

Buncombe County

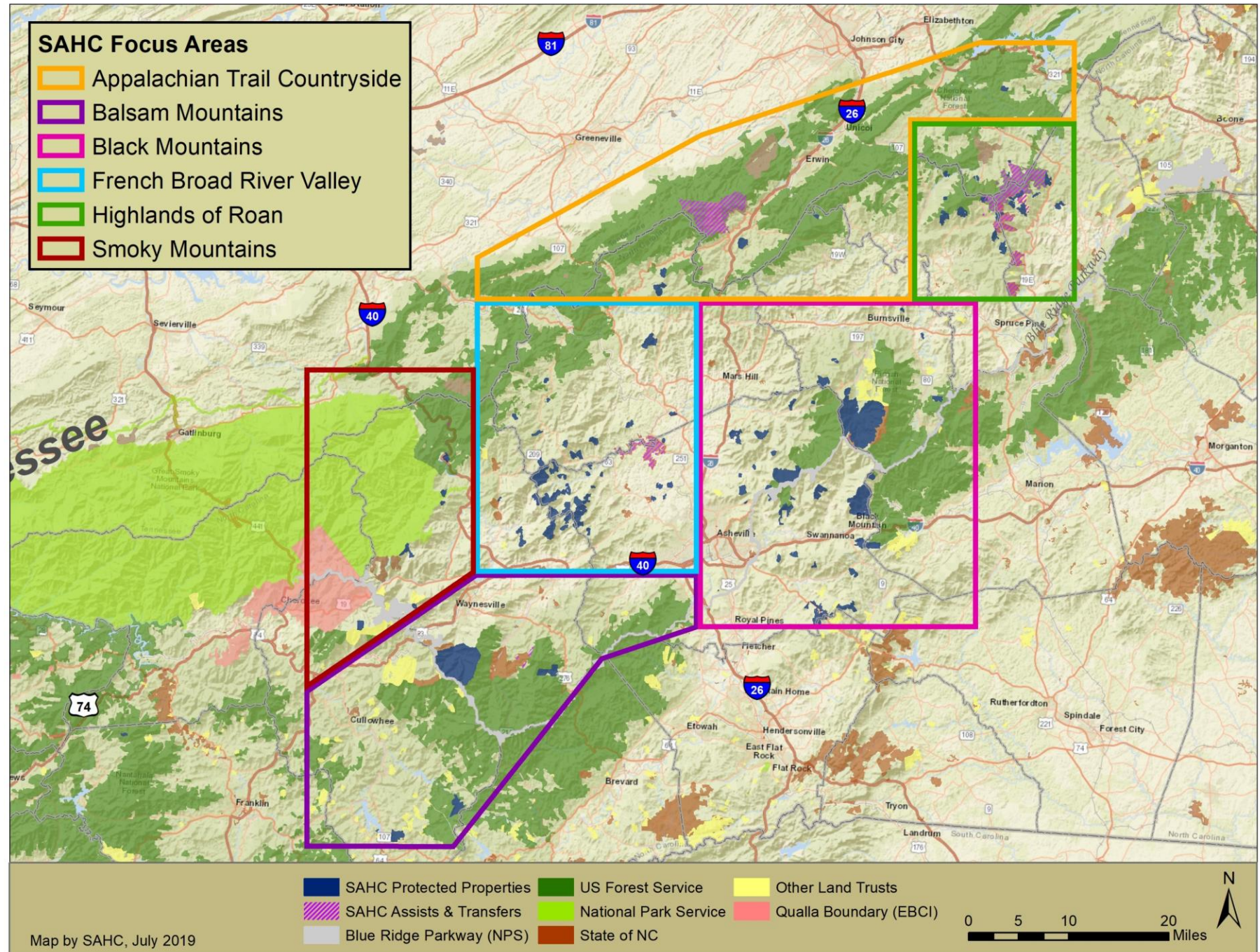
Land Conservation Advisory Board

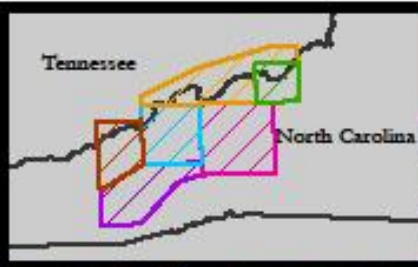
Sandy Mush Creek Tract



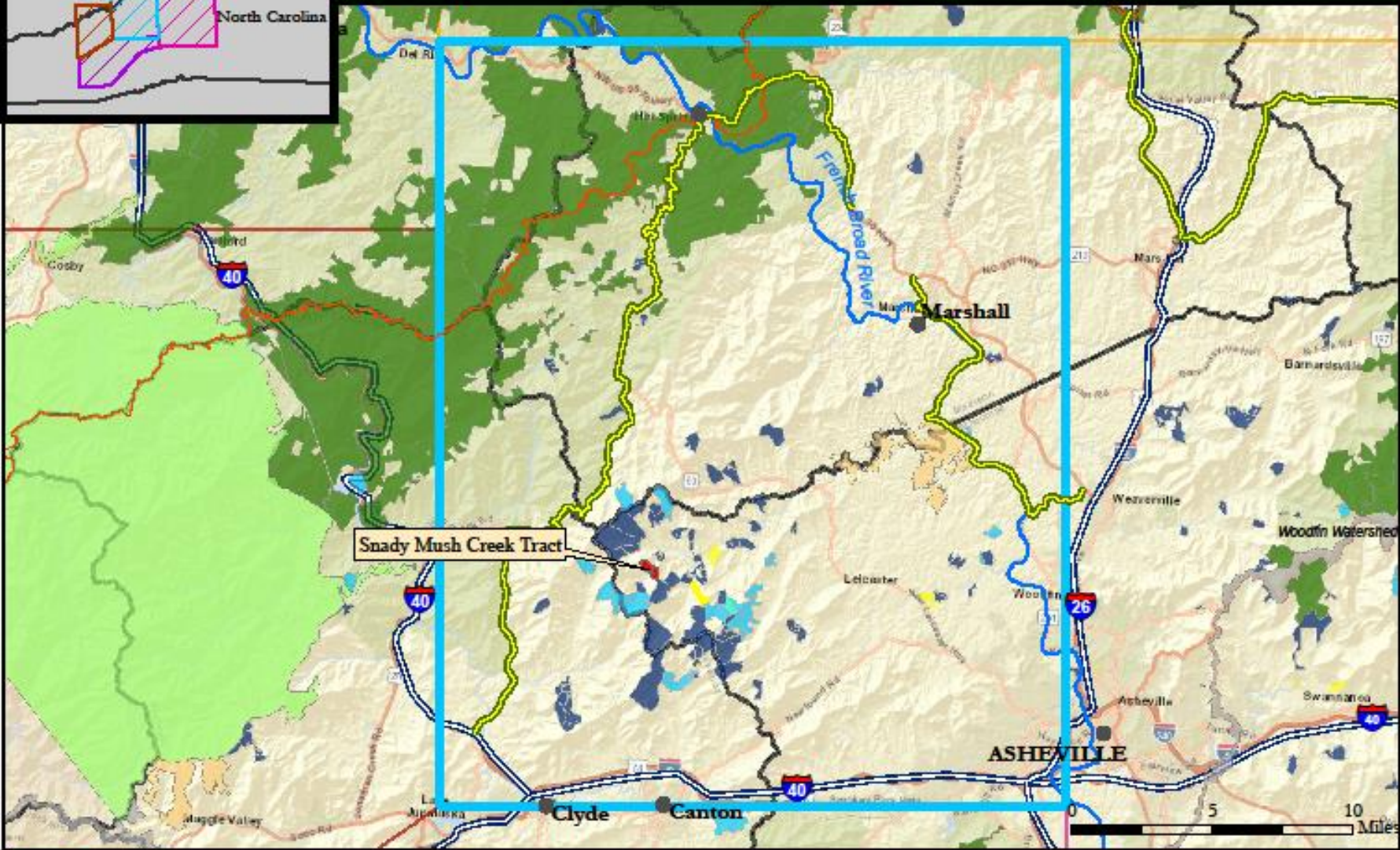


SAHC Operating Region





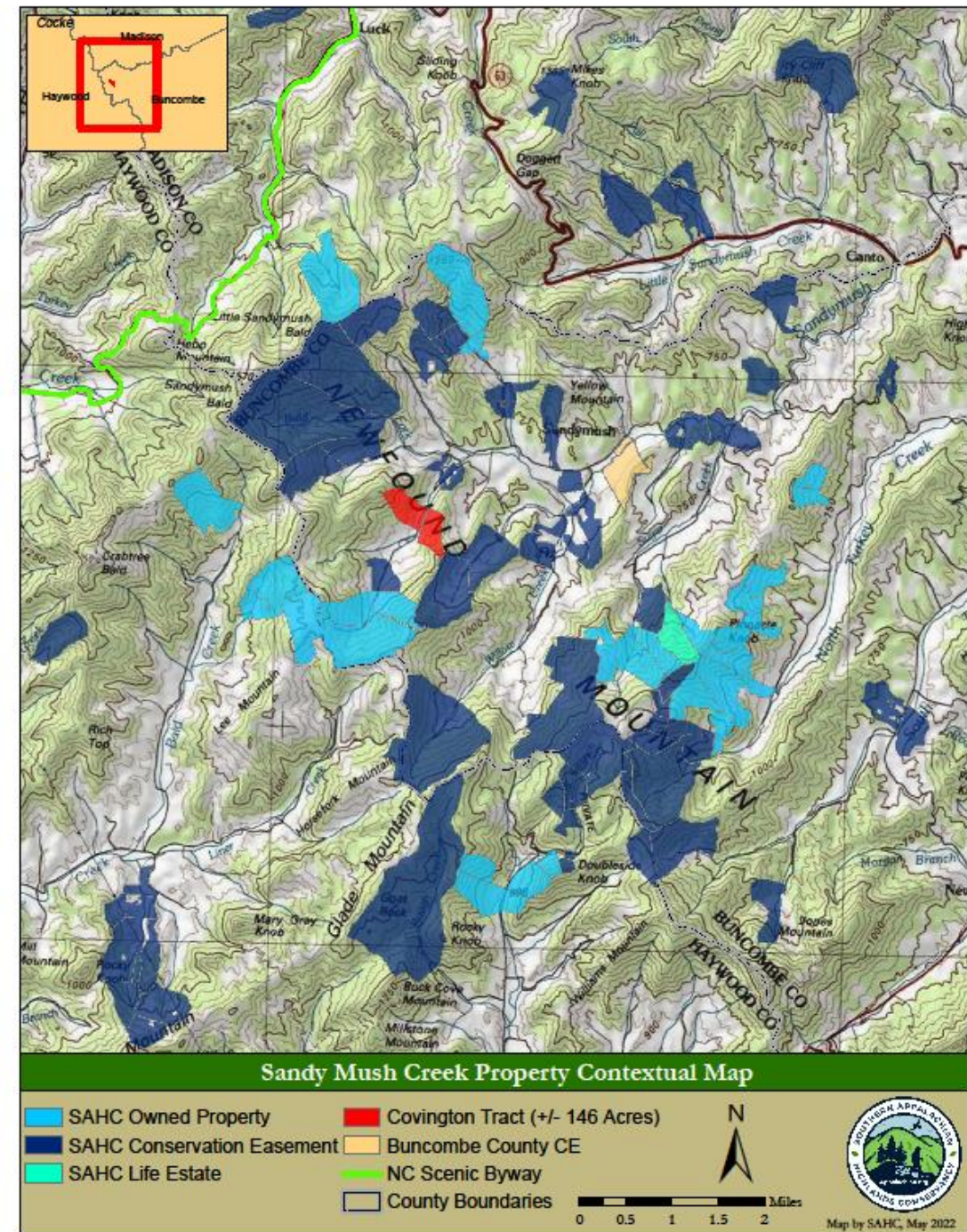
