

# Upstate Forever protects two Polk properties

## Eifert, Lonnes tracts add 229 protected acres in local area

Two properties in the "Old Hunting Country" area near Tryon, the Eifert Tract and the Lonnes Tract, are now permanently protected by conservation agreements, according to Upstate Forever.

The Eifert Tract, a 207-acre property owned by Donald and Phyllis Eifert, 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 views of the Southern Blue Ridge Escarpment, including Hogback Mountain, Sugarloaf Mountain, and White Oak Mountain.

Four noteworthy species of flowering plants have been dis-

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covered 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.

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.

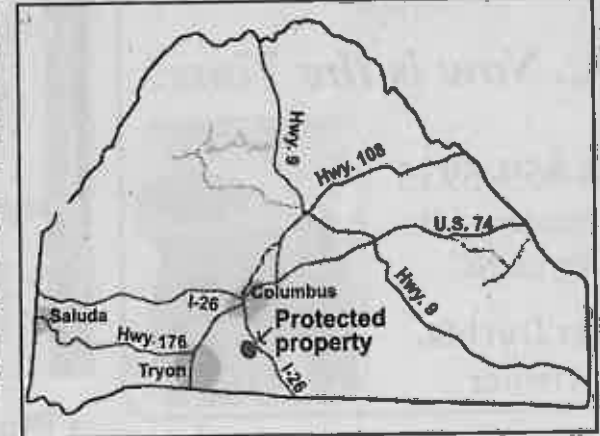
Upstate Forever is hosting a seminar on Feb. 3 at the Carolina First Center in Greenville to educate landowners, professionals, and others about conservation agreements and their potential tax advantages. Professional development credits are available for accountants, attorneys, urban planners, financial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



Above: A view of one of the neighboring Hunting Country properties recently put under conservation easement.

Left: Map showing the approximate location of the newly protected land in the Hunting Country near Scrivens Road.

(photo submitted)



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A stream on one of the Hunting Country properties recently protected by conservation agreements through Upstate Forever. (photo submitted)