



Lake Charlevoix Farm

CONSERVATION OPPORTUNITY

This property is not open to the public, but Field Trip dates will be announced soon!

The **Lake Charlevoix Farm Preserve** is on its way toward becoming a reality!

Thanks to a group of conservation-minded donors, the Little Traverse Conservancy was recently able to sign a contract to purchase the 75-acre Lake Charlevoix Farm property! The response and enthusiasm for this land protection opportunity has been overwhelming and we plan to keep the momentum going to make the preserve a reality. With \$600,000 of pledges in hand, we have until August 1 of this year to raise the remaining \$400,000.

Please consider helping us achieve this goal! Permanent land protection through a local conservancy is one of the only ways to ensure that land stays in its natural state...forever. Some of the features of this land include the following:

- The property is 75 acres with more than 1/2 mile of scenic Boyne City Road frontage.
- A wide variety of habitats on the land include meadows, northern hardwoods, red pine plantation, and a stream corridor with ash, hemlock, and aspen.
- A small stream flows on the property and flows southeasterly into Lake Charlevoix.
- Commanding views of Lake Charlevoix can be seen from the land.
- The property is adjacent to the protected and privately-owned 52-acre Henne Farm.
- The Conservancy is buying the land for a bargain sale (below its appraised value).
- This will be one of the largest land conservation efforts the Conservancy has conducted in the Lake Charlevoix Watershed.
- In addition to providing great wildlife habitat, the property will provide exceptional recreational opportunities for residents, local schoolchildren, and visitors to northern Michigan. All Conservancy-owned preserves are open to the public for uses that protect the natural value of the land.



Your pledge toward the purchase of this property would be an enduring gift for the future. All gifts will be used exclusively for the protection of the Lake Charlevoix Farm and are tax deductible. For more information, please contact Ty Ratliff at 231.347.0991 or ty@landtrust.org