

American Battlefield Trust
Protection in Perpetuity at McDowell Battlefield

Locality: Highland County

Acres: 126.49+/-

Board Meeting: 6/11/2026

Staff Lead: Emily Yates

Region: Western

VOF Project # TBD

VOF Instrument # TBD

VOF Property # TBD

VOF Application # 26-02-01

Project Description/Property Features

The American Battlefield Trust seeks \$157,500 to secure a conservation easement on the ±126.49-acre Rives Tract at McDowell. As Highland County faces surging development from rural subdivisions, this historic site is at high risk. Adjoining existing preserved lands, the wooded tract features a 1.5-mile trail. Permanent protection ensures the landscape remains intact for education and heritage tourism, thwarting commercial encroachment and securing this vital Civil War site in perpetuity.

Project Type

- | | |
|---|---|
| <input type="checkbox"/> Charitable Contribution | <input type="checkbox"/> Protection of Owned Land |
| <input checked="" type="checkbox"/> Partial Purchase of Open-Space Easement | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Fee Simple Acquisition | |

Instrument Type

- | | |
|---|---|
| <input checked="" type="checkbox"/> Deed of Open-Space Easement | <input type="checkbox"/> Deed of Conveyance/Acquisition |
| <input type="checkbox"/> Deed of Dedication to Open Space | <input type="checkbox"/> Other: _____ |

Land Protection Agent

- | | |
|--|--|
| <input checked="" type="checkbox"/> VOF | <input type="checkbox"/> Locality: _____ |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____ |

Funding Source & Amount

- | | |
|--|---|
| <input checked="" type="checkbox"/> VOF Grant Program(s): <u>PTF</u>
Amount Requested: \$ <u>157,500.00</u> | <input type="checkbox"/> External Grant Program(s):
Amount Secured: \$ _____ |
| <input type="checkbox"/> Tax Benefits (Sought by Applicant) | <input type="checkbox"/> 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: \$100,000.00
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes: N/A

Conservation Purposes

Natural Habitat and Biological Diversity:

The Virginia Department of Conservation and Recreation developed the Virginia Natural Landscape Assessment (VNLA) as part of the Virginia Conservations Lands Needs Assessment to identify, prioritize, and link natural lands of high ecological integrity that represent important natural connections to facilitate protection of biodiversity and resilience as the landscape changes. These lands identified within the Natural Land Network are targets for protective activities, such as the adoption of conservation easements and the restoration of habitat. VNLA has identified the entire property as having an ecological core of Very High (C2), which indicates the property supports numerous habitat and ecosystem values. Protection of the property will enhance the integrity of this ecological core.

The United States Department of Agriculture's Natural Resources Conservation Service (NRCS) identifies the property as containing habitat essential to the restoration of the Golden-winged Warbler (*Vermivora chrysoptera*). The Golden-winged Warbler is designated a Tier II species on the Virginia Department of Wildlife Resources list of Species of Greatest Conservation Need. Tier II species are considered to have "a high risk of extinction or extirpation."

The entire property is located within 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". This proposed conservation network of representative climate-resilient sites is designed to sustain biodiversity and ecological functions into the future under a changing climate. The Nature Conservancy has identified the property as part of an area of importance for climate & biodiversity resilience.

The property is a designated Audubon Important Bird Area, Alleghany Highlands.

The property was identified as a significant site for protection in the ConserveVA Natural Habitat and Ecosystem Diversity category.

Scenic/Open Space:

The property is adjacent to two Department of Wildlife Resources' (DWR) Birding and Wildlife Trail Loops, the Little Switzerland and the Headwaters of the James Loops. The Birding and Wildlife Trail is "an organized network of outdoor sites highlighting the best places to see birds and wildlife in the Commonwealth."

The property is within the viewshed of the McDowell Battlefield.

The property lies adjacent to land held under easement by the Virginia Outdoors Foundation and the Virginia Department of Historic Resources. The proposed restrictions below will contribute to the open-space values of all such other lands and the continuity of wildlife habitat on all these protected properties.

Conservation Purposes, Continued

Water Resource Protection:

The property contains shale and limestone geology with karst features; riparian buffers and the prevention of intensive development on the property will help minimize soil erosion and contribute to the protection of water quality.

The property contains approximately 2,063 feet of an unnamed perennial stream, a tributary of Bullpasture River and the James River and ultimately the Chesapeake Bay. Protection of the property from unrestrained development hereunder will help preserve the water quality of the Chesapeake Bay by reducing non-point source pollution.

The property lies in the Chesapeake Bay watershed and preservation of the property in a relatively undeveloped state by the proposed restrictions below will contribute to the Goals and Outcomes of the 2025 Chesapeake Bay Watershed Agreement, entered into by the Commonwealth of Virginia, six other states, the District of Columbia, the Chesapeake Bay Commission, and seven federal agencies. The Agreement's Land Conservation Goal states in part: "by 2040, permanently protect at least an additional 2 million acres of land above the 2025 baseline of 9.3 million acres. The 2 million acres will include specific targets for riparian forests, wetlands, (including mitigation corridors), natural areas supporting healthy streams; agricultural lands; tribal homelands; and urban and community greenspace".

The property is located in an area identified as important for the protection of Floodplains and Flooding Resilience by the ConserveVA model.

Historic Preservation:

The McDowell Tract is located entirely within the Core Area of the McDowell Battlefield, a Priority III.3 (Class C) battlefield as defined by the 1993 Civil War Sites Advisory Commission Report on the Nation's Civil War Battlefields.

The property is located in an area identified as important for Cultural and Historic Preservation by the ConserveVA model.

Outdoor Recreation, Education, or Research:

The property is currently open to the public with educational information and programming available.

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 15,000 square feet (0.27% of the total property).
- 3. Buildings and Structures:**
Only buildings and structures allowed are those that support public use of the property as a park and educational site.

Project Details, Continued

- 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 vegetated buffers on all waterways.
- 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: Property is one tax map parcel.

Further Discussion

N/A

Comprehensive Plan

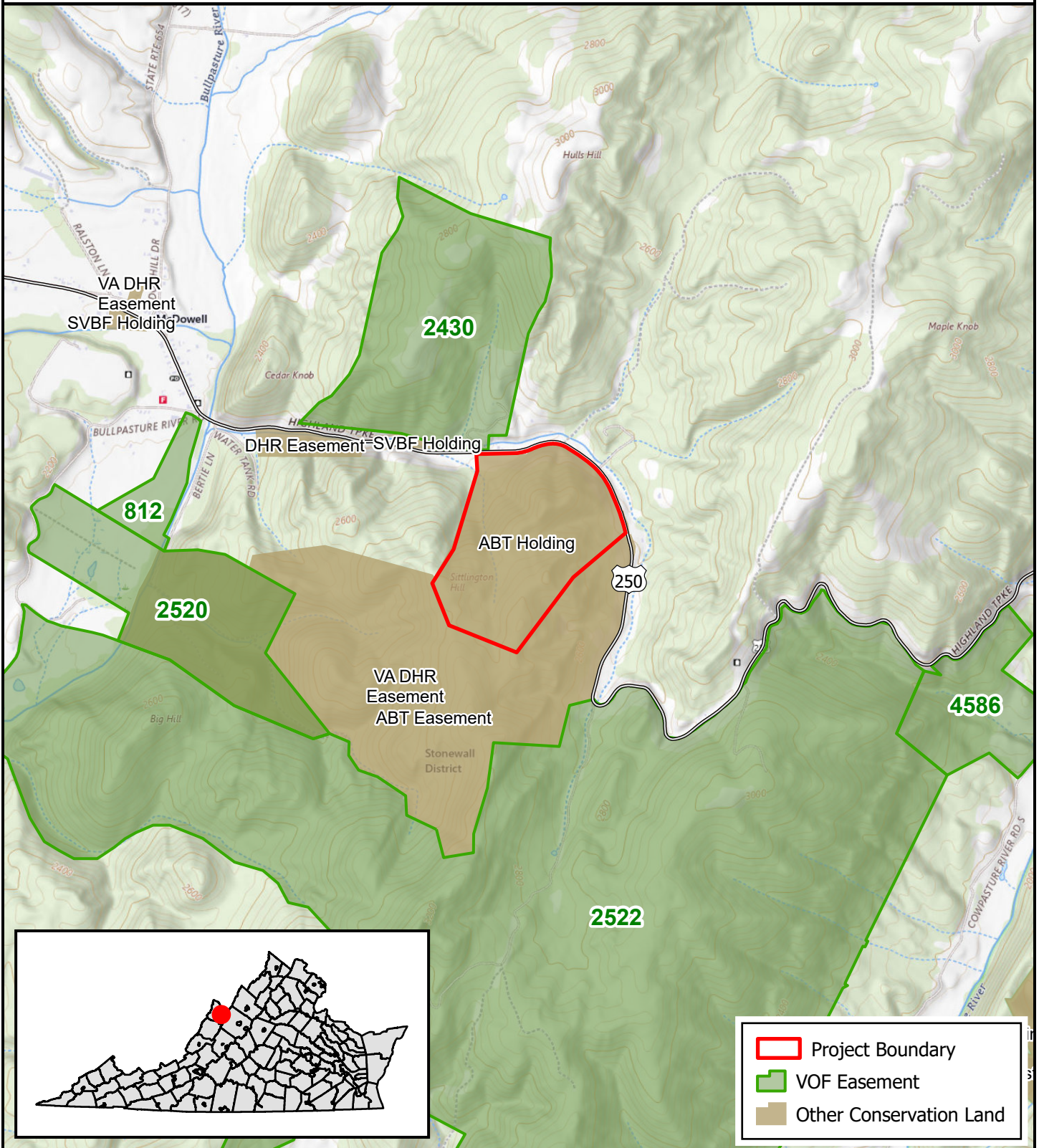
Has the locality confirmed the project is in compliance with the comprehensive plan?
 YES NO
 DETAILS: Documented in PTF application. Confirmation from locality to be obtained if grant award is made.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads:		<input type="checkbox"/>	<input type="checkbox"/>
Rail:		<input type="checkbox"/>	<input type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input type="checkbox"/>
Notes: To be determined if grant award is made.			

Revision Date 05/21/2026

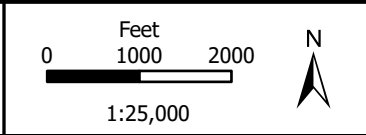
Location

American Battlefield Trust



	Project Boundary
	VOF Easement
	Other Conservation Land

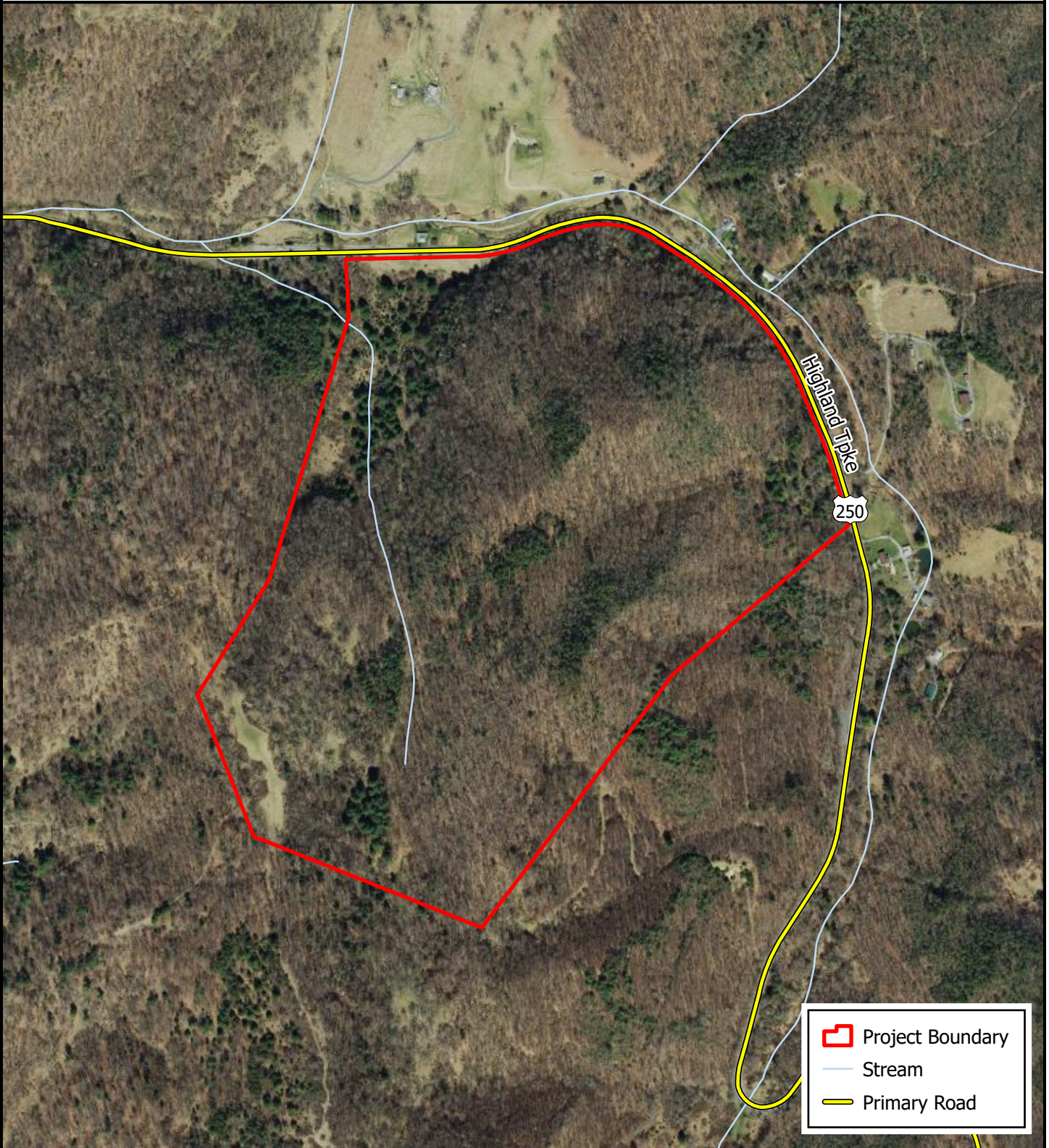
Highland County
126.49 ± Acres



Map created: 5/13/2026 by Emma Weaver
Projection: NAD 1983 Virginia Lambert
Source data: USGS Topo Quad Name: McDowell; Other Conservation Land - VA DCR; all else - VOF.

