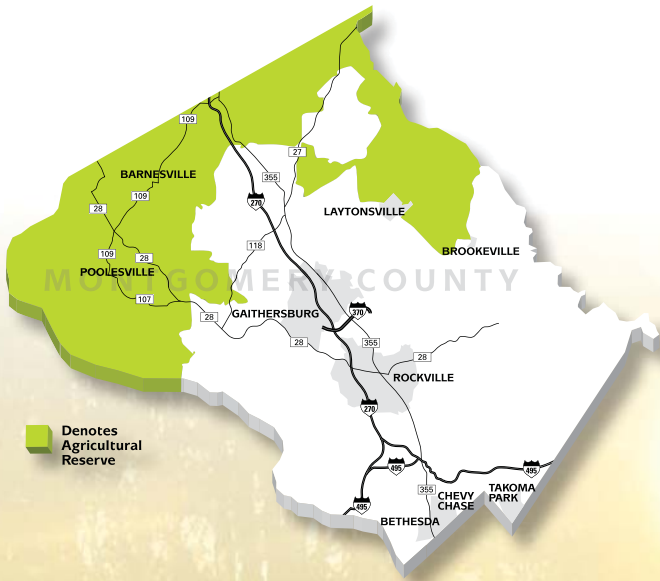


ONE-THIRD OF MONTGOMERY COUNTY'S LAND AREA IS IN AN AGRICULTURAL RESERVE

CREATED IN 1980 to protect Montgomery County's agricultural heritage, the Agricultural Reserve encompasses 93,000 acres which is more than twice the size of Washington D.C. This section of the county has been specially zoned to encourage agricultural uses. Since its inception, over 70,000 acres, or about 75% of the land area within the Agricultural Reserve, have been further protected through different types of permanent easements which restrict residential, industrial, and commercial development.



Today, Montgomery County has the highest percentage of farmland under agricultural land preservation easements IN THE NATION.

Why is the Agricultural Reserve important to all residents of Montgomery County?

The Agricultural Reserve area, which encompasses approximately one-third of the land area in Montgomery County, is a unique and valuable resource. Despite increasing development pressures, a high cost of living, and land values that are some of the highest in the State, Montgomery County has been successful in maintaining large areas of contiguous farmland and a viable agricultural industry. The Agricultural Reserve affords all residents the opportunity to buy food locally from farmers who live and work here, enjoy recreational opportunities such as biking, hunting and fishing, and learn about and preserve the agricultural heritage of this area.

What is an agricultural land preservation easement?

An agricultural land preservation easement is a voluntary agreement between a property owner and an agency or organization that places permanent restrictions on the land. The easement is recorded in the land records and becomes a permanent encumbrance on the property. Some easements are purchased from the landowner by an agency or organization, and some are donated by the landowner. The restrictions that are placed on the land are generally for the purpose of forever protecting the farmland for future food and fiber production. Most commonly, these restrictions limit or prevent future residential, commercial, and/or industrial development on the property. In addition to these restrictions, easements often require environmental stewardship, forest management planning, and/or other plans designed to protect the land.



Poplar Spring Animal Sanctuary is a 427-acre farm near Poolesville that was permanently preserved under easement in 2008. It is situated along the Potomac River overlooking Loudon County, Virginia.

PRESERVING FARMLAND Enhances the quality of life for all residents

- *Promotes cleaner air*
- *Improves regional water quality*
- *Eliminates impervious surfaces thus reducing water runoff*
- *Provides wildlife habitats*
- *Yields local food production*
- *Contributes to scenic vistas and rural open space*
- *Bestows tax benefits upon landowners for donated and purchased easements*
- *Helps to maintain a property's agricultural assessment for tax purposes*
- *Creates recreational opportunities such as biking, hunting, fishing, and horseback riding*

Reserved through zoning, preserved by easements

FUN FACTS ON AGRICULTURE IN MONTGOMERY COUNTY

- *Montgomery County has the most acres planted in **BERRIES** (blackberries, blueberries & strawberries) of any county in the State.*
- *Montgomery County has the second-highest number of **HORSES** in the state (7,900).*
- *Agriculture contributes over **\$287 MILLION** to the County's economy.*
- *There are **540 FARMS** and 350 horticultural enterprises in the County.*
- *There are at least 6 farms in the County where you can come to the farm to "**PICK-YOUR-OWN**" fruits and vegetables.*
- *The **ANNUAL FARM TOUR & HARVEST SALE** takes place on the fourth Saturday & Sunday in July each year and is an opportunity to visit some of the farms in the Agricultural Reserve.*

Agricultural in MONTGOMERY COUNTY RESERVE

EXPLORE
*the Riches of Our
Agricultural Reserve*

**FARMLAND
PRESERVATION**

*Connecting
our past with
our future...*

For more information please contact



**MONTGOMERY COUNTY
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