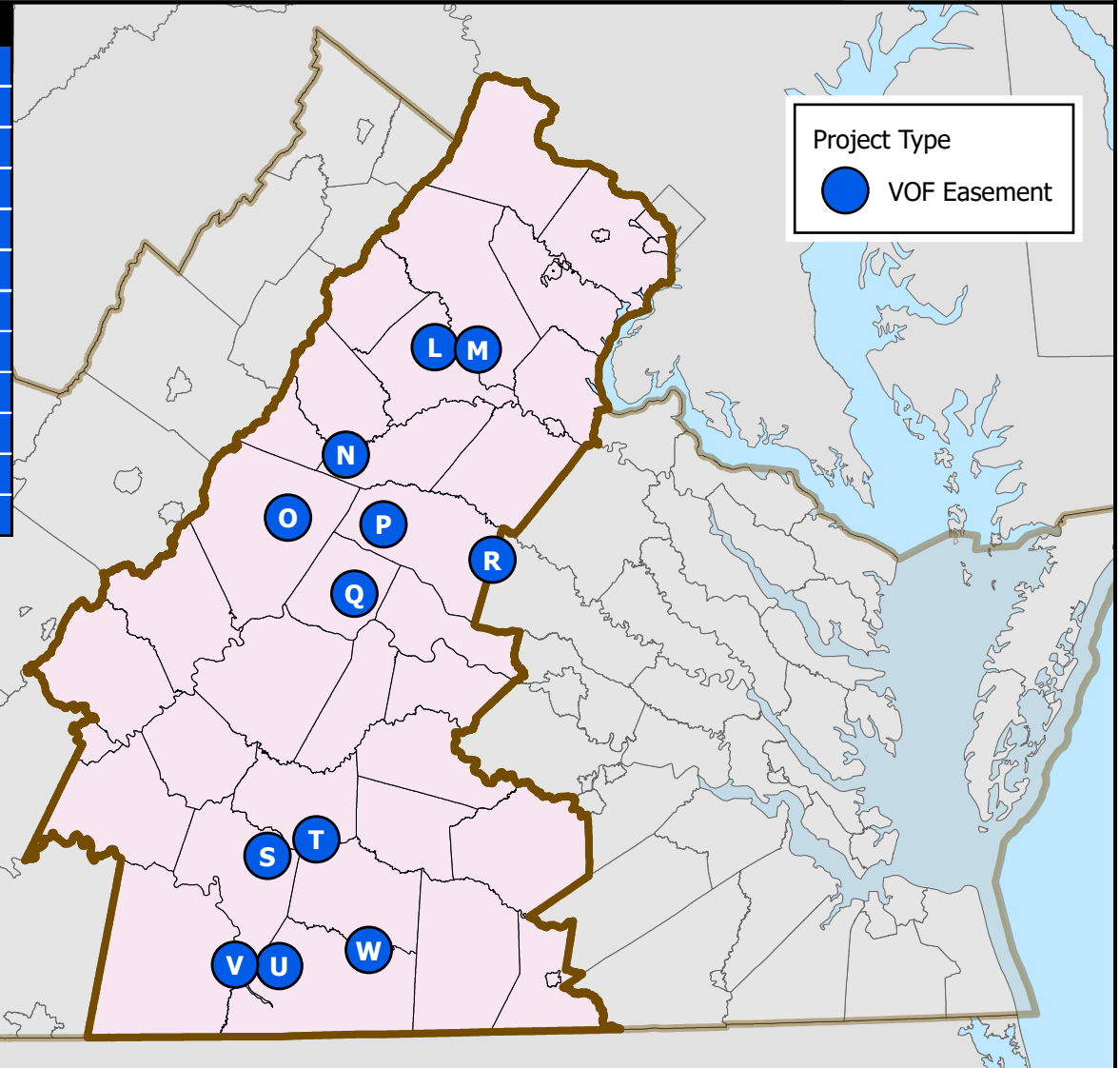


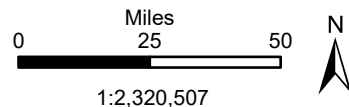
Proposed Conservation Projects: Central Region



Map	VOF ID	Grantor
L	5184	Calloway
M	5192	Scott
N	5162	Bluthardt Trust
O	5151	City of Charlottesville
P	5140	Rosson
Q	4955	Rose
R	5191	Smith
S	5187	Mount Airy Farms LLC
T	5159	Zaun
U	5183	Brankley Farms
V	5141	Brankley Farms & Jones
W	5160	Callahan



Board of Trustees Meeting
September 24, 2026



Map created: 9/04/2026 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

Henningham E. Calloway & Richlands Farm, LLC

Locality: Culpeper County

Acres: 550.3 +/-

Board Meeting: 9/24/2026 **Staff Lead:** Sherry Buttrick **Region:** Central

VOF Project # 5184 VOF Instrument # 9080 VOF Properties # 6115, 6126 VOF Grant Application # 27-01-03

Project Description/Property Features

This is an important 550-acre farm in both Battlefield Study and Core areas and located between two sections of the new Culpeper Battlefield State Park and adjacent to existing easements. Fronting for over a mile on the Rappahannock River, a State Scenic River and DCR Blueway in Conserve VA Scenic category and just below a public access boat launch, the farm provides significant scenic enjoyment to the public. It is an active farm that will make a block of ~7,300 acres of conserved land. This Property is within five categories of DCR's Conserve VA model. PTF and VLCF grant applicant.

Project Type

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

Instrument Type

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

Land Protection Agent

- | | |
|--|--|
| ☒ VOF | ☐ Locality: _____ |
| ☐ Other State Agency: _____ | ☐ Other: _____ |

Funding Source & Amount

- | | |
|---|--|
| ☒ VOF Grant Program(s): <u>Preservation Trust</u>
<u>Fund</u>
Amount Requested: <u>\$168,500.00</u> | ☒ External Grant Program(s): <u>Virginia Land</u>
<u>Conservation Foundation</u>
Amount Requested: <u>\$879,000.00</u> |
| ☒ Tax Benefits (Sought by Applicant) | ☐ 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: \$168,500.00
- ☐ Approve recommended funding: \$ _____
- ☐ Approved administratively, PTF-Easement Assistance: \$ _____

Notes:

Conservation Purposes

Agricultural Use

- AFT: Significant: 240 ac; Acceptable: 176 ac; Exceptional: 51 acres.
- 50 acres Prime Farmland Soils and 280 acres Farmland of Statewide Importance.
- VDACS Century Farm application in process.

Forestal Use

- Approx 159 ac ranked as having high, very high, or exceptional Forest Conservation Value.

Natural Habitat and Biological Diversity

- DCR's Va Natural Lands Assessment: Ecological Cores: 91 ac in C5: General.
- Approx 123 ac are within DWR's Upper Peninsula's Biodiversity Resilience Corridors.
- Within National Audubon Society's Culpeper IBA.
- DWR WERMS: Carolina Lance, Mollusk, Tier IV no Fed data. Green Floater: state threatened Tier II.
- Within the RAPPAHANNOCK RIVER - MOUNTAIN RUN Stream Conservation Unit. Carolina Lance Tier IV; Green Floater; Rappahannock River potential anadromous fish use.
- Approx 40 ac of wetlands along Hubbard Run and Ruffans Run, a perennial tributary of Rappahannock river.

Scenic/Open Space

- Adjoins two DHR easements, one of 208 ac and one of 434 ac. Those then adjoin the Brandy Station Battlefield easements.
- In immediate area and between two sections of the new Culpeper Battlefield State Park.
- Many Conserved lands within 3 miles. Proposal makes a large block of conserved land of over 7,300 acres.
- Rappahannock river is a designated Scenic River in the VOP. Rappahannock River frontage >5700 feet.
- Rappahannock River Water Trail Is a DCR designated water trail/blueway.

Water Resource Protection

- DCR's ConservationVision Watershed Model: Medium High: 82 ac, Medium: 114 ac, Low-Medium: 6 ac.
- Approx 5,784 feet on Rappahannock River, approx 1,200 ft along Hubbard Run, and approx 3,600 ft along Ruffans Run.

Historic Preservation

- All of Property is ranked as High in DCR's Conservation Vision Cultural Resource Preservation index.
- NPS Battlefield Core areas: Rappahannock Station, Rappahannock Station II, and Brandy Station. Study Areas: Rappahannock Station, Rappahannock Station II, and Brandy Station.

Open Space as Designated by a Governmental or Conservation Organization

- Conserve VA categories: Agriculture, Scenic, Historic/Cultural, Water Quality Improvement; Natural Habitat, and Floodplain.
- Within Chesapeake Bay watershed.

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 (1) **Maximum Properties:** two (2)
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 90,000 square feet or 0.37 % of the total property.
3. **Buildings and Structures:** Any new building or structure exceeding 10,000 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 six (6) freestanding dwellings may be maintained or constructed on the Property, of which 5 such habitable dwellings currently exist. 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' riparian buffer on Rappahannock River, Ruffans Run and Hubbard Run. Also, Riparian Protection Zones (RPZs) on associated wetlands as shown on Special Conditions Map.
6. **Unique Deed Provisions:** On VLCF template including Ag Conservation Plan requirement, provision to keep 50% of forest land in forest cover, and some differences in the Protection of Waters restrictions.
7. **Public Access:** ☒ NO ☐ YES
8. **Sign Required:** ☐ NO ☒ YES
9. **Consolidation of Tax Parcels:** ☐ NO ☐ YES ☒ N/A
Summarize: Easement terms allow two properties; property is two parcels currently.

Further Discussion

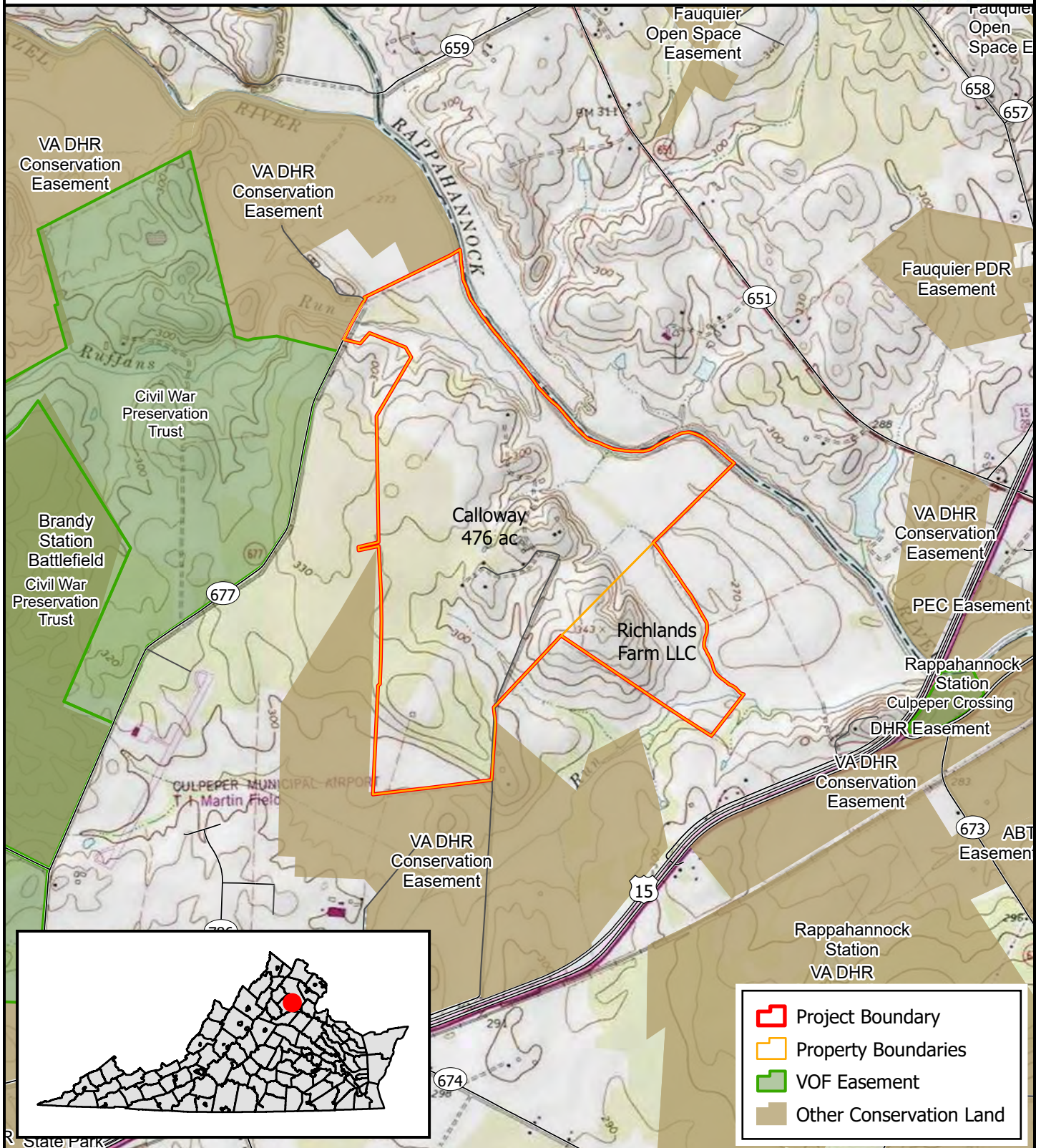
This is an important and unique property in an historic area between two segments of a new state park, and with over a mile of frontage on the Rappahannock (Scenic) River. It requires grant funds to move forward and is in immediate danger of conversion absent such funds. Project is in 2 ownerships/properties at the time of recordation.

Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? ☒ YES ☐ NO DETAILS: Correspondence dated July 29, 2026 from Chris Warring, Culpeper County Principal Planner 7/29/2026.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Rt. 677 (Beverly Ford Rd) has 30 ft prescriptive R/W. Not in any plans. Richlands Rd is a private road and their driveway accessed from Rt. 15.		☐	☒
Rail:		☐	☒
Utilities:		☐	☒
Notes:			

Location

Calloway, Henningham E. and Richlands Farm, LLC



Culpeper County

550.3 ± Acres

Feet
0 1000 2000
1:24,000

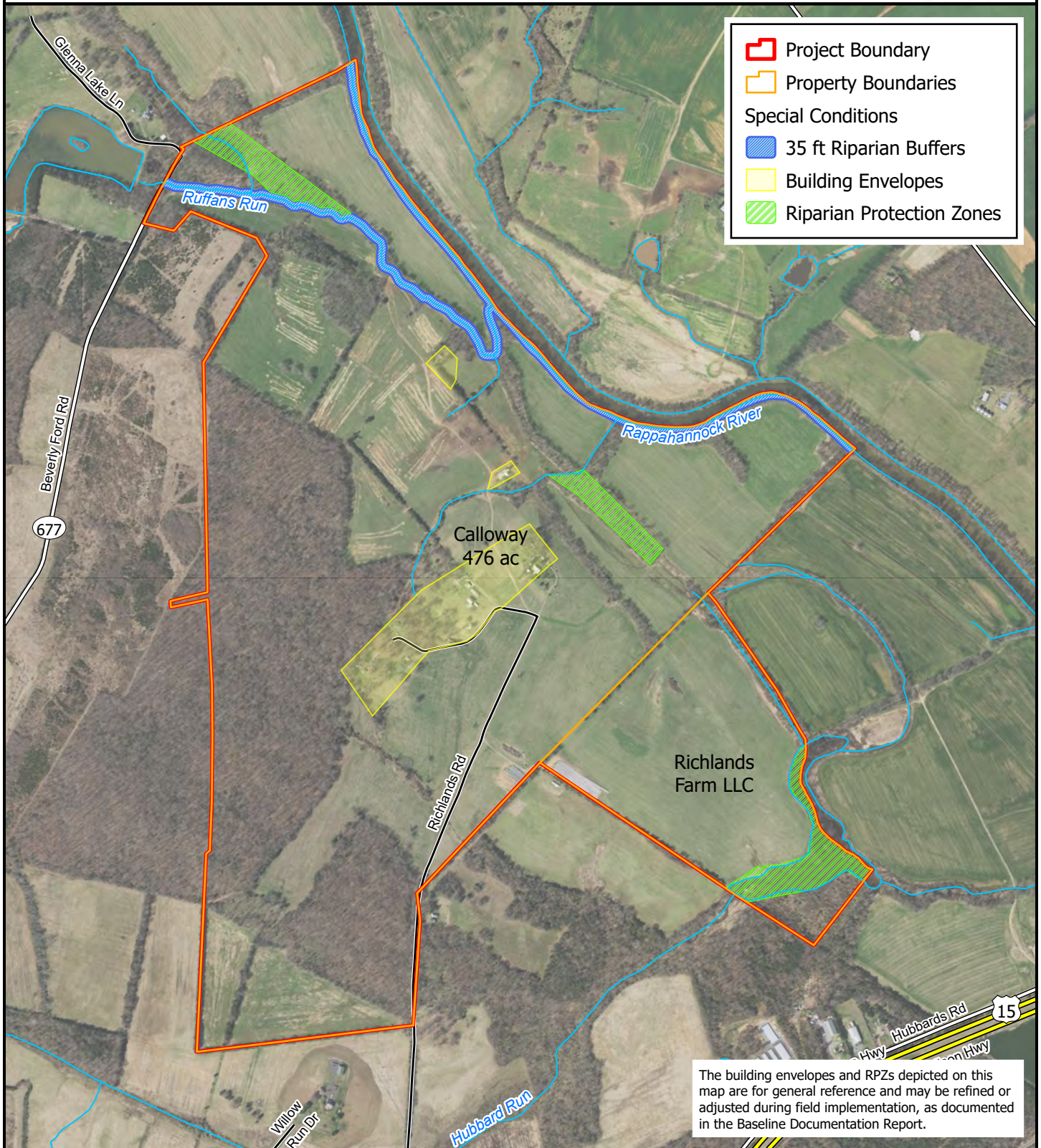


Map created: 9/1/2026 by Anna Clayton Bullock
Projection: NAD 1983 2011 Virginia Lambert

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

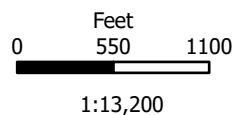
Special Conditions

Calloway, Henningham E. and Richlands Farm, LLC



Culpeper County

550.3 ± Acres



Map created: 9/1/2026 by Anna Clayton Bullock
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/29/2022 and 4/11/2022; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.