French Broad River Valley Focus Area

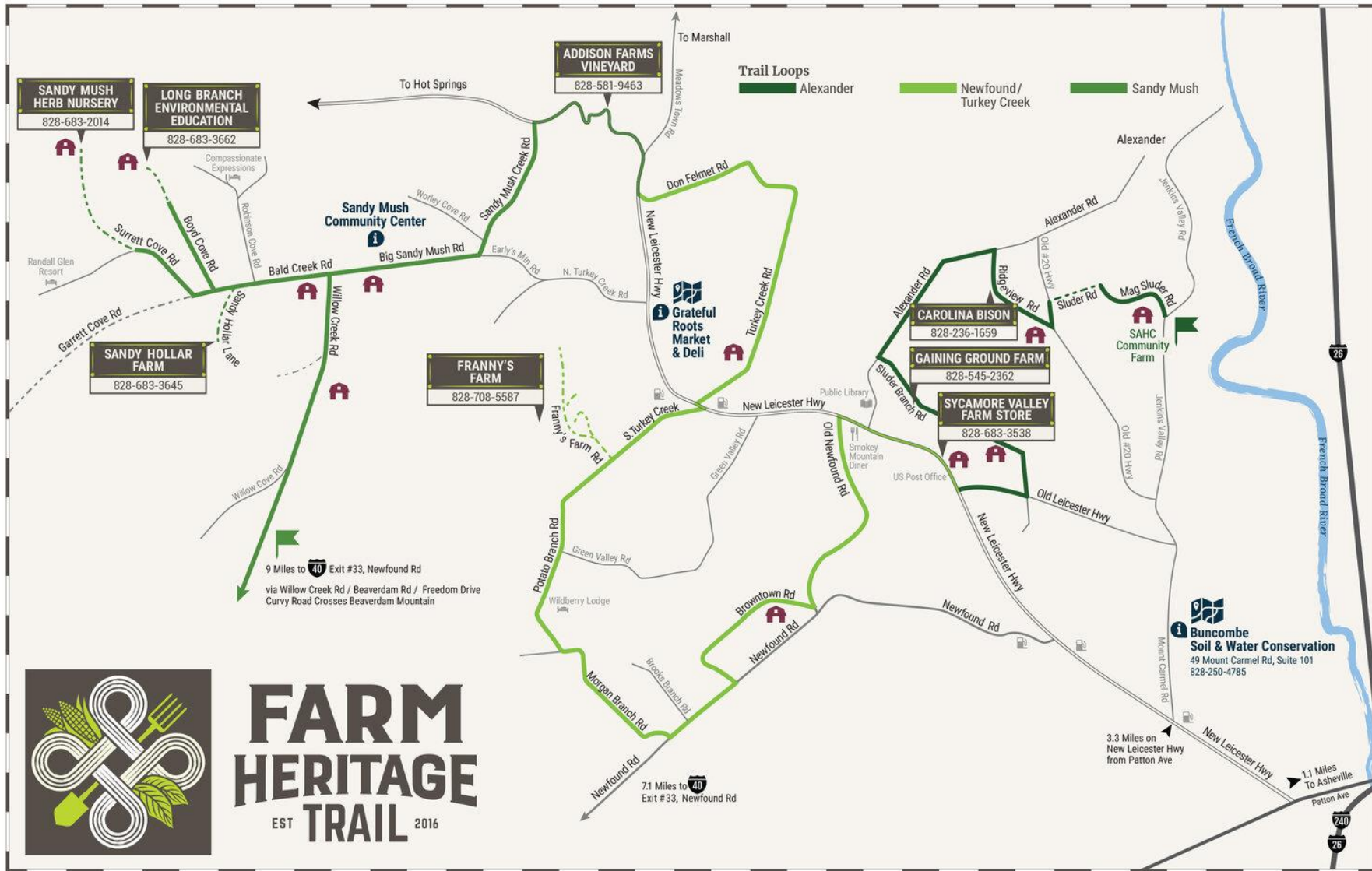


French Broad River Valley Focus Area	NC Wildlife Resources Commission	Great Smoky Mountains National Park
SAHC Conservation Easement	USFS Ownership	Appalachian Trail
SAHC Owned Property	Buncombe Co. Conservation Easement	French Broad River
SAHC subject to Life Estate	Blue Ridge Parkway	WNC Scenic Byway

Sandy Mush Creek Property

- 139 (+/-) Acres
- Conservation easement bargain purchase
- 7 acres excluded from CE
- Adjacent to SAHC's Bee Branch Conservation Easement
- 1.3 miles of stream: Sandy Mush Creek & 4 headwater tributaries
- Contains flat, buildable open land on state road
- Elevation up to 3,700 feet: Henry Knob to north, unnamed ridgeline to south
- Visible from points on Farm Heritage Trail
- Closing first quarter of 2023





