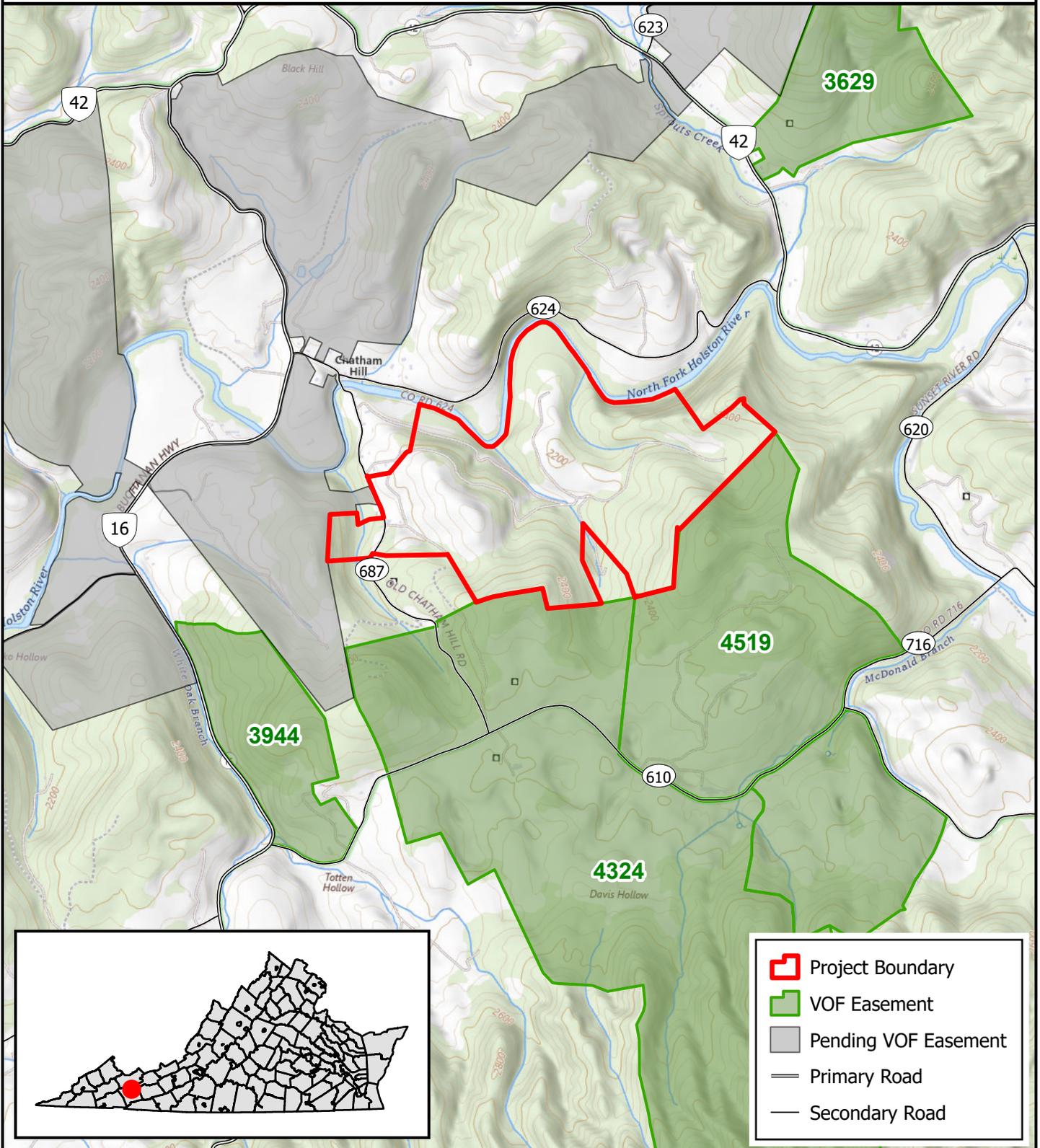
Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO DETAILS: Email: Becca Creasy, January 9, 2026

Public Infrastructure Information	Conflicts with published plans		Yes	No
Roads: SR 687 (Old Chatham Hill Road)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Rail:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Utilities:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Notes: n/a				