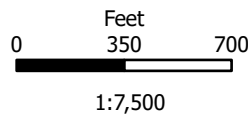
Aerial Imagery

American Battlefield Trust



Highland County

126.49 ± Acres



Map created: 5/13/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/28/2022; Rivers/Streams - USGS-NHD; Roads - VDOT; all else - VOF.

Broadway Lions Foundation

Broadway Lions Park

Locality: Rockingham County

Acres: 3.5 +/-

Board Meeting: 6/11/2026

Staff Lead: Emily White

Region: Western

VOF Project # TBD

VOF Instrument # TBD

VOF Property # TBD

VOF Application # 26-02-02

Project Description/Property Features

The Broadway Lions Foundation proposes the development of a 3.5-acre parcel of undeveloped land owned by the Town of Broadway as a public park. The project includes construction of a new entrance, a new impervious parking lot, a walking and fitness trail, an events pavilion and lawn, and restrooms. The park will connect to the existing Broadway Heritage Park and provide additional amenities to complement the existing park. The park will also support the proposed Shenandoah Rail Trail.

Project Type

- | | |
|--|--|
| <input type="checkbox"/> Charitable Contribution | <input checked="" type="checkbox"/> Protection of Owned Land |
| <input type="checkbox"/> Partial Purchase of Open-Space Easement | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Fee Simple Acquisition | |

Instrument Type

- | | |
|--|---|
| <input type="checkbox"/> Deed of Open-Space Easement | <input type="checkbox"/> Deed of Conveyance/Acquisition |
| <input checked="" type="checkbox"/> Deed of Dedication to Open Space | <input type="checkbox"/> Other: _____ |

Land Protection Agent

- | | |
|--|---|
| <input type="checkbox"/> VOF | <input checked="" type="checkbox"/> Locality: <u>Town of Broadway</u> |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____ |

Funding Source & Amount

- | | |
|--|--|
| <input checked="" type="checkbox"/> VOF Grant Program(s): <u>PTF</u> | <input checked="" type="checkbox"/> External Grant Program(s): <u>Lions Club, Rotary Club, CSPDC</u> |
| Amount Requested: <u>\$85,000.00</u> | Amount Secured: <u>\$105,000.00</u> |
| <input type="checkbox"/> Tax Benefits (Sought by Applicant) | <input type="checkbox"/> 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: \$85,000.00
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes: N/A

Conservation Purposes

Water Resource Protection:

The property contains shale and limestone geology with karst features; riparian buffers and the prevention of intensive development on the property will help minimize soil erosion and contribute to the protection of water quality.

The property is bounded for approximately 500 feet by Linwood Creek, a tributary of the North Fork of the Shenandoah River and ultimately the Chesapeake Bay. Protection of the property from unrestrained development will help preserve the water quality of the Chesapeake Bay by reducing non-point source pollution.

The property lies in the Chesapeake Bay watershed and preservation of the property in a relatively undeveloped state by the proposed restrictions below will contribute to the Goals and Outcomes of the 2025 Chesapeake Bay Watershed Agreement, entered into by the Commonwealth of Virginia, six other states, the District of Columbia, the Chesapeake Bay Commission, and seven federal agencies. The Agreement's Land Conservation Goal states in part: "by 2040, permanently protect at least an additional 2 million acres of land above the 2025 baseline of 9.3 million acres. The 2 million acres will include specific targets for riparian forests, wetlands, (including mitigation corridors), natural areas supporting healthy streams; agricultural lands; tribal homelands; and urban and community greenspace".

The property is located in an area targeted for Water Quality Improvement as identified by ConserveVA.

Outdoor Recreation, Education, or Research:

The centrally located property is currently open to and used by the public both as a stand-alone park and in support of events at the adjacent Broadway Heritage Park.

The property will serve as a trailhead for the proposed Shenandoah Rail Trail as the Town of Broadway will be the southern terminus.

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 13,721 square feet (9% of the total property).
- 3. Buildings and Structures:**
Only buildings and structures allowed are those that support public use of the property as a park.
- 4. Management of Forest:**
N/A, No forest on property.
- 5. Water Quality Protection Areas:**
To be determined should grant award be made.
- 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: Property is single tax map parcel.

Further Discussion
N/A

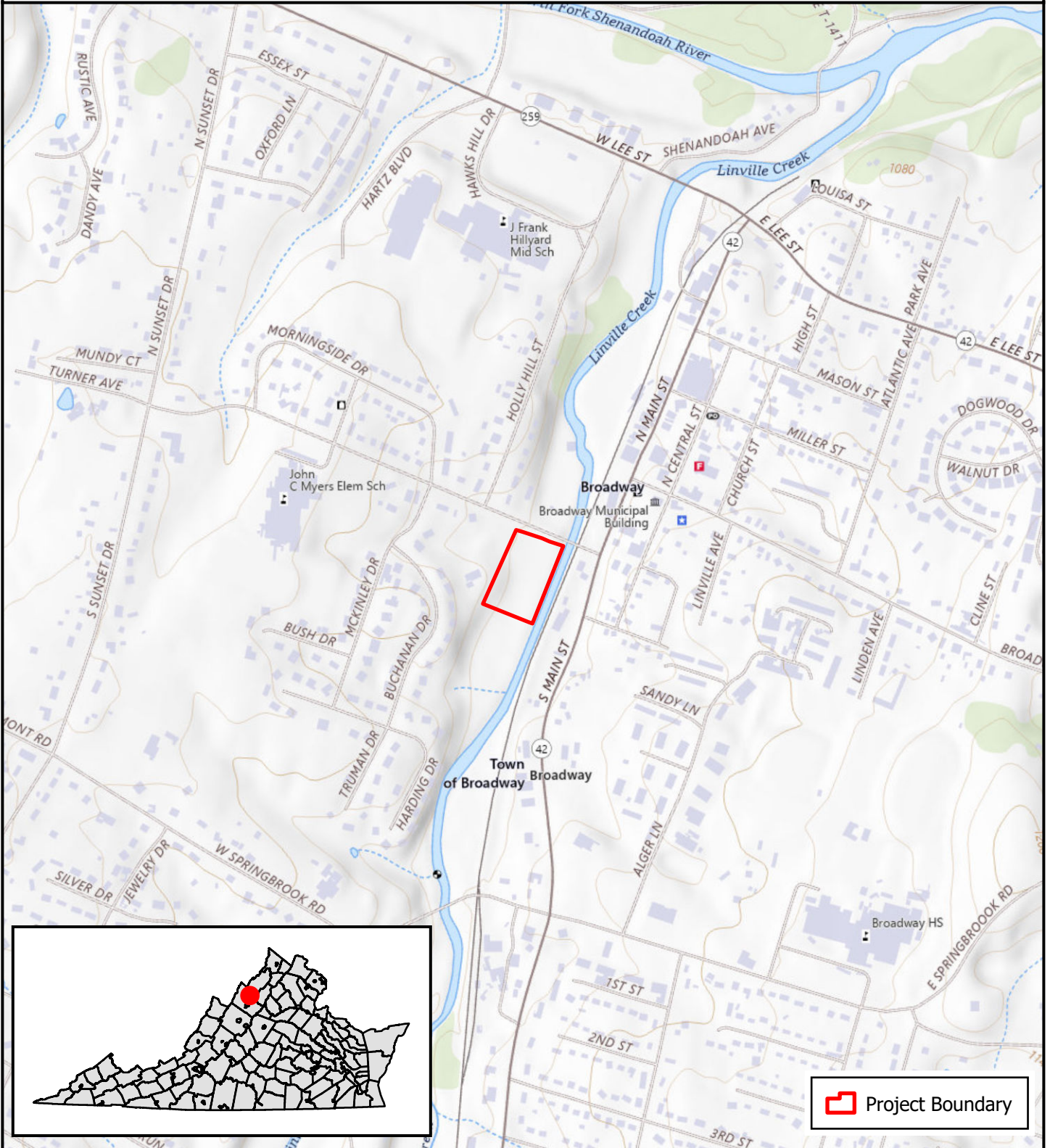
Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO DETAILS: Confirmation by locality documented in PTF application through the submission of letter from Tracey Shiflett, Town Manager, dated March 12, 2026.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads:		<input type="checkbox"/>	<input type="checkbox"/>
Rail:		<input type="checkbox"/>	<input type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input type="checkbox"/>
Notes: To be determined should a grant award be made.			

Revision Date 05/21/2026

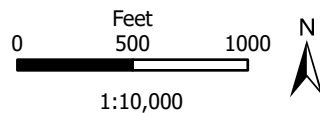
Location

Broadway Lions Foundation



Rockingham County

3.5 ± Acres



Map created: 5/13/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: USGS Topo Quad Name: Broadway; all else - VOF.

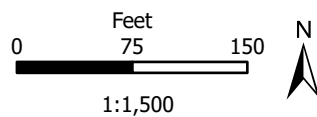
Aerial Imagery

Broadway Lions Foundation



Rockingham County

3.5 ± Acres



Map created: 5/1/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 4/2/2022; Rivers/Streams - USGS-NHD; Roads - VDOT; all else - VOF.



PROJECT SUMMARY

The Archaeological Conservancy Protecting the Martin Indigenous Village Site

Locality: Wythe County **Acres:** 16.27 +/-

Board Meeting: 6/11/2026

Staff Lead: Emily White

Region: Western

VOF Project # TBD

VOF Instrument # TBD

VOF Property # TBD

VOF Application # 26-02-13

Project Description/Property Features

The Archaeological Conservancy (TAC) is seeking funding to purchase and protect 16.267 acres that contain the Martin Archaeological Site in Wythe County. The Site encompasses the remains of an indigenous village site and cemetery dating to ~1295 CE with other deposits dating as far back as 2000 BCE. Martin Site, listed on the National Register of Historic Places, represents one of the most well-preserved connections to the pre-contact communities and history in the Commonwealth.

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: Virginia Department of Historic Resources (DHR)
- Locality: _____
- Other: _____

Funding Source & Amount

- VOF Grant Program(s): PTF
Amount Requested: \$298,700.00
- Tax Benefits (Sought by Applicant)
- External Grant Program(s): VLCF
Amount Secured: \$292,250.00
- 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: \$298,700.00
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes: N/A

Conservation Purposes

Agricultural Use:

The property contains approximately 10 acres of United States Department of Agriculture-designated prime farmland soils and 2 acres of soils of Statewide Importance. Protecting these productive soils by limiting development of the property hereunder helps keep the land available for agricultural production in perpetuity.

According to the American Farmland Trust Productivity, Resilience, and Versatility Study, approximately 8 acres of the property are designated as Exceptional, and approximately 3 acres of the property are designated as Significant for agricultural production, indicating high suitability for long-term production agriculture. The preservation of the property hereunder will provide farmland for future use.

The property is identified as important for protection in the ConserveVA Agriculture and Forestry Category.

Natural Habitat and Biological Diversity:

The United States Department of Agriculture's Natural Resources Conservation Service (NRCS) identifies the property as containing habitat essential to the restoration of the Golden-winged Warbler (*Vermivora chrysoptera*). The Golden-winged Warbler is designated a Tier II species on the Virginia Department of Wildlife Resources list of Species of Greatest Conservation Need. Tier II species are considered to have "a high risk of extinction or extirpation."

The entire property is located within 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". This proposed conservation network of representative climate-resilient sites is designed to sustain biodiversity and ecological functions into the future under a changing climate. The Nature Conservancy has identified the property as part of an area of importance for climate & biodiversity resilience.

Scenic/Open Space:

The property lies just across the New River from the linear New River State Park, a path enjoyed by many tourists and residents alike. Preservation of the property will protect the rural viewshed seen from this park.

The 2024 Virginia Outdoors Plan prepared by the Virginia Department of Conservation and Recreation lists the segment of the New River along which the property lies as a state scenic river as well as a designated blueway. The Virginia Scenic Rivers Program's intent is to identify, designate, and help protect rivers and streams that possess outstanding scenic, recreational, historic, and natural characteristics of statewide significance for future generations.

The site is located in a Scenic Preservation area identified for protection through ConserveVA.

Conservation Purposes, Continued

Water Resource Protection:

The property is located at the confluence of Reed Creek and the New River with 1,130 feet of frontage on Reed Creek and 700 feet of frontage along the New River. Protection of the property from unrestrained development will help preserve the water quality throughout the watershed by reducing non-point source pollution.

The property contains shale and limestone geology with karst features; riparian buffers and the prevention of intensive development on the property will help minimize soil erosion and contribute to the protection of water quality.

Historic Preservation:

The property contains the Martin Site, listed on both the National Register of Historic Places (NRHP) and Virginia Landmarks Register (VLR). As described by the Virginia Department of Historic Resources, “the Martin Site was occupied during the Late Woodland Period (A.D. 900-1600). Test excavations on the Martin Site have established the presence of an Indian village, probably consisting of a cluster of domelike structures and perhaps enclosed by a palisade. Evidence of a succession of earlier occupations is preserved in the stratigraphy beneath the village remains. Artifacts found on the site include pottery sherds, stone tools, ceramic and shell trade items, and floral and faunal remains. A rare shell gorget is among the most interesting items to have been unearthed”.

The property is known to contain both the remains of an indigenous village and a cemetery with more than thirty burials dating back to approximately 1295 CE.

