



# NATURE NEEDS YOU

## The **YARROW**

A Conservation Opportunity

The Nature Conservancy of Canada is working with the Fischer-Cuthbertson family to find a new owner for the magnificent Yarrow property.

Like the late Charlie Fischer, the ideal buyer will be a visionary for conservation and willing to conserve this extraordinary natural landscape for the long-term. This is an urgent and rare opportunity to ensure the Yarrow is not lost forever.

Are you ready to create your conservation legacy?

# The Yarrow

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Along the Rocky Mountains of southwestern Alberta, lies a narrow band of key habitat where you can still encounter grizzly bears roaming freely and watch waves of native grass ripple across the prairie. This area, where Alberta grasslands meet the spine of the Rocky Mountains, represents the remnants of Canada's northern great plains.

Until the mid-1990s, a thriving ranching economy shielded this landscape from fragmentation and acreage development. Today, the traditional ranching industry is under threat, as economic challenges and pressures for new development continue to grow.



**But some wild spaces remain.**

# The Yarrow

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The Yarrow embodies the rich wildness of western Canada and gives hope to its conservation for the next generation. One of the most biologically diverse properties around, this magnificent ranch ranges from sweeping plains into climbing foothills. Hundreds of animals, many of them species at risk, call this property home.

**It is truly one of Canada's last, great spaces.**

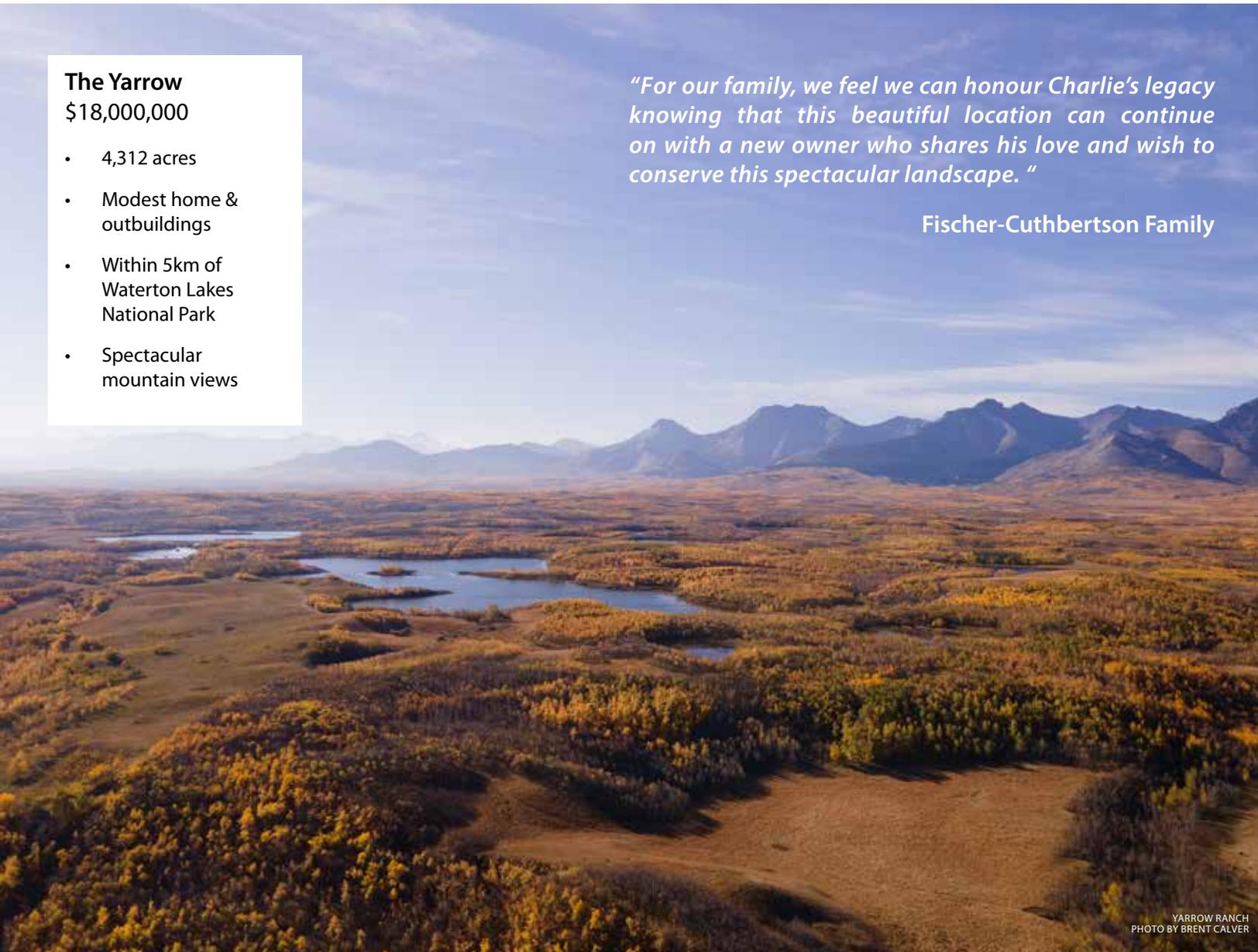
Traversed by Yarrow Creek and dotted with vibrant wetlands, this ranch is a haven for wildlife with views that will feed your soul. An established great blue heron rookery overlooks the winding creek banks, while sharp-tailed grouse dance on the prairie. Larger species such as grizzly bears, cougars, wolves, moose, and elk all thrive in this incredible place.

