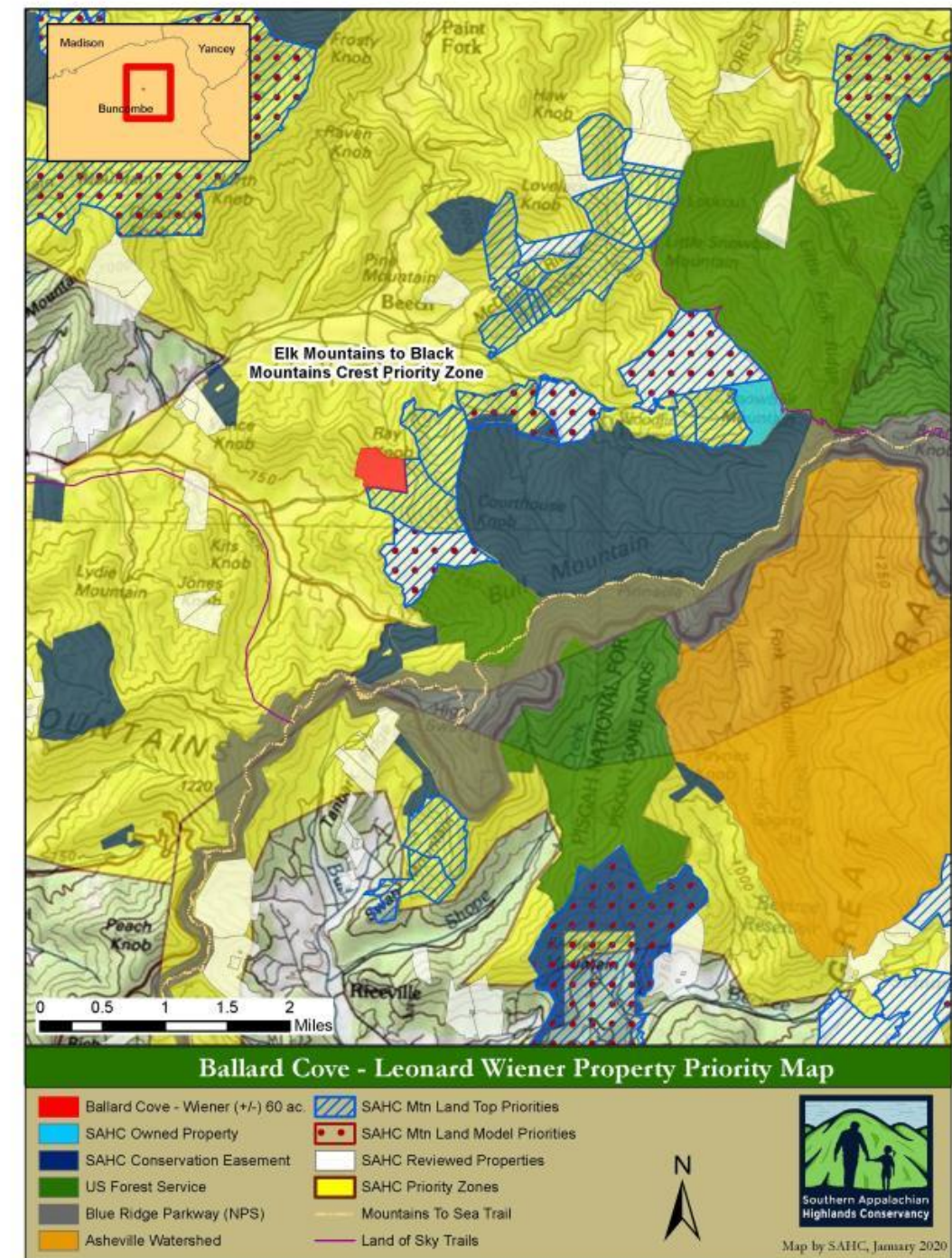


BLACK MOUNTAINS FOCUS AREA

Ballard Cove

- 59 acres (+/-)
- Donated Conservation Easement
- Adjacent to Top Priority parcel
- 1 parcel removed from Woodfin Watershed CE and large block of protected land
- Foreground visibility from Ox Creek Rd.
- Four headwater tributaries of Jimmie Branch (Trout Stream), which flows into Reems Creek
- Reaches 3,400 ft elevation
- Wildlands Network Connectivity Corridor (Tier 1)
- Above Average climate resilience

