



“Ecological Assets
Redefine Rural
Land Values”



2024 Landowner Deck

Eco-Asset Solutions & Innovations LLC

San Francisco and South Lake Tahoe

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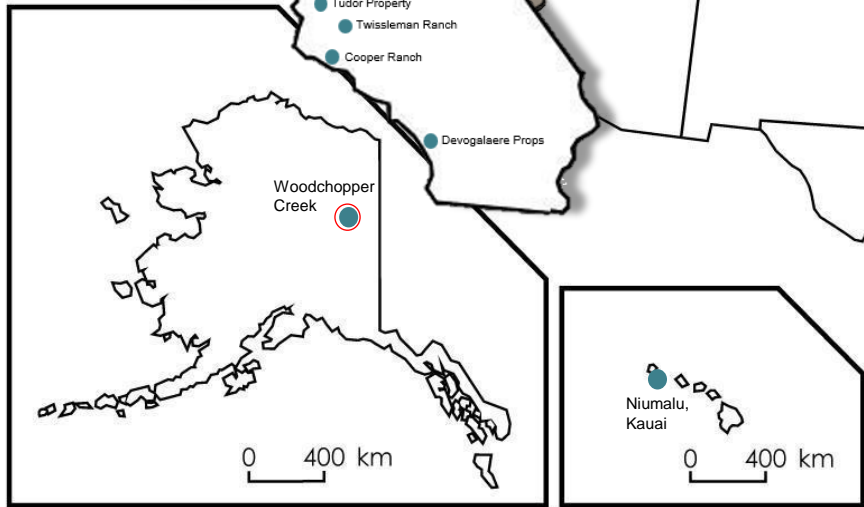




Project Locations

Over sixty projects in the US as of Dec 2024

California:
24 projects



- = eco-restoration
- = land appraisal
- = eco-asset valuation
- = discussed in this presentation



Project Case Studies



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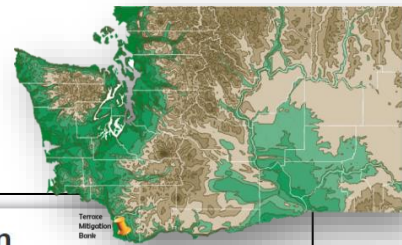
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Case Study 1: A 130-acre property in **Vancouver, Washington** was approved for wetland mitigation banking in 2015.



EASI predicted Terrace MB could generate about \$12.6M in gross eco-asset value (\$97,000/acre) based on known wetland credit values -- \$156,000 each.

Colliers International was asked to appraise the property. They assigned a 15-year project period and a 17.5% discount rate to the EASI gross estimates, predicting net earnings of \$4.9M.

Prices (2021) are about \$225,000 per credit-acre.

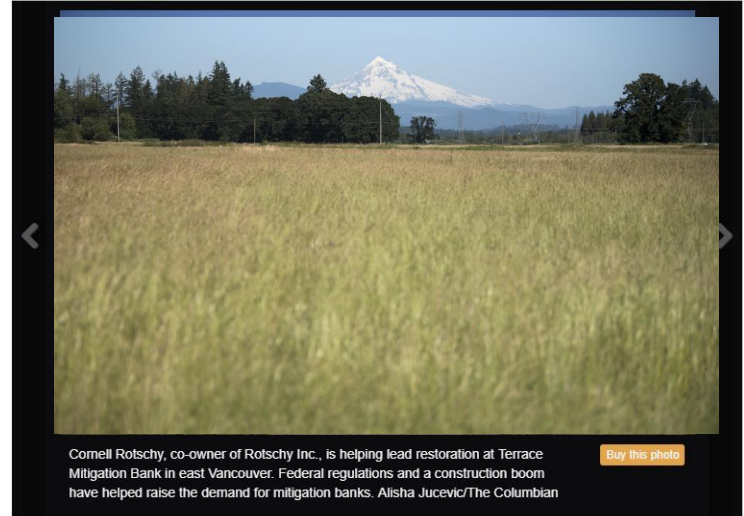
The bank has 81 approved credits.

At today's value, that would be \$18.2 million gross or \$5.9M net.

As of Feb 2024, 29.5 wetland credits have been sold, valued at \$6.6M.

Banking on wetland restoration

Developers buy credits to offset damage to environment



Cornell Rolschy, co-owner of Rolschy Inc., is helping lead restoration at Terrace Mitigation Bank in east Vancouver. Federal regulations and a construction boom have helped raise the demand for mitigation banks. Alisha Jucevic/The Columbian

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By [Troy Brynelson](#), Columbian staff writer

Published: June 25, 2017, 6:02 AM

“A 113-acre former peat bog in Vancouver, WA, became Terrace Mitigation Bank in 2017.

It will be restored over the next decade and conserved for the foreseeable future. The bank will generate millions in revenues by restoring it and selling credits to local developers, whose projects may cause ecological damage.”

Terrace MB LLC approached Riverview Community Bank, a federally regulated lender, for a loan to finance wetland habitat restoration.

They offered future mitigation credits as collateral for the loan.

The lender was unfamiliar with the mitigation credit marketplace. They funded the Colliers appraisal to understand the relationship between land value and potential mitigation credit value.


Colliers set up a clear framework for the assessment:

Regulatory Authority

“The Subject Property has been designated as a mitigation bank by the Washington Department of Ecology (Ecology). As such, the Subject Property can sell credits to offset mitigation on other lands.

Mitigation Credit Market Demand

“The primary users of credits are likely to be the City of Vancouver, Clark Regional Wastewater District, Pacific Energy, Port of Vancouver, Portland General Electric Company, Washington State Department of Transportation and a number of public, quasi-public and private users.”



Terrace Mitigation Bank

Value Conclusion As-Developed	
Terrace Mitigation Value (Intangible Credits):	\$4,900,000
Terrace Mitigation Bank Fee Land Value:	\$115,000
White Oak Bank Fee Land Value:	\$495,000
Indicated Value:	\$5,510,000

Mitigation Credit Market Price

“The starting point for the analysis is the value of a credit. We looked to the public records for sales of similarly developed credits (e.g. ‘comparables’). (According to EASI) the adjusted average value is about \$156,000 per credit statewide. For reference are the available sales for (nearby) East Fork and Columbia River mitigation banks.

“The final estimate of market value for the Subject Property is based on the summation of the fee interest in the Property plus the present value of the agency-authorized mitigation credits for the Terrace MB.”

Lessons from this Case Study

Lesson 1 – Mitigation credits can be bona fide indicators of land value and important sources of business revenue.

LAND VALUATION



Lesson 2 – Mitigation credits, although intangible assets (don't convey any physical ownership of land or tangible property), have known market value.

That value is recognized by lenders for purposes of debt financing.



Case Study 2: A 355-acre horse ranch in California's San Benito County was purchased in 2014 for \$500,000, or about \$1400/acre.

EASI performed an eco-asset review, finding 5 ('creditable') species for which mitigation credit market value has been established.

EASI estimated the gross value of future mitigation credits to be \$9M.

The landowner had no experience with mitigation banking. Instead, he sold 300 acres to a local energy company that needed mitigation for the Panoche Valley solar energy project.

The energy company paid \$4400/acre (\$1.3M) for the mitigation land, three times comparable market value.

Why pay such a high premium?

The 300 mitigation credits would have cost the energy company 5x as much (\$6.5M) if purchased from a local mitigation bank. The company saved ~ \$5M by accepting the landowner's offer.

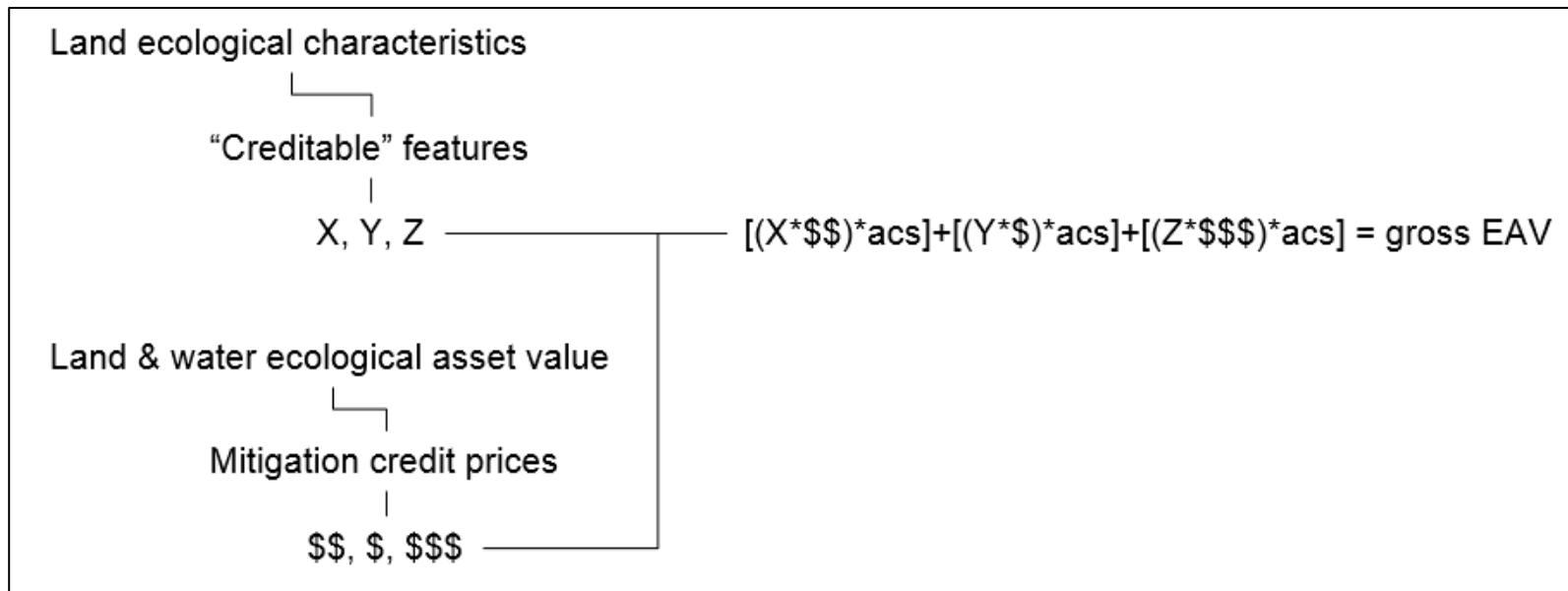


Case Study Lessons

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Lesson 2 – Mitigation credits, although intangible assets, have known market value. That value can be recognized for purposes of debt financing.