**The Yarrow**  
\$18,000,000

- 4,312 acres
- Modest home & outbuildings
- Within 5km of Waterton Lakes National Park
- Spectacular mountain views

*"For our family, we feel we can honour Charlie's legacy knowing that this beautiful location can continue on with a new owner who shares his love and wish to conserve this spectacular landscape."*

**Fischer-Cuthbertson Family**



# What's At Risk

The Yarrow Creek Ranch, an extraordinary 4,312 acres (1,745 hectares) of magnificent natural beauty and ecological diversity, is now for sale. Recognizing its unique significance, the current owners have offered the Nature Conservancy of Canada (NCC) the opportunity to identify a conservation-minded buyer, willing to work with NCC, to preserve this precious landscape for the long term.

The purchase of this ranch, with conservation in mind, represents a contribution not only to the wild species who call it home, but to the health and wellbeing of our headwaters, security of our food production, and protection of nature's artistry for future generations.

**The Yarrow is one of the most biologically diverse ranch properties NCC has ever seen.**

It includes over three kilometres of creek frontage along Yarrow Creek, many ponds and lakes, forests, rolling plains, and an incredible array of wildlife. This ranch,

with its vast range of pristine habitat, creates corridors for wildlife and facilitates annual migrations for species like elk and migratory birds.

It is an interesting mixture of foothills parkland and fescue grassland habitat types—dotted with wetlands, and crossed by creeks—this property boasts an incredible diversity of micro-habitat types with 40 different plant communities across the property. This particular topography and flora makes it an ideal home for wildlife, with over 100 distinct wildlife species documented on the property, including 28 species at risk.

The property's waterways are also a haven to endangered bull trout and westslope cutthroat trout. Sensitive sharp-tailed grouse breed here in a specialized and place-dependent lek system; and walking through these enchanted spaces you will discover rare plants like the blue camas, striped coral-root, and mariposa lily.