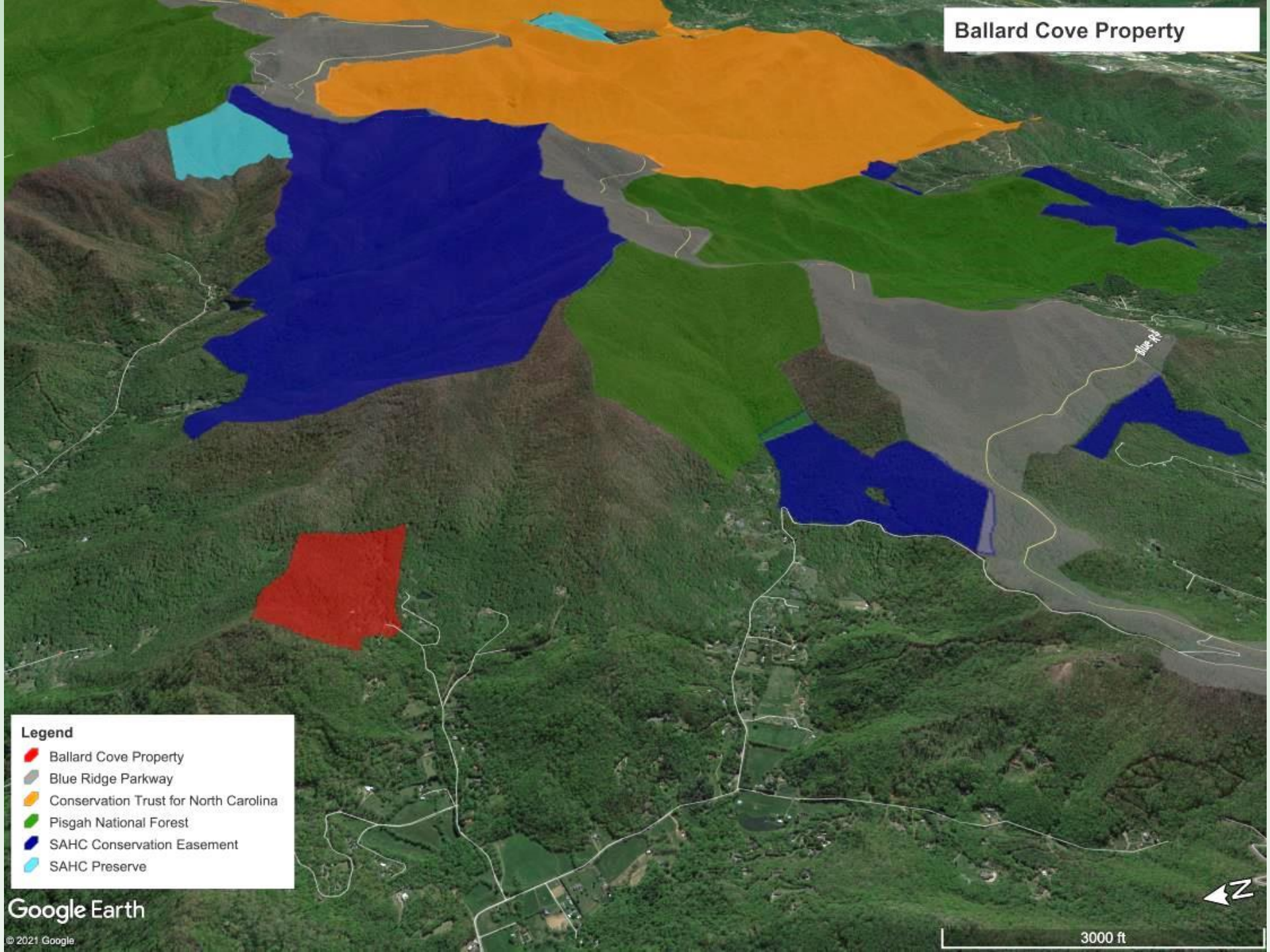








Ballard Cove Property

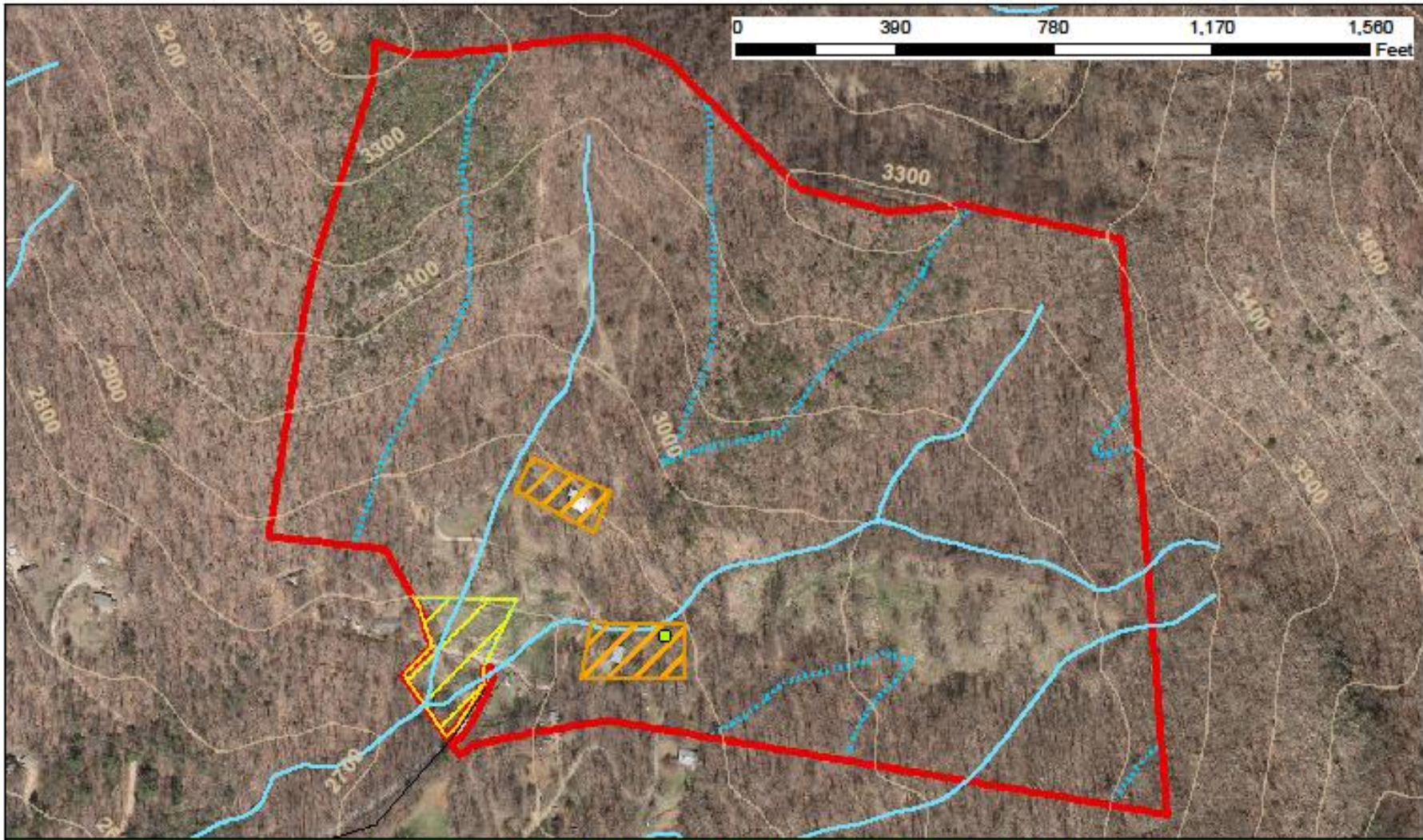


- Legend**
- Ballard Cove Property
 - Blue Ridge Parkway
 - Conservation Trust for North Carolina
 - Pisgah National Forest
 - SAHC Conservation Easement
 - SAHC Preserve

Google Earth

© 2021 Google

3000 ft



Ballard Cove - Leonard Wiener Property Aerial Map

- | | | | |
|---|--|---|-----------------------------------|
|  | Ballard Cove Property: 60 Acres (+/-) |  | Roads |
|  | Buildable Areas (Approximate) |  | Stream Corridors |
|  | Excluded Area (Approximate): 1.18 ac (+/-) |  | Contour Lines |
|  | 300 Foot Stream Buffer |  | Site of Future Shed (Approximate) |



Map by SAHC, June 2021

Ballard Cove, cont.

Funding:

Fully Donated Conservation Easement

Transaction Cost Estimate = \$72,100

Requested: Buncombe County: \$40,600

Approved: Private donors: \$31,500

LCAB grant = 11.8% of total project cost

Stewardship Considerations:

- Buildable Area containing residence, guest house, shed, & the right to build an equipment shed
- Excluding 1 acre for future homesite
- Livestock operations in the future
- Badly eroded streambank
- Staff time slightly above average

Closing expected December 2021

