



# The Durham County Farmland Protection Program



## The George Tilley Farm

Durham County purchased a farmland conservation easement from George and Elizabeth Tilley in March of 2016. The George Tilley farmland easement protects a 53-acre farm along and visible from North Roxboro Road (US -501 North). The property has been owned by a relative in Mr. Tilley's family for more than 100 years, and is eligible to be a Century Farm. The property has been traditionally used as a farm and hunting lands. Mr. Tilley presently keeps beef cattle on the farm, with associated hay fields.



The property is within the Little River watershed, a drinking water supply for Durham residents, and includes more than one-third of a mile of Mountain Creek, a major tributary to the Little River Reservoir. A second stream along the eastern property line is protected by a 50' wooded buffer.

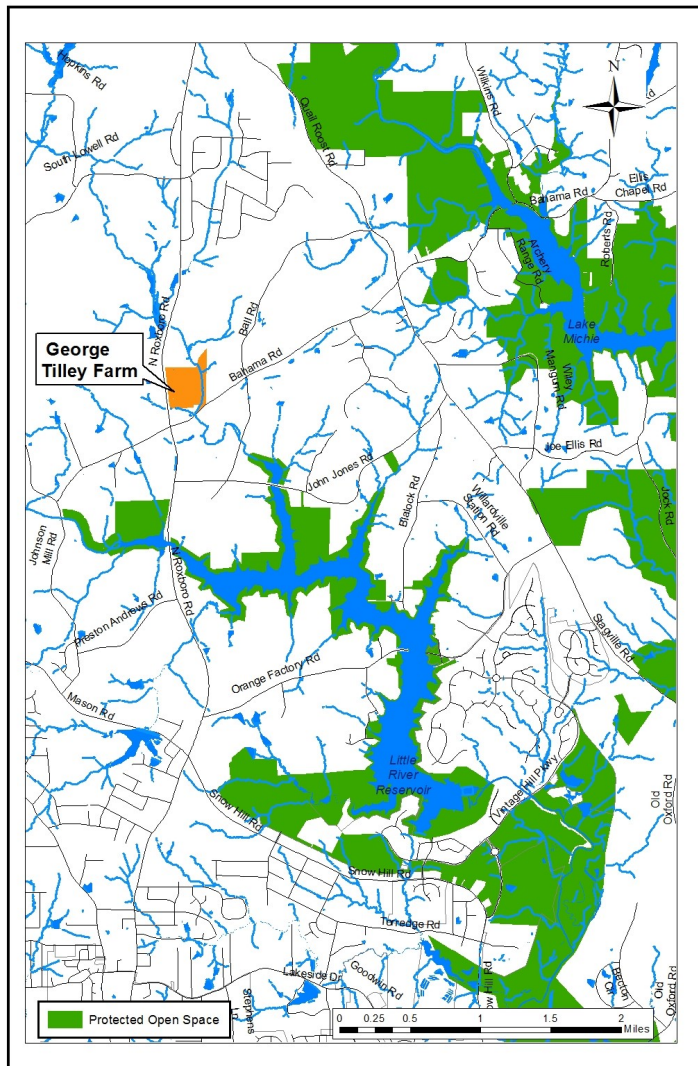


Under the easement restrictions, Mr. Tilley is required to conduct farm and forestry practices in conformance with best management practices described in the farm's conservation plan and is limited to two percent impervious surface, which is one-third the amount permitted through current development watershed regulations. One homesite for the owner's use may be built within the property which may not be subdivided off from the farm. New farm buildings are permitted with a designated building area.





*Mr. Tilley keeps beef cattle on the farm, which he rotates among his pastures*



### Financial Aspects

In 2016 when the easement was purchased, the conservation easement was valued at \$206,700 through an extensive appraisal process. The federal Farm and Ranchlands Protection program paid \$103,350 for 50% of the value of the easement, with the remaining funding coming from Durham County. By using the federal grant funds to stretch Durham's investment, With the grant funds, Durham paid an average of \$2,026 per acre for permanently conserving this strategically important farmland.

For further information on this conservation easement project or other Durham County open space projects, please contact Jane Korest, Division Head, Durham County Open Space and Real Estate at 919-560-7955.

*Note: The George Tilley farm is still privately owned as a working farm. Please enjoy the view from the road but respect the landowner's privacy.*