Lesson 3 – Developing a mitigation bank can be costly and isn't always necessary. Just knowing the *potential* mitigation credit (eco-asset) value—like knowing the market value of other extractable natural resources—can boost land sale prices.



Case Study 3: In 2016, a California Reclamation District needed mitigation credits to offset levee maintenance impacts at McDonald Island in the San Joaquin River.

The Rec District asked a local landowner to sell or donate 200 acres of potential mitigation land to help meet this obligation.

The landowner, unsure how to value the mitigation acres, asked EASI to conduct an eco-valuation. Colliers International was asked to perform a land appraisal once the eco-valuation was complete.

The appraisal showed a 24:1 ratio between the gross value of mitigation credits and the market value of the 200 acres. The gift value of the property (subject to tax deduction) went from \$200K to \$4.9M.



(From the Colliers' report)

Final Value Conclusion:

Subject Property Value Conclusion			
	Parcel A	Parcel B	Total
Market Value of Fee Land (Real Estate):	\$120,000	\$80,000	\$200,000
Bulk Value of Mitigation Credits (Intangible Value):	\$4,250,000	\$425,000	\$4,675,000
Total Market Value:	\$4,370,000	\$505,000	\$4,875,000

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McDonald Island, CA

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\$32M gross eco-asset value
- \$16M price paid by CF / L&WCF
\$16 gift to federal govt.

\$4.8M tax deduction (30% bracket)

\$20.8M project value to Allegheny Power



Case Study 4: A 485-acre meditation retreat center in Monterey County, CA wanted to find more conservation oriented economic uses for the land.

In 2017 EASI estimated \$4M in gross value for wetland credits and \$20M for species/habitat credits. (Corpororo Creek is a headwater for sturgeon spawning in central CA.)

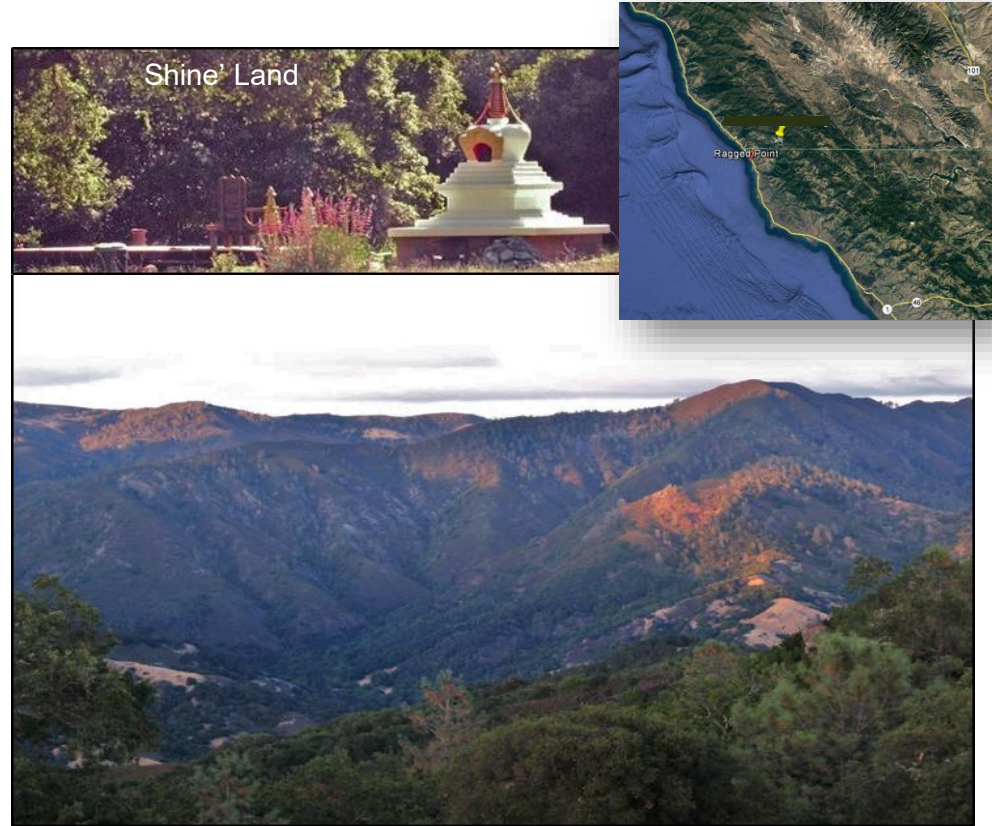
Mitigation bank development costs were also studied leading to a predicted ROI of 4.5:1.

The property exists in an area with essentially zero competition from other mit-credit sellers.

Demand for mitigation credits would come from local city, county and state agencies as well as industry operating in the Central Coast region.

During the land survey, EASI accidentally identified complications with the county-recorded property boundaries. (Permanent structures on federal land!)

This put mitigation bank on hold – probably indefinitely.



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Lesson 5 – Attractive ROI is not always the determining factor in project decision making.



Case Study 5: A landowner in Umatilla County, Oregon considered building the only mitigation bank in the eastern part of the state, on a 2300-acre property.

In 2017 EASI estimated the gross value of wetland credits to be \$30M on 355 acres, or \$85,000/acre.

Ecological restoration costs, plus costs to set up a mitigation bank endowment fund, led to a total development cost of about \$5M. That high cost, and uncertain demand for mit-credits in eastern Oregon kept project ROI at 0.6:1.

However, by deferring restoration costs to later development phases, and by securing Letters of Interest from prospective credit buyers, ROI could grow to 2.6:1.

Other project flex points were identified to increase ROI, allowing the landowner to scenario-plan future development options. He has proposed cost-share options with a local Native American group interested in fisheries restoration.



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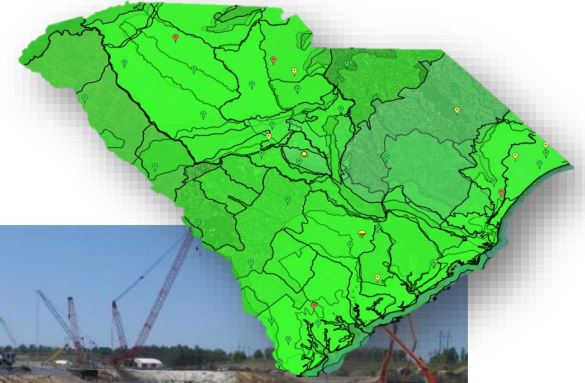
Lesson 6 – Mitigation credits don't always generate attractive ROI.



Case Study 6: A national energy company wanted to learn about mitigation credit markets in South Carolina.

In 2017 the company purchased a state-owned nuclear power plant with the promise of decommissioning the facility and replacing it with natural gas generation.

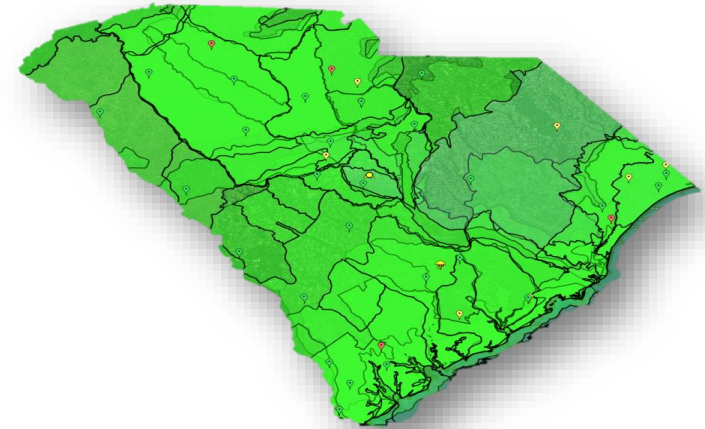
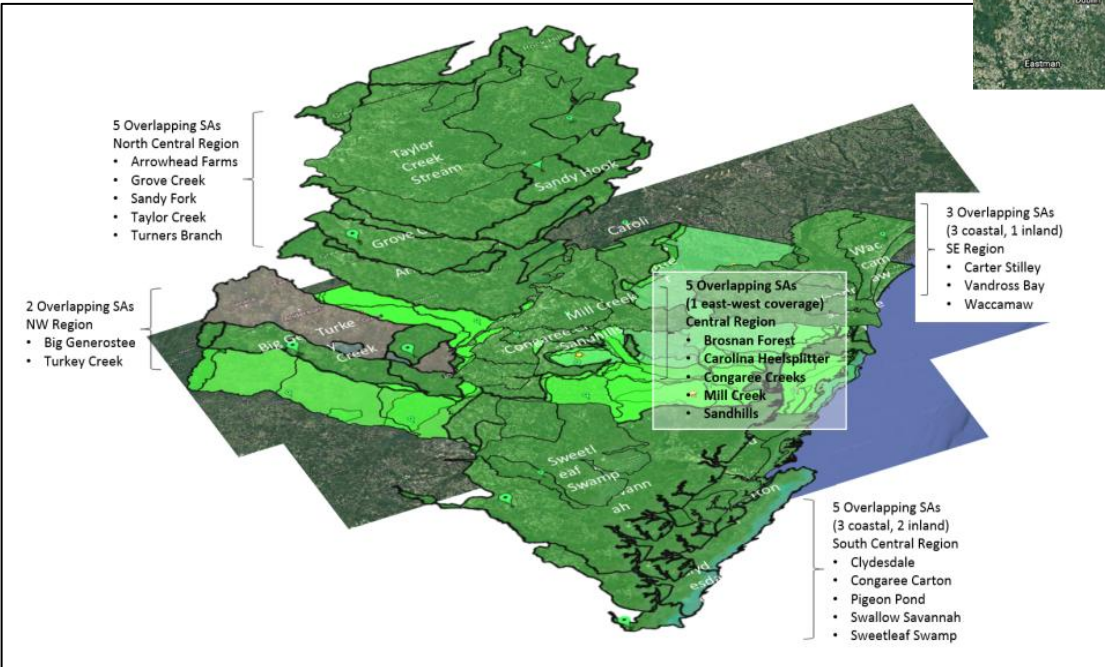
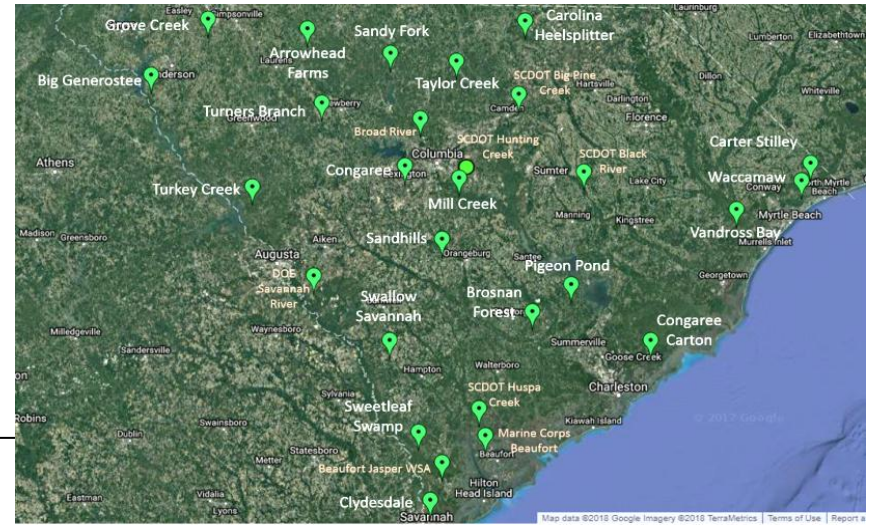
Decommissioning would leave a large depression in the landscape. The company wondered if wetlands restoration and mitigation banking could help them offset some of the decommission costs.