REAPPROVAL PROJECT SUMMARY

City of Charlottesville

McIntire Trail

Locality: City of Charlottesville

Acres: 0.42+/-

Board Meeting: 9/24/2026

Staff Lead: Emily White

Region: Central

VOF Project # 5151

VOF Instrument # 8927

VOF Property # 6074

VOF Grant # 8925

Project Description/Property Features

The VOF Board of Trustees approved the McIntire Trail project in March 2019, providing a critical connection in Charlottesville's trail network. It is being presented to refamiliarize the Board and to renew approval of the project, which has taken years to achieve due to prolonged negotiations between the city and the landowner. While a small acreage, the acquisition of this parcel, adjacent to McIntire Park, provides a connection to the trail system. This spur is part of the 20-mile Rivanna Trail, which encircles the city. This section originates at Charlottesville High School, traverses McIntire Park, and offers a direct route through the city to grocery stores, restaurants, and shops. This will be the first VOF easement in the City of Charlottesville.

Project Type

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

Instrument Type

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

Land Protection Agent

- | | |
|--|--|
| ☒ VOF | ☐ Locality: _____ |
| ☐ Other State Agency: _____ | ☐ Other: _____ |

Funding Source & Amount

- | | |
|--|---|
| ☒ VOF Grant Program(s): <u>PTF</u>
Amount Approved: \$ <u>50,000.00</u> | ☐ External Grant Program(s): _____
Amount Secured: \$ _____ |
| ☐ Tax Benefits (Sought by Applicant) | ☐ 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. |
| ☒ Previously approved, March 2019. |

Conservation Funding:

- | |
|---|
| ☐ Not applicable |
| ☐ Approve requested funding: \$ _____ |
| ☐ Approve recommended funding: \$ _____ |
| ☐ Approved administratively, PTF-Easement Assistance: \$ _____ |
| ☒ Previously approved, March 2019, PTF: \$ <u>50,000.00</u> |

Notes: This easement and funding were approved in 2019. The property acquisition required several years of negotiation between the city and the landowner, but the city has now purchased the property and is committed to conveying the easement in 2026.

Conservation Purposes

Scenic/Open Space:

The protection of this property will buffer the adjacent McIntire Park, a 130-acre city park with rolling land and magnificent views of the mountains to the east, a heavily wooded area with steep and varied topography as well as winding streams.

The property is bordered by the U.S. Route 250 bypass, which is a heavily travelled thoroughfare. The forested land extends the natural landscape offered by McIntire Park to the public.

Outdoor Recreation, Education, or Research:

The Property will be used for public park purposes. Specifically, the Property will include a section of the U.S. Route 250 bypass shared use path which will be used as a public trail. Destinations along the trail include public housing along Hydraulic Road, McIntire Park which includes the YMCA and new skate park, and the future botanical garden. Preservation of the Property in its natural state hereunder will ensure that trail users enjoy forested surroundings amid an otherwise developed area of the City.

The trail on the property is a spur of the larger 20-mile Rivanna Trail system, which surrounds the City of Charlottesville, connecting several parks in both Charlottesville and Albemarle County while providing a recreational outdoor amenity for city dwellers and visitors alike. The McIntire Trail is a portion that offers a pedestrian connection from Charlottesville High School, through McIntire Park and the YMCA, to grocery stores, shops, and restaurants.

The property and trail are surrounded by an area of High Land-Based Recreational Need as modeled by the Department of Conservation and Recreation.

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 (0) **Maximum Properties:** One (1)
2. **Impervious Coverage Limitations:**
Total impervious coverage, including that of both existing and future improvements, may not exceed 385 square feet (2.1% of the total property).
3. **Buildings and Structures:**
Only buildings and structures that support public use of the property as a park.
4. **Unique Deed Provisions:** None
5. **Public Access:** ☐ NO ☒ YES
6. **Sign Required:** ☐ NO ☒ YES
7. **Consolidation of Tax Parcels:** ☐ NO ☐ YES ☒ N/A
Summarize: The project is one tax map parcel.

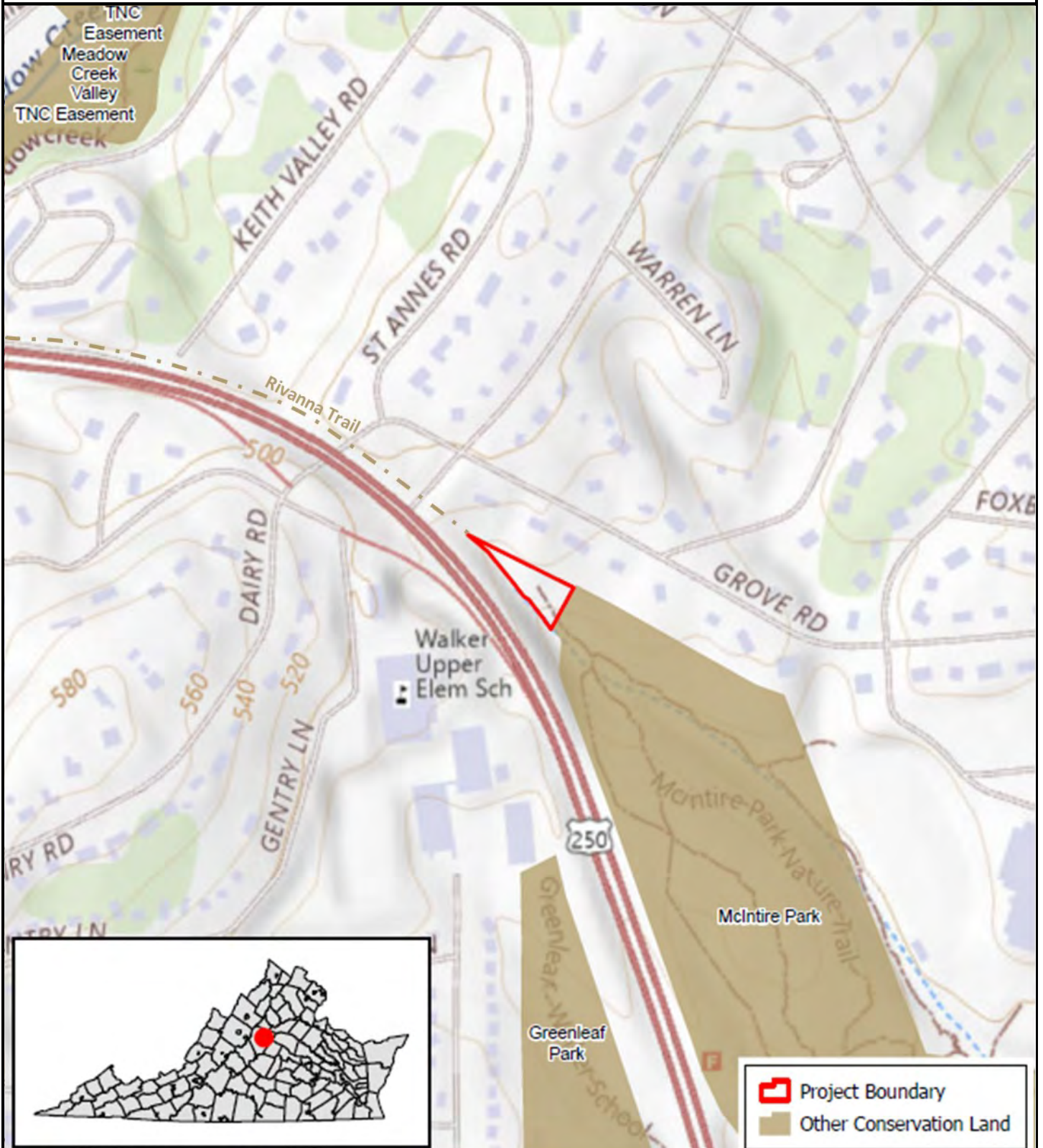
Further Discussion
N/A

Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? ☒ YES ☐ NO DETAILS: Confirmed by City Attorney. The area is designated for a recreational public park as shown by the Future Land Use Map in the 2021 Comprehensive Plan.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads:		☐	☒
Rail:		☐	☒
Utilities:		☐	☒
Notes:			

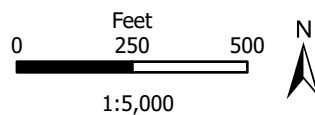
Location

City of Charlottesville



City of Charlottesville

0.42 ± Acres

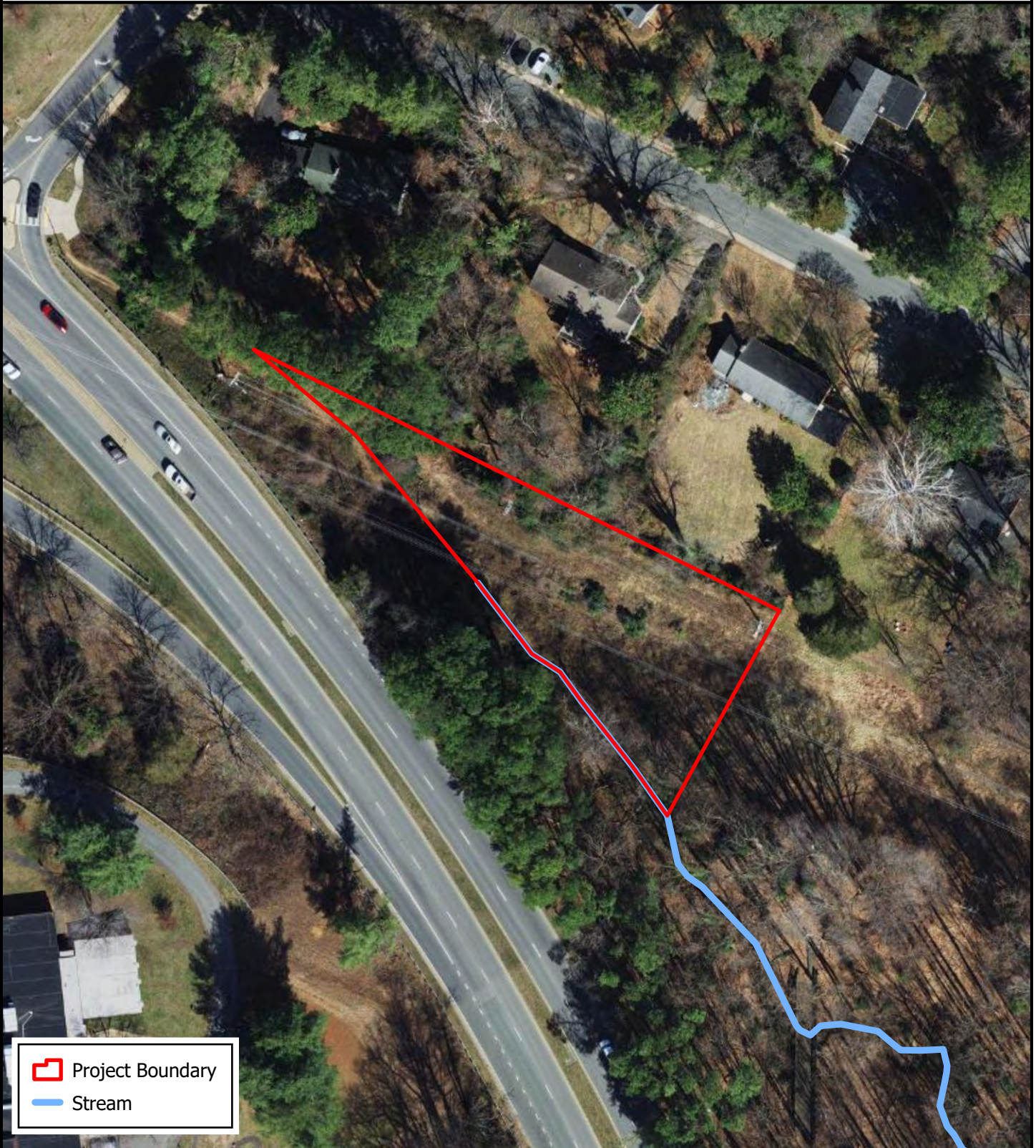


Map created: 8/28/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: USGS Topo Quad Name: Charlottesville East; Other Conservation Land - VA DCR; all else - VOF.

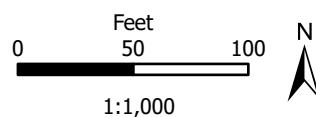
Aerial Imagery

City of Charlottesville



City of Charlottesville

0.42 ± Acres



Map created: 8/28/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 2/20/2022, 3/2/2022; Rivers/
Streams - VGIN-VBMP; all else - VOF.



PROJECT SUMMARY

Julia N. and Richard H. Rose, Jr.

~ Carysbrook

Locality: Fluvanna County

Acres: 623.69+/-

Board Meeting: 9/24/2026 **Staff Lead:** Sherry Buttrick

Region: Central

VOF Project # 4955 VOF Instrument # 7530 VOF Property # 5754

VOF Grant # N/A

Project Description/Property Features

This farm of 623 acres is significant for its long frontage of 14,000 feet on the Rivanna River, a VA Scenic River and DCR Blueway. In active agricultural production of corn and beans, almost the entire the farm is ranked by American Farmland Trust as “Exceptional” and it contains approximately 400 acres of Prime Farmland. Carysbrook Road frontage of 7,800 feet on both sides provides open views across the farm. An historic house built by 1777 for William Miles Cary exists on the property. This Property is almost four times the acreage of the average farm size in Fluvanna County of 163 acres.

Project Type

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

Instrument Type

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

Land Protection Agent

- | | |
|--|--|
| ☒ VOF | ☐ Locality: _____ |
| ☐ Other State Agency: _____ | ☐ Other: _____ |

Funding Source & Amount

- | | |
|--|--|
| ☐ VOF Grant Program(s):
Amount Requested/Approved: | ☐ External Grant Program(s):
Amount Requested/Secured: |
| ☒ Tax Benefits (Sought by Applicant) | ☐ 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:

Conservation Purposes

Agricultural Use

- The Property, which is in active agricultural production of corn and beans, contains approximately 400 acres of Prime Farmland and approximately 40 acres of Farmland of Statewide Importance.
- Almost the entire Property is identified as Exceptional in the American Farmland Trust's Productivity, Versatility, and Resilience study, a part of their Farms Under Threat Project. This Property is almost four times the acreage of the average farm size in Fluvanna County of 163 acres.

Natural Habitat and Biological Diversity

- Rivanna River designated by the VDWR as Threatened and Endangered waters bc of Atlantic Pigtoe, Green Floater and Yellow Lance. TNC has identified the stretch of river in its Aquatic Portfolio bc of the green floater. Rivanna River also has potential for Anadromous fish use. Areas of the Property have been identified in the VDCR's Natural Landscape Assessment Ecological Cores.

Scenic/Open Space

- Rivanna River designated by the VDCR as a State Scenic River. Carysbrook Rd bisects property for approx 7,800 ft. Property contains an historic house potentially eligible for Register.
- Rivanna River is a designated blue way trail called the Rivanna River Water Trail (VOP). Adjoins two properties under VOF easement totaling 652 ac and is in the area of other easements. Adjoins the Carysbrook AFD. C&O Railroad Trail and Rivanna River Trail are both foot or bike trails along the property.

Water Resource Protection

- The Property fronts for approximately 14,000 feet on the Rivanna River, a major waterway within the James River and Chesapeake Bay watersheds.
- The VDCR's Conservation Vision Watershed Model identifies areas of the property with rankings of 21-40, 41-60 and 61-80 out of a possible 100 where the goal is to maintain or improve water quality and/or aquatic ecological integrity.

Historic Preservation

- Property contains an historic house and in the area of historic properties.

Open Space as Designated by a Governmental or Conservation Organization

- Portions of the Property are located on the Commonwealth's Conserve Virginia Map under the Agriculture & Forestry, Natural Habitat & Ecosystem Diversity, Floodplains & Flooding Resilience, Scenic Preservation, and Water Quality Improvement categories.
- Property is located within the Chesapeake Bay watershed.

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 (1) **Maximum Properties:** two (2)
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 80,000 square feet or 0.30 % of the total property.

3. **Buildings and Structures:** Any new building or structure exceeding 10,000 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 six (6) 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' riparian buffer on Rivanna River and tributary and wetlands RPZ shown on Special Conditions map.
6. **Unique Deed Provisions:** VOF's standard historic preservation text: anti-demolition of historic house without VOF approval.
7. **Public Access:** ☒ NO ☐ YES
8. **Sign Required:** ☒ NO ☐ YES
9. **Consolidation of Tax Parcels:** ☐ NO ☐ YES ☒ N/A
Summarize: Two parcels currently.