## Yarrow Species at Risk

### AMPHIBIANS

- Boreal toad
- Canadian toad
- Columbia spotted frog
- Tiger salamander

### BIRDS

- Alder flycatcher
- Baltimore oriole
- Bank swallow
- Barn swallow
- Black tern
- Bobolink
- Common yellowthroat
- Eastern kingbird
- Great blue heron
- Least flycatcher
- Pied-billed grebe
- Pileated woodpecker
- Sandhill crane
- Sharp-tailed grouse
- Sora
- Trumpeter swan
- Western wood-pewee

### MAMMALS

- Eastern red bat
- Grizzly bear
- Hoary bat
- Little brown bat
- Northern myotis
- Silver-haired bat

### REPTILES

- Red-sided garter snake



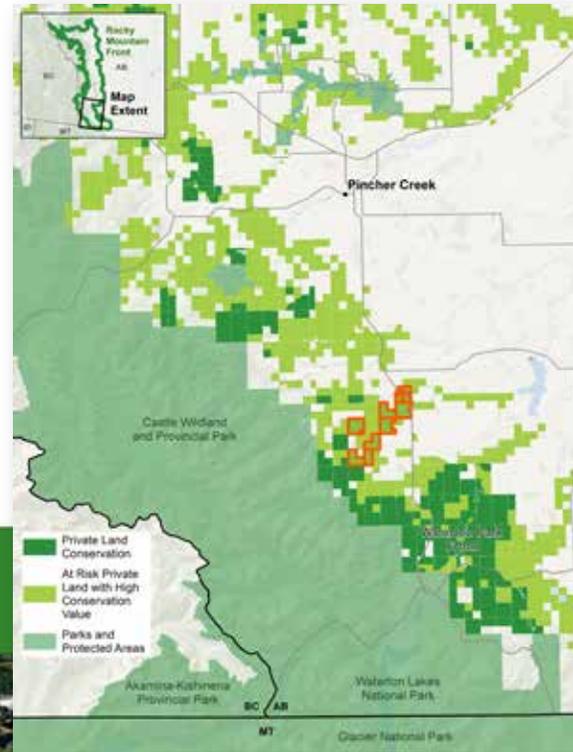
PHOTOS: SHARP-TAILED GROUSE ([RICK BOHN/USEWS](#)), TRUMPETER SWAN (NCC), GREAT BLUE HERON (NCC), BOREAL TOAD (NCC), SANDHILL CRANE ([NIGEL](#)), BARN SWALLOW (NCC)