The company asked EASI to do a market analysis of South Carolina wetlands banking.

South Carolina is home to a large number of wetland mitigation banks. The service areas for these banks often occupy entire watersheds.

EASI discovered that the state was essentially blanketed with wetland banks – there were no open business niches.



South Carolina mitigation bank service areas – plan view

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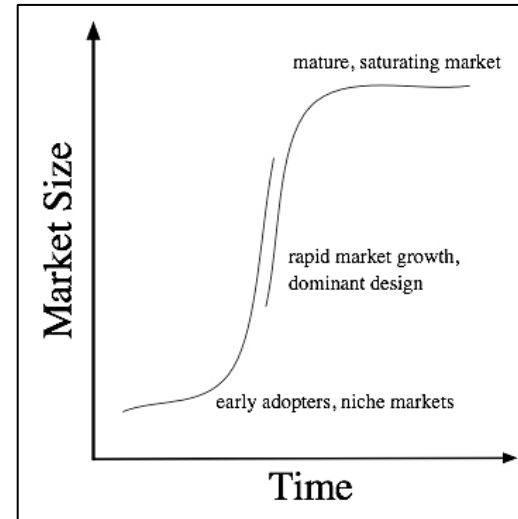
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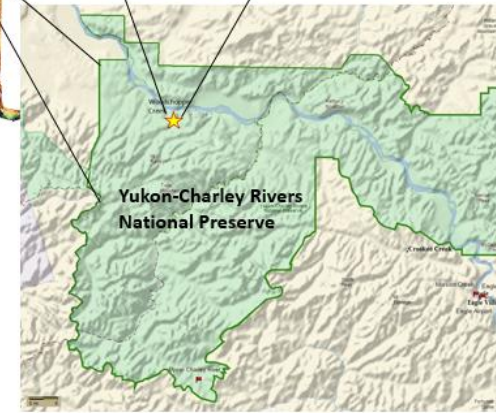
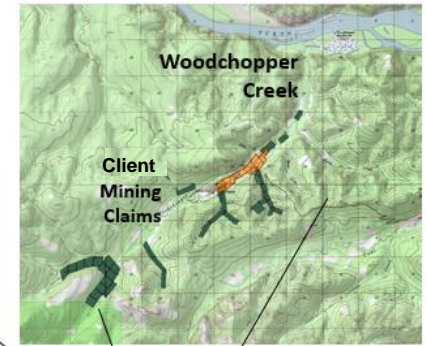
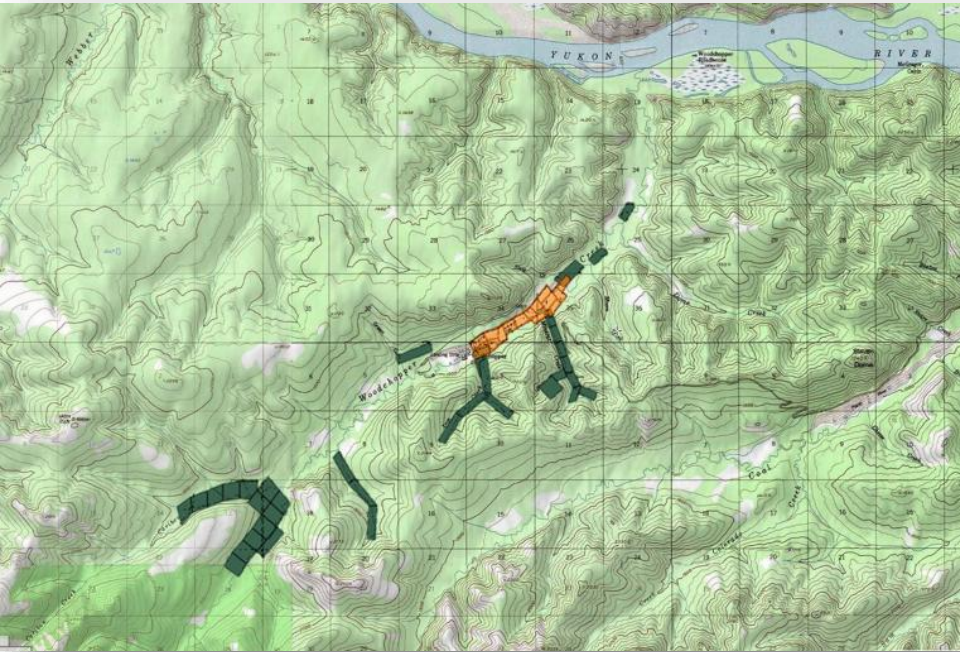
Lesson 6 – Mitigation credits don't always generate attractive ROI.

Lesson 7 – Some mitigation credit markets may be saturated.



Case Study 7: A 1340-acre inholding of Alaska's Yukon-Charley Rivers National Preserve included patented and unpatented mining claims. The landowner decided to sell the claims in 2018 and wanted to know if eco-assets would boost the asking price.

The National Park Service wanted to consolidate federal land ownership and minimize future mining disturbance. They offered to buy the claims.



At what price should the landowner/claims-holder sell?

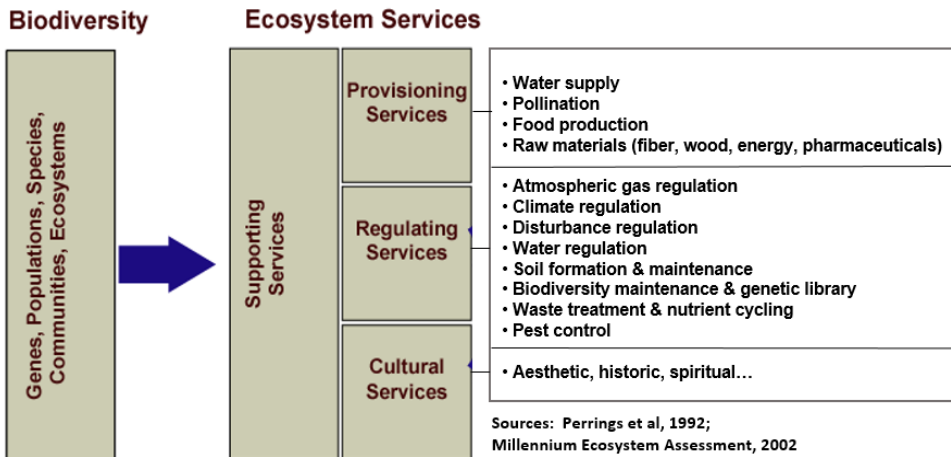
- What are wetland mitigation credit comparables?
- What are the mining claim comparables?
- Were these asset values compatible?