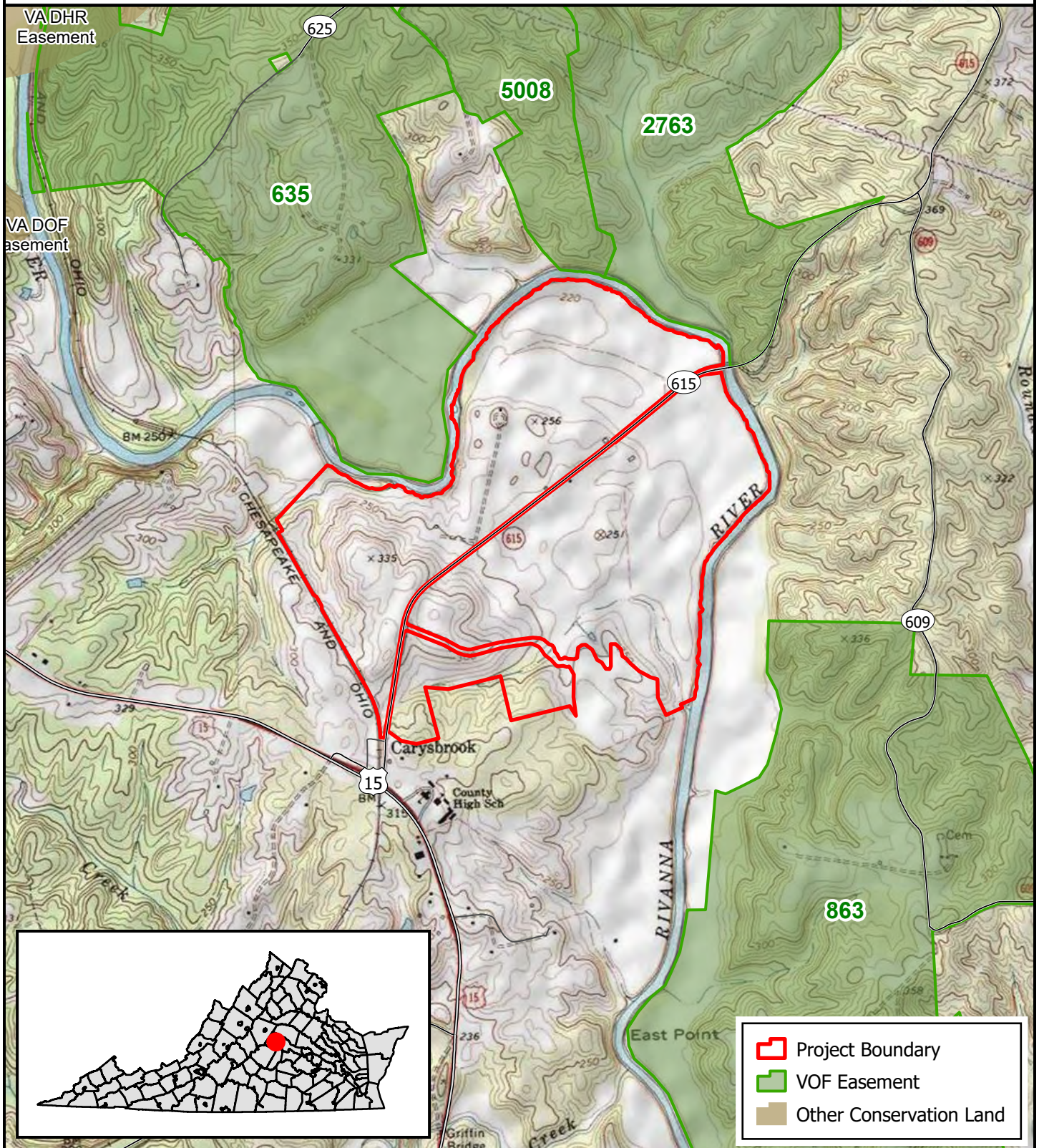
Further Discussion
Solar project on ~35 acres left out of the easement, including the farm track on east side of the road.

Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? ☒ YES ☐ NO DETAILS: Todd Fortune, Director of Planning Fluvanna Co. Aug 14, 2026

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Carysbrook Rd.		☐	☒
Rail: n/a		☐	☒
Utilities:		☐	☒
Notes:			

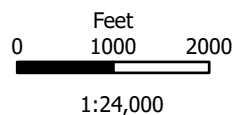
Location

Rose ~ Carysbrook



Fluvanna County

623.6963 ± Acres

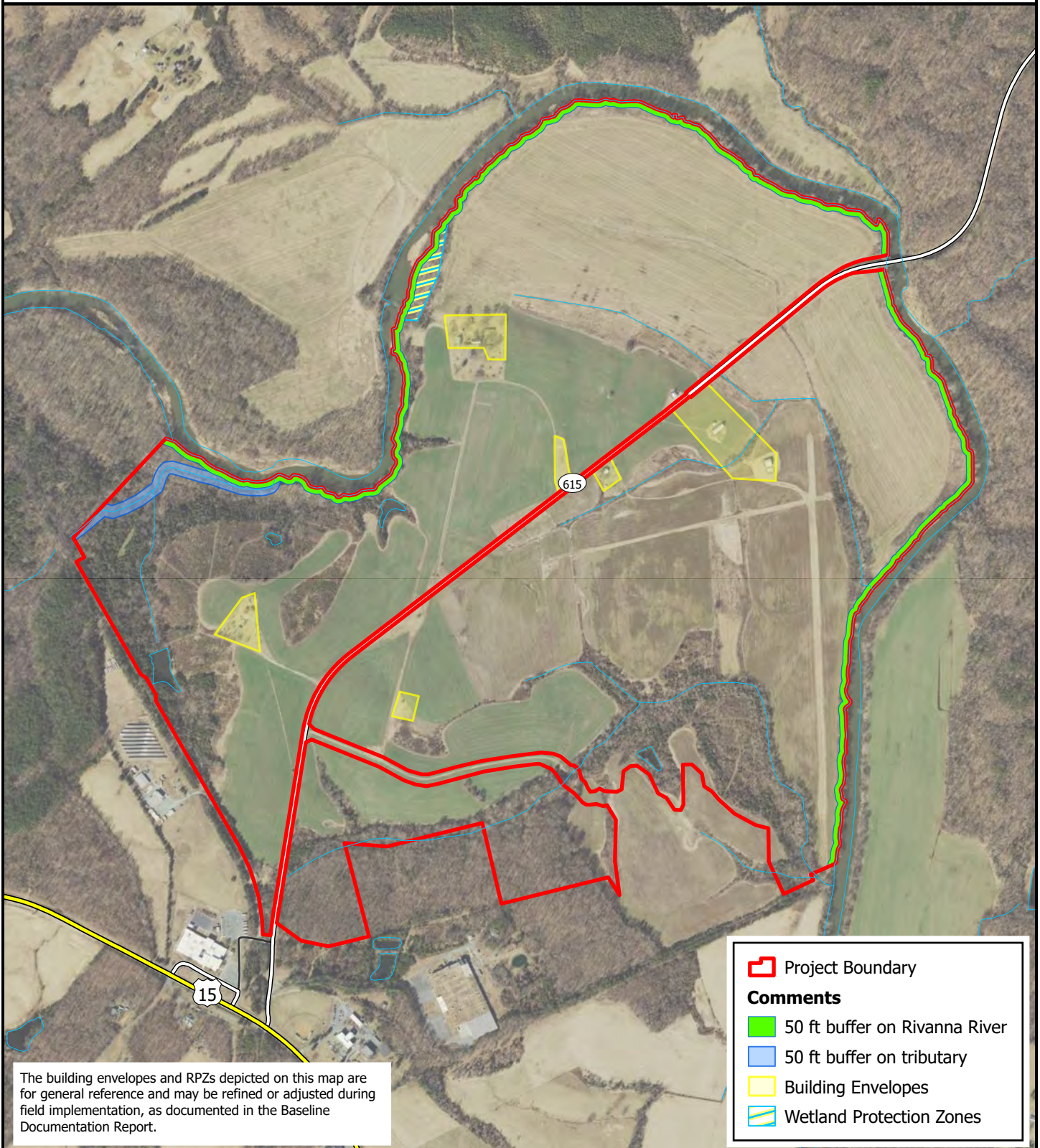


Map created: 4/28/2026 by Anna Clayton Bullock
Projection: NAD 1983 2011 Virginia Lambert

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

Special Conditions

Rose ~ Carysbrook



Fluvanna County

623.6963 ± Acres

Feet
0 550 1100
1:13,200



Map created: 4/28/2026 by Anna Clayton Bullock
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 0/0/0000; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.



PROJECT SUMMARY

Rosson, Lee C. and Joy P.

Locality: Louisa County

Acres: 38.10 +/-

Board Meeting: 9/24/2026 **Staff Lead:** Sherry Buttrick

Region: Central

VOF Project # 5140 VOF Instrument # 8906 VOF Property # 6061

VOF Grant # N/A

Project Description/Property Features

The property fronts on a VA Byway and is partially within Green Springs National Historic Landmark District. Twenty-two acres of the property are listed by DOF as having high Forest Conservation Value; there are 815 feet of frontage on Lasley Creek with the majority of the property identified in DCR's Watershed Impact Model as a priority for conservation and within the Chesapeake Bay watershed. The property is farmed as part of a larger family farm operation.

Project Type

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

Instrument Type

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

Land Protection Agent

- | | |
|--|--|
| ☒ VOF | ☐ Locality: _____ |
| ☐ Other State Agency: _____ | ☐ Other: _____ |

Funding Source & Amount

- | | |
|--|--|
| ☐ VOF Grant Program(s):
Amount Requested/Approved: | ☐ External Grant Program(s):
Amount Requested/Secured: |
| ☒ Tax Benefits (Sought by Applicant) | ☐ 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:

Conservation Purposes

Agricultural Use

- Approximately 16 acres of the Property are classified as Farmland of Statewide Importance as delineated by the United States Department of Agriculture. The American Farmland Trust has identified approximately 25 ac of the Property in their Farms Under Threat: Productivity, Versatility, and Resilience (16 acres as Acceptable and 9 acres as Significant.). The Property is in active agricultural production

Forestral Use

- DOF classifies 22 acres as having "High" Forest Conservation Value. Property is in ongoing long-term timber production.

Natural Habitat and Biological Diversity

- Virginia Natural Lands Assessment-- Ecological Cores, whose purpose is to identify, prioritize and link natural lands as targets for protective activities, such as the adoption of conservation easements, identified 31 such acres on the Property with an ecological integrity ranking of Moderate. The Division of Natural Heritage within DCR has indicated the presence of the rare species, Roanoke Logperch in Goose Creek.

Scenic/Open Space

- Fronts on Rt. 613, a VA Scenic Byway.

Water Resource Protection

- Property contains frontage for a linear distance of 815 feet on Lasley Creek, which drains to the South Anna River draining to the Chesapeake Bay.
- DCR's Watershed Impact Model identifies 34 acres of the Property (12 acres as Medium, 12 acres as Low Medium, and 10 acres as Low category). DCR states, "The purpose of the Virginia ConservationVision Watershed Impact Model is to help establish geographic priorities for conservation, restoration, or implementation of best management practices, where the goal is to maintain or improve water quality and/or aquatic ecological integrity,"

Historic Preservation

- Partially within Green Springs National Historic Landmark.

Open Space as Designated by a Governmental or Conservation Organization

- Property adjoins a large block of existing easements (Quaker Hill) easements and is within one mile of 3 VOF easements and one Historic Green Springs easement in an area with a concentration of historic and open-space easements.
- ConserveVirginia categories: Cultural & Historic Preservation and Scenic Preservation.

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 (0) **Maximum Properties:** one (1)
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 8,000 square feet or 0.48% 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, which currently exists, 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 buffer on Lasley Creek and Riparian Protection Zone (RPZ) on wetlands as shown on Special Conditions Map and Exhibit A.
6. **Unique Deed Provisions:** None.
7. **Public Access:** ☒ NO ☐ YES
8. **Sign Required:** ☒ NO ☐ YES
9. **Consolidation of Tax Parcels:** ☐ NO ☐ YES ☒ N/A
Property is one tax map parcel.

Further Discussion

This property is part of a much larger family farming operation.

Comprehensive Plan

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

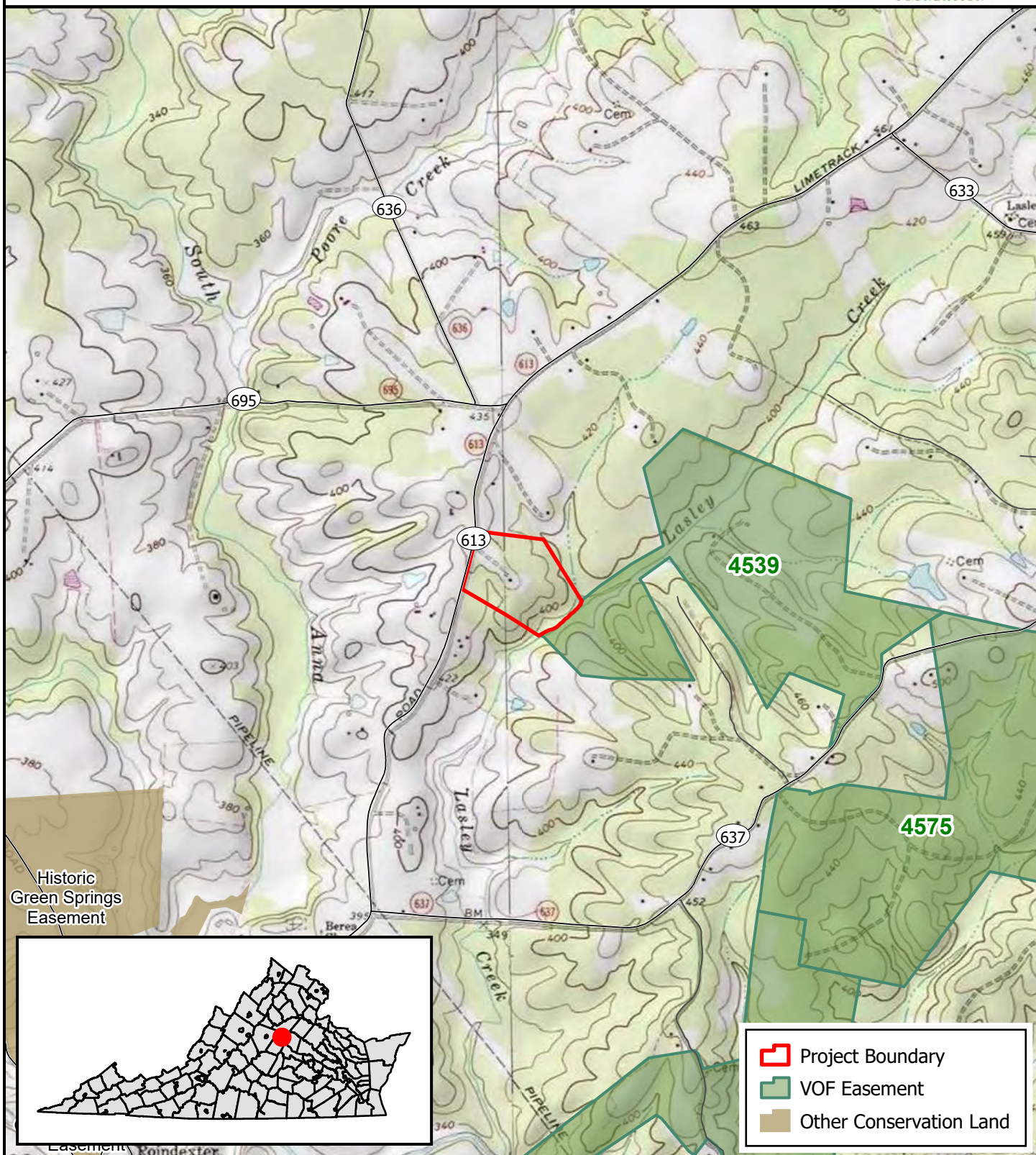
☒ YES ☐ NO

DETAILS: Correspondence dated July 14, 2026 from Linda Buckler, Louisa County Director of Community Development, Zoning Administrator

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Rt. 613, 40 ft R/W		☐	☒
Rail: n/a		☐	☒
Utilities:		☐	☒
Notes: Rt. 613 is not in any plans.			

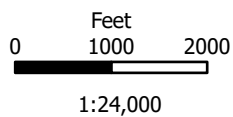
Location

Rosson, Lee C. and Joy P.



Louisa County

38.104 ± Acres

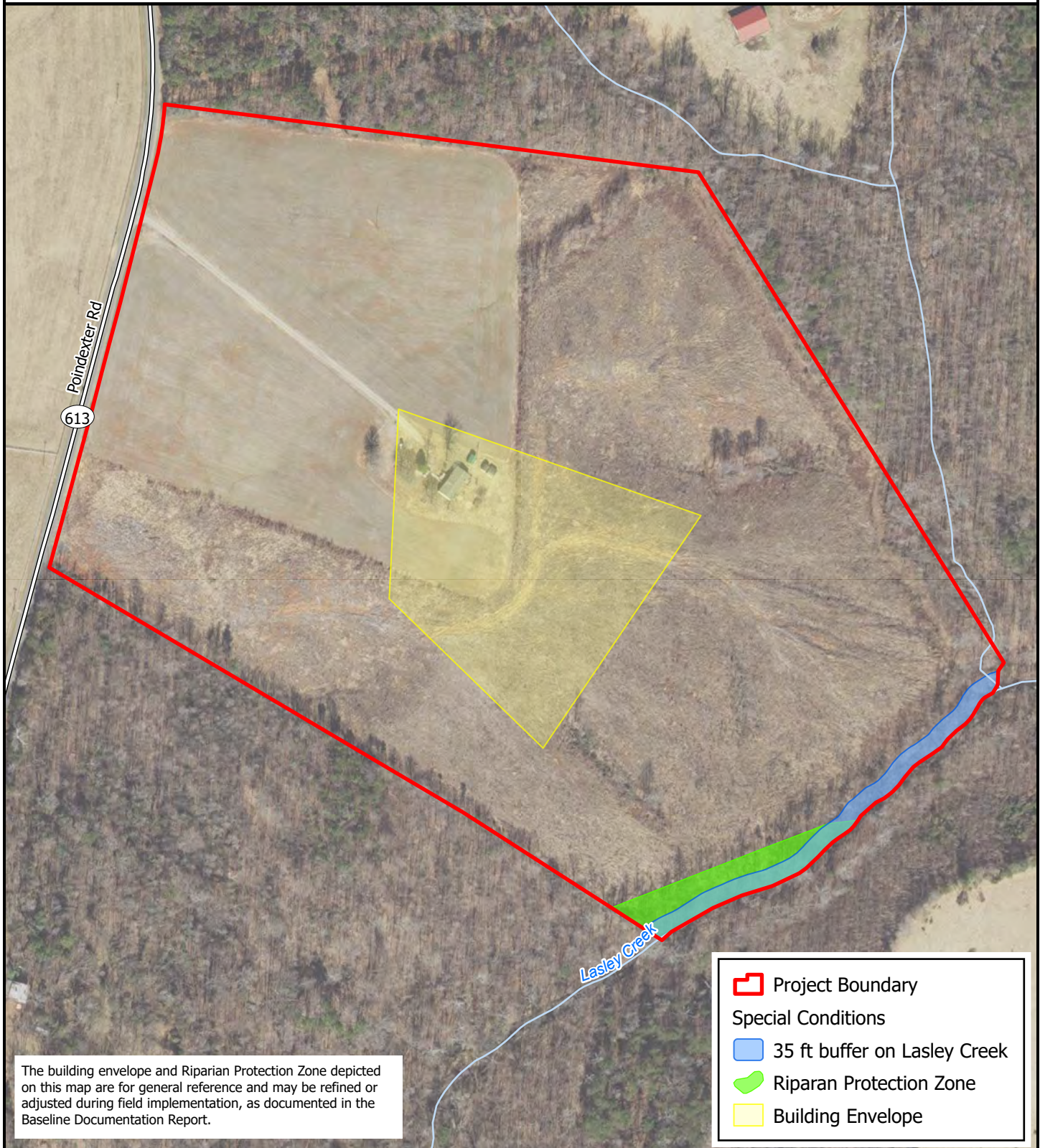


Map created: 8/10/2026 by Anna Clayton Bullock
Projection: NAD 1983 2011 Virginia Lambert

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

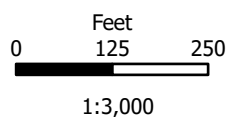
Special Conditions

Rosson, Lee C. and Joy P.