Outdoor Recreation, Education, or Research:

The property will be open for limited public access.

The property will be used for research and educational events as well as for visitation by descendent communities.

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 910 square feet (0.13% of the total property). The Virginia Department of Historic Resources (VDHR) defines gravel surfaces as pervious.
- 3. **Buildings and Structures:**
No new buildings and structures permitted.
- 4. **Management of Forest:**
No timber harvesting permitted.
- 5. **Water Quality Protection Areas:**
No less than 50-foot vegetated buffers to be maintained along Reed Creek and the New River.
- 6. **Unique Deed Provisions:**
A right, interest, or privilege held by VOF in the event of a conversion or diversion of the property.
- 7. **Public Access:** NO YES
- 8. **Sign Required:** NO YES
- 9. **Consolidation of Tax Parcels:** NO YES TBD
Summarize: To be determined should grant award be made.

Further Discussion

N/A

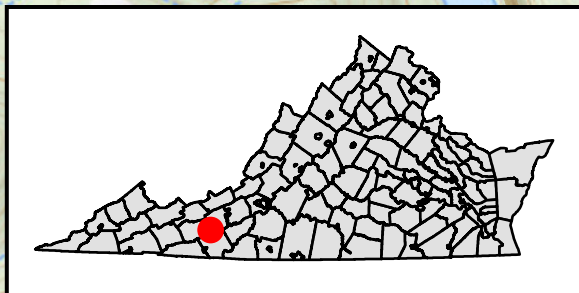
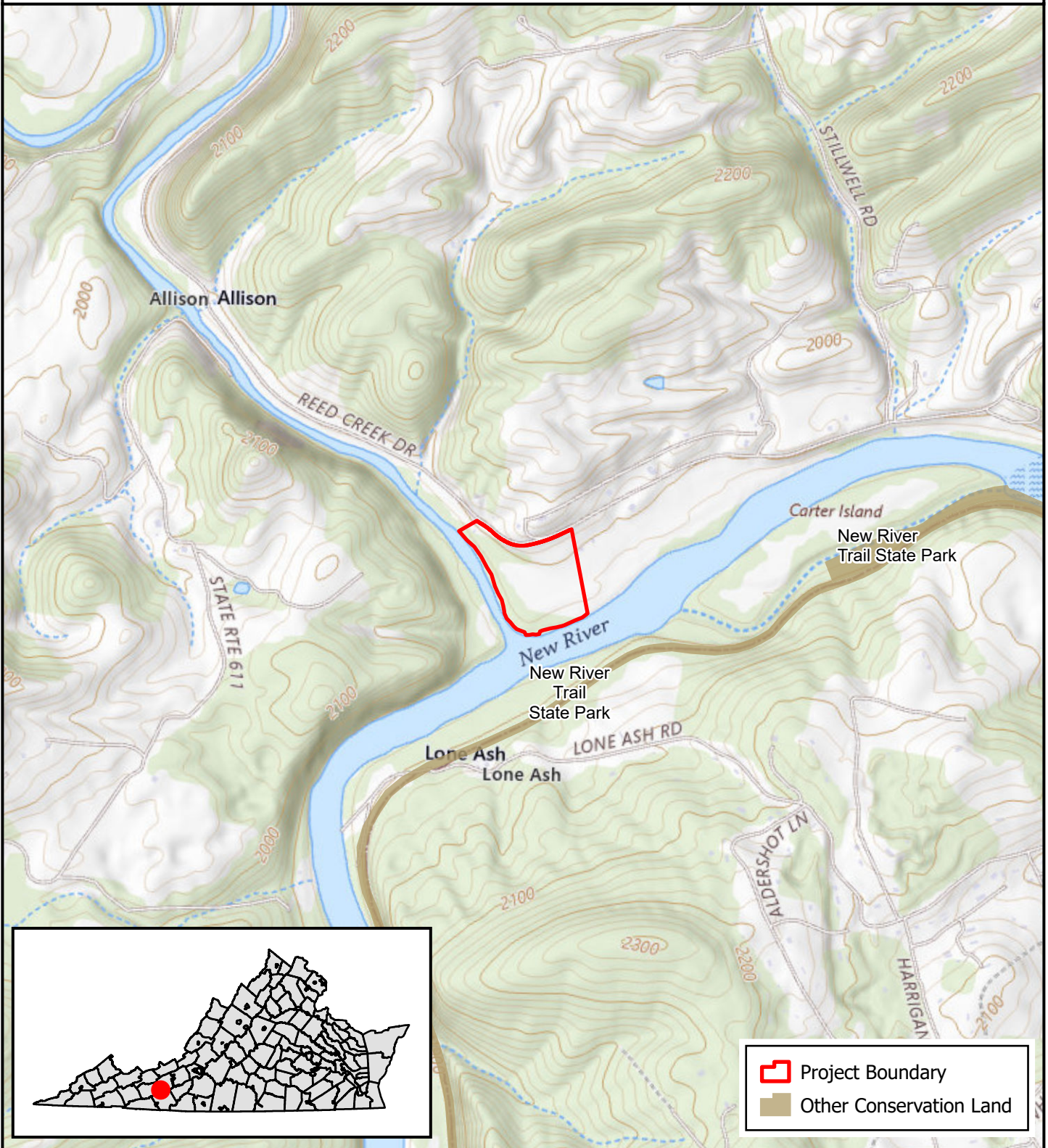
Comprehensive Plan

Has the locality confirmed the project is in compliance with the comprehensive plan?
 YES NO
 DETAILS: Confirmation from locality documented in PTF grant application by letter from Lisa Shelton, Wythe County Planner, dated February 5, 2026.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads:		<input type="checkbox"/>	<input type="checkbox"/>
Rail:		<input type="checkbox"/>	<input type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input type="checkbox"/>
Notes: To be determined should grant award be made.			

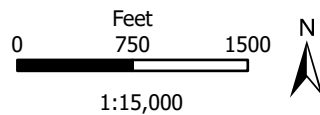
Location

The Archaeological Conservancy



Wythe County

16.27 ± Acres



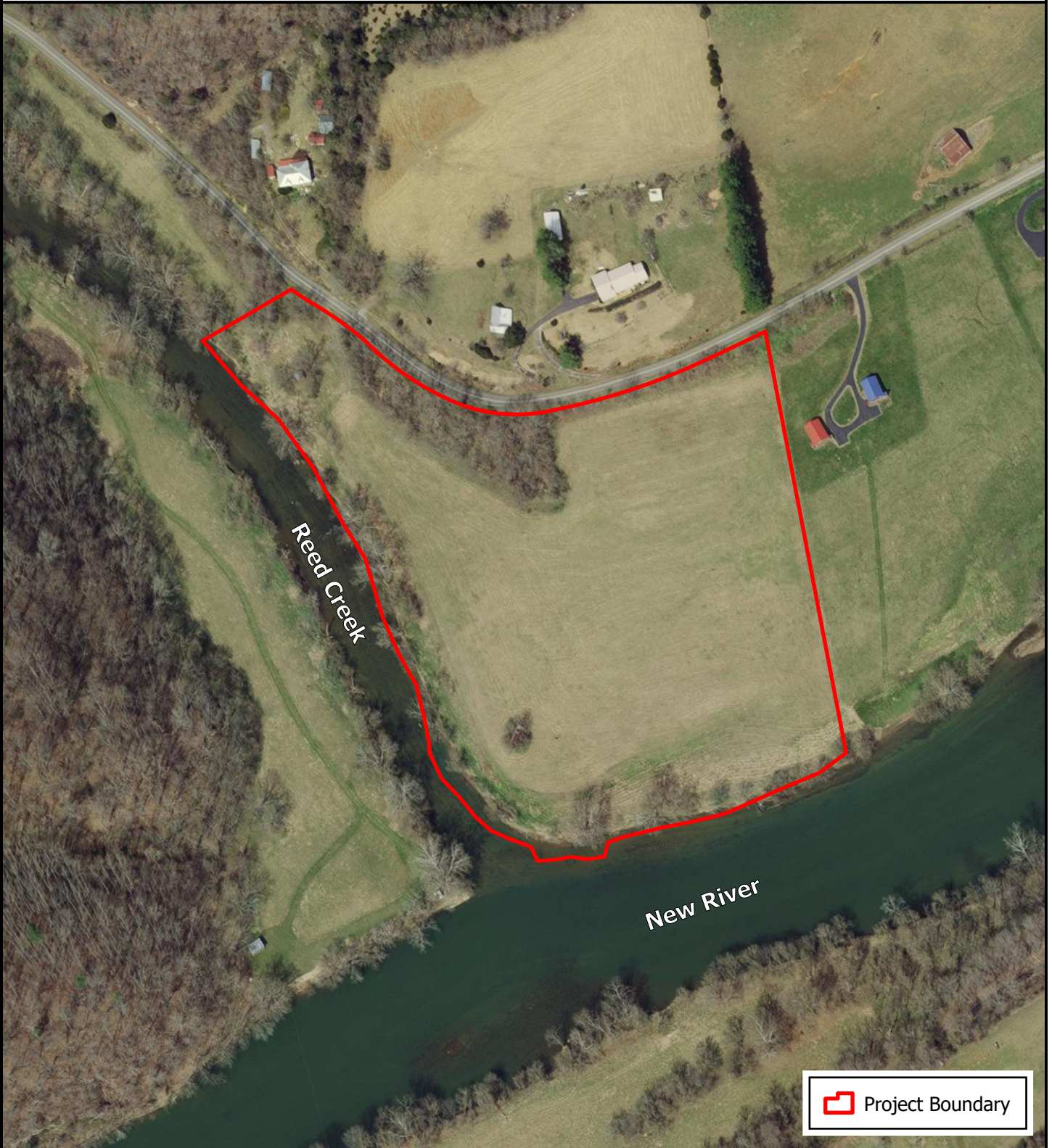
Map created: 5/13/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: USGS Topo Quad Name: Fosters Falls; Other Conservation Land - VA DCR; 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.

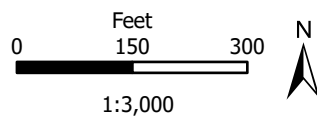
Aerial Imagery

The Archaeological Conservancy



Wythe County

16.27 ± Acres



Map created: 5/21/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/16/2023; all else - VOF.

Town of Goshen
Goshen Community Park

Locality: Rockbridge County

Acres: 40 +/-

Board Meeting: 6/11/2026

Staff Lead: Emily White

Region: Western

VOF Project # TBD

VOF Instrument # TBD

VOF Property # TBD

VOF Application # 26-02-16

Project Description/Property Features

The Goshen Community Park project will expand public recreation and outdoor access for residents and visitors in the Town of Goshen, located in Rockbridge County, while protecting natural resources found on the property. With the support of a Preservation Trust Fund grant, the Town will be in a strong position to transform a 40-acre, town-owned site overlooking the Calfpasture River into the first community park, with accessible multi-use trails, fishing access, parking, restrooms, and a space for community events.

Project Type

- | | |
|--|--|
| <input type="checkbox"/> Charitable Contribution | <input checked="" type="checkbox"/> Protection of Owned Land |
| <input type="checkbox"/> Partial Purchase of Open-Space Easement | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Fee Simple Acquisition | |

Instrument Type

- | | |
|--|---|
| <input type="checkbox"/> Deed of Open-Space Easement | <input type="checkbox"/> Deed of Conveyance/Acquisition |
| <input checked="" type="checkbox"/> Deed of Dedication to Open Space | <input type="checkbox"/> Other: _____ |

Land Protection Agent

- | | |
|--|---|
| <input type="checkbox"/> VOF | <input checked="" type="checkbox"/> Locality: <u>Town of Goshen</u> |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____ |

Funding Source & Amount

- | | |
|---|--|
| <input checked="" type="checkbox"/> VOF Grant Program(s): <u>PTF</u>
Amount Requested: <u>\$350,000.00</u> | <input checked="" type="checkbox"/> External Grant Program(s): <u>NPS RTCA</u>
Amount Secured: <u>\$13,000.00</u> |
| <input type="checkbox"/> Tax Benefits (Sought by Applicant) | <input type="checkbox"/> 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: \$350,000.00
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes: N/A

Conservation Purposes

Forestral Use:

The Virginia Department of Forestry's Forest Conservation Value (FCV) model is a tool to strategically identify the highest priority forestland for conservation in Virginia. The intent is to maximize the efficiency of limited resources by focusing conservation efforts on the highest quality, most productive, and most vulnerable forestland statewide. This model ranks 36 acres, or 90% of the property, as High (FCV3) quality. Protection of the property in perpetuity helps ensure that the forested areas remain available for availability for wood products, watershed protection, and wildlife habitat.

Natural Habitat and Biological Diversity:

The entire property is located within 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". This proposed conservation network of representative climate-resilient sites is designed to sustain biodiversity and ecological functions into the future under a changing climate. The Nature Conservancy has identified the property as part of an area of importance for climate & biodiversity resilience.

Scenic/Open Space:

The 2024 Virginia Outdoors Plan prepared by the Virginia Department of Conservation and Recreation lists the segment of the Calfpasture River along which the property lies as qualified for state scenic river designation. The Virginia Scenic Rivers Program's intent is to identify, designate and help protect rivers and streams that possess outstanding scenic, recreational, historic, and natural characteristics of statewide significance for future generations.

The property lies directly across the Calfpasture River from a property held under easement by the Virginia Outdoors Foundation. The properties share a river border of 1,390 linear feet. The restrictions below will contribute to the open-space values of all such other lands and the continuity of wildlife habitat on all these protected properties.

The site is located in a Scenic Preservation area identified for protection through ConserveVA.

Water Resource Protection:

The property contains shale and limestone geology with karst features; riparian buffers and the prevention of intensive development on the property will help minimize soil erosion and contribute to the protection of water quality.