Yukon River at Woodchopper Creek





Biodiversity is the foundation for all ecosystem services:

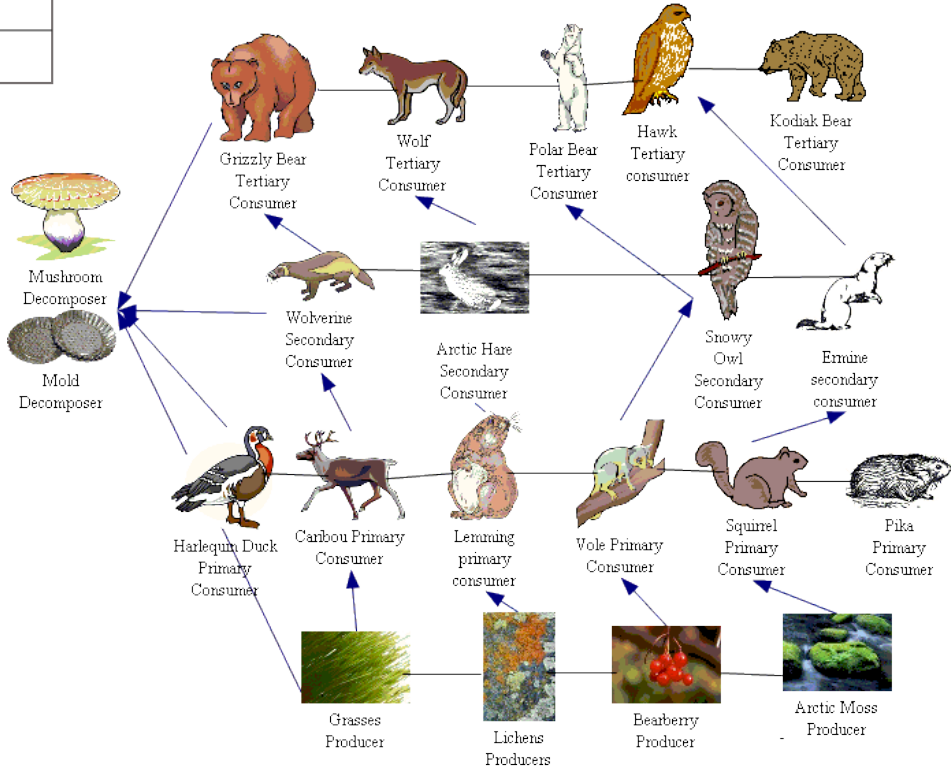


All economic activity
All quality of life

↓

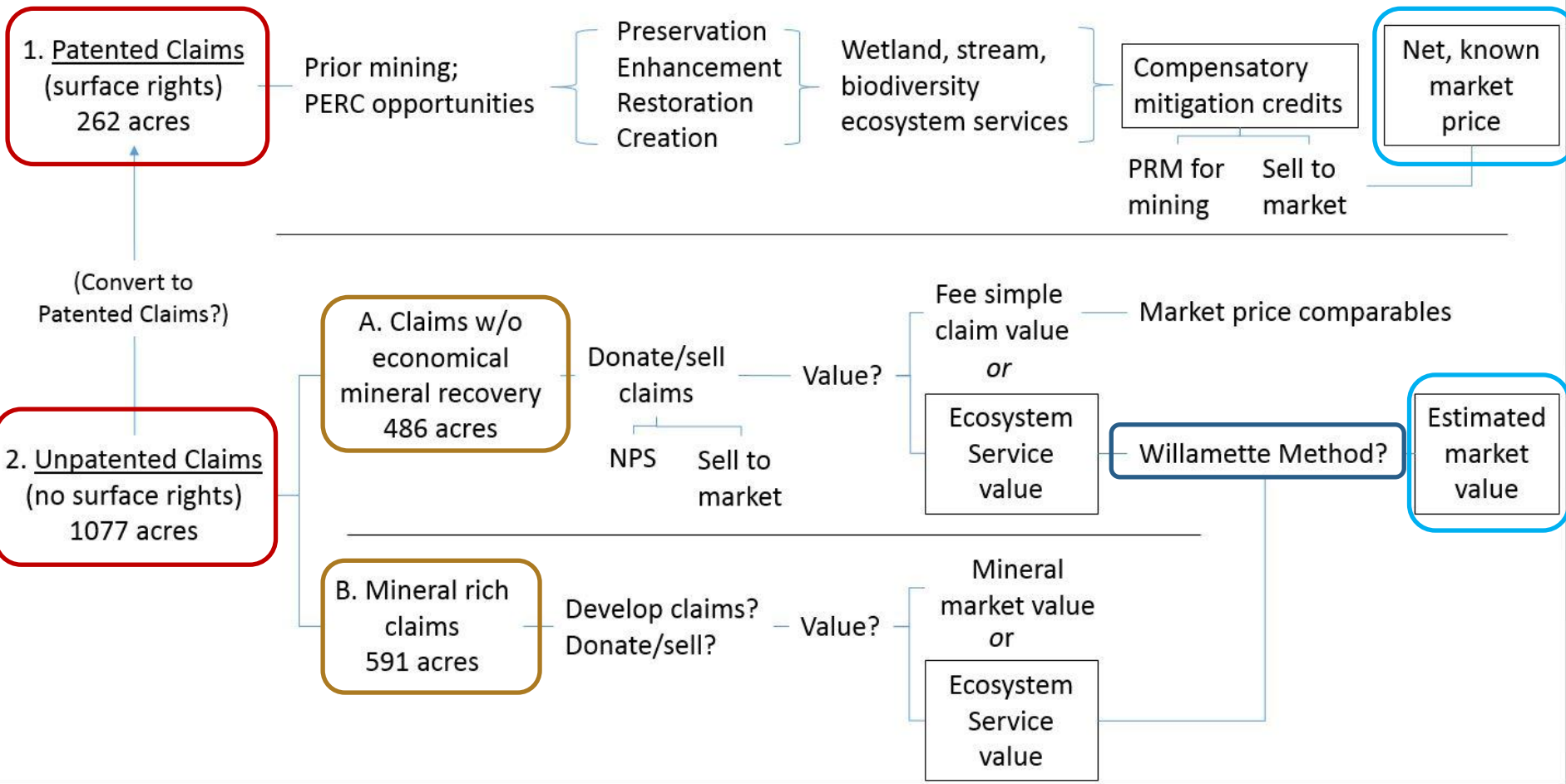
Total Economic Value (TEV)

The Woodchopper Creek property is a highly desirable landscape. But would NPS pay a premium based on ecosystem service values?



EASI examined separate value pathways for the patented vs. unpatented claims.

Client Mining Claims – Yukon-Charley Rivers National Preserve



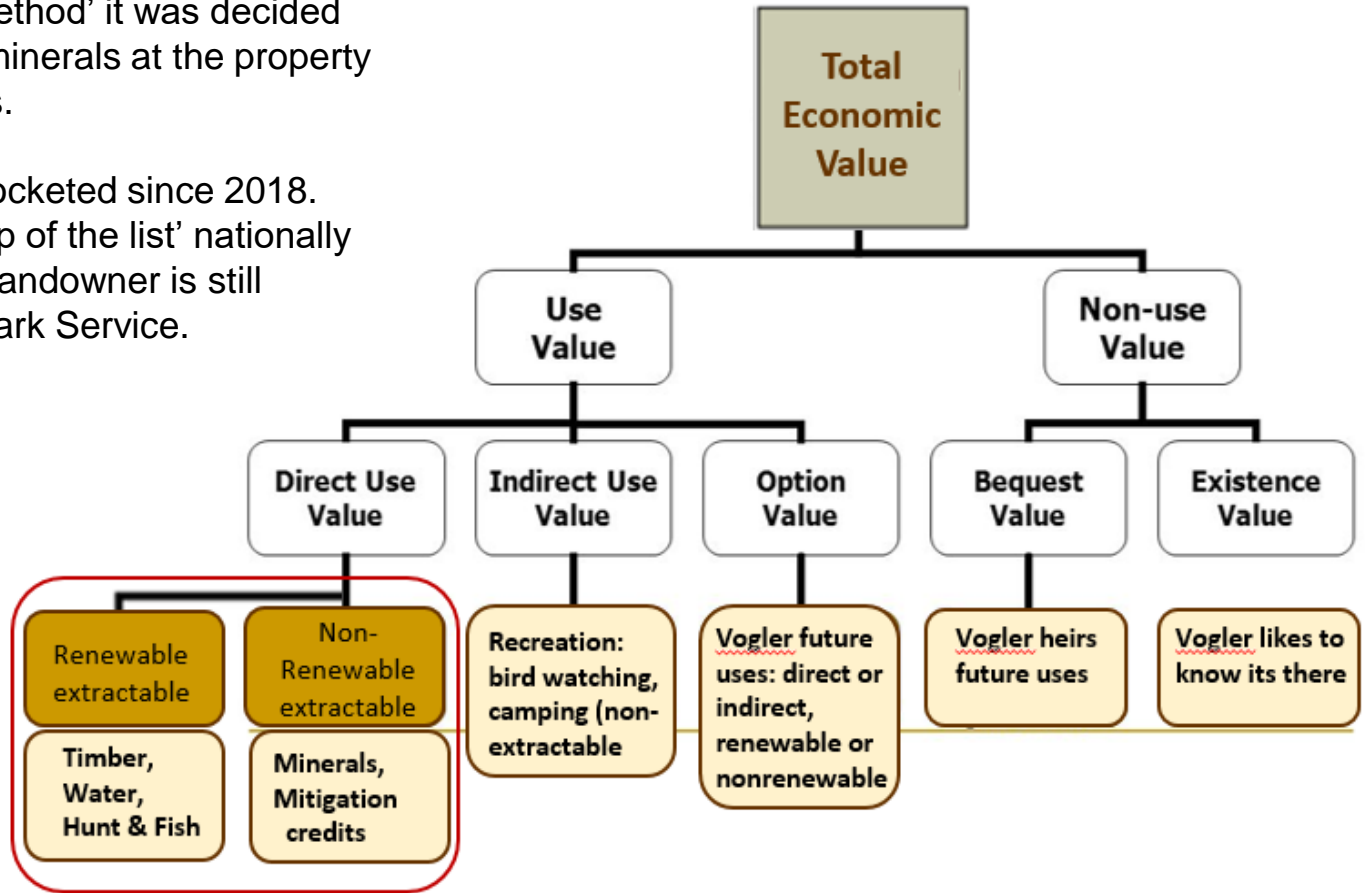
Studying the 'Willamette Method' it was decided that the value of unmined minerals at the property exceeded eco-asset values.

The value of gold has skyrocketed since 2018. Although the property is 'top of the list' nationally for federal acquisition, the landowner is still negotiating with National Park Service.



WILLAMETTE PARTNERSHIP

We have over 20 years of experience with market-based conservation solutions. [Learn more.](#)



Hard Eco-Asset Market Value

Patented Claims & Surface Rights

EASI

'Soft' Eco-Asset Market Value?