Louisa County

38.104 ± Acres



Map created: 8/10/2026 by Anna Clayton Bullock
Projection: NAD 1983 2011 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.

PROJECT SUMMARY

Brankley Farms and Jeffrey H. and Carol B. Jones

Locality: Mecklenburg and Charlotte Counties

Acres: 108.71 +/-

Board Meeting: 9/24/2026

Staff Lead: Sherry Buttrick

Region: Central

VOF Project # 5141

VOF Instrument # 8908

VOF Property # 6063

VOF Grant # N/A

Project Description/Property Features

This property lies on Bluestone Creek for approx. 3,520 feet, and 54 acres is ranked in DCR's Conservation Vision Watershed Model. It adjoins another easement proposal on this Board agenda and a 674-acre easement to the Wild Turkey Federation. It is within 3 miles of 6 VOF easements and other conserved lands, including John H Kerr Reservoir lands. More than half the farm is in Prime or Statewide Important soil types, and it is part of a large family agribusiness operation.

Project Type

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

Instrument Type

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

Land Protection Agent

- | | |
|--|--|
| ☒ VOF | ☐ Locality: _____ |
| ☐ Other State Agency: _____ | ☐ Other: _____ |

Funding Source & Amount

- | | |
|--|--|
| ☐ VOF Grant Program(s):
Amount Requested/Approved: _____ | ☐ External Grant Program(s):
Amount Requested/Secured: _____ |
| ☒ Tax Benefits (Sought by Applicant) | ☐ 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:

Conservation Purposes

Agricultural Use

- Soils: USDA: ~49 acres Prime Farmland; 19 acres Statewide Important Farmland
- American Farmland Trust's Farms Under Threat: Productivity, Versatility and Resiliency: 12 ac Exceptional category, 6 ac Significant Category, 15 ac Acceptable category
- Property is in active farming as part of a larger family farm operation.

Forestal Use

- DOF Forest Needs Assessment: 8 acres in High to Outstanding rankings (3 to 5)

Natural Habitat and Biological Diversity

- Approximately 2 acres ranked as Moderate with DCR's VA Natural Landscape Ecological Cores.
- Approximately 74 acres classified Resilient by TNC.
- Adjoins a National Wild Turkey Federation easement of 674 ac.

Scenic/Open Space

- Road frontage/Scenic: Approximately 1,420 feet of frontage on Bluestone Drive.

Water Resource Protection

- Frontage on Bluestone Creek: approximately 3,520 feet
- Approximately 54 acres ranked in DCR's Conservation Vision Watershed Model with 19 acres ranked Medium, 14 acres ranked as Low-Medium, 9 ac ranked as Low, and 2 acres ranked as Medium-High.
- Bluestone Creek classified as Impaired with TMDL required.

Open Space as Designated by a Governmental or Conservation Organization

- Open Space: Adjoins a National Wild Turkey Federation easement of 674 acres and is within 3 miles of a second easement held by NWTF
- Within 3 miles of 6 VOF easements and other conserved lands, including John H Kerr Reservoir lands
- Policy: Conserve VA: Approximately 7 acres within Agriculture Category.

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 (0) **Maximum Properties:** one (1)
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 22,000 square feet or 0.42 % 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 two (2) freestanding dwellings may be maintained or constructed on the Property, one of which exists. 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' riparian buffer on Bluestone 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: Property is one parcel currently.

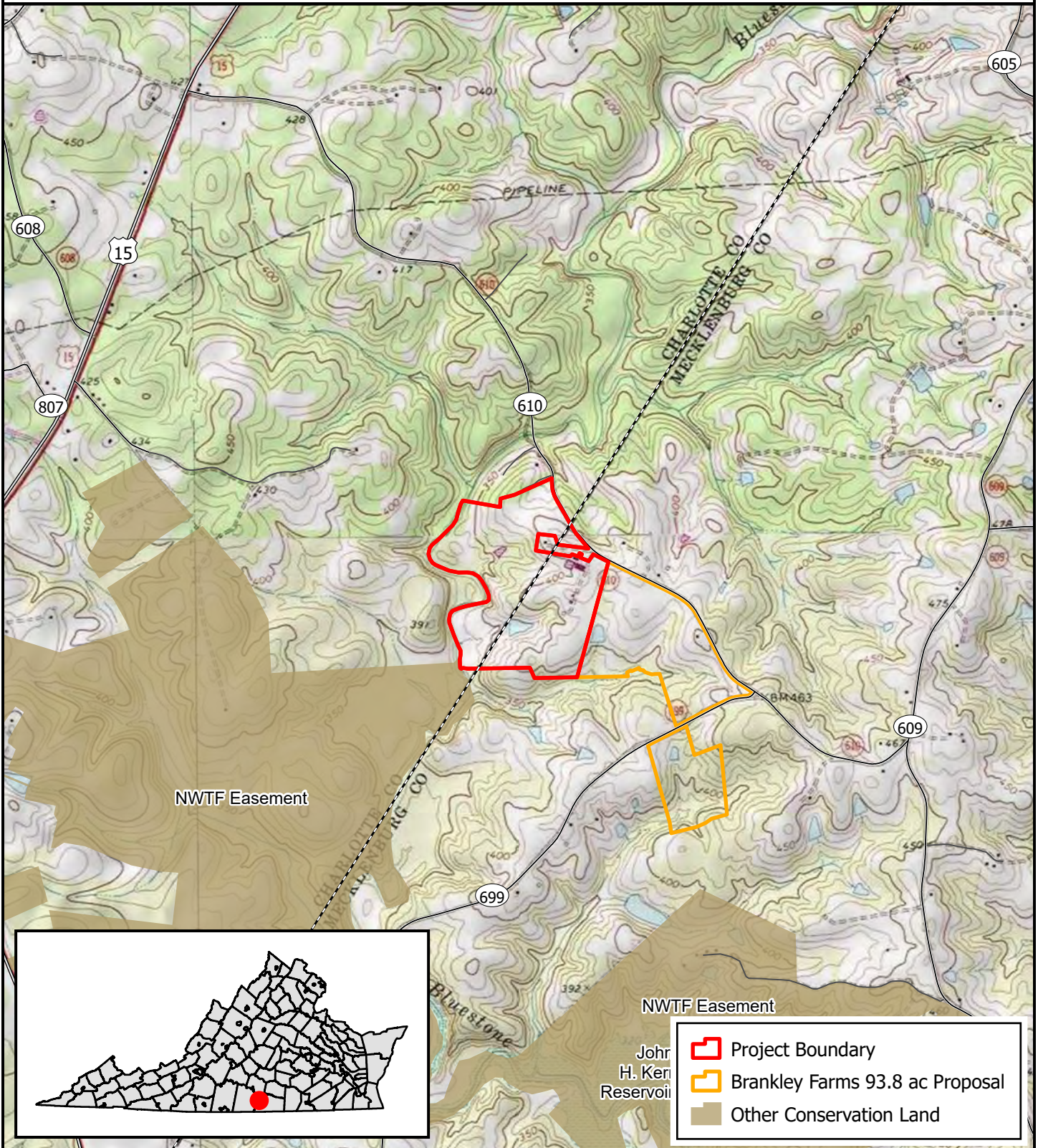
Further Discussion

Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? ☒ YES ☐ NO DETAILS: Correspondence dated 9/8/2026 from Josh Tanner, Zoning Administrator, Mecklenburg County & correspondence dated 9/8/2026 from Monica Elder, Deputy County Administrator, Charlotte County

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Bluestone Dr. (1,500 feet) 50 ft R/W. Not in any VDOT plans.		☐	☒
Rail: n/a		☐	☒
Utilities:		☐	☒
Notes:			

Location

Brankley Farms and Jeffery H. & Carol B. Jones



Mecklenburg and
Charlotte Counties
108.71 ± Acres

Feet
0 1000 2000
1:24,000

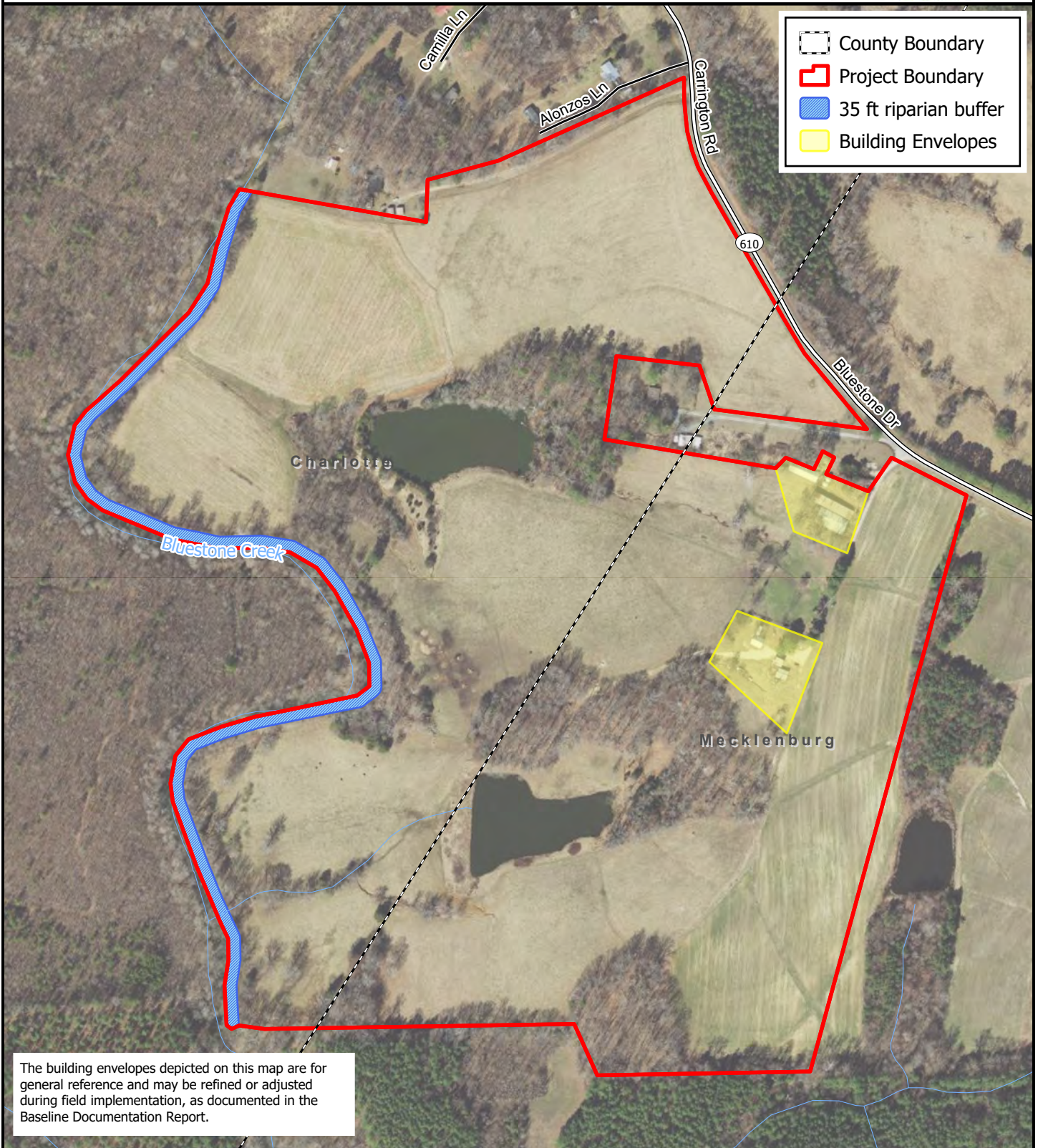


Map created: 8/7/2026 by Anna Clayton Bullock
Projection: NAD 1983 2011 Virginia Lambert

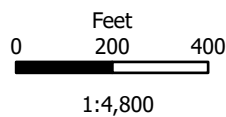
Source data: USGS Topo Quad Names: Wylliesburg and Clarksville North; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

Special Conditions

Brankley Farms and Jeffery H. & Carol B. Jones



**Mecklenburg and
Charlotte Counties**
108.71 ± Acres



Map created: 8/7/2026 by Anna Clayton Bullock
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/1/2022; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.



PROJECT SUMMARY

Bryon K. Zaun

Locality: Prince Edward County

Acres: 361.41 +/-

Board Meeting: 9/24/2026 **Staff Lead:** Sherry Buttrick **Region:** Central

VOF Project # 5159

VOF Instrument # 8971

VOF Property # 6083

VOF Grant # 9132

Project Description/Property Features

This large farm property of 361 acres contains frontage on Evans Creek with associated wetlands; Evans Creek flows to the Bush River within the Chesapeake Bay watershed. This Property is in an Important Bird Area (Audubon) and contains over 250 acres identified by DCR's Natural Lands Assessment for Ecological Core. Over half the property is prioritized by DCR for watershed conservation, the land provides significant habitat as well as productive farm and forest production.

Project Type

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

Instrument Type

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

Land Protection Agent

- | | |
|--|--|
| ☒ VOF | ☐ Locality: _____ |
| ☐ Other State Agency: _____ | ☐ Other: _____ |

Funding Source & Amount

- | | |
|---|--|
| ☒ VOF Grant Program(s): PTF-EA
Amount Approved: <u>\$13,250.00</u> | ☐ External Grant Program(s):
Amount Requested/Secured: |
| ☒ Tax Benefits (Sought by Applicant) | ☐ 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: \$ 13,250.00

Notes: N/A

Conservation Purposes

Agricultural Use

- USDA: Approx 85 ac Prime Farmland and approx. 50 acres Farmland of Statewide Importance.
- Approx. 98 acres within American Farmland Trust's Productivity, Versatility, and Resiliency Index with 48 acres ranked Acceptable, 25 acres ranked Significant, and 19 acres ranked Exceptional.

Forestral Use

- Approx. 240 acres designated as High, Very High, or Outstanding Forest Conservation by DOF

Natural Habitat and Biological Diversity

- A portion of the property is within the Virginia Piedmont Forest Block Important Bird Area (Audubon Society).
- Approx. 9 acres wetlands on tributaries of Evans Creek.
- Approx. 253 acres are within DCR's VA Natural Landscape Assessment Ecological Cores, designated as having high ecological integrity.

Scenic/Open Space

- Approx. 689 feet on Rt. 630 (Meherrin Rd.) a well traveled cut through from Rt. 360 to Rt. 15.
- Within 1 mile of DCR Tobacco Heritage Trail easement owned by Roanoke Rails to Trails, Inc.
- Within 3 miles of Gallion State Forest and two VOF easements and one DOF easement.

Water Resource Protection

- Evans Creek, within the Chesapeake Bay watershed, crosses the property for approx. 3,570 feet. Wetlands exist along the tributaries of Evans Creek. Evans Creek flows to the Bush River.
- Approx. 260 acres in DCR's Conservation Vision Watershed Model: 177 ac ranked Medium, 61 acres ranked Low-Medium and 17 ac Medium High.

Open Space as Designated by a Governmental or Conservation Organization

- Conserve VA: Water Quality Improvement layer.
- In Chesapeake Bay watershed.

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 (1) **Maximum Properties:** two (2)
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 40,000 square feet or 0.25 % of the total property.
3. **Buildings and Structures:** Any new building or structure exceeding 10,000 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 (3) 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:** 35-foot buffer on Evans Creek and tributary to Evans Creek and Riparian Protection Zones on wetlands as shown on Exhibit A.
6. **Unique Deed Provisions:** none
7. **Public Access:** ☒ NO ☐ YES
8. **Sign Required:** ☒ NO ☐ YES
9. **Consolidation of Tax Parcels:** ☒ NO ☐ YES ☐ N/A

Further Discussion

Comprehensive Plan

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

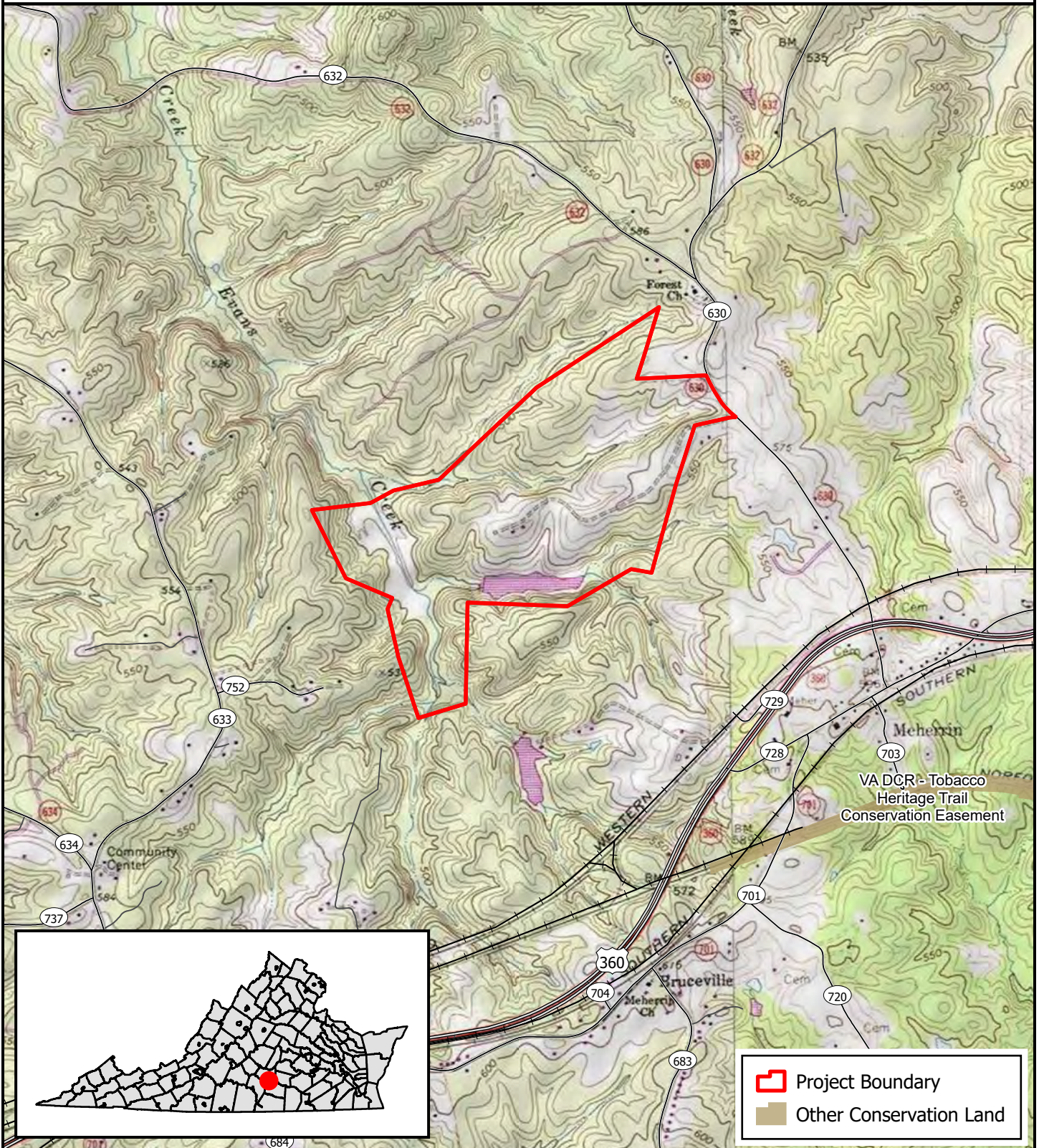
☒ YES ☐ NO

DETAILS: Response 8/12/2026 from Robert Love, Director of Planning Dept., Prince Edward County

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Route 630 (Meherrin Road) has a 30 ft R/W.		☐	☒
Rail: n/a		☐	☒
Utilities:		☐	☒
Notes: Rt. 630 not in any plans.			