# What's At Risk

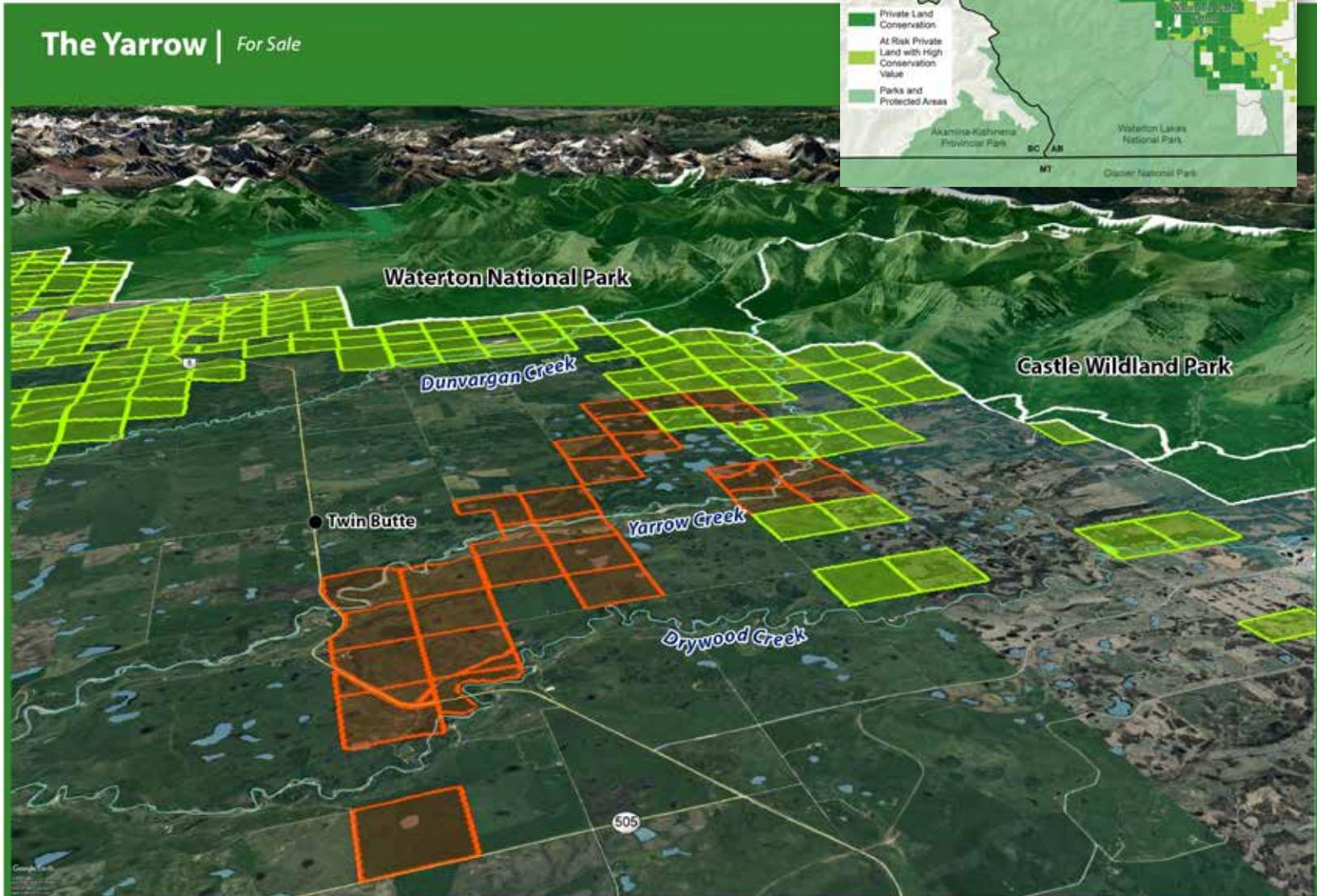
All the conserved lands around the Yarrow offer a buffer to the larger national and provincial parks. They provide wildlife with lowland habitat and an opportunity for safe movement across the landscape.

Throughout the last 30 years NCC, working with landowners and donors on projects like this one, has protected over 115,000-acres (46,540 hectares) of land in the greater Waterton Park Front area—one of the largest private land conservation efforts in Canada.

Your purchase of the Yarrow, with intent to place a conservation easement or donate the land, will directly build on these efforts, adding to the larger community of conservation in this highly-threatened area.



## The Yarrow | For Sale



- River
- The Yarrow (Yarrow Ranch)
- Other Conservation
- National and Provincial Protected Area

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# Who We Are

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The Nature Conservancy of Canada leads and inspires others to join us in creating a legacy for future generations by conserving important natural areas and biological diversity across all regions of Canada.

NCC is the nation's leading not-for-profit, private land conservation organization, working to conserve our most important natural areas and the species they sustain. In 1970, we began a conservation movement in Alberta working with people from many backgrounds and experiences. Yet all share a common characteristic: the belief that nature should remain for future generations to inherit and enjoy.

In the last 50 years, supporters have helped NCC conserve over 1.1 million acres (451,630 hectares) of some of the most spectacular land and water in our beautiful province. A proud achievement and testament to NCC's non-advocacy, win-win approach to conservation which includes supporters ranging from individuals and businesses, farmers and ranchers, energy companies, foundations and non-profit partners, and both federal and provincial governments.

**This work creates a lasting conservation legacy, with results you can walk on.**



# A Conservation Legacy

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# A Conservation Legacy

## CONSERVATION EASEMENT

NCC is the only national organization dedicated to conserving Canadian biodiversity through the conservation of land. Much of our success can be attributed to the visionary landowners we work with and their knowledge and commitment to the land. An option for landowners is to donate land or a conservation easement. A conservation easement is a voluntary, legal agreement that permanently limits uses of the land in order to protect its conservation values. This is a good option for landowners who are invested in the long-term conservation of their property and want to retain ownership.