FARM HERITAGE TRAIL

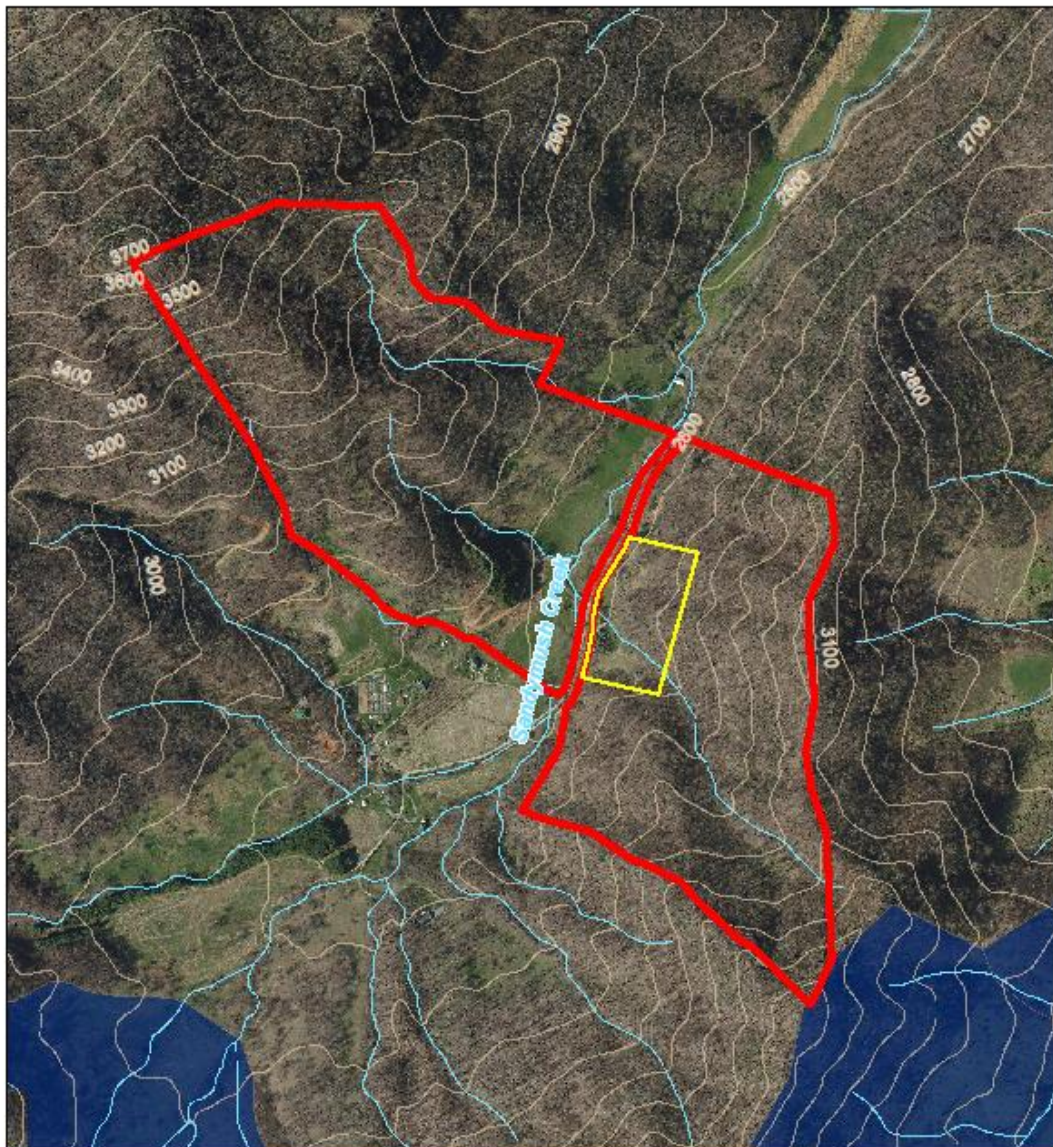
EST 2016

Legend

- Start Point For Driving Directions
- Unpaved Road
- Conserved Farm
- Farm Stop
- Trail Information
- Maps Available
- Fuel Stop
- Lodging
- Food
- Library

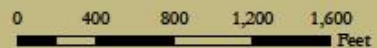
Buncombe County
Soil & Water Conservation
District
828-250-4785
49 Mount Carmel Rd
Suite 101