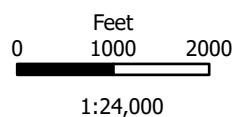
Location

Zaun, Bryon K.



Prince Edward County

361.41 ± Acres

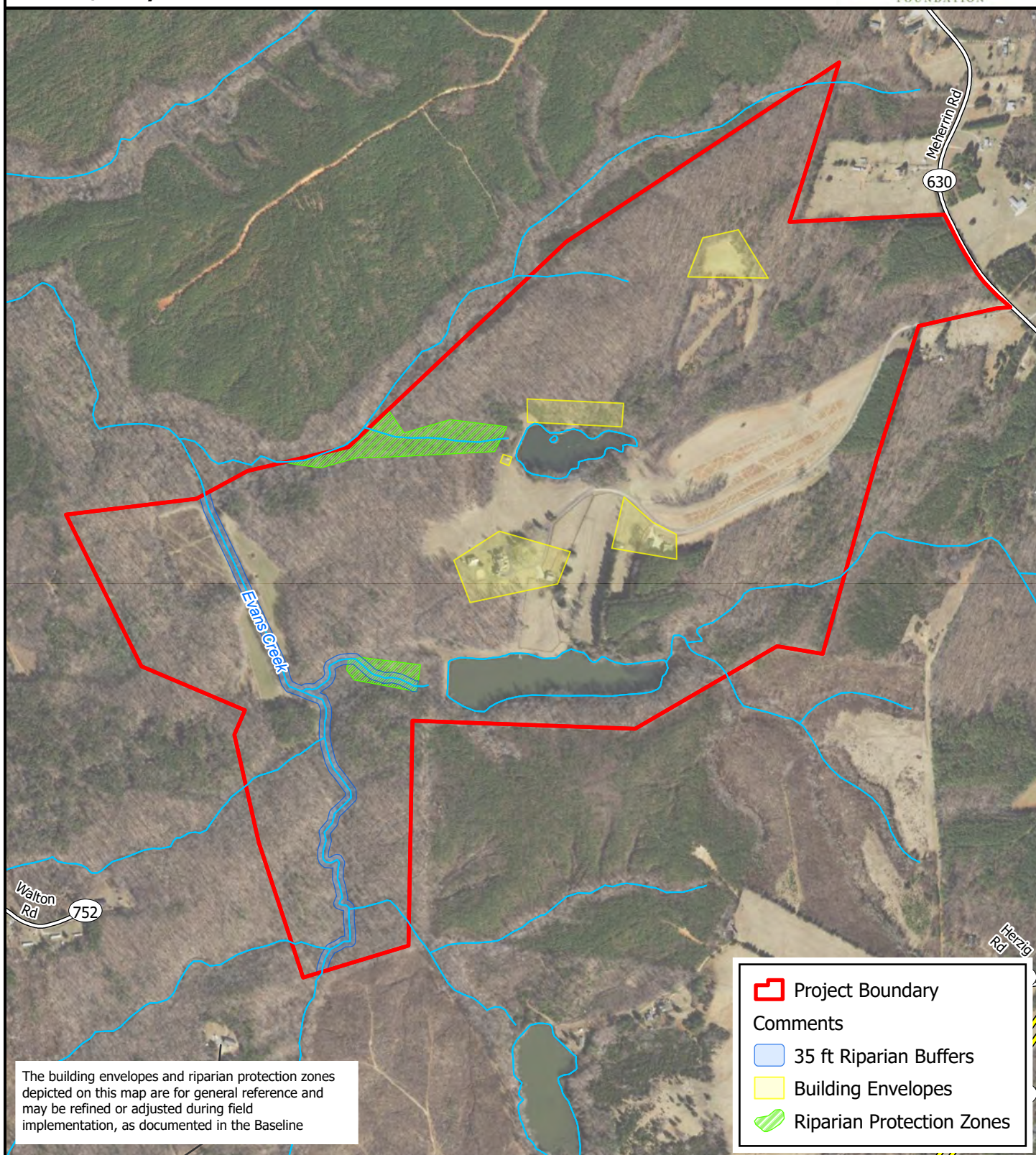


Map created: 8/11/2026 by Anna Clayton Bullock
Projection: NAD 1983 2011 Virginia Lambert

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

Special Conditions

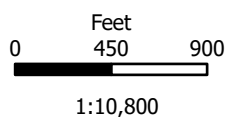
Zaun, Bryon K.



The building envelopes and riparian protection zones depicted on this map are for general reference and may be refined or adjusted during field implementation, as documented in the Baseline

Prince Edward County

361.41 ± Acres



Map created: 8/26/2026 by Anna Clayton Bullock
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 2/21/2022 and 3/2/2022; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.



PROJECT SUMMARY

Eddie H. Callahan

Locality: Mecklenburg County

Acres: 111.3 +/-

Board Meeting: 9/24/2026 **Staff Lead:** Sherry Buttrick **Region:** Central

VOF Project # 5160

VOF Instrument # 8979

VOF Property # 6085

VOF Grant # 9139

Project Description/Property Features

This property is in active agricultural production of cattle and row crops as part of a much larger family farm agri-business. The property contains a perennial stream and intermittent streams as well as a pond and long frontage on Piney Creek Road. The farm contains approximately 94 acres in Prime or Statewide Important Farmland Soils, with 47 acres of the property ranked "Exceptional" by American Farmland Trust's study. DCR's ConserveVA database lists a portion of the property lies within the Agriculture category.

Project Type

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

Instrument Type

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

Land Protection Agent

- | | |
|--|--|
| ☒ VOF | ☐ Locality: _____ |
| ☐ Other State Agency: _____ | ☐ Other: _____ |

Funding Source & Amount

- | | |
|---|--|
| ☒ VOF Grant Program(s): PTF-EA
Amount Approved: <u>\$16,500.00</u> | ☐ External Grant Program(s):
Amount Requested/Secured: _____ |
| ☒ Tax Benefits (Sought by Applicant) | ☐ 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: \$16,500.00

Conservation Purposes

Agricultural Use

- American Farmland Trust: Approx 37 acres are ranked as being Exceptional, 35 ac ranked as Significant and 35 ac ranked as Acceptable. Approx 11 acres ranked as High Forest Conservation Value.
- USDA Farmland Soils: 40 acres Prime Farmland Soils and 54 acres Farmland of Statewide Importance.

Forestral Use

- Approx 11 acres ranked as High Forest Conservation Value.

Scenic/Open Space

- One VOF easement of 383 acres within one mile. 2 VOF easements within 3 miles and 1 DOF easement.
- Approx 2,437 ft of frontage on Rt. 764 (Piney Creek Rd).

Water Resource Protection

- Approx 22 ac ranked as Medium, 5 ac ranked as Medium-High, and 10 ac ranked as Low-Medium or Low in DCR's Conservation Watershed Model.
- Approx 970 ft on perennial tributary to the Meherrin River. Approx 5,065 ft on intermittent tributaries to the Meherrin River. 3 ponds.

Historic Preservation

- Approx 75 ac ranked as Medium in DCR's Conservation Vision Cultural Resource Preservation Index.

Open Space as Designated by a Governmental or Conservation Organization

- In ConserveVA in the agriculture category.
- Within the Albemarle-Pamlico National Estuary Partnership Boundary .

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 (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 0.50 % of the total property.
3. **Buildings and Structures:** Any new building or structure exceeding 10,000 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 (2) 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:** 35' buffer on perennial stream and intermittent tributary segments as shown on Special Conditions Map.

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: The property is one parcel.

Further Discussion

Comprehensive Plan

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

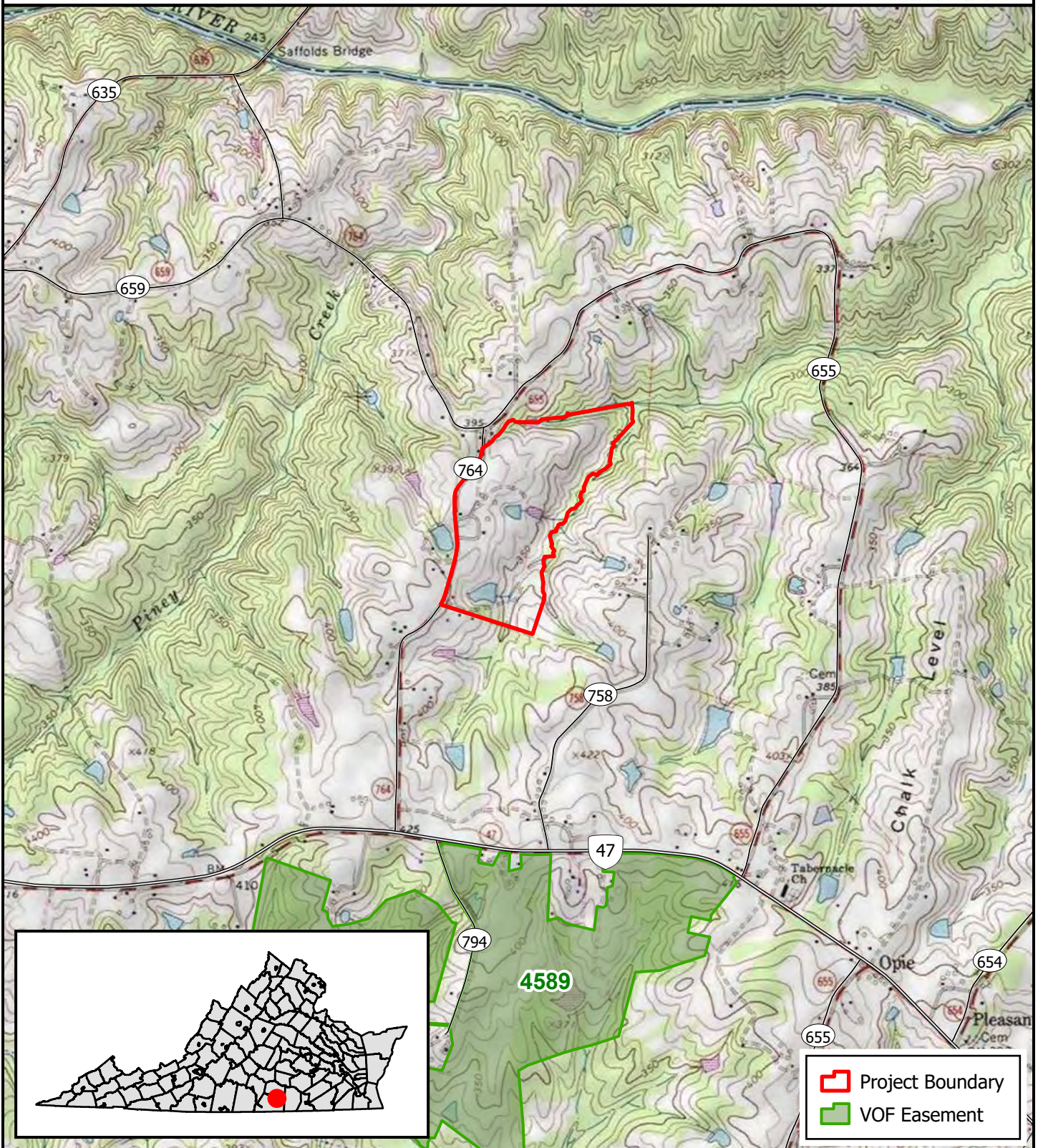
☒ YES ☐ NO

DETAILS: Response from Josh Tanner, Zoning Administrator 9/8/2026

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Piney Creek Rd. 30-foot prescriptive R/W		☐	☒
Rail:		☐	☒
Utilities:		☐	☒
Notes:			

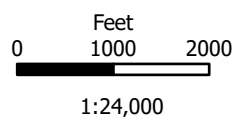
Location

Callahan, Eddie H.



Mecklenburg County

111.3 ± Acres

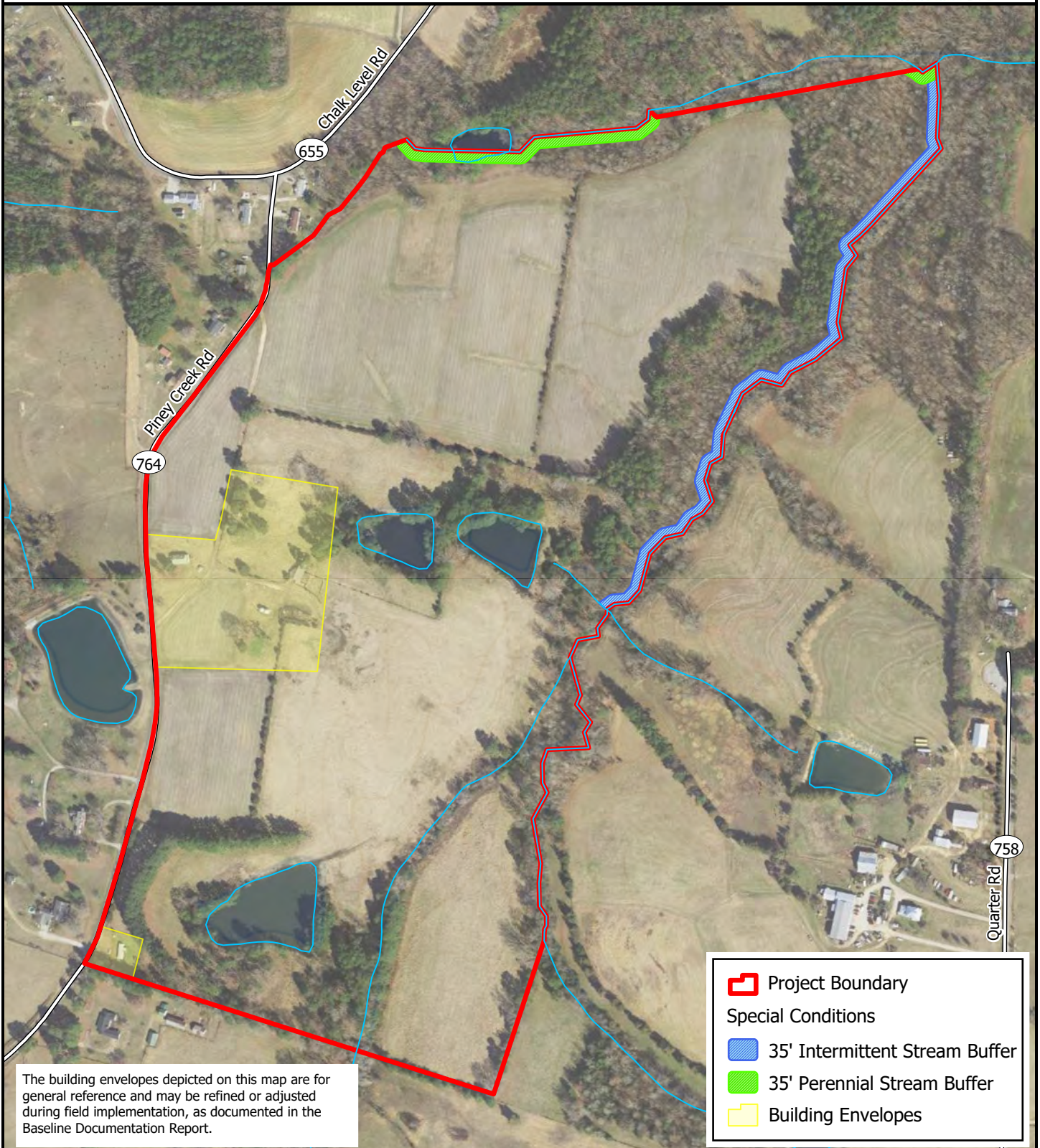


Map created: 6/8/2026 by Anna Clayton Bullock
Projection: NAD 1983 2011 Virginia Lambert

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

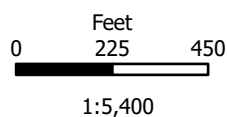
Special Conditions

Callahan, Eddie H.



Mecklenburg County

111.3 ± Acres



Map created: 7/15/2026 by Anna Clayton Bullock
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/2/2022; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.

PROJECT SUMMARY

David C. Bluthardt, Trustee of the Bluthardt Trust

Locality: Orange County

Acres: 134.63 +/-

Board Meeting: 9/24/2026

Staff Lead: Sherry Buttrick

Region: Central

VOF Project # 5162 VOF Instrument # 8992 VOF Property # 6089

VOF Grant # N/A

Project Description/Property Features

This property, surrounded on three sides by existing VOF conservation easements, lies in a large concentration of land protected by easements to VOF and PEC, with eleven easements within a mile. The farm, with productive farm soils and visibility from 1,500 feet of road frontage, lies within the Madison-Barbour Rural Historic District.

