

Delaware Highlands Conservancy



Founded in 1994, the Delaware Highlands Conservancy has helped to protect nearly 15,000 acres of clean waters, working farms and forests, and wildlife habitat in the Upper Delaware River region to date. In addition to our land protection work, we offer diverse educational programming and encourage responsible land stewardship throughout the region. As a nationally accredited land trust, we are held to strong ethical standards, responsible governance, and lasting stewardship.

Our role as an easement holder is to be a resource for you in caring for your property. Our full-time stewardship team is available to answer your questions on conservation easement interpretation and land management. We will also inform you of funding opportunities to help you steward your land. It is the Conservancy's obligation to ensure that the property's conservation values are protected. To do this, we visit the property on an annual basis. You are always welcome to join us on these visits and we will contact you well in advance to schedule them. We will work with you and all future landowners to make sure activities on the land are consistent with the easement, ensuring the property's unique conservation values are protected forever.

The Delaware Highlands Conservancy's mission is to conserve our cultural heritage and quality of life in partnership with landowners and the communities of the Upper Delaware River region.



As a potential purchaser of this protected property, we encourage you to contact our office for more information about the property and conservation easement.

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Photos by Dave Soete and Avery Siler



Land Trust Alliance accreditation means that our standards for fiscal, fundraising, stewardship, easement acquisition, and overall non-profit management meet or exceed rigorous national requirements. We have the expertise and sound ethics to assure conservation solutions work well in ways best suited for our region.



Mongaup River Forest

A Protected Property for Sale

32.88 Acres
Town of Thompson
New York

Why Purchase Conserved Land?

The Upper Delaware River region is rich in natural beauty, with towering forests, abundant wildlife, and the Delaware River. These natural resources are a vital part of life in the area. In addition to opportunities for outdoor recreation, like fishing, hiking and birding, the high-quality water, fresh air, and forests protect human health and promote local economies. Conservation of the Mongaup River Forest property supports these resources by protecting scenic views, wildlife habitat and water quality.



In addition to helping support the region's quality of life into the future, owning conserved land can offer some financial benefits. New York State has an annual state income tax credit of up to 25% of school, county and municipal real estate taxes up to \$5,000 for owners of conserved land.

Mongaup River Forest

Located in Thompson, Sullivan County, New York, Mongaup River Forest is a beautiful 32.88 acre property with abundant wetland wildlife habitat and conifer and northern hardwood forest. The Middle Mongaup River borders the eastern edge of the property.



The former site of a bungalow colony created "For Happy Summers and Lifelong Friendships," the property has no current structures, though several historic rock walls are located throughout the property.

A sportsman's paradise, with great opportunities for hunting and fishing, Mongaup River Forest offers owners a chance to build a home or simply use the property for recreation.

What is a Conservation Easement?

A conservation easement is a voluntary but legally binding agreement between a landowner and land trust to permanently protect a land's natural value. Delaware Highlands Conservancy works with the landowner to craft an agreement that meets their plans and goals for the property while protecting the core conservation values of the land. The Conservancy works in partnership with the present landowner and future landowners to ensure the terms of the agreement are met, forever.

The landowner continues to own and manage the land, subject to the restrictions detailed in the easement.



The following provides a general guide to land use on the Mongaup River Forest Conservation Property.

Permitted

- residential development within a designated area
- recreational improvements
- sustainable forestry
- renewable energy generation for the property

Restricted

- subdivision
- gas leasing and mineral extraction