Unpatented Claims & Mineral Rights

Willamette Partnership

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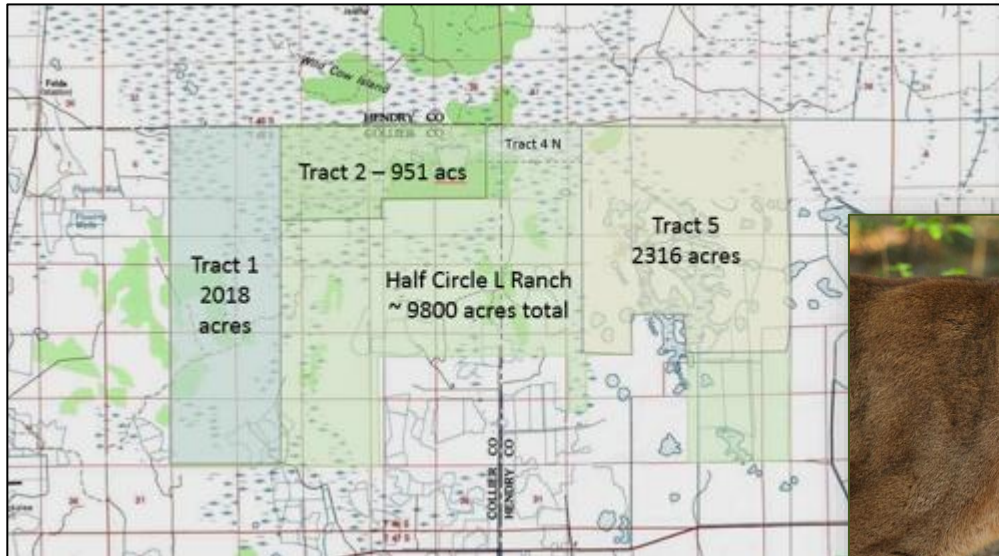
Lesson 8 – Hard eco-asset market value is not everything. 'Soft' EAV can build willingness-to-pay for a highly attractive property, especially if advocated by a reputable source (e.g. Willamette Partnership)



Case Study 8: A 10,000-acre ranch in south Florida, one of the area's best known historic and natural landscapes, went on the market after four generations of family ownership.

Before deciding to make an offer on the ranch, a potential buyer in Louisiana contacted EASI about mitigation bank development options. Could he earn back the land purchase cost?

The ranch had been subdivided into 6 tracts, with the agricultural land separated from the ranch land. Four tracts were considered wild enough to qualify for wetlands and/or species mitigation banking – including conservation credits for the rare Florida panther.



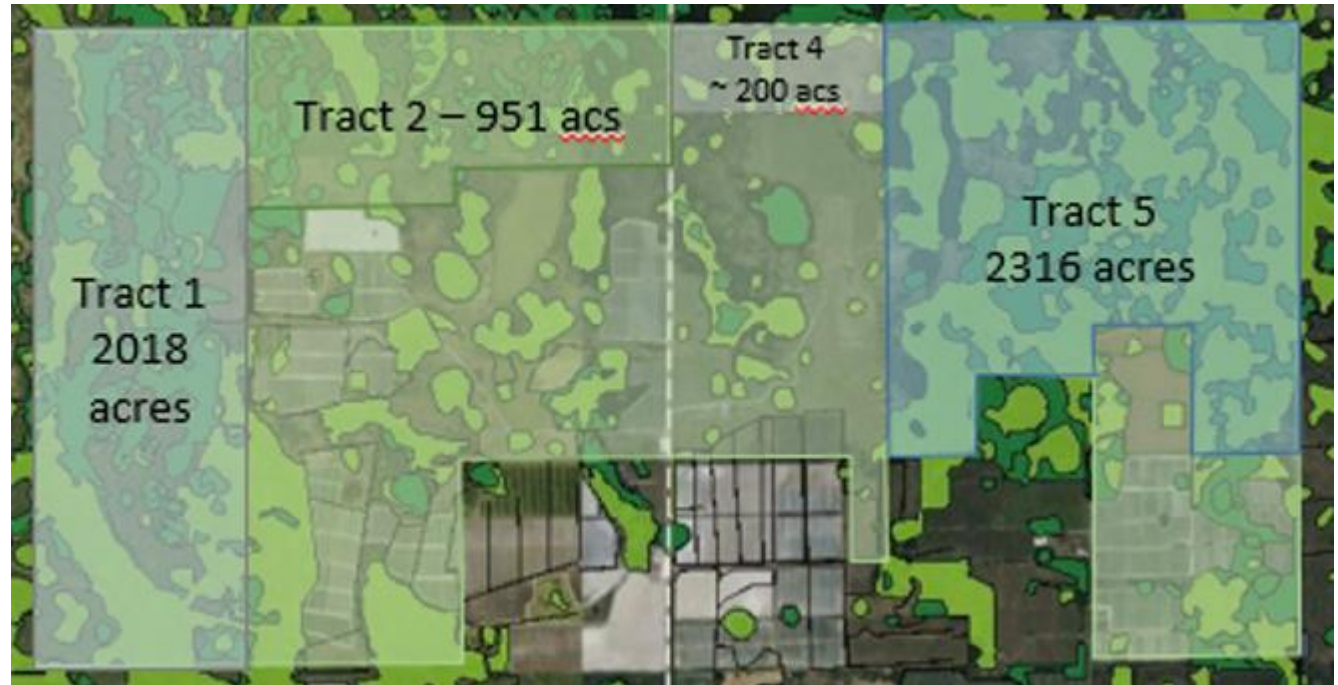
Which, if any, of the tracts should our buyer consider, and why?

The buyer had grown up hiking, camping and hunting there – on Tract 2 in particular. Should a land purchase be based on business or personal considerations?

EASI's challenge – to model six different land purchase options. ~ whoa



- All four tracts
- Tract 1 alone
- Tract 2 alone
- Tract 5 alone
- Tracts 1 & 2 together
- Tracts 2, 4 & 5 together



Performance
Table contents
close up

A: Mitigation Credit Inventory		Credits Released
Total Wetland Credits Authorized	3777.25	
Tract 1	1614.40	
Tract 2	713.25	
Tract 4	60.00	
Tract 5	1389.60	
Stream Credit-Feet Authorized	0.00	
Total Florida Panther Credits Authorized	1707.75	
Tract 1	403.60	
Tract 2	237.75	
Tract 4	140.00	
Tract 5	926.40	
Total Potential Credit-Acres (1:1 ratio)	5485.00	
Total Approved Linear Feet-Credits (Stream)	0	
B: Mitigation Credit Release and Sale		
-- Wetland / Riparian Credit Release Schedul 3777.25 credit-acres		
Pre-Construction & year 0 (prelease = 15%)	15%	
Performance Credit Releases	25%	
Credits Available		
Credits Sold @ Market --> use rate	37.00	
Credits Sold @ Bulk	\$ -	
Total Credits Sold/Year		
Ending Credit Inventory:		
Credit Sales Running Total		
-- Stream Credit Release Schedule 0 linear foot-credits		
Pre-Construction & year 0 (prelease = 15%)	15%	0.00
Performance Credit Releases	25%	
Available Credits		
Credits Sold @ Market --> use rate	6%	
Credits Sold @ Bulk	\$ -	
Total Credits Sold/Year		
Ending Credit Inventory:		
Total Credit Sales to Date		
-- Florida panther 1707.75 credit-acres		
Pre-Construction & year 0 (prelease = 7.5%)	15%	
Performance Credit Releases	25%	
Credits Available		
Credits Sold @ Market --> use rate	88.23	
Credits Sold @ Bulk	\$ -	
Total Credits Sold/Year		
Ending Credit Inventory:		
Credit Sales Running Total		

C: Total Mitigation Bank Revenue:	
Market Pricing Rate:	105.5%
Wetland Credit Revenue	\$88,663
Market Pricing Rate:	0%
Stream Credit Revenue	\$0
Market Pricing Rate:	109.0%
Panther Credit Revenue	\$12,916
MB Credit Sales Revenue	
Trust Fund Interest Earned	
Total MB Revenues	
	Project Year:
D. Other Income (Potential Compatible Uses)	
Market Pricing Rate:	103%
Tract 1 grazing, timber, hunting, tourism	
Tract 2 grazing, timber, hunting, tourism	
Tract 5 grazing, timber, hunting, tourism	
Compatible Use annual totals	
	Project Year:
E. Mitigation Bank Costs:	
Land Cost per acre	\$ 3,300
Mineral rights - cost of Right of Entry Release	30%
Annual Cost Adjustment (CPI)	103%
Management (Operation & Maintenance)	\$ 753,597
Trust Fund Costs	
Construction & Implementation (Capital))	\$ 6,129,040
Subtotal (minus Land)	
Contingency	5%
Total Annual Costs:	
	Project Year:
F. Mitigation Bank Net Income:	
Net Present Value (NPV) @	5.00%
Net Present Value (NPV) @	10.00%
Net Present Value (NPV) @	15.00%
CONCLUSIONS	
Net Present Value @	5.00%
Net Present Value @	10.00%
Net Present Value @	15.00%

Mit-bank performance results were not uniform across the various parcels.

Why? Because parcel characteristics varied.

Biggest challenge? Credit demand was small.

Purchase of the smaller Tract 2 made the most immediate business sense.