Project Type

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

Instrument Type

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

Land Protection Agent

- | | |
|--|--|
| ☒ VOF | ☐ Locality: _____ |
| ☐ Other State Agency: _____ | ☐ Other: _____ |

Funding Source & Amount

- | | |
|--|--|
| ☐ VOF Grant Program(s):
Amount Requested/Approved: | ☐ External Grant Program(s):
Amount Requested/Secured: |
| ☒ Tax Benefits (Sought by Applicant) | ☐ 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:

Conservation Purposes

Agricultural Use

- USDA Soils: 57 acres Prime Farmland Soils and 52 acres Farmland of Statewide Importance
- American Farmland Trust Study: 62 acres ranked Acceptable; 37 acres Significant; 31 acres classified Exceptional.

Forestal Use

- DOF Forest Lands Assessment: 15 acres ranked 3-5.

Natural Habitat and Biological Diversity

- VA Natural Landscape Assessment - Approx 10 acres ranked as General.
- WERMS data; Yellow Lance, mollusk species Federally and State threatened downstream;
- TNC Climate resilience: 1.6 acres

Scenic/Open Space

- Adjoins 3 VOF easements and 1 PEC easement within a large block of conserved land. 9 VOF easements within 1 mile and 2 PEC easements in 1 mile. In an area with many other easements.
- Rt. 609 frontage approx 1,515 ft.
- Madison Barbour Rural Historic District.

Water Resource Protection

- Approximately 14 acres ranked as Low-Medium in DCR's Conservation Vision watershed model. There are 3 intermittent streams that flow to Marsh Run, then to Rapidan.

Historic Preservation

- DHR ID 068-1110 (Bluthart House - may be a contributing structure to the Mad-Barb RHD.
- Ranked Medium in DCR's Conservation Vision Resource Protection Model. Located within the Madison-Barbour Rural Historic District, on NRHP and VLR.
- And adjoins the Hampstead Farm Archaeological District.

Open Space as Designated by a Governmental or Conservation Organization

- Adjoins 3 VOF easements and 1 PEC easement within a large block of conserved land.
- 9 VOF easements within 1 mile and 2 PEC easements in 1 mile.
- Conserve VA: Cultural & Historic Preservation and Water Quality Improvement categories.

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 25,000 square feet or 0.43 % of the total property.
3. **Buildings and Structures:** Any new building or structure exceeding 10,000 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 (3) 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 (no perennial streams or wetlands)
6. **Unique Deed Provisions:** None
7. **Public Access:** ☒ NO ☐ YES
8. **Sign Required:** ☒ NO ☐ YES
9. **Consolidation of Tax Parcels:** ☐ NO ☐ YES ☒ N/A
Property is one tax map parcel.

Further Discussion

Comprehensive Plan

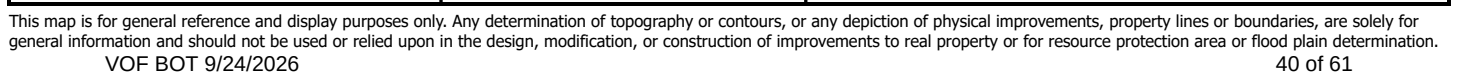
Has the locality confirmed the project is in compliance with the comprehensive plan?

☐ YES ☒ NO

DETAILS: Orange County BOS policy to not respond to comp plan consistency inquiries. VOF review indicates consistency with the Comp Plan.

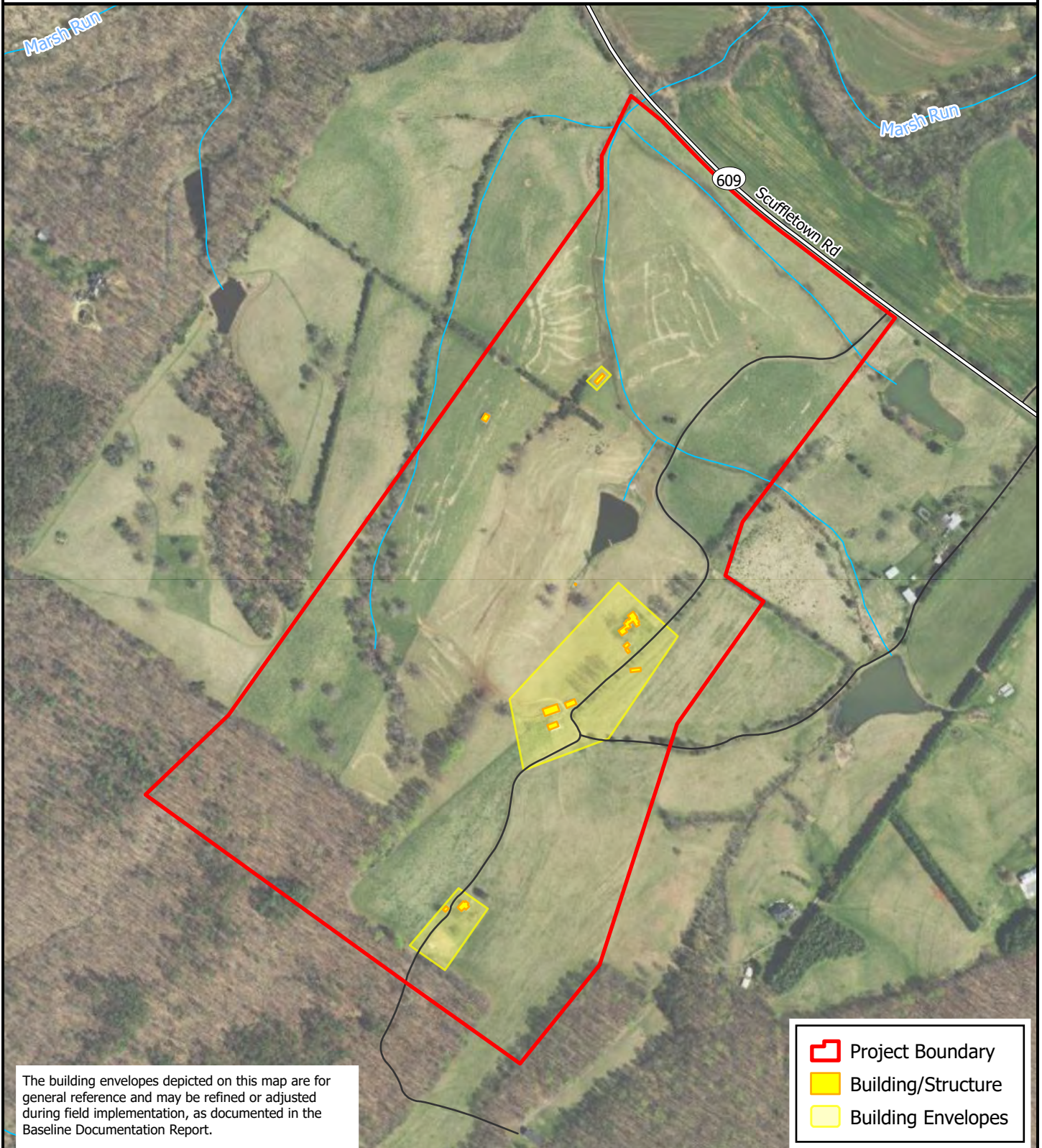
Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Rt. 609 (Scuffletown Rd.) has a 40 ft and variable R/W. Not in any plans.		☐	☒
Rail: n/a		☐	☒
Utilities:		☐	☒
Notes:			

VIRGINIA OUTDOORS
FOUNDATION



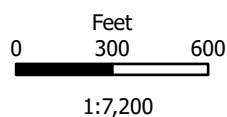
Special Conditions

Bluthardt Trust



Orange County

134.628 ± Acres



Map created: 8/27/2026 by Anna Clayton Bullock
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 4/11/2022; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.

PROJECT SUMMARY

Brankley Farms

Locality: Mecklenburg County

Acres: 93.8 +/-

Board Meeting: 9/24/2026

Staff Lead: Sherry Buttrick

Region: Central

VOF Project # 5183

VOF Instrument # 9078

VOF Property # 6114

VOF Grant # 9136

Project Description/Property Features

This farm is part of a larger family agribusiness operation and adjoins another proposal for easement on this agenda. It adjoins another easement of 674 acres held by Wild Turkey Federation and is within 3 miles of 7 VOF easements and the John H. Kerr Reservoir property. Two-thirds of the farm is Prime or Statewide Important farmland and American Farmland Trust ranks 30 acres as Exceptional in its Farms Under Threat study. The Property is visible from 2 public roads.

Project Type

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

Instrument Type

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

Land Protection Agent

- | | |
|--|--|
| ☒ VOF | ☐ Locality: _____ |
| ☐ Other State Agency: _____ | ☐ Other: _____ |

Funding Source & Amount

- | | |
|---|--|
| ☒ VOF Grant Program(s): PTF-EA
Amount Approved: <u>\$19,000.00</u> | ☐ External Grant Program(s):
Amount Requested/Secured: _____ |
| ☒ Tax Benefits (Sought by Applicant) | ☐ 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: \$19,000.00

Notes:

Conservation Purposes

Agricultural Use

- Soils: USDA: 33 acres Prime Farmland; 36 acres Statewide Important Farmland.
- American Farmland Trust's Farms Under Threat: Productivity, Versatility and Resiliency: 30 acres Exceptional category, 12 acres in Significant category and 33 acres in Acceptable category.

Forestral Use

- DOF Forest Needs Assessment: 13 acres ranked High to Very High.

Natural Habitat and Biological Diversity

- Approximately 22 acres ranked as General with DCR's VA Natural Landscape Ecological Cores.
- Adjoins a National Wild Turkey Federation easement of 674 acres.

Scenic/Open Space

- Property fronts on Rt. 610 (Bluestone Drive) for approx. 2,950 feet, and on both sides of State Route 699 (Bluestone Creek Drive) for approx. 1,290 ft on the north side and approx. 665 feet on the south side of the road.

Water Resource Protection

- Frontage: intermittent streams flowing to Bluestone Creek.
- Approximately 57 acres ranked in DCR's Conservation Vision Watershed Model, with 1 acre ranked Medium High, 27 acres ranked Medium, 14 ac ranked as Low-Medium, 4 acres ranked as Low, and 2 acres ranked as Medium-High.

Open Space as Designated by a Governmental or Conservation Organization

- Open Space: Within a mile of two National Wild Turkey Federation easements of 1,020 acres total and within 3 miles of 7 VOF easements and within one mile of the John H. Kerr Reservoir.
- Policy: Conserve VA: Approximately 20 acres within Agriculture Category

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. Property remains as a whole. **Maximum Properties:** One.
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 20,000 square feet or 0.48% 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:** none; no perennial streams.

6. **Unique Deed Provisions:** none.

7. **Public Access:** ☒ NO ☐ YES

8. **Sign Required:** ☒ NO ☐ YES

9. **Consolidation of Tax Parcels:** ☐ NO ☐ YES ☒ N/A
Property is one tax map parcel.

Further Discussion

Comprehensive Plan

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

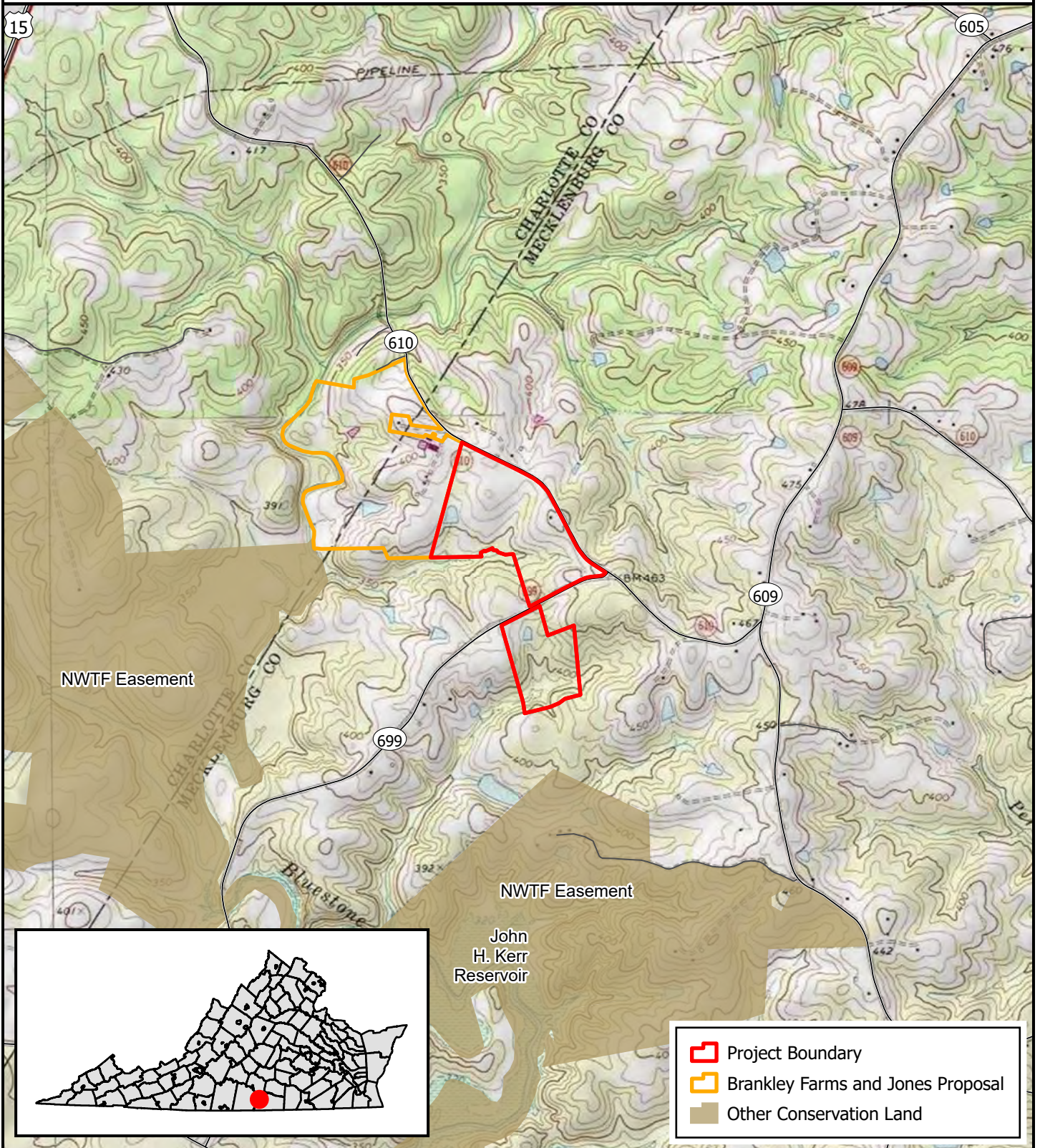
☒ YES ☐ NO

DETAILS: Josh Tanner, Zoning Administrator for Mecklenburg County confirmed compliance with the comprehensive plan by email dated September 8, 2026

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Bluestone Dr. and Bluestone Creek Rd, 60 ft R/W and 50 ft R/W		☐	☒
Rail:		☐	☒
Utilities:		☐	☒
Notes:			

Location

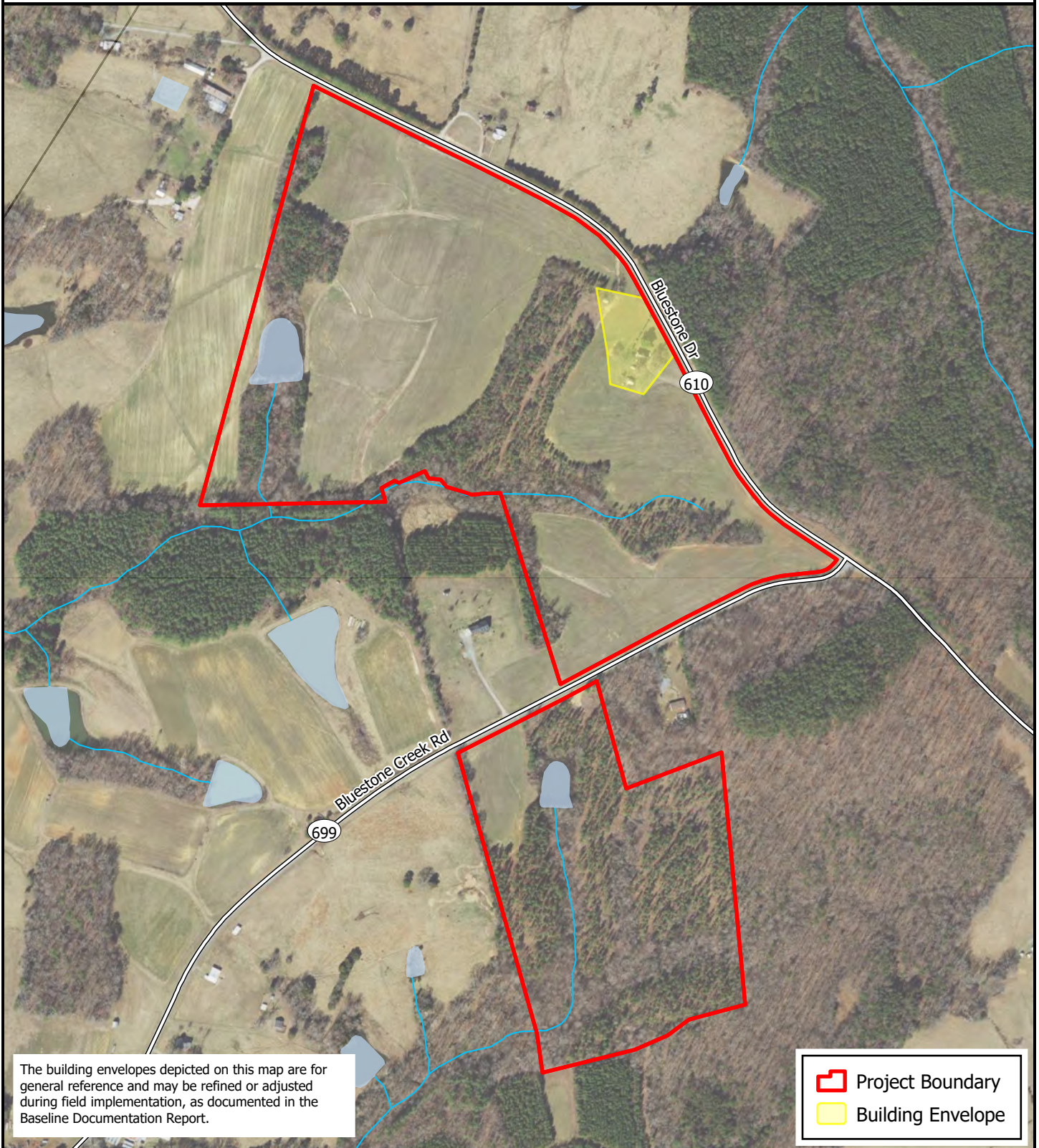
Brankley Farms



Mecklenburg County 93.8 ± Acres	Feet 0 1000 2000 1:24,000 N	Map created: 8/7/2026 by Anna Clayton Bullock Projection: NAD 1983 2011 Virginia Lambert Source data: USGS Topo Quad Name: Clarksville North; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.
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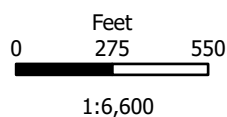
Special Conditions

Brankley Farms



Mecklenburg County

93.8 ± Acres



Map created: 8/7/2026 by Anna Clayton Bullock
 Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/1/2022; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.

