

Summary of Land Trust Contract

Background: A legal document between Georgia/Alabama Land Trust, Inc and Glenn and Laura Robinson/Sleeping R Ranch was negotiated and finalized on 21 October 2021. The contract establishes our land, approximately 200 acres, in Polk County GA as perpetually agriculture. That land is in two sections known as Sleeping R Ranch, LLC (aka “Southern Tract”) and Sardis Farm (aka “Northern Tract”). This document, along with our wills, are designed to leave all specified land, buildings, equipment and livestock to Friends of Agriculture, Inc.

Purpose: To ensure that our estate remains agriculture to be used as (1) the site for the proposed Agriculture Education and Natural Resource Center on the Sardis Farm; (2) a natural area to be used by the community for things in an educational walking tour or community gardens as determined by the Friends of Agriculture board; and (3) a live-in “agriculture incubator” for large animal vet graduates on the Sleeping R Ranch land.

General. The contract provides details in three basic areas:

- **Laws** under which the Conservation Easement program falls and how it relates to federal, state, and local programs.
- **Rights and responsibilities** of the Land Trust and Owners of the property.
- **Specific limitations** of what can/cannot be done on the property.

Rights & Responsibilities: The contract:

- Allows for the transfer of the property through a will, sale, or gift.
- Defined current buildings on both properties to be preserved within “building envelopes”.
- Allows for additional agriculture support buildings such as a repair shop may be built within the existing “building envelope” on the Sleeping R Ranch.
- Sets aside “building envelopes” for pre-specified projects including:
 - Five acres for a proposed Agriculture Education and Natural Resource Center on the Sardis Farm
 - Five acres for the current residential and agriculture working facilities on the Sleeping R Ranch
 - Two acres for up to three cabins located on the Sleeping R Ranch for vacation rentals and/or use by students
 - A possible family graveyard (one acre) on the Sleeping R Ranch
- Allows for maintenance and improvements made to existing facilities
- Requires the Georgia/Alabama Land Trust to ensure that the property is used for those agricultural purposes specified in the contract.
- Specifies that the Georgia/Alabama Land Trust may visit the land annually or more often if needed to ensure that the contract is properly enforced.
- Requires the owner to alert the Georgia/Alabama Land Trust of any projects planned prior to starting that project or within a reasonable time. For example, the land is under a managed forestry program, so trees may be thinned, but not clear-cut.

Limitations. The contract specifies:

- Property cannot be sub-divided into more than three parcels:
 - Northern Tract (Sardis) may be separated from the Southern Tract for the use of the proposed Agriculture Education and Natural Resource Center
 - Southern Tract (Sleeping R Ranch) may be divided into two sections under limited circumstances approved by the Land Trust
- New structures can only be made using the “building envelopes” described in the contract
- Prohibitions such as:
 - Potentially destructive practices: drilling for minerals, gas, etc; dumping garbage; making changes that promote soil erosion or water pollution; clear cutting forests; introduction of non-native invasive species except when controlled and specifically for use in agricultural education; antennas such as cell towers, etc.
 - Roads or signs beyond what were pre-approved for the proposed Agriculture Education and Natural Resource Center and to identify the Sleeping R Ranch
 - Utilities such as solar farms or other except for those allowed under the contract for allowable new structures