The property is bordered by the Calfpasture River, with 1,390 feet of river frontage. This river is tributary to the Maury then James River, which ultimately flows to the Chesapeake Bay. Protection of the property from unrestrained development will help preserve the water quality of the Chesapeake Bay by reducing non-point source pollution.

The property is located in an area identified as important for the protection of Floodplains and Flooding Resilience the ConserveVA model.

Outdoor Recreation, Education, or Research:

The property will be open to the public every day of the year.

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 86,890 square feet (4.99% of the total property).
- 3. Buildings and Structures:**
Only buildings and structures allowed that support public use of the property as a park.
- 4. Management of Forest:**
Forest management terms to be determined should a grant award be made. No commercial timbering anticipated.
- 5. Water Quality Protection Areas:**
Width of riparian buffer along the Calfpasture River to be determined should a grant award be made.
- 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: The property is a single tax map parcel.

Further Discussion

N/A

Comprehensive Plan

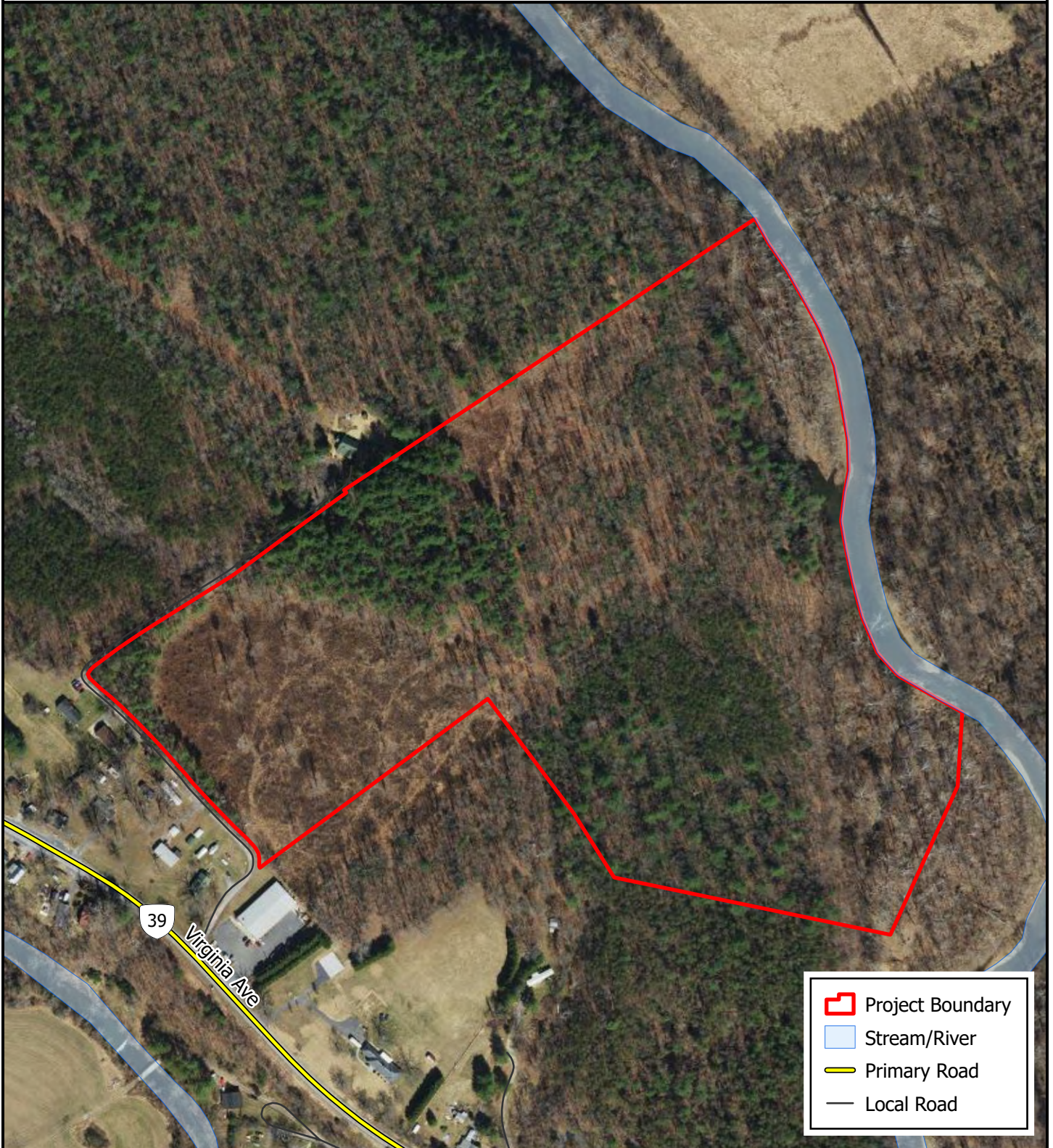
Has the locality confirmed the project is in compliance with the comprehensive plan?
 YES NO
 DETAILS: Confirmation documented in PTF grant application submitted by locality with a resolution from the Town Council of the Town of Goshen outlining the intent to dedicate the property as Open Space under the Virginia Open-Space Land Act (Va. Code §§ 10.1-1700 et seq.), dated March 10, 2026.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads:		<input type="checkbox"/>	<input type="checkbox"/>
Rail:		<input type="checkbox"/>	<input type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input type="checkbox"/>
Notes: To be determined should grant award be made.			

Revision Date 05/21/2026

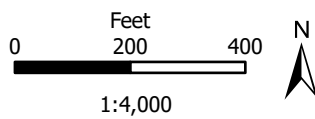
Aerial Imagery

Town of Goshen



Rockbridge County

40.0 ± Acres



Map created: 5/14/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/4/2022; Roads - VDOT; all else - VOF.

Diane C. McFaden - Reconsideration

Locality: Bedford

Acres: 399.26

Board Meeting: 6/11/2026

Staff Lead: Ruth Babylon

Region: Western

VOF Project # 5064 VOF Instrument # 8292 VOF Property # 5931

VOF Grant # 8322

Project Description/Property Features

This proposal was approved in June 2025 and is back for reconsideration due to a reduction of approximately 65 acres subject to a boundary line dispute with a neighbor. The property is predominantly wooded, containing mixed hardwoods and areas of white pine extending to the top of Jackson Mountain. The lower portions of the property contain productive agricultural soils, large hayfields bisected by Oslin Creek and a working cow/calf operation.

Project Type

- | | |
|--|---|
| <input checked="" type="checkbox"/> Charitable Contribution | <input type="checkbox"/> Protection of Owned Land |
| <input type="checkbox"/> Partial Purchase of Open-Space Easement | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Fee Simple Acquisition | |

Instrument Type

- | | |
|---|---|
| <input checked="" type="checkbox"/> Deed of Open-Space Easement | <input type="checkbox"/> Deed of Conveyance/Acquisition |
| <input type="checkbox"/> Deed of Dedication to Open Space | <input type="checkbox"/> Other: _____ |

Land Protection Agent

- | | |
|--|--|
| <input checked="" type="checkbox"/> VOF | <input type="checkbox"/> Locality: _____ |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____ |

Funding Source & Amount

- | | |
|---|---|
| <input checked="" type="checkbox"/> VOF Grant Program(s): PTF-EA
Amount Approved: <u>\$16,000.00</u> | <input type="checkbox"/> External Grant Program(s): _____
Amount Requested/Secured: \$ _____ |
| <input checked="" type="checkbox"/> Tax Benefits (Sought by Applicant) | <input type="checkbox"/> 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: \$16,000.00

Notes: Back for reconsideration due to a boundary line disagreement with an adjacent neighbor. The tax parcel containing the contested line is now excluded from the easement, resulting in a new proposal to protect just under 400 acres.

Conservation Purposes

Agricultural Use:

The property is a mix of upland forests and open fields actively farmed by Grantor, and protection of the property by the restrictions set forth herein helps assure its continued availability for agricultural and forestal production.

The property, in active agricultural production of crop land, contains approximately 200 acres of soils classified as “Soils of Statewide Importance” by the National Resources Conservation Service (NRCS). Protecting those soils by limiting development of the property helps keep the land available for agricultural production in perpetuity.

The property is a working farm in a traditional farming area that is facing intense residential development pressure due to its proximity to both Bedford and Forest, Virginia. Even though the property may not always be used as a traditional farm, the preservation of the property in a relatively undeveloped state will help to protect it for future agricultural and forestal production.

Forestal Use:

The property contains a significant amount of forested land, which may provide raw materials for the Commonwealth’s forest products industry, a significant contributor to the state economy, and the preservation of the property in a relatively undeveloped state assures its continued availability for timber production and other forest uses.

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: 1 Maximum Properties: 2**
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 38,000 square feet (approximately 0.22% of the total 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 detached 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:** Livestock are excluded from the entire length (~3700 feet) of Oslin Creek. In addition, a 35-foot riparian buffer (no livestock exclusion) must be maintained along the edges of the unnamed perennial tributaries to Oslin 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: Only two tax parcels exist and the easement permits one division

Further Discussion

N/A

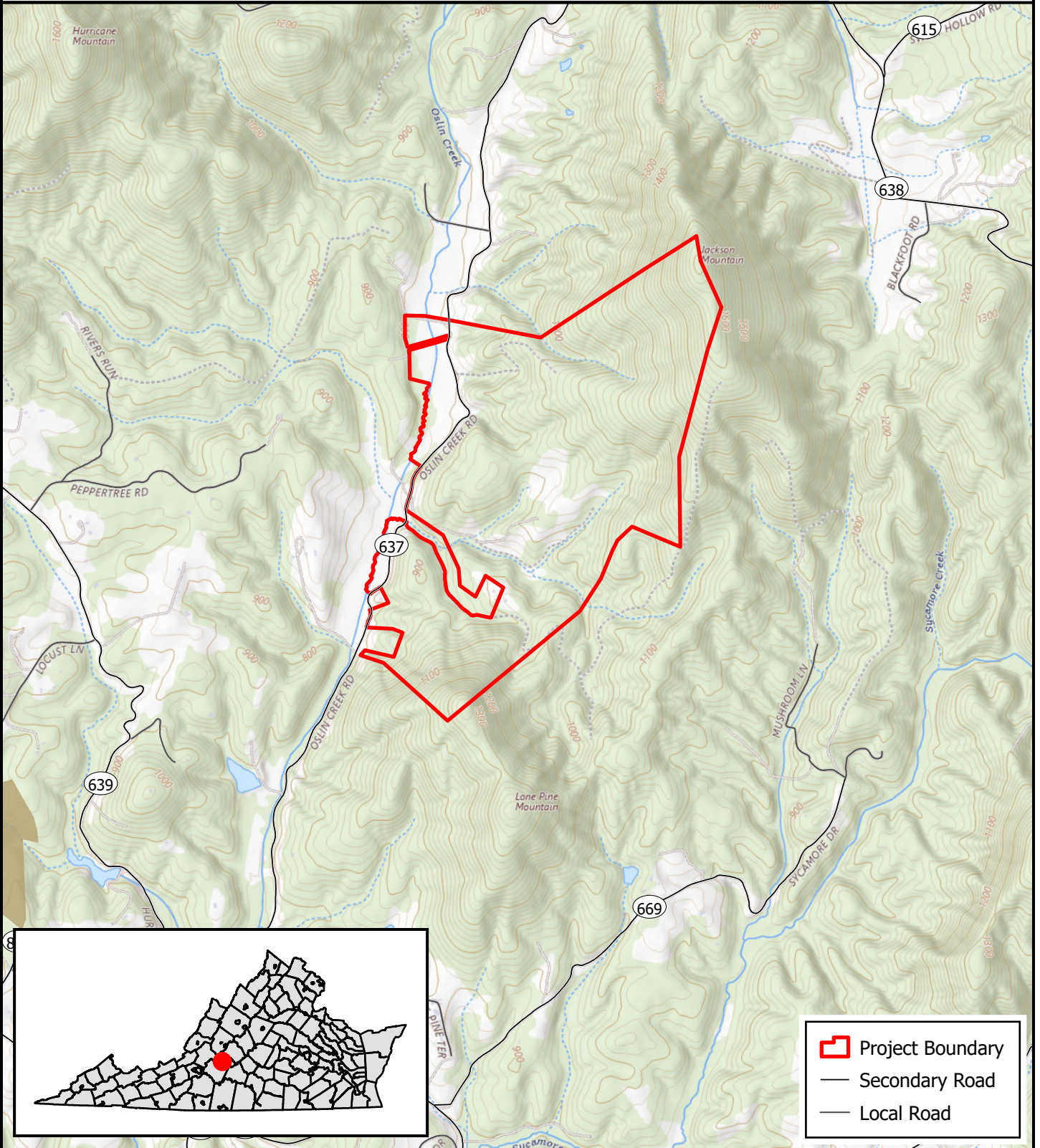
Comprehensive Plan

Has the locality confirmed the project is in compliance with the comprehensive plan?
 YES NO
 DETAILS: Original email from Jordan Mitchell, Director of Community Development, dated 2/19/2025. Mr. Jordan confirmed the county’s continued support on 4/9/2026.

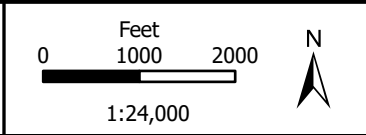
Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: SR 637 (Oslin Creek Road)		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes: Original letter from J.P Morris, VDOT Assistant Resident Engineer, dated 3/12/2025; Mr. Morris confirmed VDOT’s continued support by email on 4/13/26.			

