

Upstate Forever

Promoting Sensible Growth and
Protecting Special Places in the Upstate

FOR IMMEDIATE RELEASE

January 15, 2009

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Upstate Forever Protects Two Polk County Properties

Eifert and Lonnes Tracts add to more than 2,000 acres protected in Landrum-Tryon area

(Greenville, SC) – **Upstate Forever** is proud to announce that two important properties in Polk County, the Eifert Tract and the Lonnes Tract, are now permanently protected by conservation agreements. A voluntary contract between a landowner and a qualified land trust, a conservation agreement retains private ownership for the landowner, who relinquishes some or all of the rights to develop a property. **Upstate Forever's** Land Trust program now holds conservation agreements on nine properties in the Landrum-Tryon area, for a total of 2,328 acres; the organization has 57 conservation agreements totaling 10,391 protected acres in the 10-county Upstate South Carolina as well as Polk County in North Carolina.

The **Eifert Tract**, a 207-acre property owned by Donald and Phyllis Eifert, is located in Tryon's "Old Hunting Country" and has figured prominently in the history of the region. Its land was once a hunting ground for the Cherokee Nation.

Among its many significant natural features, the Eifert Tract contains Horse Creek and another unnamed creek, both tributaries of the North Pacolet River. The property offers stunning views of the Southern Blue Ridge Escarpment, including Hogback Mountain, Sugarloaf Mountain, and White Oak Mountain. Four noteworthy species of flowering plants have been discovered on the property, including

Virginia snakeroot, whorled horsebalm, Biltmore carrion-flower, and Virginia spiderwort. The property is almost totally forested and provides significant wildlife habitat. The Eifert Tract has approximately 2,300 linear feet of frontage on I-26 and thus provides high-profile scenic significance and public benefit.

The Lonnes Tract, adjacent to the Eifert Tract, consists of 22 acres owned by Wolfgang and Joan Z. Lonnes. The North Pacolet River marks the property's southern boundary, with over 4,552 feet of frontage. Like the Eifert Tract, the property also features unique natural beauty, substantial wildlife habitat, and historical significance.

Both properties sit adjacent to Cotton Patch Farms, a 403-acre property already protected by **Upstate Forever**. Several other protected properties are in the vicinity.

Upstate Forever is hosting a seminar on February 3 at the Carolina First Center in Greenville to educate landowners, professionals, and other interested citizens about conservation agreements and their potential tax advantages. Professional development credits are available for accountants, attorneys, urban planners, financial planners, and foresters. For more information about the conference, visit www.upstateforever.org or call (864) 250-0500.

Upstate Forever is a nonprofit, membership-based organization promoting sensible growth and the protection of special places in the Upstate region of South Carolina. Our three program areas are Land Trust, Sustainable Communities, and Clean Air and Water. Founded in 1998, Upstate Forever now has over 3,300 members, two offices, and a staff of 20. For more information, see www.upstateforever.org.

Photos of the protected properties are attached.