**With a conservation easement, the landowner retains the title to the property, while the easement recipient (NCC) holds an interest in the land.**

Each conservation easement is unique and is created to fit the specific property to protect the conservation values and support the wishes of the landowner. Some of the most common easement restrictions include removing the ability to subdivide, build additional structures, alter water bodies or cultivate native grassland.

The landowner continues to use the property, subject to the restrictions of the conservation easement. They may elect to sell or donate the land, and future landowners are then subject to the same restrictions, ensuring the conservation values of the property are protected in perpetuity.

For more information on this subject, the following website, created by the Environmental Law Centre and the Miistakis Institute, provides additional information regarding conservation easements and the answers to many common questions: <http://www.ce-alberta.ca/>.

NCC partially purchases or accepts donations of conservation easements, ensuring the long-term protection of the land's conservation values. The value of a conservation easement is typically between 30 per cent and 45 per cent of the land's fair market value. NCC may then pay for a portion of the fair market value (to a maximum of 20 per cent) and provide a tax receipt for the remaining portion.

*Examples of the conservation options for the Yarrow Creek Ranch are presented in the table below.*

## LAND DONATION

If you do not wish to own and manage the ranch yourself, you can still make a lasting contribution to its conservation either by donating the land to NCC after purchase or donating the funds to NCC for purchase. You will receive a tax receipt for the full value of the land, and NCC will ensure a stewardship endowment of \$600,000 is in place to secure its long term management and care.

	Fair Market Value	Easement Value* (40%)	Tax Benefits*
LAND DONATION	\$18,000,000	-	\$18,000,000 (tax receipt)
CONSERVATION EASEMENT (Donation)	\$18,000,000	\$7,200,000	\$7,200,000 (tax receipt)
CONSERVATION EASEMENT (Split Receipt)	\$18,000,000	\$7,200,000	\$3,600,000 (20% fair market value cash) \$3,600,000 (tax receipt)

\*Estimated values

# A Conservation Legacy

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## TAX BENEFITS

The charitable tax receipt for the value of the land or conservation easement donation can be applied to 75 per cent of your annual taxable income and carried forward for up to five years.

This project may also be eligible for the Ecological Gifts Program, offered by Environment and Climate Change Canada.

NCC can facilitate an application to the Ecological Gifts Program and you may obtain additional tax benefits. The program offers an extension of the five-year carry forward period, to claim donation over the next 10 years. You can also use the credit against 100 per cent of your income. To learn more about the Ecological Gifts Program, visit <https://www.canada.ca/en/environment-climate-change/services/environmental-funding/ecological-gifts-program.html>.



VIEW OF THE ROCKIES FROM THE YARROW RANCH  
PHOTO BY LINDSAY FISCHER

NCC cannot offer financial advice or suggest how much this program may benefit you. We recommend that you speak to your financial advisor to learn more about the substantial tax benefits.

# A Conservation Legacy

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The Yarrow is at risk, and NCC needs a leader ready to invest in this truly once-in-a-lifetime opportunity. A visionary who feels an intrinsic connection with nature and wants to leave a lasting legacy.

If you, or someone you know, has the drive to make a difference in the world, NCC can work with you to design a conservation solution for the Yarrow—forever protecting it from development and working together to steward it.

Time is running short and with your strategic investment, the Yarrow may be conserved forever. If you would like to learn more about NCC and the options for conserving this exceptional property, please reach out to us today.

Get in touch to discover more about how to conserve the Yarrow through purchase, donation, or conservation easement.

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[www.natureconservancy.ca/SaveTheYarrow](http://www.natureconservancy.ca/SaveTheYarrow)