Location

Diane C. McFaden



Bedford County
399.26+/- acres

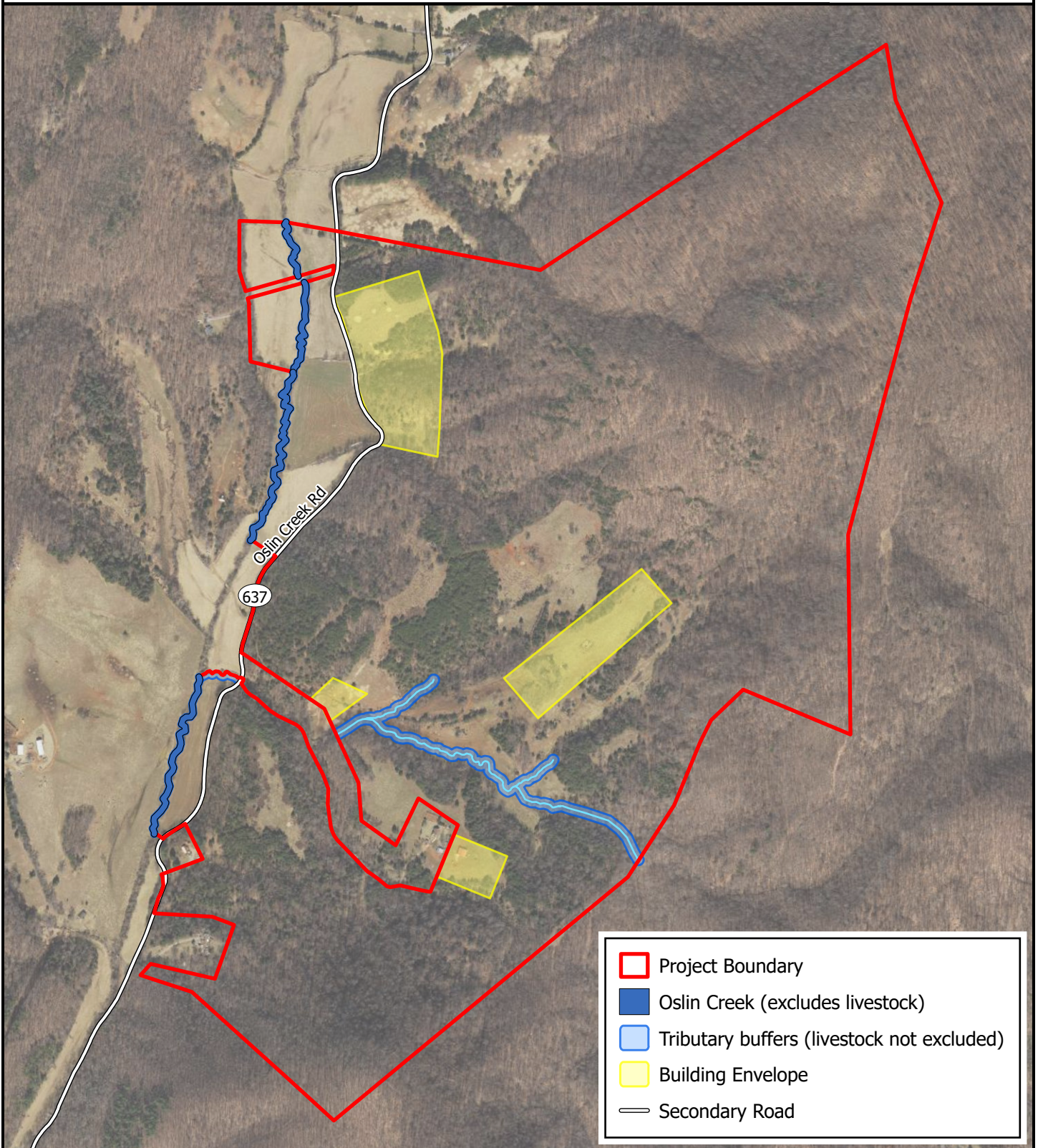


Map created: 0/0/0000 by Ruth Babylon
Projection: NAD 1983 Virginia Lambert
Source data: USGS Topo Quad Name: SEDALIA; Roads - VDOT; all else - VOF.

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.
VOF BOT 6.11.26 Land Conservation Western Region 26 of 49

Special Conditions

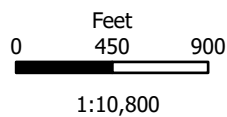
Diane C. McFaden



	Project Boundary
	Oslin Creek (excludes livestock)
	Tributary buffers (livestock not excluded)
	Building Envelope
	Secondary Road

Bedford County

399.26+/- acres



Map created: 4/20/2026 by Ruth Babylon
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 2/21/2022; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.

Katie A. and Kenneth B. Stovall

Locality: Washington

Acres: 209+/-

Board Meeting: 6/11/2026

Staff Lead: Ruth Babylon

Region: Western

VOF Project # 5088 VOF Instrument # 8463 VOF Property # 5968

VOF Grant # TBD

Project Description/Property Features

This entirely wooded property includes rolling topography, one-half mile of frontage on the South Fork Holston River, and more than three miles of streams. The river contains populations of a state-threatened freshwater fish - one of many imperiled species in the ecologically significant Holston River Watershed. The property's forested slopes have been ranked by the VA Dept. of Forestry as having "very high" or "outstanding" quality, and DCR's VA Lands Needs Assessment project identifies the property's habitat as having very high ecological integrity. In addition, the property lies just across the river from an existing 263-acre VOF easement.

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
Amount Requested: \$374,400.00
- 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: \$125,400.00
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes: n/a

Conservation Purposes

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 the entire property as "Very High" or "Outstanding" quality. Protection of the Property in perpetuity hereunder helps ensure that the forested areas remain available for availability for wood products, watershed protection, and wildlife habitat.

According to a 2012 U. S. Forest Service Report (USFS), scientists at the USFS and partners at universities, nonprofits, and other agencies predict that "urban and developed land areas in the United States will increase 41 percent by 2060. Forested areas will be most impacted by this growth, with losses ranging from 16 to 34 million acres in the lower 48 states." Preservation of the property in forest helps offset the loss of forest in other areas of the Commonwealth and contributes to water quality and protection of natural habitats in perpetuity.

Natural Habitat and Biological Diversity:

The Virginia Department of Conservation and Recreation has developed the Virginia Natural Landscape Assessment project (the "VNLA") as part of the Virginia Conservations Lands Needs Assessment to identify, prioritize and link natural lands as targets for protective activities, such as the adoption of conservation easements and the restoration of habitat. These lands are defined as Ecological cores – areas having ten or more acres of interior cover favorable to certain sensitive interior species of wildlife. The VNLA has identified the entire property as having an ecological core of "Very High" integrity.

The entire 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.") According to TNC, resilient sites are those in which conservation actions have the best chance of succeeding in the long term.

The entire property lies within an area designated by the Virginia Department of Wildlife Resources' Wildlife Corridor Action Plan (WCAP) as a "Wildlife Biodiversity Resilience Buffer." According to the WCAP, these buffers are designed to "shield sensitive ecological areas from harmful exterior influences such as light, noise, invasive species" and more.

Scenic/Open Space:

The property lies just across the South Fork Holston River from a 263-acre open-space easement deeded to VOF and contributes to the open-space values of such land under easement by increasing the contiguous protected land to nearly 500 acres, increasing the protected frontage along the river to nearly one and one-half miles and protecting both sides of the river for over 1,000 feet.

The 2024 Virginia Outdoors Plan prepared by the Virginia Department of Conservation and Recreation lists the segment of the South Fork Holston River along which the property lies as potentially eligible for state scenic river designation. The Virginia Scenic Rivers Program's intent is to identify, designate and help protect rivers and streams that possess outstanding scenic, recreational, historic, and natural characteristics of statewide significance for future generations.

The property lies just one-half mile north of the Mount Rogers Loop (Mountain Phase) of the Virginia Department of Wildlife Resources' Virginia Birding and Wildlife Trail. The Birding and Wildlife Trail is "an organized network of outdoor sites highlighting the best places to see birds and wildlife in the Commonwealth."

Water Resource Protection:

The Center for Watershed Protection, a non-profit, non-stock Maryland corporation, has determined that imperviousness levels exceeding 10% in a watershed cause irreparable damage to the streams in the watershed, particularly aquatic habitat and riparian buffers, due to excessive flooding and resultant sedimentation. Preservation of the property helps diminish the potential future impacts of flooding in the South 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:** None **Maximum Properties:** One
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 7,000 square feet or approximately 0.08% of the total property.
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 one freestanding dwelling may be maintained or constructed on the Property. Any new building, structure or photovoltaic system exceeding 500 square feet in ground area must be located in a designated Building Envelope. 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 South Fork Holston River and on all tributaries to the river. All buffers exclude livestock.
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: Two tax parcels to be reduced to one.

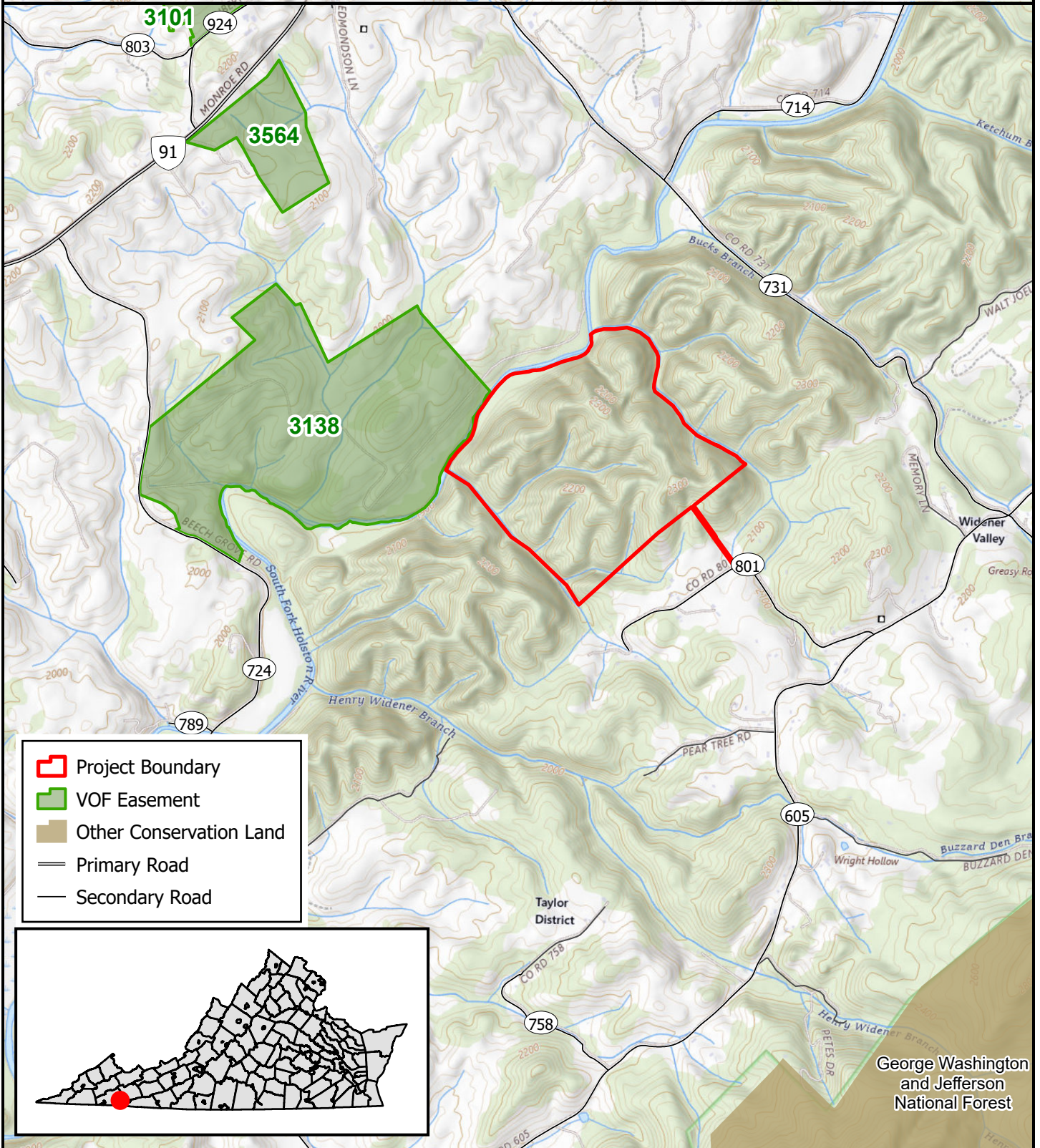
Further Discussion
n/a

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: Email correspondence from County Administrator January 12, 2026

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: SR 801 (Greertown 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			