Key Project Financials (20 years)	
Land purchase price	\$ 18,100,500
Mineral Rights	\$ 5,430,150
Start up capital required	\$ 6,898,289
Management costs	\$ 20,249,431
Trust Fund Costs	\$ 12,559,948
Total MB costs	\$ 62,026,571
MB gross earnings	\$ 187,392,959
MB net earnings (ROI \$)	\$ 125,366,388
Base Return on Investment (no NPV)	202%
	5.00% 124%
	10.00% 76%
	15.00% 45%

Comparing Tract Performances

	Tract 1	Tract 2	Tract 4	Tract 5		Tracts 1 & 2	Tracts 2, 4, 5
	\$ 6,659,400	\$ 3,138,300	\$ -	\$ 7,642,800		\$ 9,797,700	\$ 11,441,100
	\$ 1,997,820	\$ 941,490	\$ -	\$ 2,292,840		\$ 2,939,310	\$ 3,432,330
	\$ 2,987,349	\$ 1,585,183	\$ -	\$ 2,977,281		\$ 4,161,265	\$ 4,322,207
	\$ 8,816,048	\$ 5,297,323	\$ -	\$ 9,798,784		\$ 11,952,231	\$ 13,594,523
	\$ 5,468,258	\$ 3,285,727	\$ -	\$ 6,077,812		\$ 7,413,512	\$ 8,432,163
	\$ 31,130,608	\$ 21,413,625	\$ -	\$ 33,422,608		\$ 39,711,588	\$ 43,728,618
	\$ 187,392,959	\$ 187,392,959	\$ -	\$ 187,392,959		\$ 187,392,959	\$ 187,392,959
	\$ 156,262,351	\$ 165,979,334	\$ -	\$ 153,970,351		\$ 147,681,371	\$ 143,664,341
NPV/ROI Options	502%	775%	\$ -	461%		372%	329%
5%	317%	717%		290%		234%	205%
10%	214%	502%		195%		154%	134%
15%	150%	367%		135%		105%	89%

Case Study Lessons

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Lesson 6 – Mitigation credits don't always generate attractive ROI.

Lesson 7 – Some mitigation credit markets may be saturated.

Lesson 8 – Hard eco-asset market value is not everything. 'Soft' EAV can build willingness to pay for a highly attractive property, especially if advocated by a reputable source.

Lesson 9 – It's not all about the size and diversity of a potential mitigation bank site. Development costs and market conditions are critical determinants of project success.



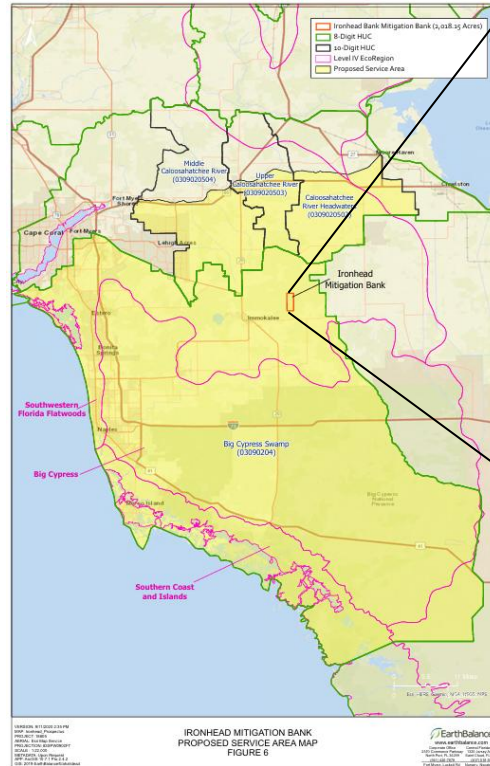
Update:

The property's Tract 1 (2018 acres) was purchased by a third party and has been proposed as the Ironhead Mitigation Bank.

The bank will bring roughly 2000 wetland credits to market and will sell credits to a substantial service area in south Florida.

Wetland credit prices in 2023 averaged about \$175,000 each.

Gross EAV = \$350M



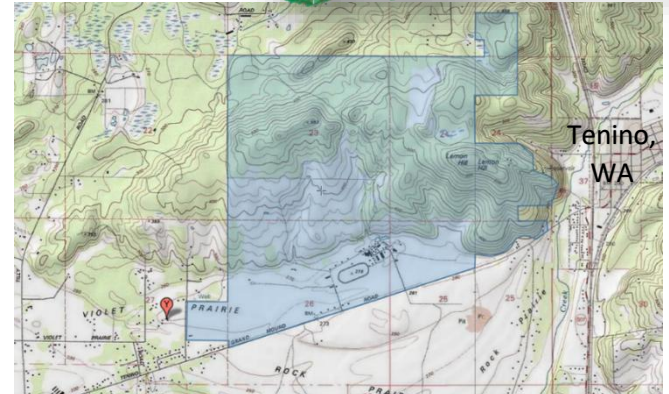
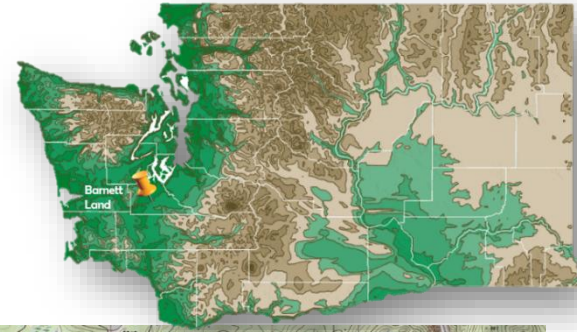
Case Study 9: A 1700-acre ranch in Thurston County, WA was offered for sale by the landowner in 2018.

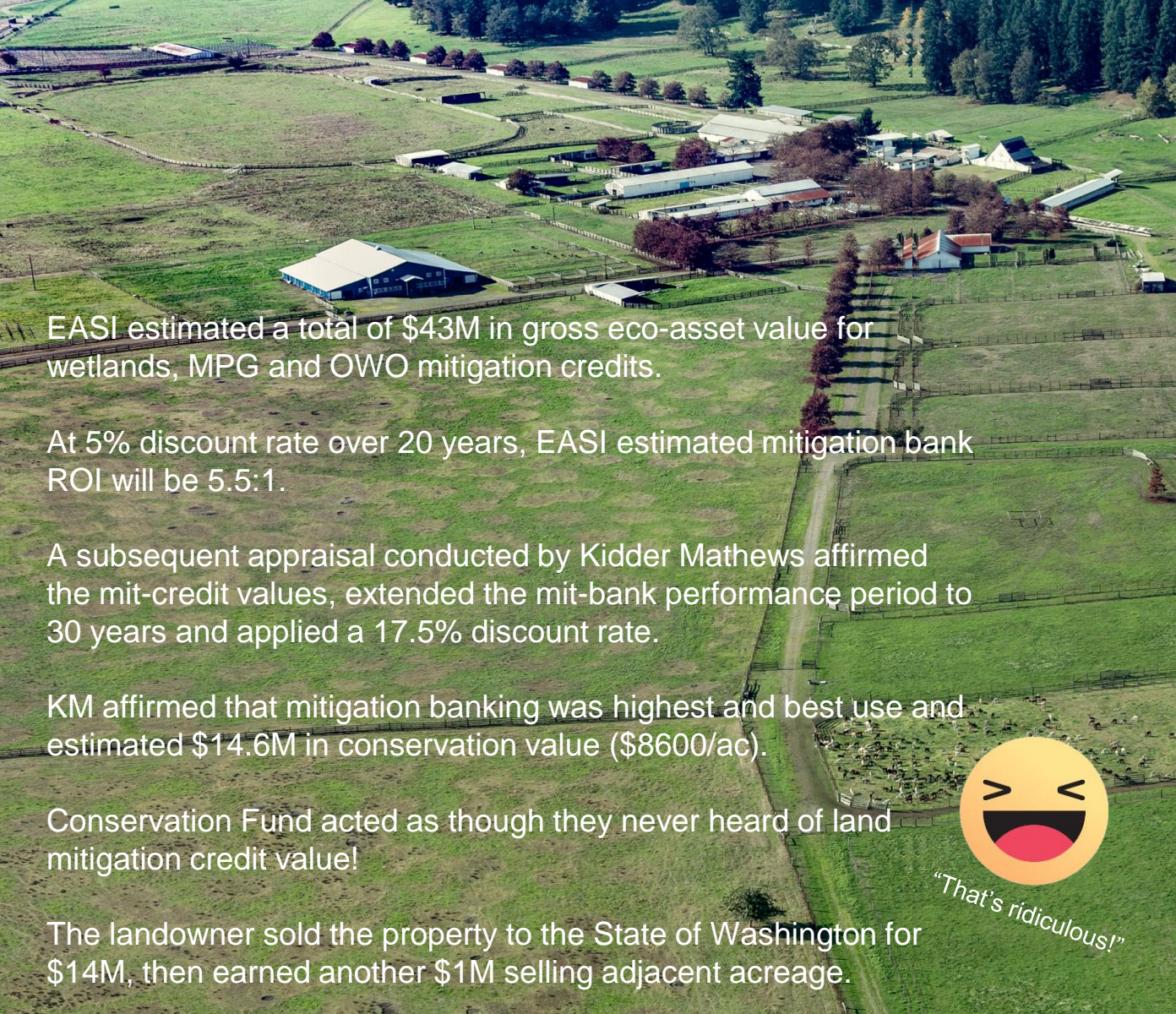
The ranch holds valuable wetland and stream features, as well as land occupied by the rare Mazama pocket gopher. Oregon white oak is also present, representing three creditable eco-asset types.

Developers want to buy this property; the owner wants to conserve it.

The State Dept. of Ecology wants to acquire it as a wildlife preserve.

The Conservation Fund made an offer of \$9M or \$5300/ac, but the landowner thinks it is worth more.





EASI estimated a total of \$43M in gross eco-asset value for wetlands, MPG and OWO mitigation credits.

At 5% discount rate over 20 years, EASI estimated mitigation bank ROI will be 5.5:1.

A subsequent appraisal conducted by Kidder Mathews affirmed the mit-credit values, extended the mit-bank performance period to 30 years and applied a 17.5% discount rate.

KM affirmed that mitigation banking was highest and best use and estimated \$14.6M in conservation value (\$8600/ac).

Conservation Fund acted as though they never heard of land mitigation credit value!

The landowner sold the property to the State of Washington for \$14M, then earned another \$1M selling adjacent acreage.



"That's ridiculous!"



