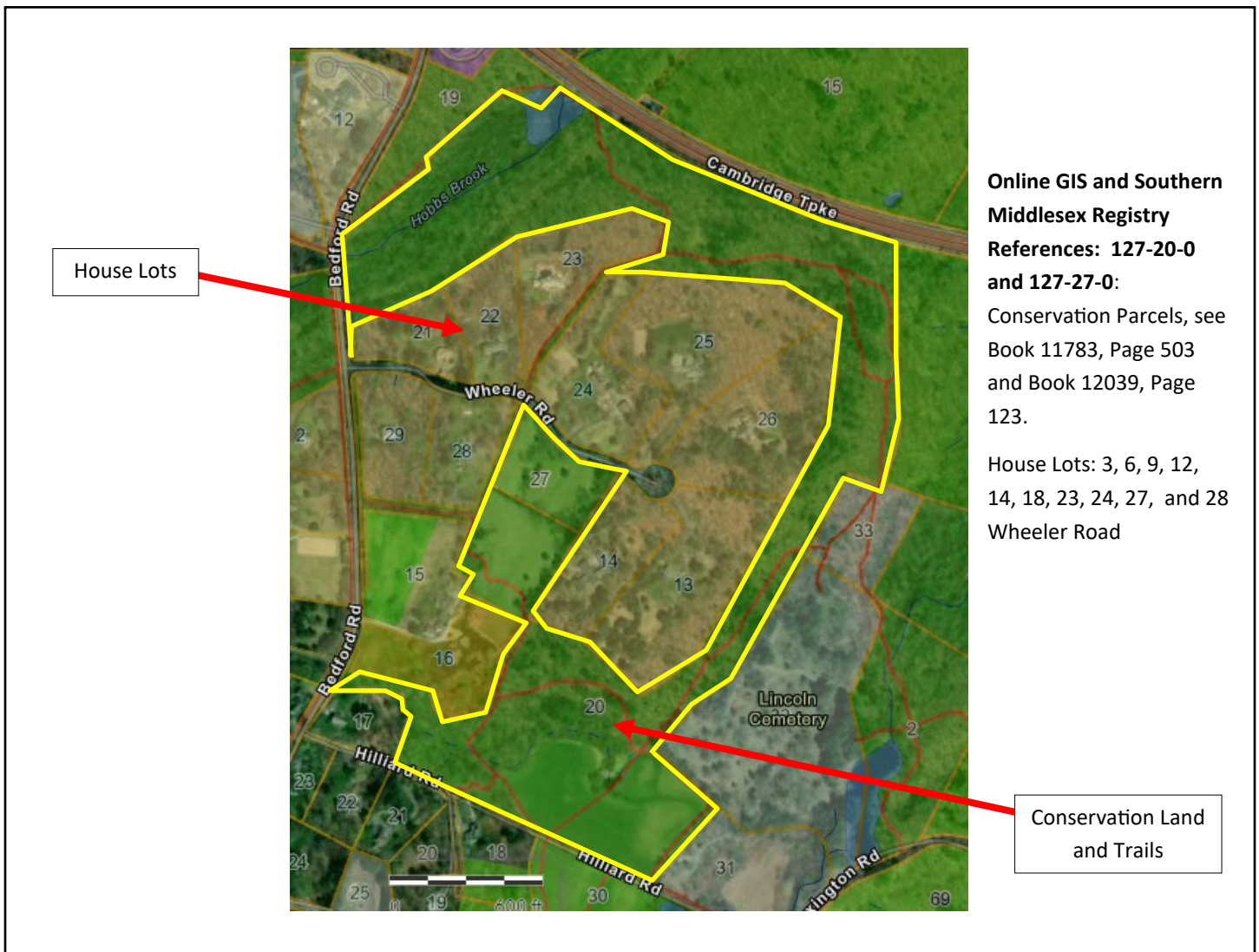
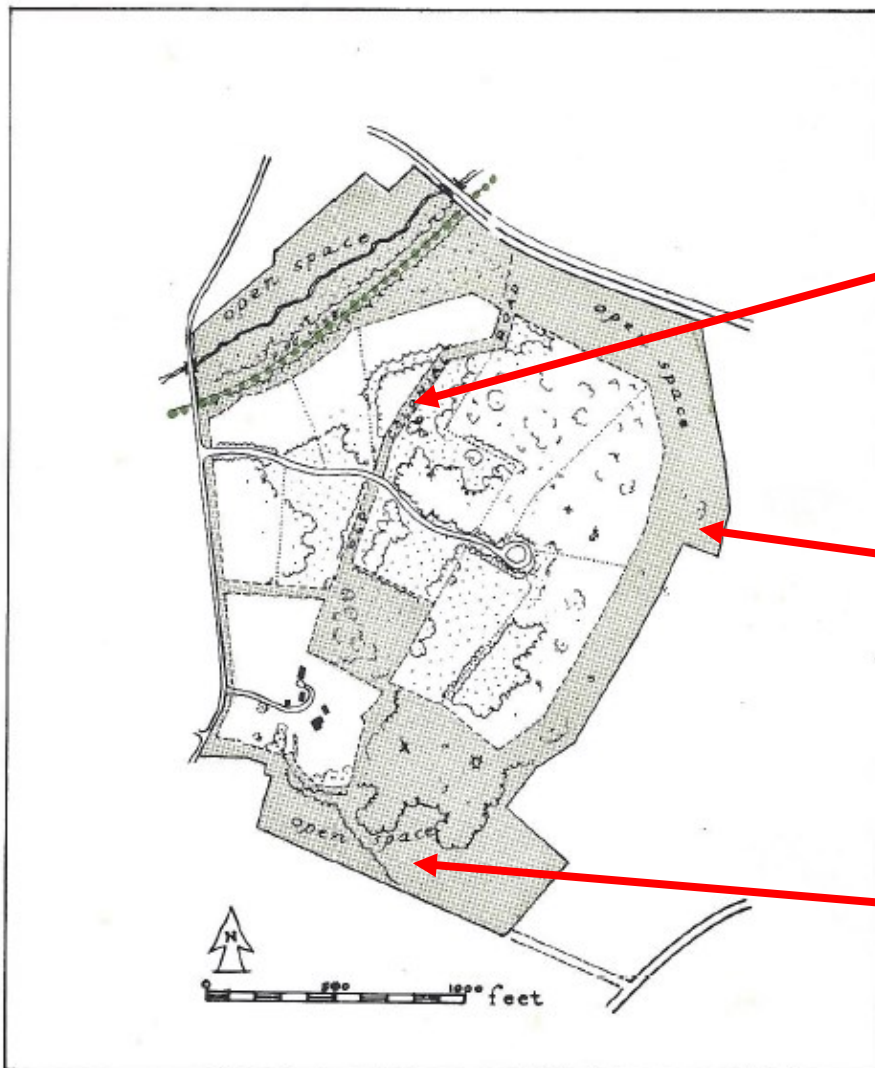


# Wheeler Farm, Lincoln: Creative Conservation Development Project



- **In 1965, Rural Land Foundation (RLF)** formed a non-profit and acquired the Wheeler Farm Land for \$285,000.
  - The property could have been developed into 38 house lots, but RLF worked with landscape designer Max Mason to creatively develop roughly half the land and conserve the other half.
- **109 Total Acres**
  - 54 acres of Conservation Land** deeded to Lincoln Land Conservation Trust (LLCT), including agricultural fields
  - 11 house lots** sold for development (10 were developed)
  - 2 existing colonial houses preserved

# Wheeler Farm, Lincoln: Creative Conservation Development Project



- **11 Housing Units**

- Lots clustered to preserve more open space
- RLF retained site plan review for building lots

- **Innovative Funding**

- 8 Trustees and 30 public spirited citizens** each individually guaranteed \$10,000 towards the purchase of the land through a State Street Bank mortgage
- RLF sold 10 of 11 lots**, which paid for the overall land purchase and gave RLF a revolving fund for future conservation land purchases
- Guarantors never had to pay any funds
- Funding strategy became a model for future conservation land purchases