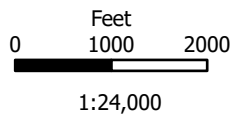
Location

Katie Ann & Kenneth Brock Stovall



Washington County

209± acres

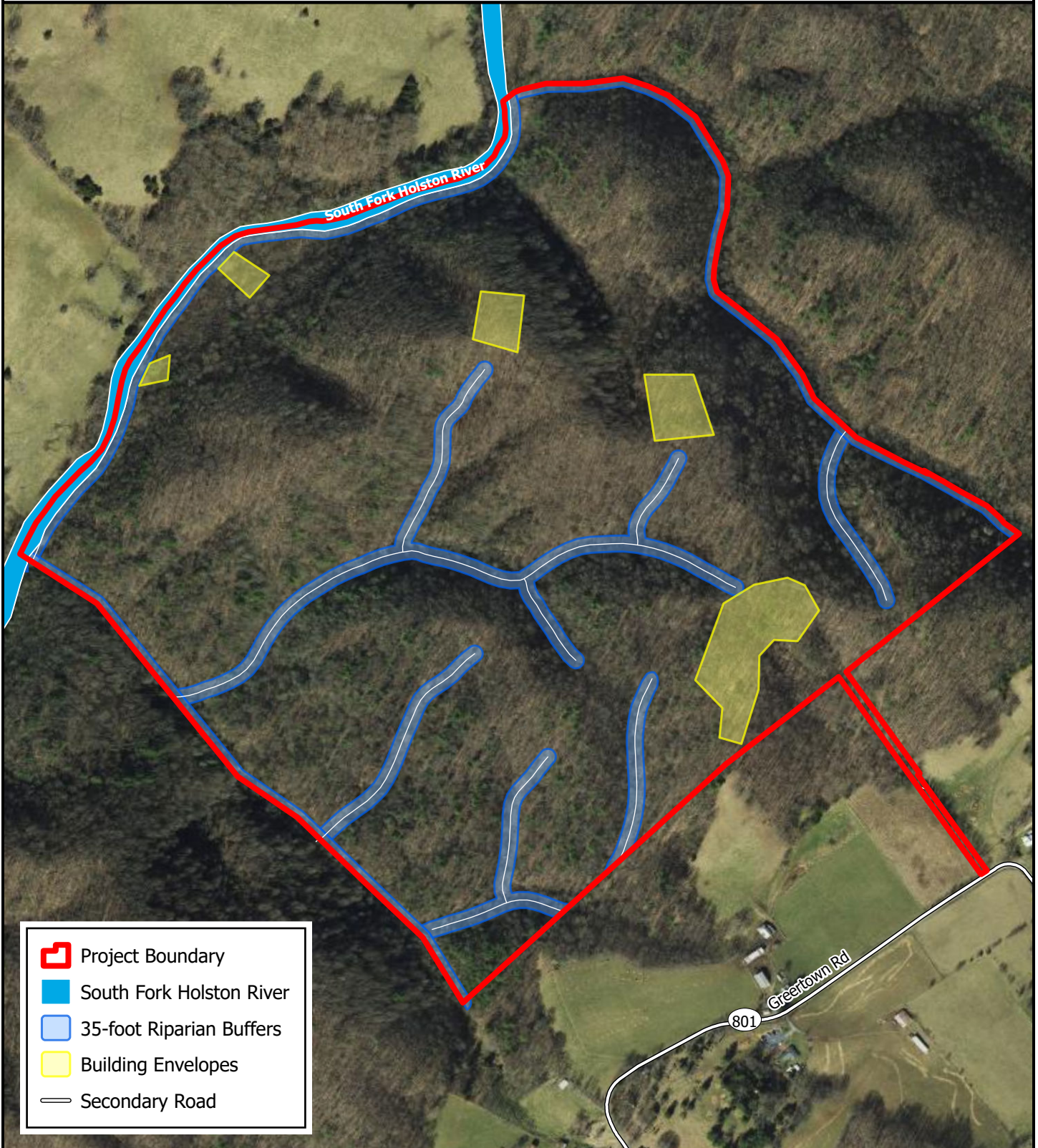


Map created: 1/11/2026 by Ruth Babylon
Projection: NAD 1983 2011 Virginia Lambert

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

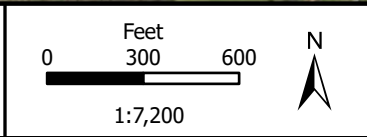
Special Conditions

Katie Ann & Kenneth Brock Stovall



- Project Boundary
- South Fork Holston River
- 35-foot Riparian Buffers
- Building Envelopes
- Secondary Road

Washington County
209± acres



Map created: 4/20/2026 by Ruth Babylon
Projection: NAD 1983 2011 Virginia Lambert
Source data: Aerial Imagery - VGIN/VBMP acquired 2/19/23; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.

Gibson Homestead LLC

Locality: Lee

Acres: 190+/-

Board Meeting: 6/11/2026

Staff Lead: Ruth Babylon

Region: Western

VOF Project # 5118 VOF Instrument # 8660 VOF Property # 6005

VOF Grant # TBD

Project Description/Property Features

This unique property extends from U.S. Rt 58 across rolling fields to Poor Valley, then continues up the steep slopes of Cumberland Mountain, finally stretching to the famous White Rocks on the Virginia/Kentucky border. The VA Dept. of Historic Resources has nominated the farm and farmhouse (ca 1830) for inclusion on the Virginia Landmarks Register. Its large fields, mixed hardwood forest and 3,000 feet of Indian Creek provide both habitat for multiple natural heritage species and scenic views to travelers on the "Wilderness Road."

Project Type

- | | |
|---|---|
| <input type="checkbox"/> Charitable Contribution | <input type="checkbox"/> Protection of Owned Land |
| <input checked="" type="checkbox"/> Partial Purchase of Open-Space Easement | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Fee Simple Acquisition | |

Instrument Type

- | | |
|---|---|
| <input checked="" type="checkbox"/> Deed of Open-Space Easement | <input type="checkbox"/> Deed of Conveyance/Acquisition |
| <input type="checkbox"/> Deed of Dedication to Open Space | <input type="checkbox"/> Other: _____ |

Land Protection Agent

- | | |
|--|--|
| <input checked="" type="checkbox"/> VOF | <input type="checkbox"/> Locality: _____ |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____ |

Funding Source & Amount

- | | |
|---|---|
| <input checked="" type="checkbox"/> VOF Grant Program: PTF
Amount Requested: <u>\$272,050.00</u> | <input type="checkbox"/> External Grant Program(s): _____
Amount Requested/Secured: \$ _____ |
| <input checked="" type="checkbox"/> Tax Benefits (Sought by Applicant) | <input type="checkbox"/> 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: \$272,050.00
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes: n/a

Conservation Purposes

Agricultural Use:

The property has been in Grantor's family for more than 100 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 contains within its boundaries productive agricultural lands with approximately 80 acres of the soils thereon having been classified as Prime Farmland Soils or Soils of Statewide Importance by the NRCS.

Natural Habitat and Biological Diversity:

The northernmost 100 acres of the property lie within the "Cumberland Mountains Conservation Site," designated as such by the VA Dept. of Conservation and Recreation's Division of Natural Heritage. This conservation site is notable for providing habitat "for one or more natural heritage resources", has a biodiversity rank of B2 ("Very High"), and has been deemed "irreplaceable."

The southern portion of the property contains tributaries to Indian Creek (a tributary of the Powell River) and lies within the "Indian Creek – Ewing Stream Conservation Site (SCS)" as designated by the VA Dept. of Conservation and Recreation's Division of Natural Heritage. The site is ranked "B2" ("Very High Significance") by DCR-DNH due to its diverse aquatic ecosystem.

Indian Creek provides habitat for several rare aquatic species, including the Tennessee heelsplitter (*Lasmigona holstonia*), designated by the VA Dept. of Wildlife Resources (DWR) as a "Species of Greatest Concern," as well as the thankless ghostsnail (*Holsingeria unthinksensis*), a rare snail found only in specific cave systems of Lee County, Virginia.

The property's lightly grazed lands and high elevation forests are consistent with the USDA Natural Resources Conservation Service descriptions of habitat essential to the restoration of the golden-winged warbler (GWW). In addition, the GWW is designated a Tier II species on the VA Dept. of Wildlife Resources list of "Species of Greatest Conservation Need." Tier II species are considered to have "a high risk of extinction or extirpation."

According to biologists with the VA Dept. 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 septentri*).

Scenic/Open Space:

The property's rolling pastures and wooded slopes are highly visible from U.S. Route 58 (Wilderness Road), a designated Virginia Scenic Byway, affording scenic enjoyment to the public traveling this road.

The property lies on Dr. Thomas Walker Road the 42-mile "Stone Mountain to the Wilderness Trail" segment of the Beaches to Bluegrass Trail, a thematic driving trail promoted in the Virginia Department of Conservation and Recreation's 2024 Virginia Outdoors Plan.

Historic Preservation:

The Gibson Farm is nominated for the Virginia Landmarks Register and the National Register of Historic Places (NRHP) in both the Architecture and Agriculture categories. The VA Dept. of Historic Resources nomination form describes the farmhouse on the property (ca 1830) as “a rare surviving early antebellum dwelling with unusual features” and notes that the farm itself provides “good examples of farm building designs and functions from the nineteenth through mid-twentieth centuries.”

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 20,000 square feet (approximately 0.24% of the total area of the property).

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. Any new building, structure or photovoltaic system exceeding 500 square feet in ground area must be located in a designated Building Envelope. Any freestanding dwelling must be located in a Building Envelope.

Neither the historic farmhouse nor the granary may be demolished or removed without the prior written approval of Grantee. Approval of Grantee will include consideration of the building’s structural and historic integrity.

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 riparian buffers along both edges of Indian Creek and its perennial tributaries. Buffers exclude livestock.

6. Unique Deed Provisions: Accommodating language added for future Western Lee Sewer Project

7. Public Access: NO YES

8. Sign Required: NO YES

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

Summarize: Six existing tax parcels, one of which contains the Gibson Cemetery. Three parcels will remain after consolidation.

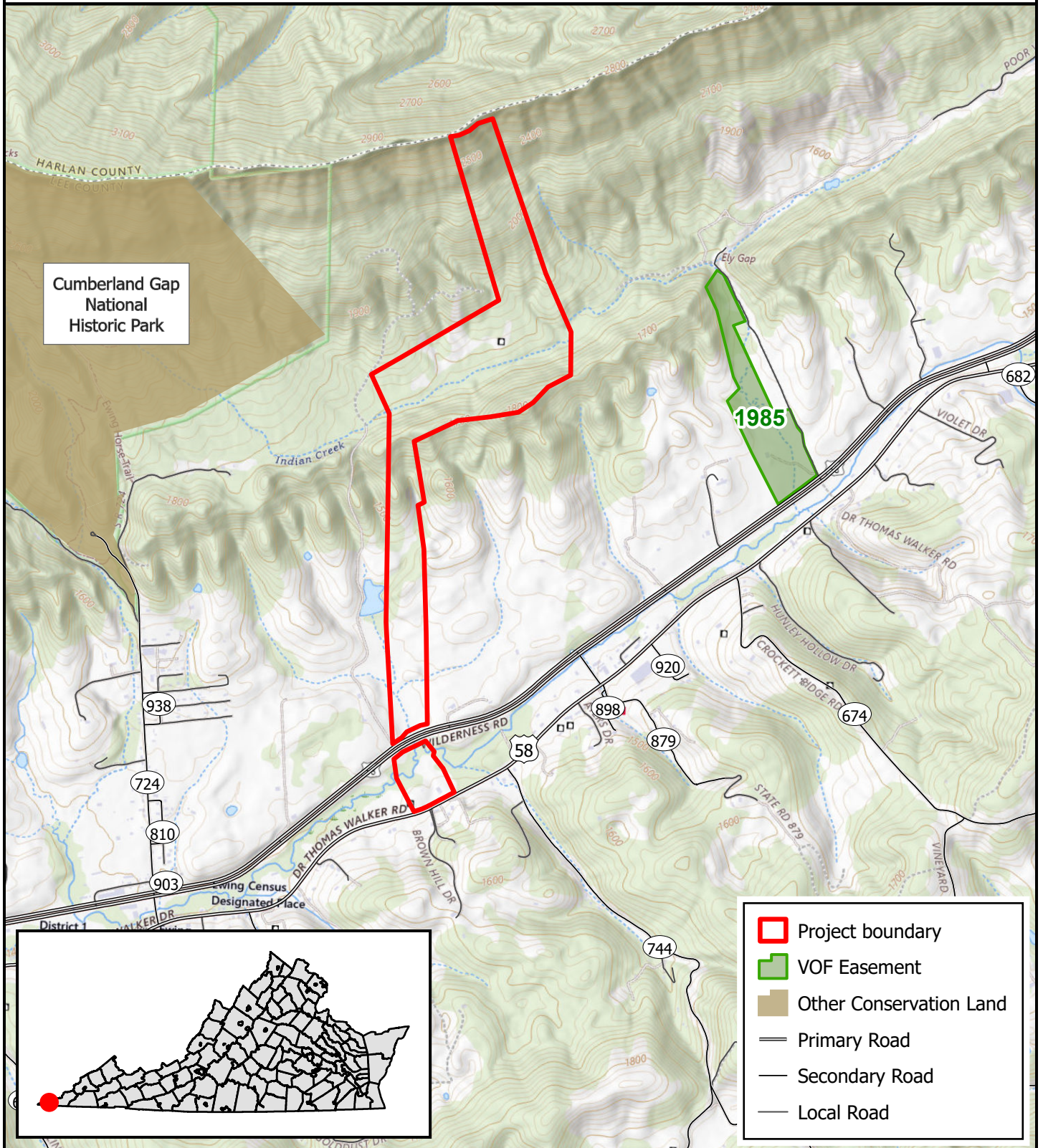
Further Discussion
U.S. Route 58 (a four-lane highway) splits this property into two distinct pieces: the historic farmstead area south of the highway, and the working farm and forested mountain north of the highway. For this reason, staff felt that one division was warranted.

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: Letter from County Administrator dated February 25, 2026

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: U.S. Route 58 and Business Route 58		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities: Western Lee Sewer Project is planned for the area. Accommodating language will be added to the deed.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Notes: The County is currently in the planning stages for Phase 1 of the Western Lee Sewer Project. The Gibson Farm will likely be crossed by the sewer line in Phase 2 or 3. No maps or details are available for these later phases, which may be many years in the future.			