(From the CF Website)

Managing Mitigation Funds to Conserve Bird Habitat



Conservation Banking on the Rise in Texas



In Wyoming, Using Mitigation To Benefit Family Ranches



CONSERVATION LEADERSHIP NETWORK

June 10, 2019

Upcoming Courses

Training Course for Mitigation Banking & In-Lieu Fee Program Interagency Review Teams

13th Annual Course Offering!

June 10-14, 2019

This course is offered by the US Army Corps of Engineers, US Environmental Protection Agency and US Fish & Wildlife Service, in partnership with The Conservation Fund. This comprehensive week-long training is for federal and state regulators who serve on mitigation bank and in-lieu fee program Interagency Review Teams (IRTs).

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LATEST TWEETS

Our @SaginawBayWIN initiative is honored to be partnering with four of the @LPGA's best for the first ever @DowGLBI! Follow along with us from July 15-20 as we

Case Study Lessons

Lesson 1 – Mitigation credits can be bona fide indicators of land value and important sources of business revenue.

Lesson 2 – Mitigation credits, although intangible assets, have known market value. That value can be recognized for purposes of debt financing.

Lesson 3 – Developing a mitigation bank can be costly and isn't always necessary. Just knowing the *potential* mitigation credit (eco-asset) value—like knowing the market value of other extractable natural resources—can boost land sale prices.

Lesson 4 – The gift value of land, and the related tax offset, can increase by taking eco-asset values into consideration. This is also true when figuring estate value.

Lesson 5 – Attractive ROI is not always the determining factor in project decision making.

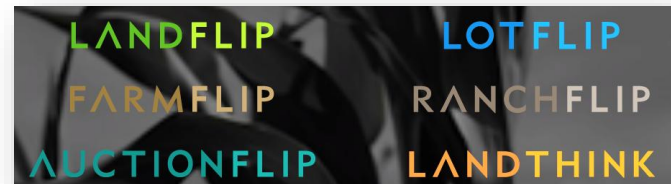
Lesson 6 – Mitigation credits don't always generate attractive ROI.

Lesson 7 – Some mitigation credit markets may be saturated.

Lesson 8 – Hard eco-asset market value is not everything. 'Soft' EAV can build willingness to pay for a highly attractive property, especially if advocated by a reputable source.

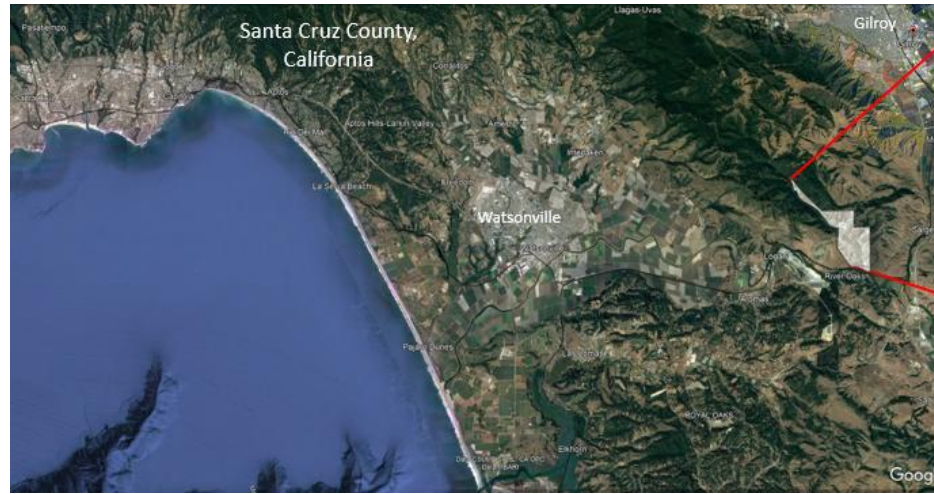
Lesson 9 – It's not all about the size and diversity of a potential mitigation bank site. Development costs and market conditions are critical determinants of project success.

Lesson 10 – Knowledgeable buyers will underbid eco-asset rich properties knowing they can be flipped via mit-bank development.



Case Study 10: Owners of a 1340-acre ranch in Santa Cruz County, CA, discussed sale of their property to the Conservation Fund.

The owners wanted to conserve the land but be paid a reasonable price for transferring its eco-assets to another landowner.



The ranch holds valuable wetland and species eco-assets, including rare spawning habitat for the Central Coast sub-species of steelhead trout.

EASI described a total of \$90M gross in potential eco-asset value. Yellow Book value for undeveloped range land was about \$4000 per acre, or \$5.4M.

Would the Conservation Fund pay a premium for the land's developable eco-assets?



The property was purchased in 2024 by the Peninsula Open Space Trust (POST) for \$15.7M (\$11,700/ac), just under the \$16.7M net value (\$17,500/ac) estimated by EASI at 18%.

This purchase price represents a breakthrough for eco-asset value in California, within 6% of EASI's predicted net value based on current prices for wetland and conservation credits.



POST Purchases and Permanently Protects Pescadero Ranch

October 28, 2024

[News Archive >](#)

PENINSULA OPEN SPACE TRUST PURCHASES AND PERMANENTLY PROTECTS 1,340-ACRE PESCADERO RANCH IN SOUTHEASTERN SANTA CRUZ COUNTY

\$15.65 million acquisition secures habitat for endangered species, wildlife connectivity, and preservation of culturally significant landscape

PALO ALTO, Calif. (October 28, 2024) – [Peninsula Open Space Trust](#) (POST) today announced the purchase of the 1,340-acre Pescadero Ranch for \$15.65 million. The property is located along Pescadero Creek at the southeast edge of Santa Cruz County, southwest of Gilroy. It is home to multiple at-risk species and provides critical habitat and wildlife connectivity for the region. Pescadero Ranch is part of a critical landscape linkage between the Santa Cruz Mountains and the Gabilan Range, providing numerous environmental benefits such as watershed protection, carbon sequestration, and scenic beauty to the surrounding communities.

Pescadero Ranch. Photo: Alan Huwe, POST

OVERALL PROPERTY PERFORMANCE (10 Year Period)	Comparative Yield	Net Earnings	Return on Investment	Return Ratio	Internal Rate of Return	Value per Acre
		\$ 65,923,345	593%	6:1	77%	\$ 48,811
Net Present Value @	12.00%	\$ 25,577,420	230%	2:1	58%	\$ 26,791
Net Present Value @	15.00%	\$ 20,609,763	186%	2:1	53%	\$ 21,587
Net Present Value @	18.00%	\$ 16,712,266	150%	2:1	50%	\$ 17,505

Case Study Lessons

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Lesson 10 – Knowledgeable buyers will underbid eco-asset rich properties knowing they can be flipped via mit-bank development.

Lesson 11 –Yellow Book values are being replaced by eco-asset datasets, methods, and ongoing promotion, leading to a more complete understanding of full market value for rural properties.



As For the Future...



Eco-Asset Solutions & Innovations LLC

San Francisco and South Lake Tahoe

01-415-706-6154

info@easillc.com



This presentation gives real world examples, not speculation.

Lessons learned apply to all rural properties.

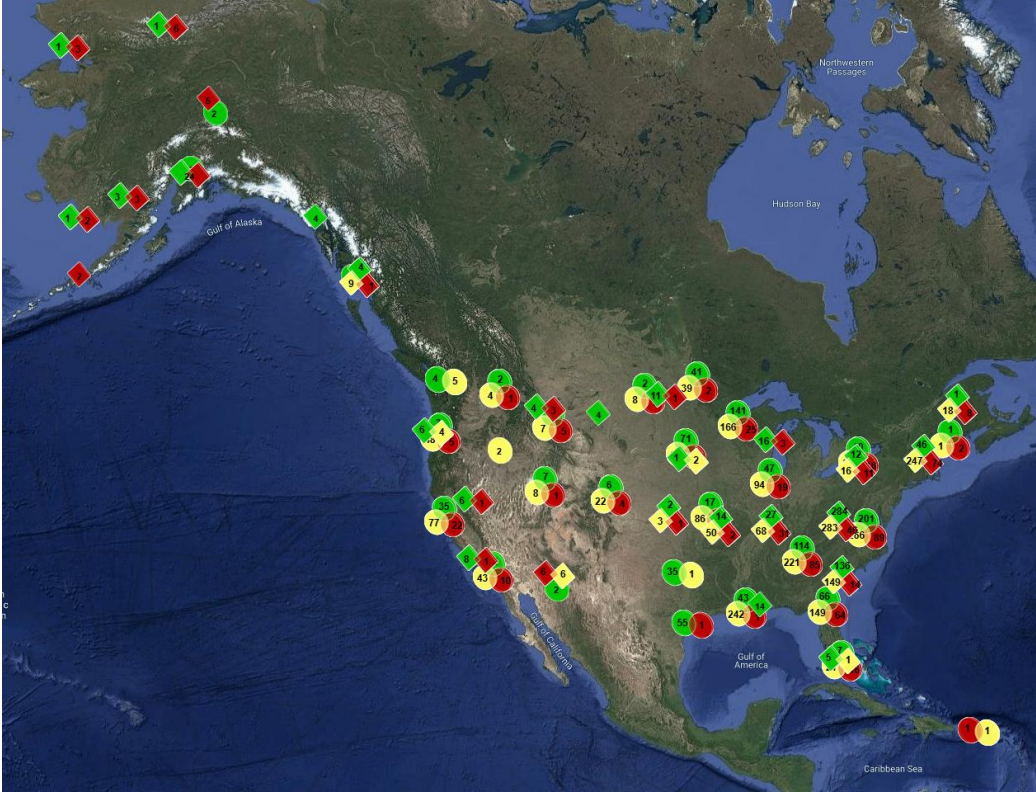
About 4700 commercial mitigation banks have produced over \$400 billion in assets.

In California, 213 commercial mit-banks have produced about \$20 billion in assets.

This is a national movement; there's no going back even if political winds shift now and then.

Key questions include:

- How fast will eco-asset markets diversify & expand?
- Are there still opportunities for 'early entry' in these markets?
- How soon will real estate professionals uniformly adopt the new methods illustrated here?



