

History of Properties Purchased for Guilford County Open Space Preserves

(1) Richardson-Taylor Preserve – 443 acres

Richardson tract - 250 acres. Purchased by Guilford County in 2009 from Lake Brandt Properties with portion of the price donated by Mr. Richardson through bargain sales. Tax credit taken.

Morton/Taylor tract – 193 acres. Purchased by State of North Carolina Department of Environment and Natural Resources in 2008 with a 40-year renewable lease. State owned.

(2) Cascades Preserve – 130 acres

Berkelhammer tract – 64 acres. Purchased from Michael and Sylvia Berkelhammer in 2008 below appraised value. Berkelhammers took advantage of the federal deduction and state conservation tax incentives on the bargain sale amount.

Baynes tract – 65 acres. Purchased from Lacy and Lena Baynes in 2007. Market price and no deduction or tax incentives.

(3) Deep River Preserve – 58 acres

Ragsdale Property – Purchased from George Ragsdale for tax value. No deduction or tax incentive.

(4) Benbow Preserve – 6.5 acres

Alumnae Delta Property purchased for market price and no deduction or tax incentive.

(5) Bold Moon Preserve – 51 acres

Dr. Sine Anahita tract – 20 acres. Partial gift 2008 (donated half the value). This was a bargain price with no deduction or tax credit. Owner very much wanted the land preserved.

Hinnant tract of 31 acres purchased for tax value in 2012. No deduction or tax incentive. Easement obtained to connect with Anahita tract.

(6) McKee-Huger Preserve – 4.5 acres

Beth McKee Huger and Ray Huger Property – Gifted to Guilford County in 2008. This was a full donation and the land was to be preserved.

(7) McCandless Woods Preserve – 30 acres

McCandless Family tract – Purchased from family below appraised value. No deduction or tax incentive.

Assemblies of God tract –

(8) Thomas Bus Preserve – 6 acres

Daimler Property – purchased for under appraised value or bargain sale. Credit?

Maurice Hull Property – Small area purchased for market value to accommodate access to the school. No deduction or tax incentive.

(9) Saferight Preserve – 47 acres

Frances Ann Saferight Property purchased in 2008 at market price with no deduction or tax incentives.

Rick Ingram tract – 1 acre land swap. Land has a conservation easement on part of the land.

(10) Rich Fork Preserve – 116 acres

Hedgecock Estate tract – 53 acres.

Douglas tract – 2 parcels. Bargain price and tax credits/deductions were claimed

Sloan tract – 3 parcels. Market price and no deduction or tax incentive.

Rogers tract – 1 parcel. Market price and no deduction or tax incentive.

(11) Mears Fork Preserve – 83 acres

Conrad tract – 47 acres. Purchased in 2006 from Edith Conrad. Under conservation easement through the Clean Water Management Trust Fund and monitored by Piedmont Land Conservancy

Wall tract – 36 acres. Purchased from a homeowners association at market price which was low since this is mostly flood plain. No deduction or tax incentive.

(12) Hines Chapel Preserve – 450 acres

Hines Family tract – This was a single sale since one member of the family had donated their interest in the land to Community Foundation for Greater Greensboro. Charitable donations claimed for tax purposes for selling below market value

Community Foundation for Greater Greensboro tract - Charitable donations claimed for tax purposes for selling below market value

(13) Atlantic and Yadkin Greenway Preserve – 33 acres

Moore tract – 25 acres. Purchased at market price. No deduction or tax incentive.

Steele tract – 8 acres. Purchased for tax value. Deductions??

Climmer tract – 22 acres – only easement now?? Status not known.

(14) Company Mill Preserve – 246 acres

Kirkman Family tract – 1 parcels. JBK Enterprises tract – 2 parcels(deed restrictions). Market price and no deductions or tax incentives.

Claude Cook Estate tract (Company Mill parcel) - Market price and no tax benefits.

Tommy and Joyce Oliver tract – 1 acre (deed restrictions). Market price.