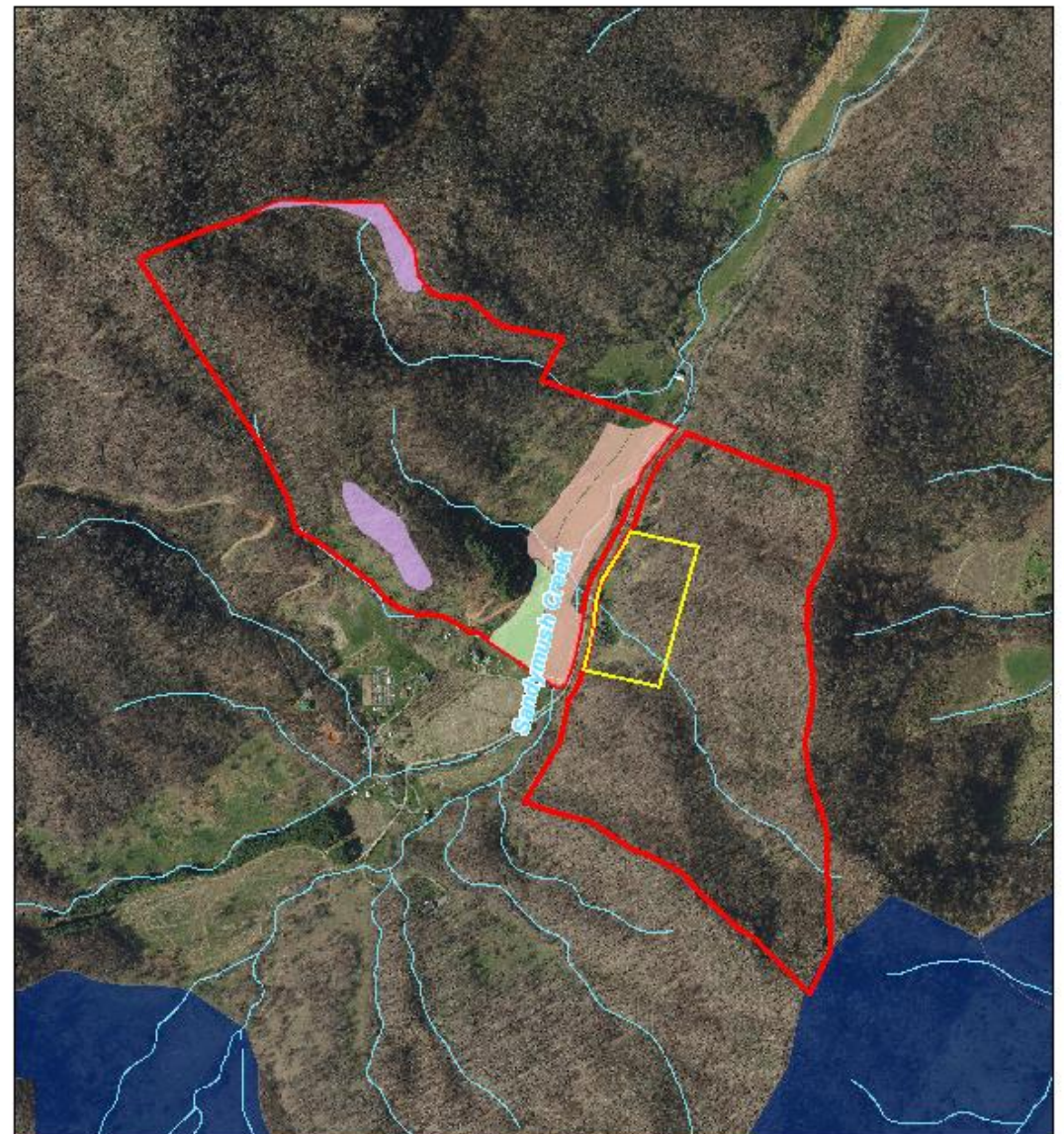


Sandy Mush Creek - Covington Aerial Map

- Covington Tract (+/- 146 Acres)
- Excluded Area (7 acres +/-)
- SAHC Conservation Easement
- Stream Corridors
- Contour Lines



Map by SAHC, June 2022

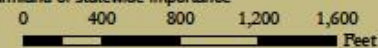


Sandy Mush Creek - Covington Aerial Map

- Covington Tract (+/- 146 Acres)
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Soils

- All areas are prime farmland
- Farmland of local importance
- Farmland of statewide importance



Map by SAHC, June 2022





Funding:

- CE value estimate = \$767,975
 - Transaction cost estimate = \$72,500
 - Bargain purchase CE = \$300,000
(private donor match)
 - Buncombe LCAB request: \$43,000 for transaction costs = 5% of total project cost
- Total project = \$840,475



Conservation Easement Reserved Rights:

- Agricultural Activities
 - Haying field
 - Grazing by livestock
 - Conservation Plan required
- Potential to enhance portion of riparian buffers
- No commercial timber harvest