US Mitigation Banks

The net effect so far has been to dramatically increase land conservation in the U.S.

Resource managers couldn't be happier about the attention given to natural capital.

AND ... we have seen an increase in the utility and market value of rural land.

Land appraisal methods must now catch up. Highest and best use determinations *need* to consider eco-asset revenue potential.

Here's why:

- Eco-assets are like any other natural resource that is anchored to the land – water, minerals, or oil & gas
- Mitigation credits are intangible assets affixed to clearly defined conservation acres.
- Eco-assets are subject to common natural resource development and marketing considerations.
- Landowners deserve to know about these land value / revenue components.
- Appraisers and real estate agents are the ones to tell 'em.



'As for the future' ...

EASI and its affiliates want to reach as many private landowners as possible over the next two years.

We are targeting landowners holding 500 - 20,000 acres where economies of scale come into play. Ranch land is high priority.

(Imagine how many \$\$ billions in land assets would be revealed!)

Ranch lands are preferred because they usually include diverse habitat types – from wetlands to woodlands and scrub-sage.

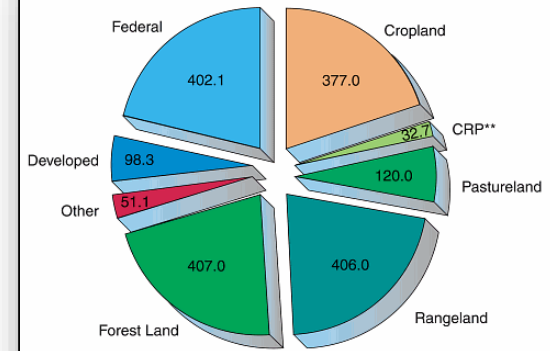
Timber lands will also benefit where the landowner is open to conservation-oriented revenue streams.

Properties in active eco-asset markets are ideal.



How Our Land is Used

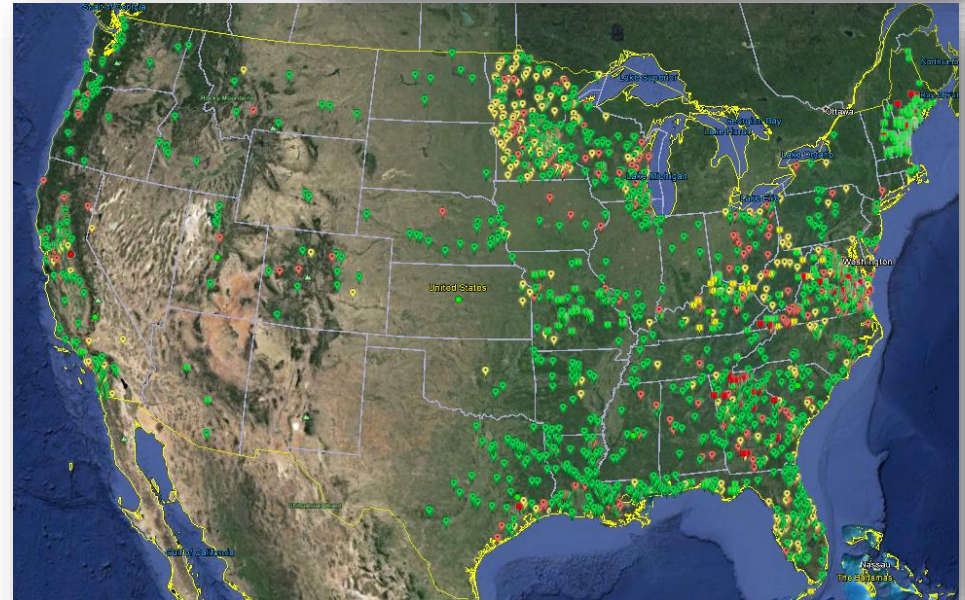
Millions of Acres*



*Non-Federal Land 1,492 million acres, including conterminous United States, Hawaii, Puerto Rico, and U.S. Virgin Islands.

Source: USDA, Natural Resources Conservation Service 1997 National Resources Inventory Revised December 2000

**Conservation Reserve Program Land



Ecological Assets Boost Western Farm and Ranch Land Value

Tuesday



American Society of Farm Managers & Rural Appraisers
THE MOST TRUSTED RURAL PROPERTY PROFESSIONALS

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ASFM

USPOSTS

By ASFMRA P

Today's La

Questions about leg lower? Will overall land ma

Farm and ranch today's uncertainty with the market

"At Farmers National senior vice president sell their land a capture today's

[What Does This](#)

Ecological

Eco-Asset Solution value for mid-to-large The company has based ecological long."

About Eco-Asset

Ecological asset for prevention of mitigation bank

Ecological ranch

You are here: [Home](#) / [News by Industry](#) / Ecological Assets Boost Western Farm and Ranch Land Value

Ecological Assets Boost Western Farm and Ranch Land Value

JANUARY 15, 2019 BY EINNEWS

A potential mitigation bank near Olympia, Washington. Ecological assets could add about \$40,000 per acre in gross land value for mid-to-large sized Western farms and ranches. EASI confirmed today that ecological assets contribute an average of \$40,000 per acre in gross land value for mid-to-large sized Western farms and ranches.

USA BREAKING NEWS

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NEWS SPORTS WEATHER COMMUNITY ABOUT US

We're getting the message out! PRESSWIRE

Ecological Assets Boost Western Farm and Ranch Land Value



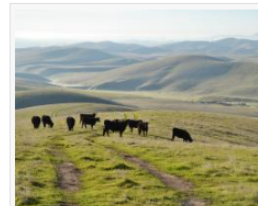
EIN Presswire | Newsmatics

Conservationist Donn Campion on Renewable Energy and Land Conservation in California

NEWS PROVIDED BY
EIN Presswire
Aug 19, 2024, 2:33 PM ET

Conservationist Dr. Donn Campion recently shared his passion for land conservation in support of renewable energy projects in California.

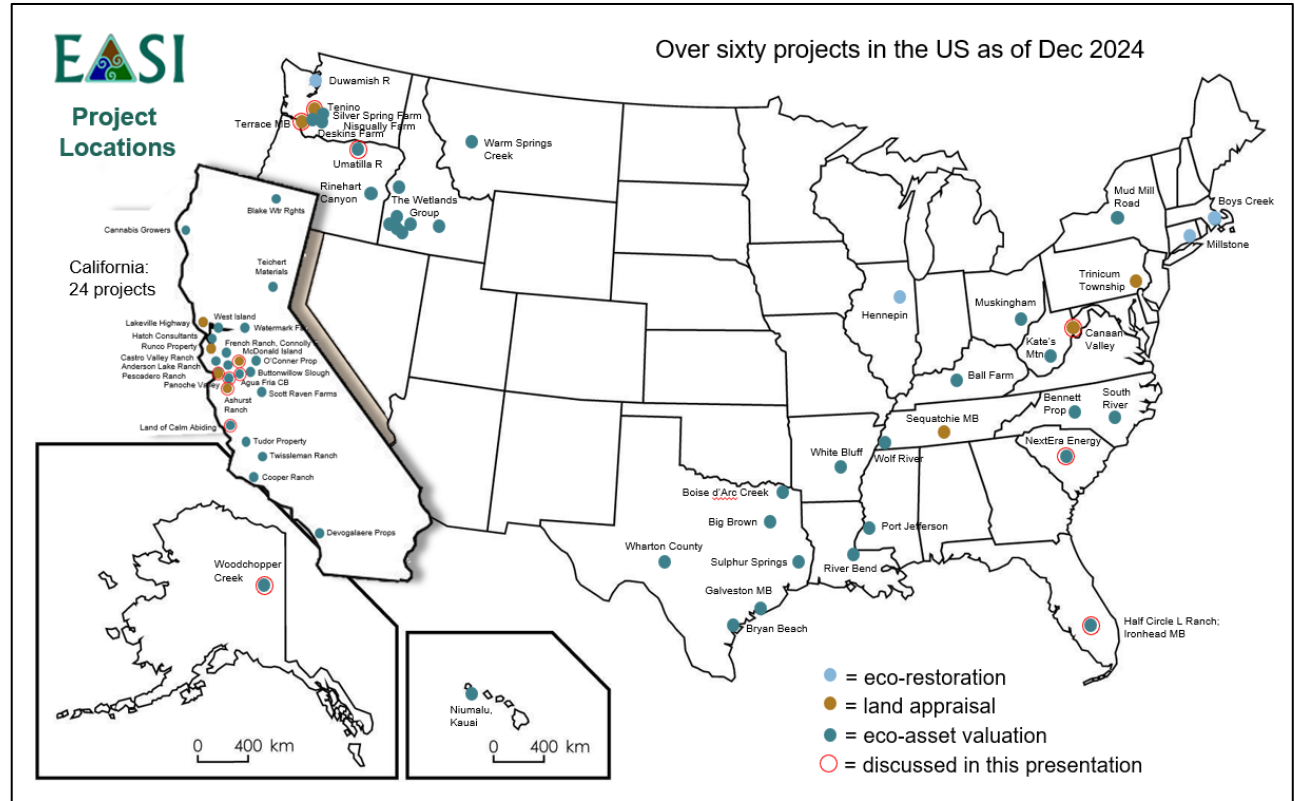
SAN JOSE, CALIFORNIA, USA, August 19, 2024 /EINPresswire.com/ -- If Dr. Donn Campion were to order business cards today, they might read "Donn Campion, CC"—the "CC" standing for "Conservation Champion." Though informal, those who know Donn would agree it's fitting. His lifelong commitment to conservation is evident in his efforts to protect large tracts of land.





EASI has been leading the way. Find out more on the Web!

We seek landowners, real estate agents, appraisers and investors who want to discover the value of land-and-water ecological assets.



For more information:

info@easillc.com

415-706-6154



Eco-Asset Solutions & Innovations

‘Real value from investing in nature’

