



Society & Natural Resources >

An International Journal

Volume 24, 2010 - [Issue 1](#)

1,052 | 38

Views | CrossRef citations to date | Altmetric

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Insights and Applications

Factors Impacting Agricultural Landowners' Willingness to Enter into Conservation Easements: A Case Study

Ashley D. Miller, Christopher T. Bastian , Donald M. McLeod, Catherine M. Keske & Dana L. Hoag

Pages 65-74 | Received 30 Jan 2008, Accepted 07 Sep 2008, Published online: 24 Sep 2010

Cite this article <https://doi.org/10.1080/08941920802684146>

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Abstract

Agricultural lands offer an abundance of environmental goods and services, yet face residential development pressures. Conservation easements are frequently used to protect both productive land and environmental amenities. The landowner retains ownership, and may donate development rights or receive compensation for permanently limiting development on the property. Focus groups were conducted with agricultural landowners in Wyoming and Colorado to explore factors affecting their preferences for conservation easements. Results from the focus groups reveal that landowners have concerns about providing easements in perpetuity. They also considered public access to and loss of managerial control of their property as obstacles. Focus-group results indicated that landowners valued the provision of public

goods, such as wildlife habitat and open space, to neighboring communities, and generally felt something important would be lost to their communities if their lands were developed. Addressing landowner concerns could potentially increase the volume of easement transactions.

Keywords:

- agricultural lands
- conservation easements
- landowners
- open space

This research was supported by the U.S. Department of Agriculture, CSREES NRICGP grant 2005-35401-16008. Views expressed herein are those of the authors and do not necessarily reflect the views of USDA CSREES.

Related Research Data

Advanced Focus Group Research

Source: Unknown Repository

Participation in Agricultural Land Preservation Programs: Parcel Quality and a Complex Policy Environment

Source: Agricultural and Resource Economics Review

The Economic Value of Open Space: A Review and Synthesis

Source: Environmental Management

Gauging support for innovative farmland preservation techniques

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Willingness to Pay for Agricultural Land Preservation and Policy Process Attributes: Does the Method Matter?

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