



## Farm Legacy

*Honoring the Past, Securing the Future of American Agriculture*



**T**he story is all too familiar. A farm or ranch owner facing retirement has concerns about the future of his or her land. Who will farm it? How will it be farmed? Will it simply go the highest bidder for cash? What about the large capital gains taxes if it is sold?

### The Solution

It doesn't have to be that way—a gift of a farm or ranch to American Farmland Trust will ensure the land's protection and availability for farming while supporting American Farmland Trust's work long into the future. American Farmland Trust will ensure the land is protected, farmed with sound farming

practices, and made available to next-generation farmers whenever possible. We will analyze and assess each farm to determine how it can best advance your values and our mission, whether by demonstrating innovative farming practices or generating income by lease or re-sale to another farmer.

We couldn't bear the thought of profiting from selling the land after what Grandpa and Grandma had gone through to keep it. To all of us, the donation is not an end but the continuum of the circle of appreciation for the importance of that prairie land to our family.

**LAURA JEAN KREISSL,**  
WHOSE FAMILY DONATED  
THE MONTANA PRAIRIE  
LAND OWNED BY THEIR  
GRANDPARENTS, OLE AND  
IDA HAGEN, TO AMERICAN  
FARMLAND TRUST

## How Does This Work?

A gift of farm real estate to American Farmland Trust can be made outright during a person's lifetime, by will or trust at death, as a retained life estate or through various annuity or trust arrangements. American Farmland Trust's Farm Legacy team is available to work with landowners and their advisors to craft the best approach for all involved, and for the land as well. We have decades of experience working with farm and ranch owners and their advisors. Please contact us so we can help.

Over nearly four decades, American Farmland Trust has helped to protect more than 6.5 million acres of farmland and ranchland while promoting sound farming practices and working to keep farmers on the land. Through a network of regional and state offices, American Farmland Trust's expert staff works side-by-side with communities to plan for agriculture, advance effective state and federal policies, and address the most critical issues facing family farms today—including initiatives to assist next-generation farmers and women owners of agricultural land.



## A Farming Legacy

More than 40 percent of American farmland, over 370 million acres, will change hands over the next 10 to 20 years. This massive transfer of farm real estate from one generation to the next presents one of the greatest threats to farmland, if these farms are sold to real estate developers. It also represents one of the best opportunities to secure land in agriculture for future generations.

American Farmland Trust's Farm Legacy initiative works to ensure that land remains in

farming and is farmed with sound agricultural practices by the next generation of farmers—honoring the nation's farming and ranching legacy and securing its future. The Farm Legacy initiative leverages AFT's unique position as the only national organization that focuses on farmland and ranchland and the people who steward it.



I know I've done what's right—to give the farm a chance to continue being a working farm. I think farmland protection is important for our environment and the future of our world. I hope people will take that to heart, because development is not the answer.

**JENNY McCOMAS,**  
WHO WORKED WITH AFT  
TO PROTECT HER 560-ACRE  
KENTUCKY FARM

## FOR MORE INFORMATION

Contact Jerry Cosgrove, Farm Legacy Director, at (518)-281-5074  
or [jcosgrove@farmland.org](mailto:jcosgrove@farmland.org)