Revision Date 04/10/2025

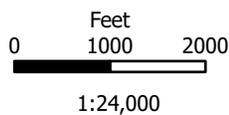
Location

Chad Allen and Jessica Star Smith Stevenson



Smyth County

303.0 ± Acres

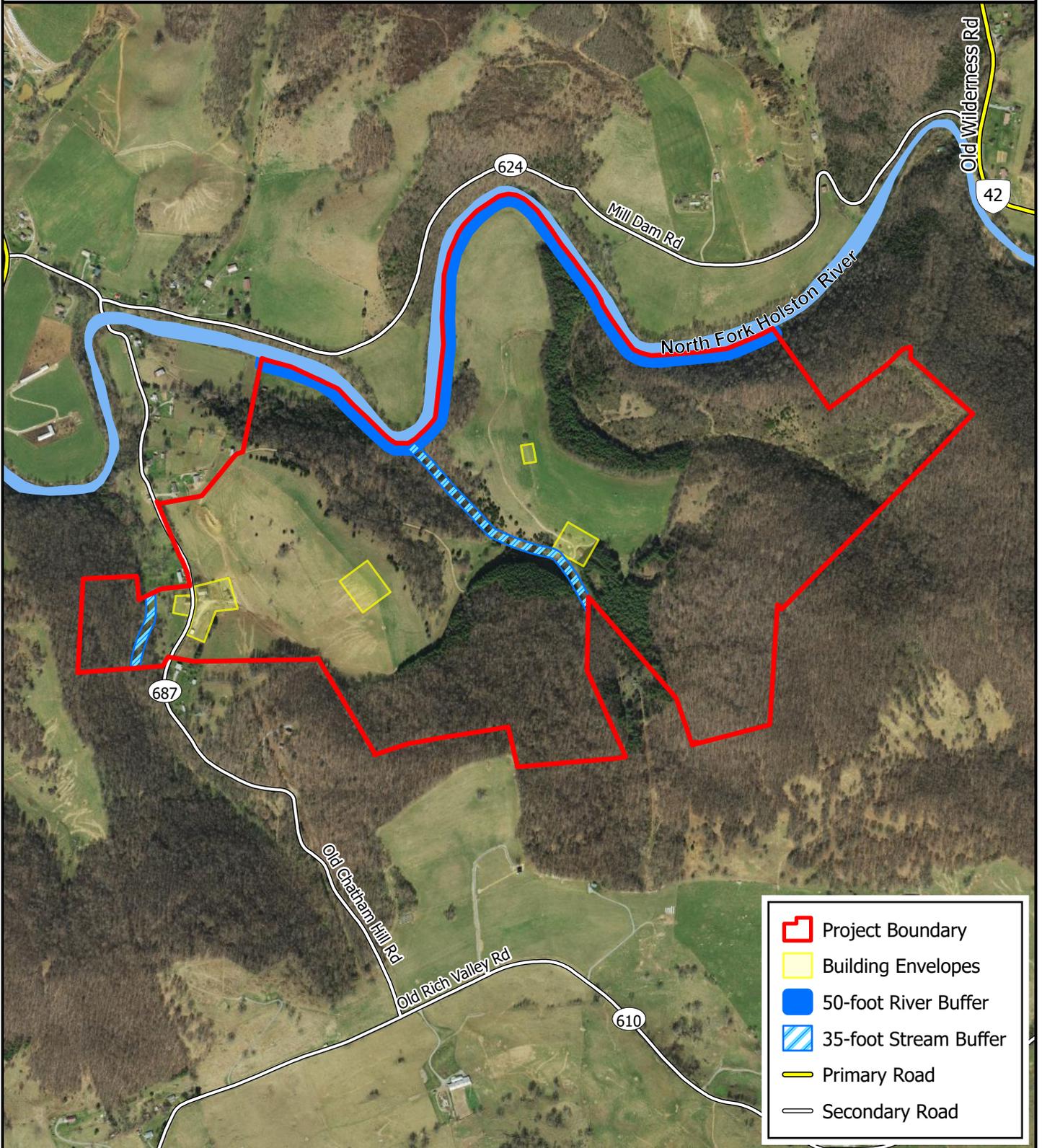


Map created: 1/28/2026 by Ruth Babylon
Projection: NAD 1983 2011 Virginia Lambert

Source data: USGS Topo Quad Name: CHATHAM HILL; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

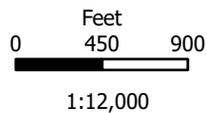
Special Conditions

Chad Allen and Jessica Star Smith Stevenson



Smyth County

303.0 ± Acres



Map created: 1/28/2026 by Ruth Babylon
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/6/2023; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.