PROJECT SUMMARY

Mount Airy Farms, LLC

Locality: Charlotte County

Acres: 452.64 +/-

Board Meeting: 9/24/2026

Staff Lead: Sherry Buttrick

Region: Central

VOF Project # 5187

VOF Instrument # 9090

VOF Property # 6120

VOF Grant # N/A

Project Description/Property Features

A large farm property of over 450 acres adjoining two VOF easements in an area of a concentration of easements. Creek frontage of approximately a mile and a half, on Spring Creek and Spencer Creek. A Century Farm with productive USDA soil types. DCR's Natural Lands Assessment: Ecological Cores ranks 79 acres of the property as Moderate, and DWR identifies likely presence of Carolina Darter, a rare fish, and 2 rare invertebrate species; within National Audubon's Important Bird Area.

Project Type

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

Instrument Type

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

Land Protection Agent

- | | |
|--|--|
| ☒ VOF | ☐ Locality: _____ |
| ☐ Other State Agency: _____ | ☐ Other: _____ |

Funding Source & Amount

- | | |
|--|--|
| ☐ VOF Grant Program(s):
Amount Requested/Approved: | ☐ External Grant Program(s):
Amount Requested/Secured: |
| ☒ Tax Benefits (Sought by Applicant) | ☐ 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: \$ _____

Conservation Purposes

Agricultural Use

- AFT's Farms Under Threat: Productivity, Versatility and Resilience Study lists 162 acres as ranked Acceptable; 125 acres as ranked Exceptional; and 91.4 acres as ranked Significant.
- Significantly larger than Charlotte County average farm size of 264 acres.
- USDA soils: 138 acres Prime Farmland Soils and 111 acres Farmland of Statewide Importance.
- The property is a Virginia Century Farm.

Forestral Use

- Approximately 45 acres designated in Forest Needs Assessment by DOF in categories 3-5.

Natural Habitat and Biological Diversity

- DCR's Natural Lands Assessment: Ecological Cores ranks 79 acres of the property as Moderate.
- DWR has identified Carolina Darter, a rare, endangered fish;
- and two invertebrate species that are rare or threatened.
- National Audubon Society's Important Bird Area: Piedmont Forest Block Complex.

Scenic/Open Space

- Mt. Harmony Road frontage of approx 1,400 feet
- Mt. Harmony Road is part of DWR's Wildlife and Birding trail Meherin Loop.

Water Resource Protection

- Spring Creek frontage of ~ 7614 feet; Spencer Creek frontage of 338~ feet. Wetlands on property.
- DCR's Conservation Vision: Watershed Model ranks 15 acres as High Medium, 85.5 acres as Medium, and 62 acres as Low Medium.

Historic Preservation

- 98 acres of the property are ranked "Medium" in DCR's Conservation Vision Cultural Resource Preservation Index.

Open Space as Designated by a Governmental or Conservation Organization

- Open-space: Over 30% of the land within one mile of the Property is conserved.
- Adjoins two VOF easements.
- Policy: two categories of Conserve Virginia: Agriculture and Natural Habitat, identifies portions of the property as significant.
- TNC Climate Resiliency: Classifies 118 acres as Resilient 120 acres as within a Climate Corridor.

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 (0) **Maximum Properties:** one (1)
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 50,000 square feet or 0.25 % of the total property.

3. **Buildings and Structures:** Any new building or structure exceeding 10,000 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 (3) 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:** 35' riparian buffers on Spencer and Spring Creeks and an unnamed tributary as shown on Special Conditions Map and Exhibit A of deed.

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:

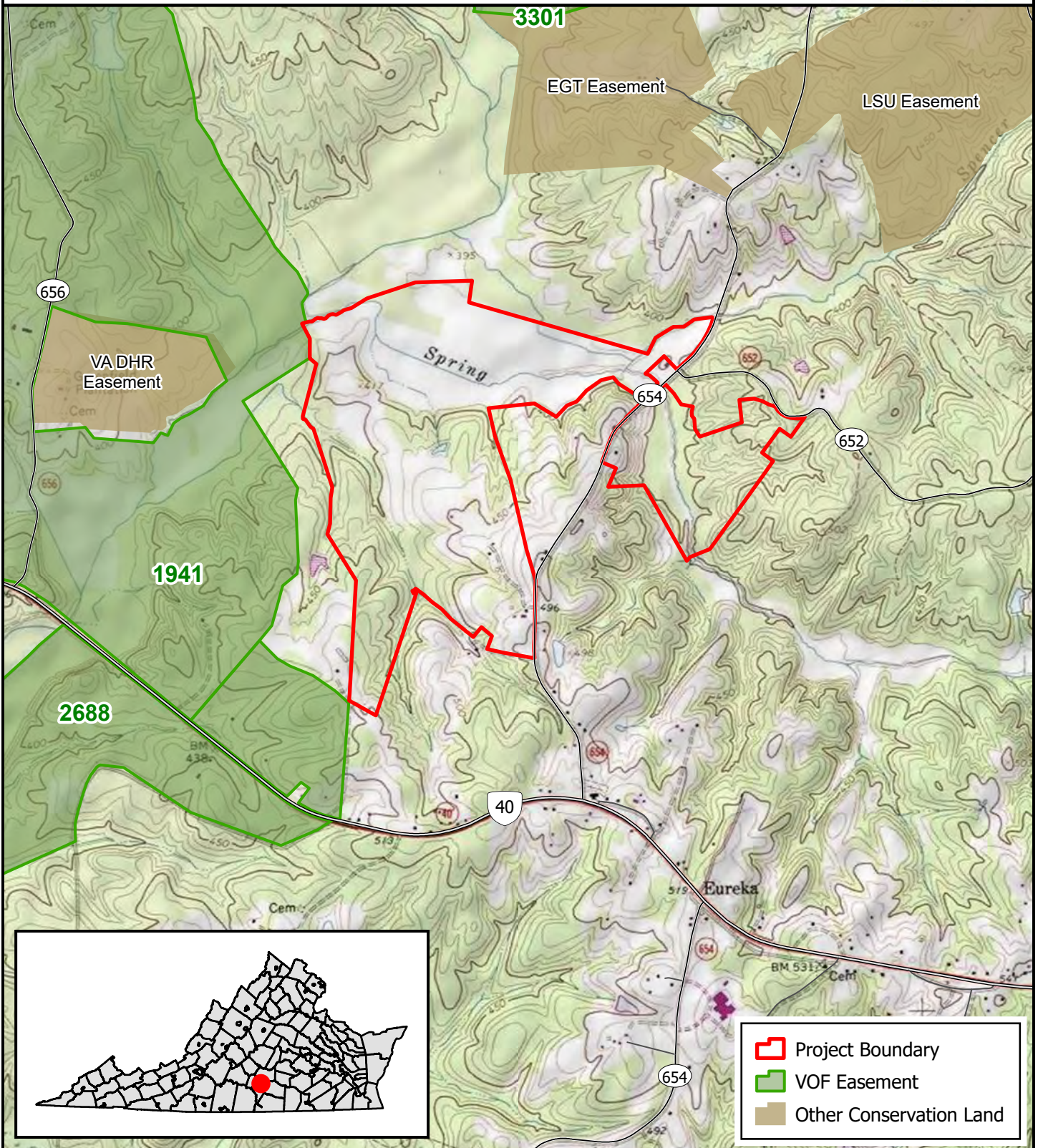
Further Discussion

Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? ☒ YES ☐ NO DETAILS: Correspondence dated July 28, 2026 from Monica Elder, Charlotte County Deputy County Administrator

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Mt. Harmony Rd. 30 ft R/W and variable R/W. Not in any plans		☐	☒
Rail: n/a		☐	☒
Utilities:		☐	☒
Notes:			

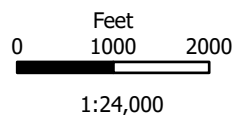
Location

Mount Airy Farms, LLC



Charlotte County

452.64 ± Acres

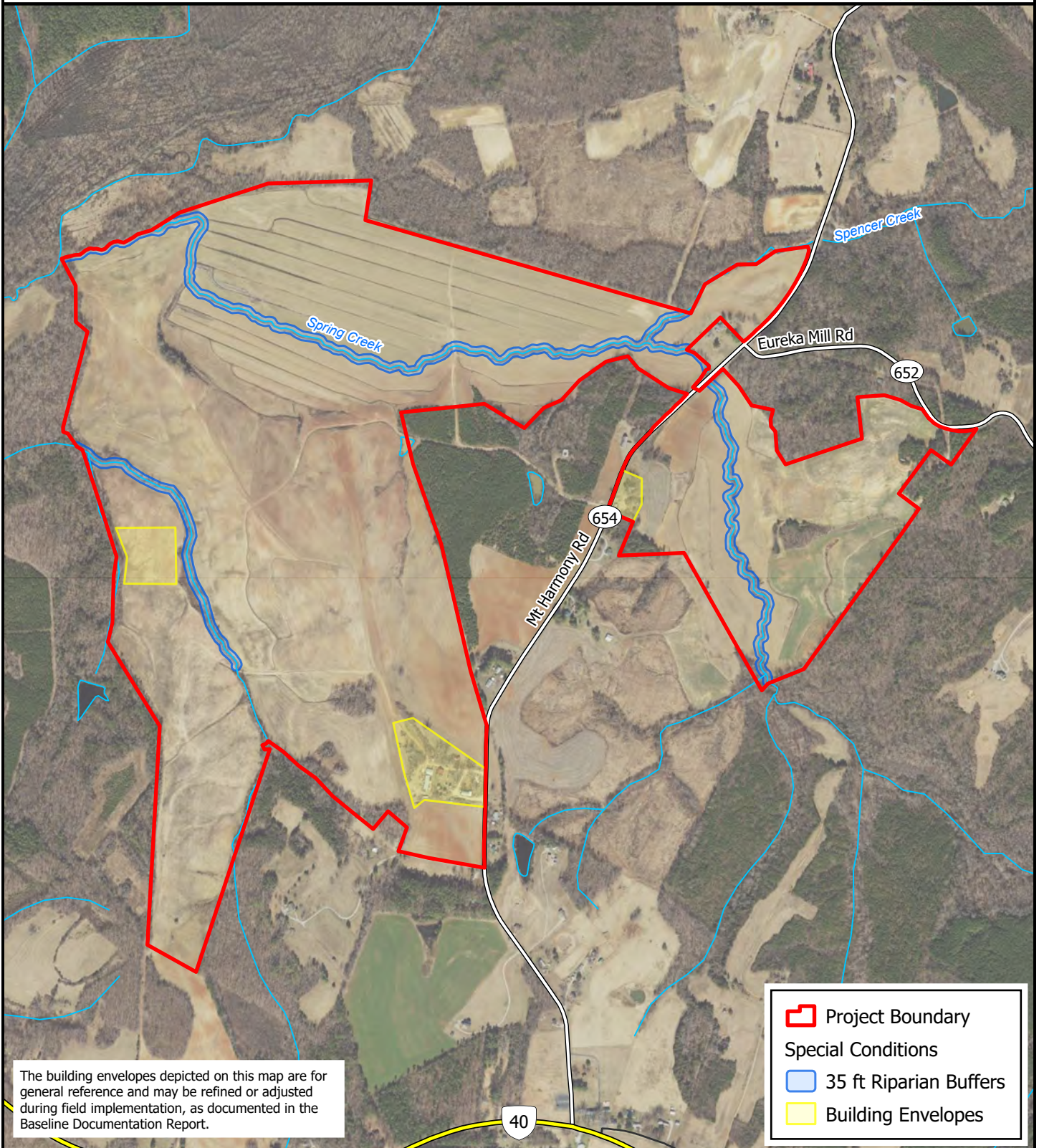


Map created: 9/3/2026 by Anna Clayton Bullock
Projection: NAD 1983 2011 Virginia Lambert

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

Special Conditions

Mount Airy Farms, LLC

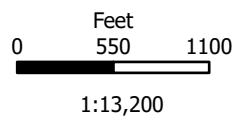


The building envelopes depicted on this map are for general reference and may be refined or adjusted during field implementation, as documented in the Baseline Documentation Report.

- ▮ Project Boundary
- Special Conditions**
- ▮ 35 ft Riparian Buffers
- ▮ Building Envelopes

Charlotte County

452.64 ± Acres



Map created: 9/9/2026 by Anna Clayton Bullock
Projection: NAD 1983 2011 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.



PROJECT SUMMARY

J.R. Smith (Home Farm)

Locality: Louisa and Hanover Counties

Acres: 243.0 +/-

Board Meeting: 9/24/2026

Staff Lead: Sherry Buttrick

Region: Central

VOF Project # 5191

VOF Instrument # 9100

VOF Property # 6124

VOF Grant # 9140

Project Description/Property Features

This farm, consisting of gently rolling farmland is the home farm for a larger farm operation including a property in an existing VOF easement. It lies on Little River with extensive marsh/wetlands. With over 100 acres in Prime Farmland, American Farmland Trust rates 75 acres as Exceptional in their Farmland Under Threat study. The property is within an Important Bird Area and contains approximately 2,000 feet of frontage on Bagby Road.

Project Type

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

Instrument Type

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

Land Protection Agent

- | | |
|--|--|
| ☒ VOF | ☐ Locality: _____ |
| ☐ Other State Agency: _____ | ☐ Other: _____ |

Funding Source & Amount

- | | |
|---|--|
| ☒ VOF Grant Program(s): PTF-EA
Amount Approved: <u>\$18,500.00</u> | ☐ External Grant Program(s):
Amount Requested/Secured: |
| ☒ Tax Benefits (Sought by Applicant) | ☐ 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: \$18,500.00

Notes:

Conservation Purposes

Agricultural Use

- American Farmland Trust's Farms Under Threat: Productivity, Versatility, and Resilience Study: Exceptional: 77 acres; Significant 37 acres; and Acceptable 60 acres.
- USDA soils: 117 acres Prime Farmland Soils and 74 acres Farmland of Statewide Importance.

Natural Habitat and Biological Diversity

- DCR's Conservation Model: VA Natural Lands Assessment: Ecological Cores' rankings: High: 19 acres; Moderate: 11 acres
- Property is within National Audubon Society's Piedmont Forest Block Important Bird Area.
- TNC's Climate Corridor 35 acres and Resilient: 90.4 acres
- 13.37 ac swamp or marsh - Freshwater Emergent Wetland 23.8 acres.

Scenic/Open Space

- Frontage on Bagby Road of approximately 2,200 feet.

Water Resource Protection

- DCR's Conservation Vision: Watershed Model: Medium ranking on 51 acres; Low-Medium ranking on 25 acres
- Approximately 2,675 Little River frontage with significant wetlands ~1,400 feet perennial stream flowing out of pond.

Open Space as Designated by a Governmental or Conservation Organization

- Portion of the property in the "Agricultural" category in DCR's ConserveVA.
- Property is within the Chesapeake Bay watershed.