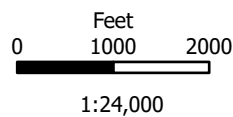
Location

Gibson Homestead LLC



Lee County

190± acres

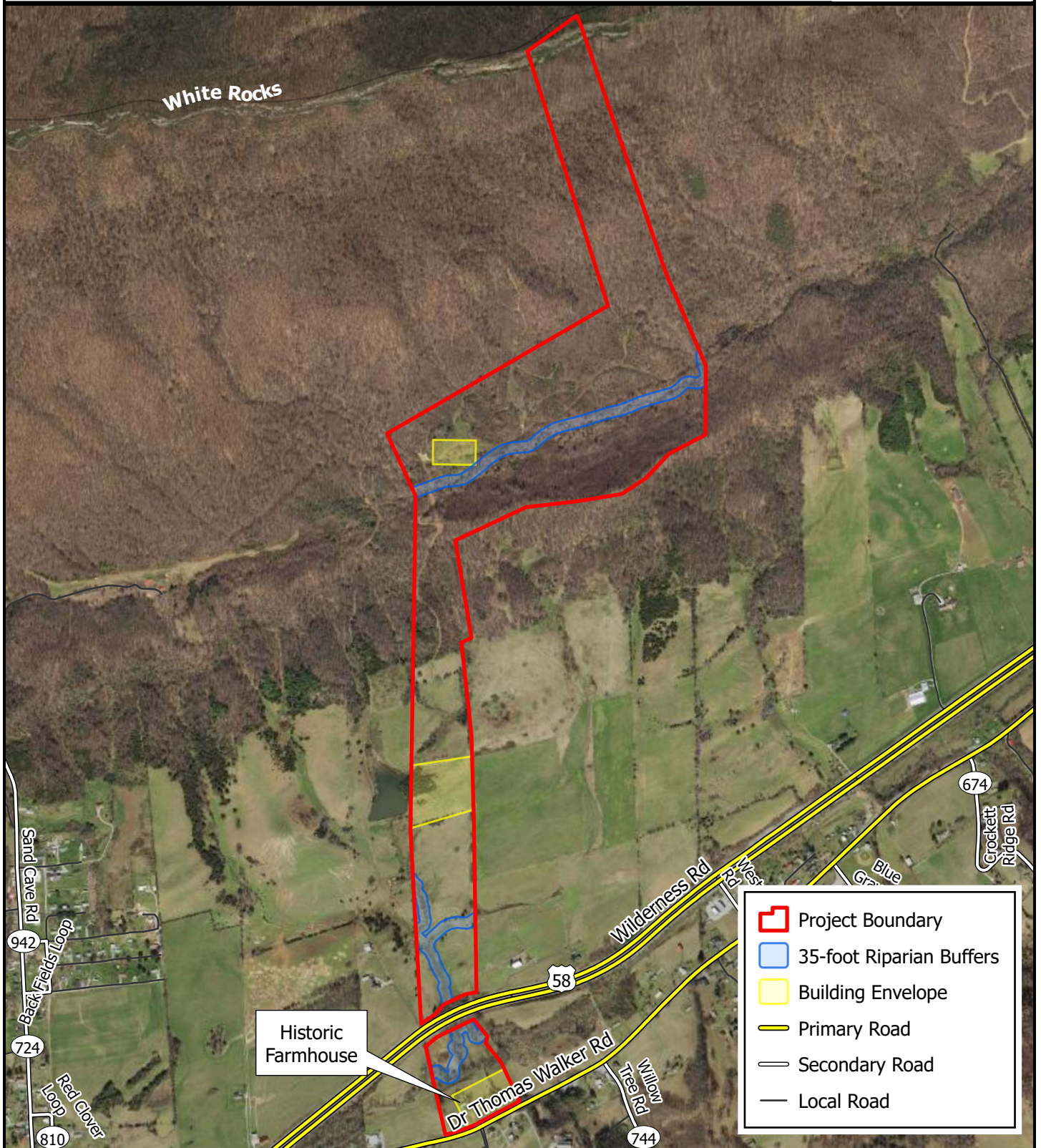


Map created: 5/15/26 by Ruth Babylon
Projection: NAD 1983 2011 Virginia Lambert

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

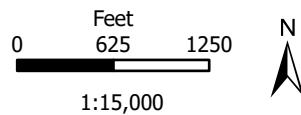
Special Conditions

Gibson Homestead LLC



Lee County

190± acres



Map created: 10/2/2025 by Ruth Babylon
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 2/19/26 & 2/23/26
; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14
internal GPS/VBMP aerial imagery used to determine points.

Earnest C. Musser, IV

Locality: Wythe County

Acres: 243.326

Board Meeting: 6/11/2026

Staff Lead: Patrick Sweatt

Region: Western

VOF Project # 5149

VOF Instrument # 8923

VOF Property # 6072

VOF Grant # 8981

Project Description/Property Features

Property is primarily undeveloped woodland that lies along a ridge adjacent to the George Washington and Jefferson National Forest. The property is visible from Rural Retreat and the Appalachian Trail and has one small primitive cabin. A stream called Monkey Run has its headwaters on the parcel, and the property has significant ecological qualities.

Project Type

- | | |
|--|---|
| <input checked="" type="checkbox"/> Charitable Contribution | <input type="checkbox"/> Protection of Owned Land |
| <input type="checkbox"/> Partial Purchase of Open-Space Easement | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Fee Simple Acquisition | |

Instrument Type

- | | |
|---|---|
| <input checked="" type="checkbox"/> Deed of Open-Space Easement | <input type="checkbox"/> Deed of Conveyance/Acquisition |
| <input type="checkbox"/> Deed of Dedication to Open Space | <input type="checkbox"/> Other: _____ |

Land Protection Agent

- | | |
|--|--|
| <input checked="" type="checkbox"/> VOF | <input type="checkbox"/> Locality: _____ |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____ |

Funding Source & Amount

- | | |
|--|--|
| <input checked="" type="checkbox"/> VOF Grant Program(s): PTF-EA
Amount Approved: \$12,500.00 | <input type="checkbox"/> External Grant Program(s):
Amount Requested/Secured: |
| <input checked="" type="checkbox"/> Tax Benefits (Sought by Applicant) | <input type="checkbox"/> Not Applicable |

Staff Recommendation

Conservation Project:

- Approve project as presented.
- Approve project, contingent upon satisfaction of the following: Title Review
- 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: \$12,500.00

Notes: *Enter Notes*

Conservation Purposes

Natural Habitat and Biological Diversity

- The Property shares its northern boundary with the George Washington and Jefferson National Forest, which is owned by the United States Department of Agriculture and managed for resource conservation. The restrictions on the Property set forth herein help to buffer that forest and extend its wildlife habitat. The U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) identifies the Property as containing habitat essential for the success of the Golden Winged Warbler.

Scenic/Open Space

- The Property contains steep and erodible slopes, and the upper elevations of the Property can be seen from locations beyond the Property.

Water Resource Protection

- The Property contains headwater tributaries to a segment of Monkey Run, which is a tributary of the South Fork River, providing public drinking water to the City of Wytheville at a downstream distance of approximately 15 stream miles, and preservation of the Property as open space will contribute to the protection of water quality for that drinking water supply.

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:** zero (0) **Maximum Properties:** one (1)
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 28,000 square feet or approximately 0.26 % of the total property.
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 one (1) freestanding dwellings may be maintained or constructed on the Property. Any new building, structure, or photovoltaic system exceeding 500 square feet in ground area must be located in a designated Building Envelope. 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 both sides of Monkey Run
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: *Enter consolidation of tax parcel summary, if applicable*

Further Discussion

The Owner’s Policy from the 2015 sale of the property to Mr. Musser has been acquired, and the attorney has been requested to do a Title Update. A Farm Credit lien appears to exist on the property, and subordination has also been requested.

Comprehensive Plan

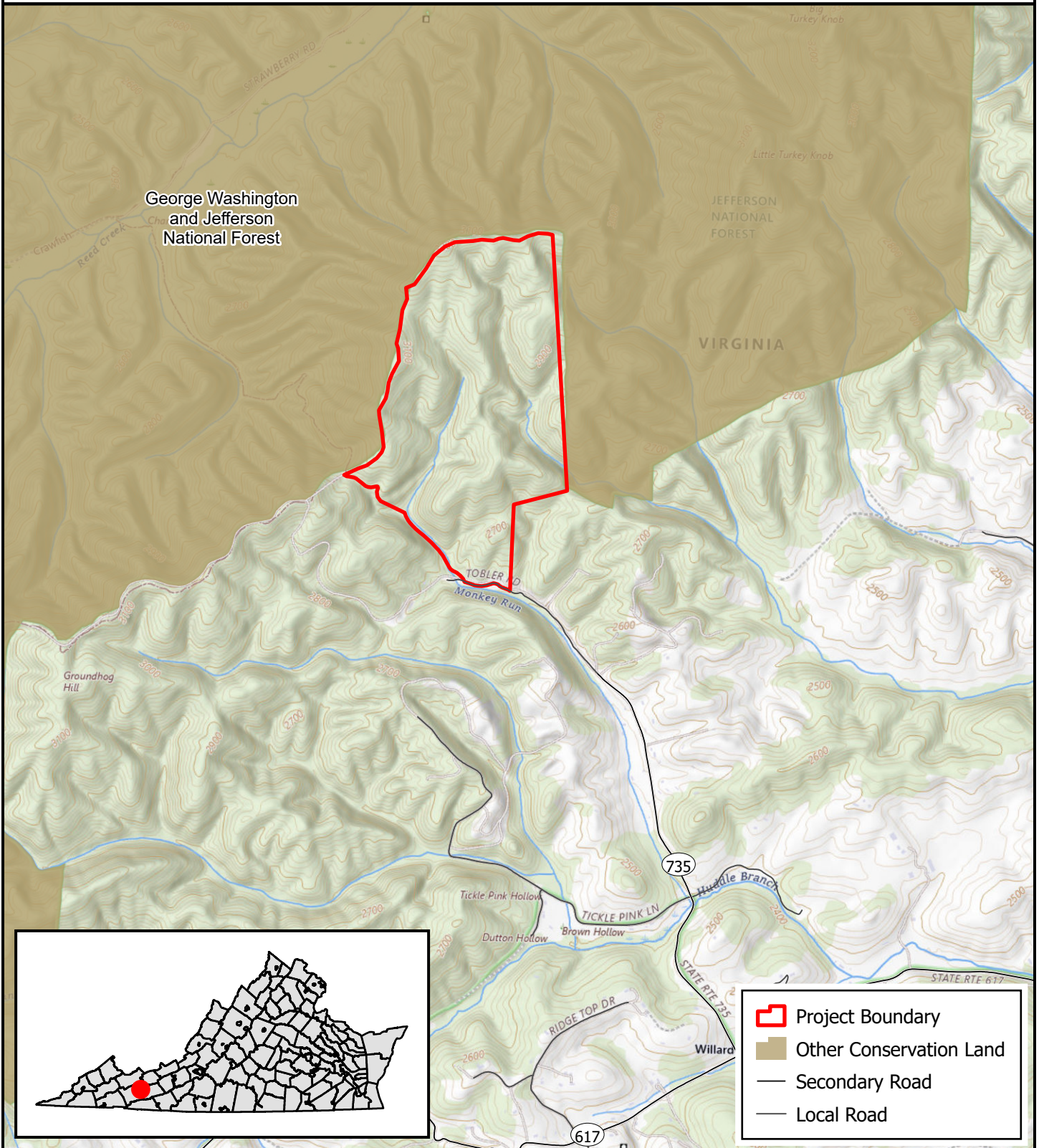
Has the locality confirmed the project is in compliance with the comprehensive plan?
 YES NO
 DETAILS: Wythe County Planning Commission approved the easement at their May 4, 2026 meeting.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: There is frontage on Route 735, which is a public road. VOF legal is reviewing the vesting deed to determine if a private ROW needs to be included in the easement		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail: N/A		<input type="checkbox"/>	<input type="checkbox"/>
Utilities: N/A		<input type="checkbox"/>	<input type="checkbox"/>
Notes: There is frontage on Route 735, which is a public road. VOF legal is reviewing the vesting deed to determine if a private ROW needs to be included in the easement.			

Revision Date 09/08/2025

Location

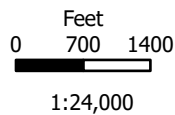
Earnest C. Musser, IV



- Project Boundary
- Other Conservation Land
- Secondary Road
- Local Road

Wythe

243.326 ± Acres

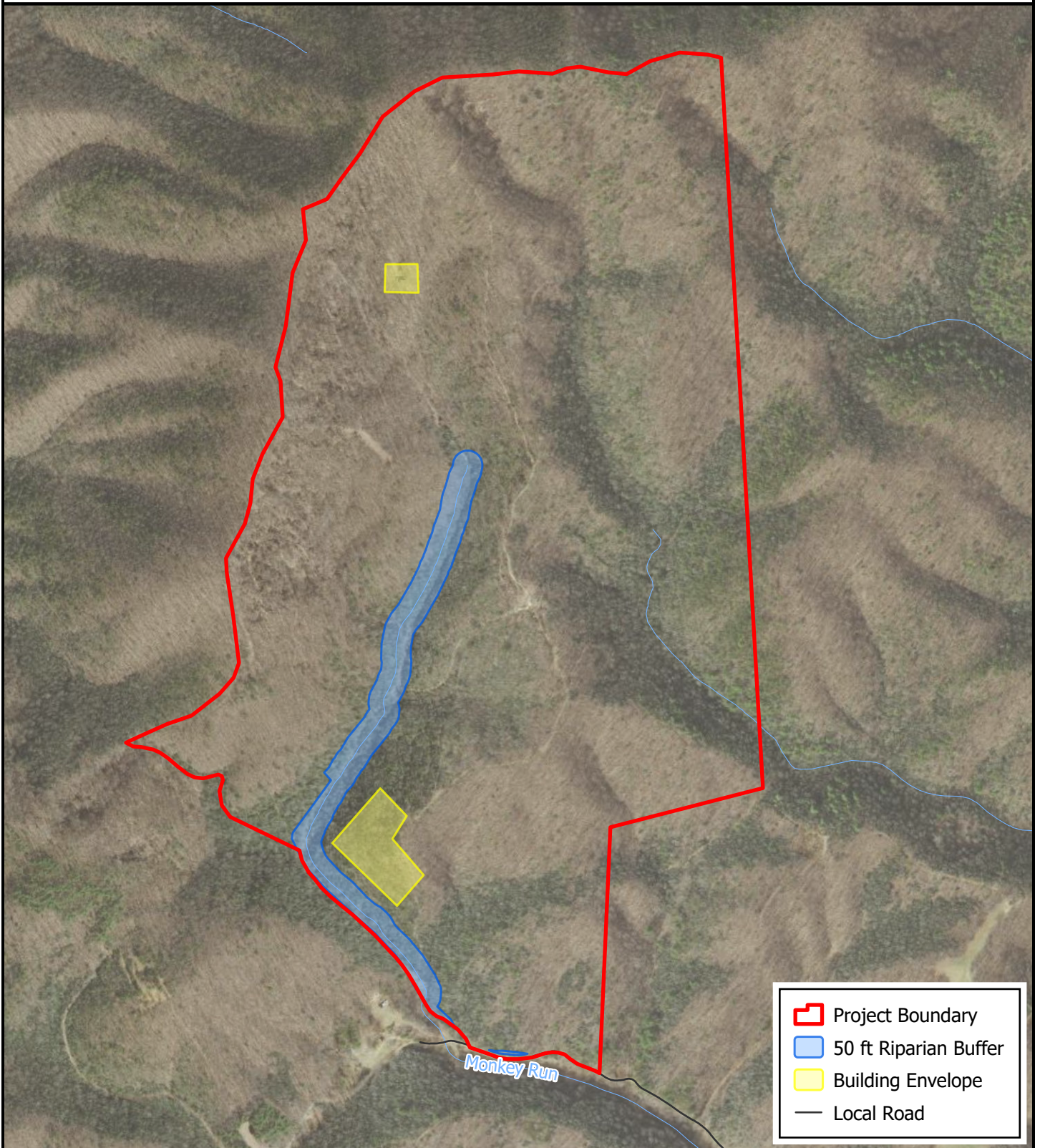


Map created: 4/2/2026 by Patrick Sweatt
Projection: NAD 1983 Virginia Lambert

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

Special Conditions

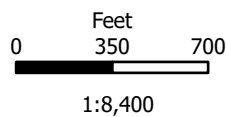
Earnest C. Musser, IV



- Project Boundary
- 50 ft Riparian Buffer
- Building Envelope
- Local Road

Wythe

243.326 ± Acres



Map created: 4/2/2026 by Patrick Sweatt
Projection: NAD 1983 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.

Noell, Winfred D.

Locality: Bedford County

Acres: 209

Board Meeting: 6/11/2026

Staff Lead: Patrick Sweatt

Region: Western

VOF Project # 5150 VOF Instrument # 8924 VOF Property # 6073

VOF Grant # N/A

Project Description/Property Features

Property is a working farm less than one mile from the Blue Ridge Parkway. It is bisected by Route 617 and has an ecological core designation of 'Very High'. The property is one tax map parcel and approximately 85% of its soils are designated as Soils of Statewide Importance.

Project Type

- | | |
|--|---|
| <input checked="" type="checkbox"/> Charitable Contribution | <input type="checkbox"/> Protection of Owned Land |
| <input type="checkbox"/> Partial Purchase of Open-Space Easement | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Fee Simple Acquisition | |

Instrument Type

- | | |
|---|---|
| <input checked="" type="checkbox"/> Deed of Open-Space Easement | <input type="checkbox"/> Deed of Conveyance/Acquisition |
| <input type="checkbox"/> Deed of Dedication to Open Space | <input type="checkbox"/> Other: _____ |

Land Protection Agent

- | | |
|--|--|
| <input checked="" type="checkbox"/> VOF | <input type="checkbox"/> Locality: _____ |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____ |

Funding Source & Amount

- | | |
|--|--|
| <input type="checkbox"/> VOF Grant Program(s):
Amount Requested/Approved: | <input type="checkbox"/> External Grant Program(s):
Amount Requested/Secured: |
| <input checked="" type="checkbox"/> Tax Benefits (Sought by Applicant) | <input type="checkbox"/> 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: \$ _____

Notes: *Enter Notes*

Conservation Purposes

Agricultural Use

- The Property is a working farm in a rural area of Bedford County, and approximately 85% of the Property contains Soils of Statewide Importance as designated by the U.S. Department of Agriculture, Natural Resource Conservation Service. Restrictions set forth in this Easement help to protect those soils and help keep the land available for continued farming in the future.

Natural Habitat and Biological Diversity

- The Virginia Department of Conservation and Recreation has developed the Virginia Natural Landscape Assessment project (the “VNLA”) as part of the Virginia Conservations Lands Needs Assessment to identify, prioritize and link natural lands as targets for protective activities, such as the adoption of conservation easements and the restoration of habitat. The VNLA has identified a portion of the Property as having an ecological core of Very High integrity. Limiting development of the Property herein helps to protect these natural lands.

Scenic/Open Space

- The Property is visible from less than one mile from the Blue Ridge Parkway, a National Scenic Byway, and contributes to the scenic views enjoyed by the public therefrom. Protection of the Property hereunder helps to preserve the scenic view of the Property from the Blue Ridge Parkway.

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:** zero (0) **Maximum Properties:** one (1)
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 24,000 square feet or approximately 0.26 % of the total property.
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 one (1) freestanding dwellings may be maintained or constructed on the Property. Any new building, structure, or photovoltaic system exceeding 500 square feet in ground area must be located in a designated Building Envelope. 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:** None
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: *Enter consolidation of tax parcel summary, if applicable*

Further Discussion

None

Comprehensive Plan

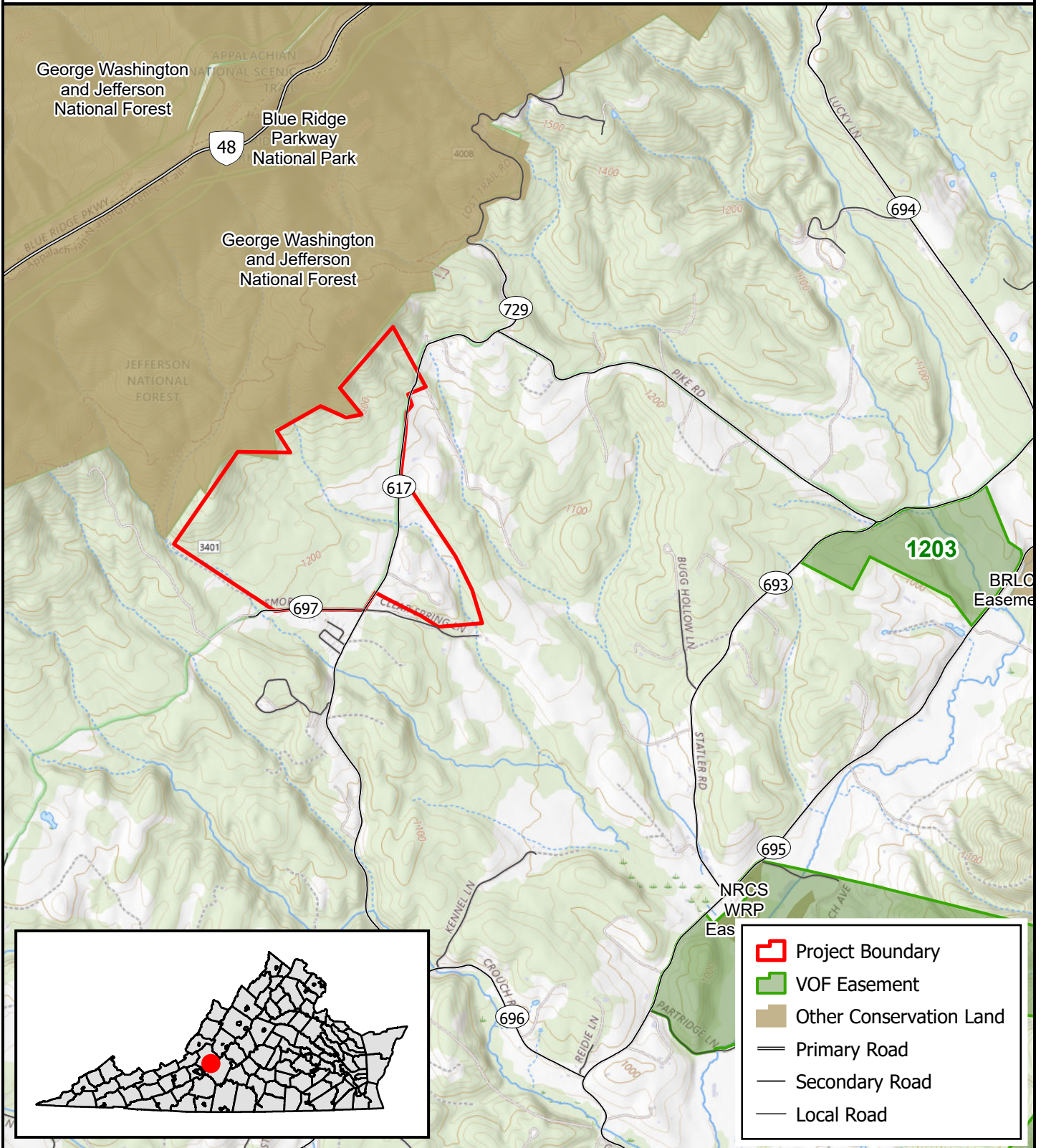
Has the locality confirmed the project is in compliance with the comprehensive plan?
 YES NO
 DETAILS: Bedford County confirmed agreement with its Comprehensive Plan on 4/15/2026

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Route 617, Route 697		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input type="checkbox"/>
Notes: VDOT noted conformance of the easement with their plans on 4/13/2026.			

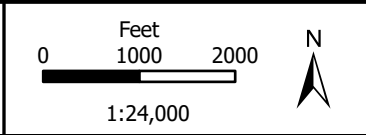
Revision Date 09/08/2025

Location

Noell, Winfred D.



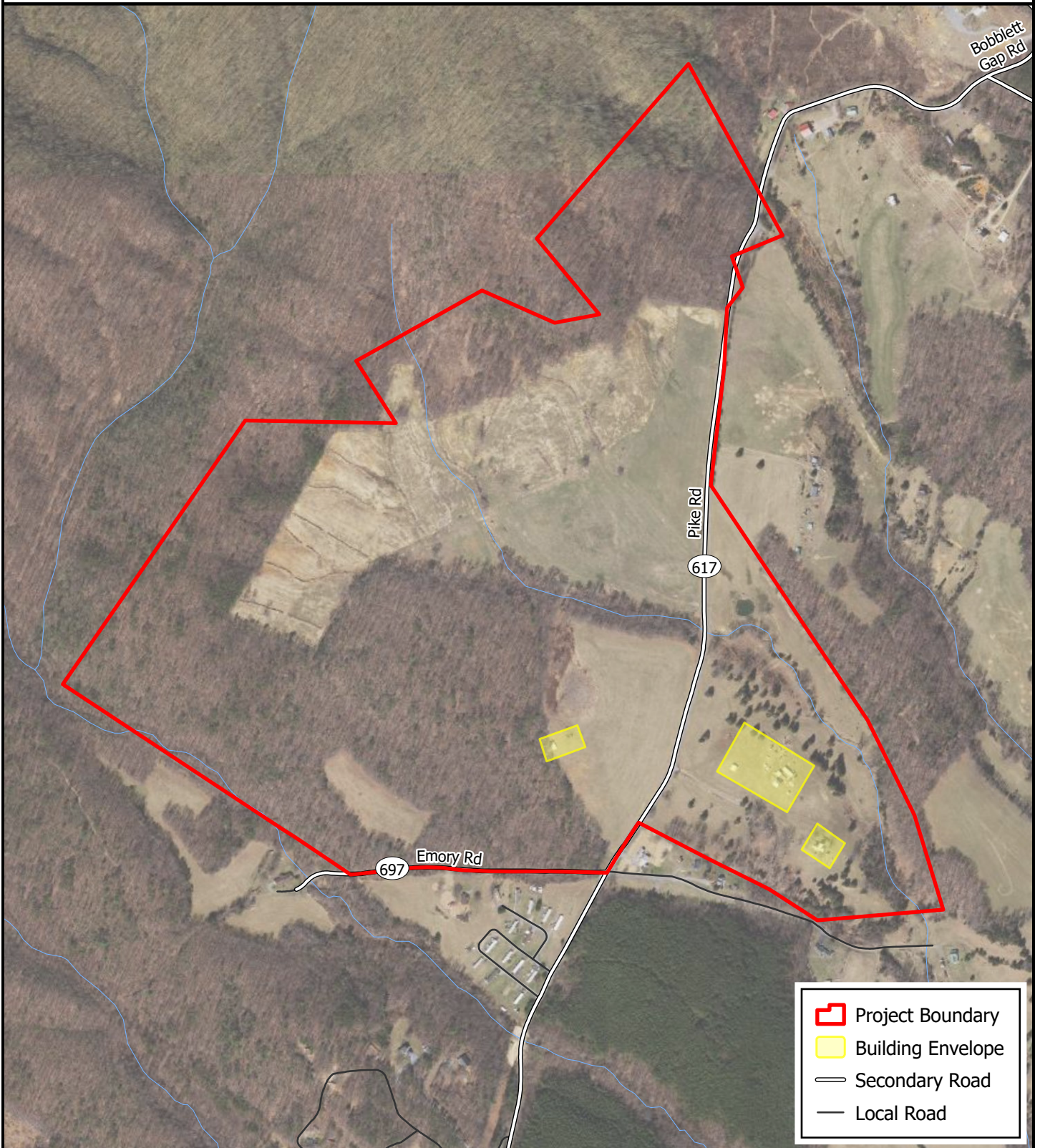
Bedford
210.0 ± Acres



Map created: 4/2/2026 by Patrick Sweatt
Projection: NAD 1983 Virginia Lambert
Source data: USGS Topo Quad Name: MONTVALE, VA; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

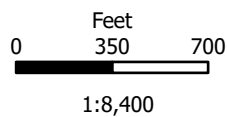
Special Conditions

Noell, Winfred D.



Bedford

210.0 ± Acres



Map created: 4/2/2026 by Patrick Sweatt
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/4/2022; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.