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 division. **Maximum Properties:** two (2) properties.
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 50,000 square feet or 0.46 % of the total property.
3. **Buildings and Structures:** Any new building or structure exceeding 10,000 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 (3) 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: Riparian Protection Zones (RPZ) on Little River, a tributary, and wetlands shown on Special Conditions Map
6.	Unique Deed Provisions: None.
7.	Public Access: ☒ NO ☐ YES
8.	Sign Required: ☒ NO ☐ YES
9.	Consolidation of Tax Parcels: ☒ NO ☐ YES ☐ N/A

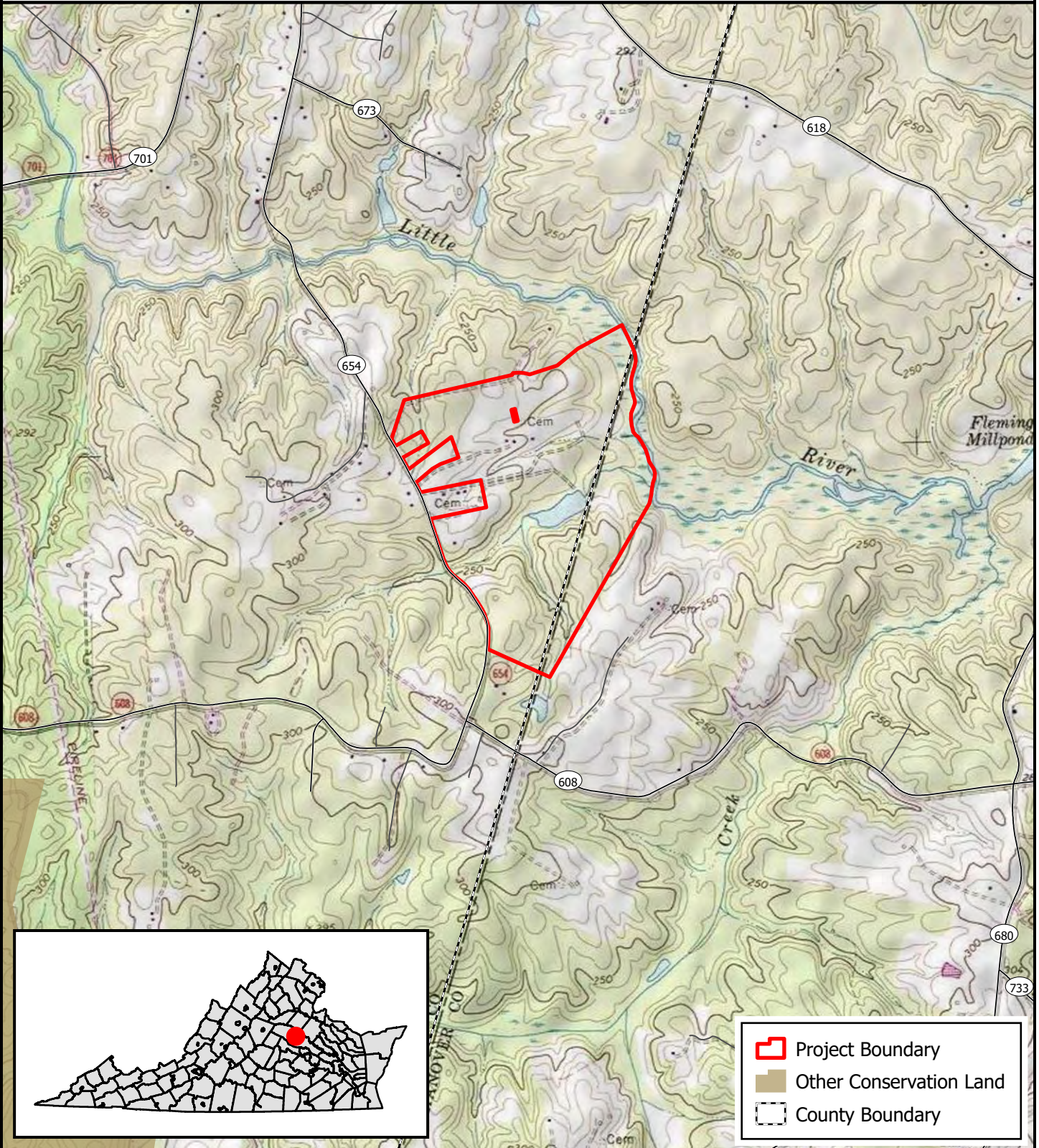
Further Discussion

Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? ☒ YES ☐ NO DETAILS: Linda Buckler, Director of Louisa Planning 6/26/2026. Hanover: Travis Henley, Comprehensive Planner 9/2/2026.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Rt. 654, Bagby Road 40ft R/W. Not in any plans.		☐	☒
Rail:		☐	☒
Utilities:		☐	☒
Notes:			

Location

Joseph R. Smith



Louisa and Hanover
Counties
243.0 ± Acres

Feet
0 1000 2000
1:24,000

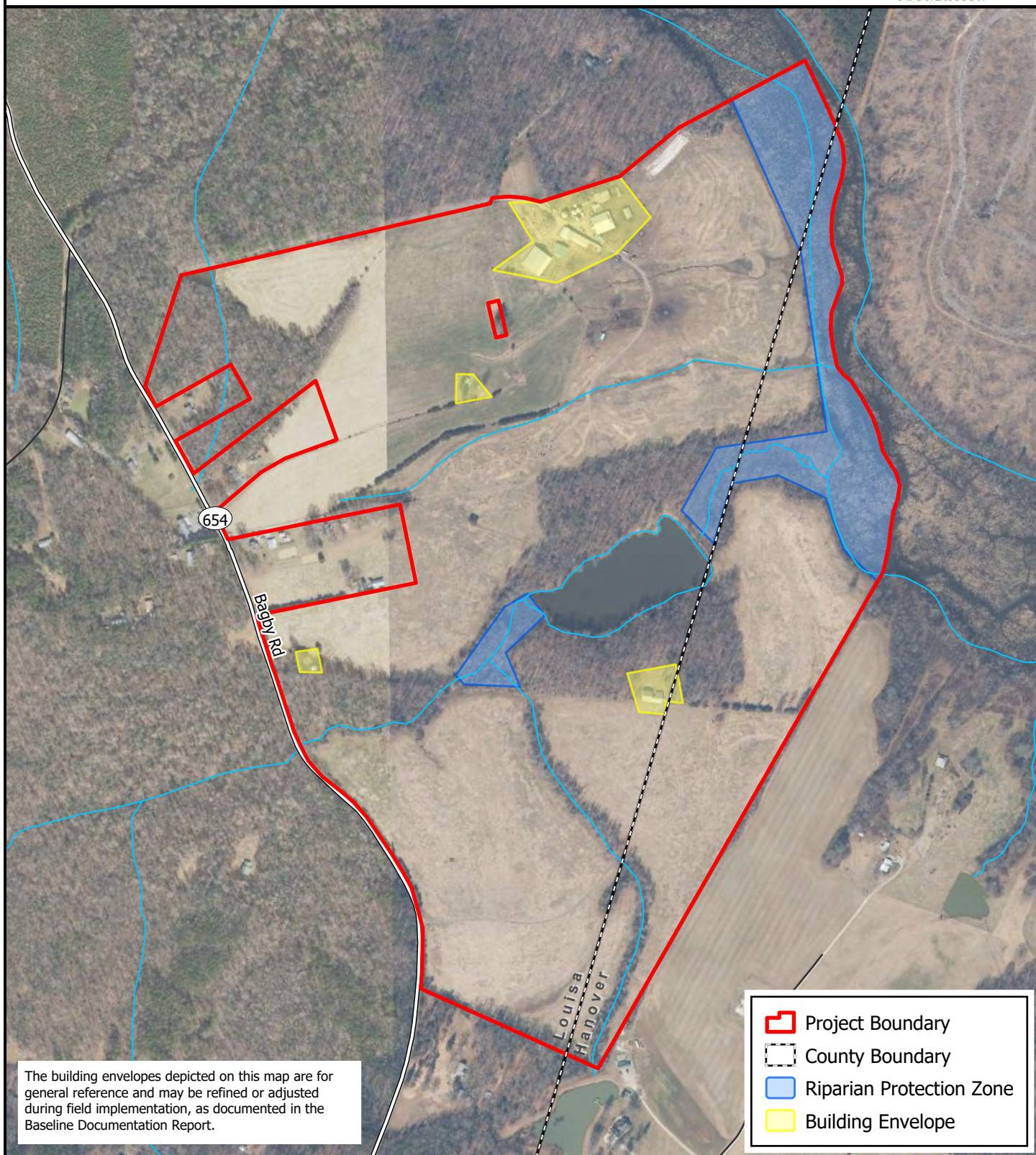


Map created: 9/2/2026 by Anna Clayton Bullock
Projection: NAD 1983 2011 Virginia Lambert

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

Special Conditions

Joseph R. Smith



**Louisa and Hanover
Counties**
243.0 ± Acres

Feet
0 350 700
1:8,400



Map created: 9/2/2026 by Anna Clayton Bullock
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 2/20/2022 and 2/28/2025; Rivers/
Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal
GPS/VBMP aerial imagery used to determine points.



PROJECT SUMMARY

Scott, Henningham E.

Locality: Culpeper County

Acres: 66.5 +/-

Board Meeting: 9/24/2026

Staff Lead: Sherry Buttrick

Region: Central

VOF Project # 5192 VOF Instrument # 9106 VOF Property # 6127

VOF Grant # N/A

Project Description/Property Features

This property adjoins a larger farm of 550 acres under the same ownership and farm operation which is being proposed for VLCF and PTF grants. It is part of that larger farm operation in an historic area of Civil War Battlefields. It is in DHR's Core Battlefield Area for Rappahannock Station Battlefield and in the Study Area for three battlefields. It adjoins a DHR easement of 434 acres. It also lies within an Important Bird Area (Audubon Society) and contains a stream within a DCR Stream Conservation Unit.

Project Type

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

Instrument Type

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

Land Protection Agent

- | | |
|--|--|
| ☒ VOF | ☐ Locality: _____ |
| ☐ Other State Agency: _____ | ☐ Other: _____ |

Funding Source & Amount

- | | |
|--|--|
| ☐ VOF Grant Program(s):
Amount Requested: | ☐ External Grant Program(s):
Amount Requested: |
| ☒ Tax Benefits (Sought by Applicant) | ☐ 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:

Conservation Purposes

Agricultural Use

- American Farmland Trust's Farms Under Threat: Productivity, Versatility and Resilience study identifies: Approximately 29 acres ranked as Significant, 8 ac ranked as Exceptional, and 27 ac ranked as Acceptable.
- 11 acres Prime Farmland Soils and 46 acres Farmland of Statewide Importance; In agricultural use.

Forestral Use

- Approximately 20 acres in category 3, High Conservaton Value in DOF's Forest Needs Assessment

Natural Habitat and Biological Diversity

- Within the Culpeper Basin Important Bird Area;
- Hubbard Run is part of
RAPPAHANNOCK RIVER - MOUNTAIN RUN Stream Conservation Unit.
- About 5 acres of wetlands: Freshwater Emergent Wetland and Freshwater Forested/Shrub Wetland .

Water Resource Protection

- Conservation Vision Watershed Model: Medium High ranking on 24 acres; Medium ranking on 8 acres, Low-Medium rankng on 2 acres. Hubbard Run runs through the property with associated wetalnds. DOE DGMR - Geology and Lithology: Newark Supergroup - shale

Historic Preservation

- All of Property is ranked as Medium in DCR's Conservation Vision Cultural Resource Preservation index.
- Civil War Battlefield DHR-designated Core area: Rappahannock Station; Battlefield Study Areas: Rappahannock Station, Rappahannock Station II, and Brandy Station.

Open Space as Designated by a Governmental or Conservation Organization

- Adjoins a VDHR easement of 434 acres.
- Many Conserved lands within 3 miles. Proposal makes a large block of conserved land of over 7,300 acres.
- In 5 categorieis of ConserveVA: Agriculture & Forestry, Natural Habitat & Ecosystem Diversity, Floodplains & Flooding Resilience, and Water Quality Improvement.
- Within the Chesapeake Bay watershed.

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 14,000 square feet or 0.48 % 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 two (2) 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:** Riparian Protection Zone (RPZ) on wetlands as shown on Special Conditions Map and Exhibit A.
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: Single tax map parcel

Further Discussion

Comprehensive Plan

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

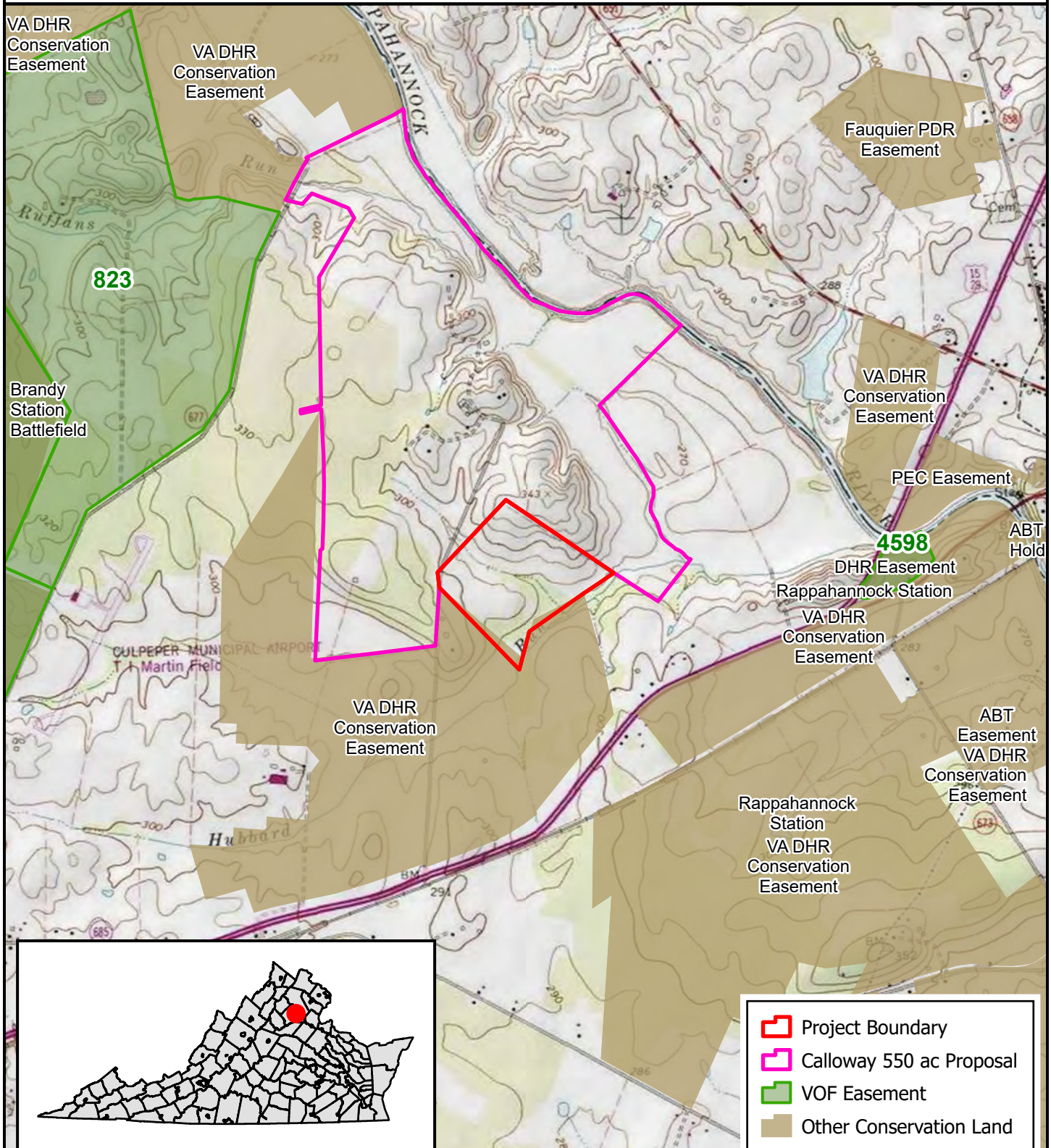
☒ YES ☐ NO

DETAILS: Chris Warring, Principal Planner Culpeper Co. July 29, 2026

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: no public road frontage. Access via Richlands Rd (private road.)		☐	☒
Rail:		☐	☒
Utilities:		☐	☒
Notes:			

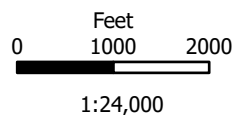
Location

Scott, Henningham E. (Calloway 66ac)



Culpeper County

66.5 ± Acres

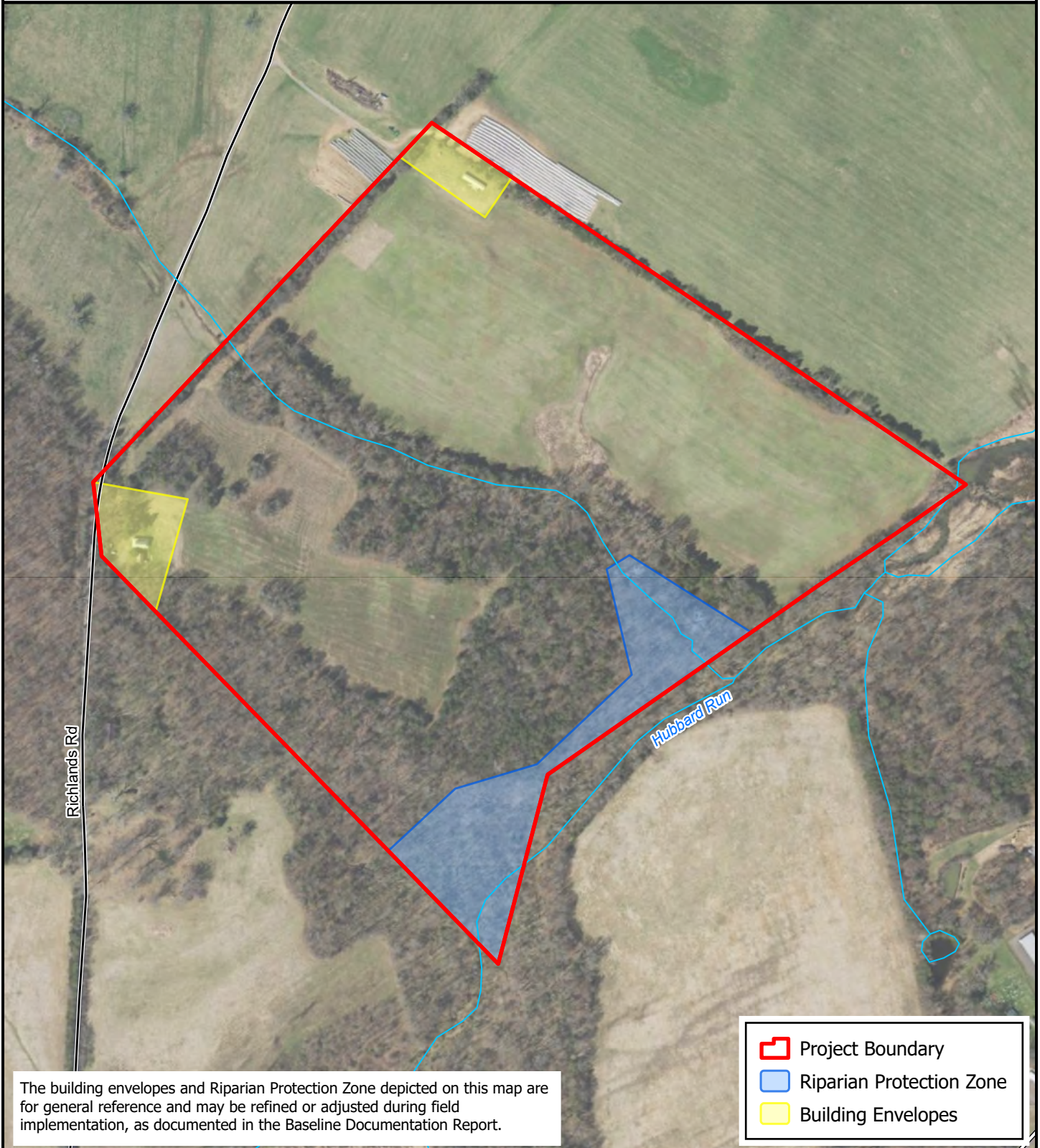


Map created: 9/4/2026 by Anna Clayton Bullock
Projection: NAD 1983 2011 Virginia Lambert

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

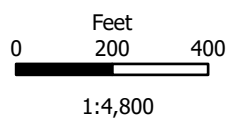
Special Conditions

Scott, Heningham E. (Calloway 66ac)



Culpeper County

66.5 ± Acres



Map created: 9/4/2026 by Anna Clayton Bullock
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/29/2022; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.