

Each decision to conserve a property is a personal one. It involves the landowner's financial and tax circumstances, the land resource itself, and most importantly, the owner's vision for the future of that land. Because every situation is unique, the Kansas Department of Wildlife and Parks offers several different means of conserving those productive and scenic lands that give our communities their rural character.

For landowners who share the goals of the Department, options to forever protect an important resource are available.

**Answering the following questions may be helpful in deciding on a technique that fits your particular situation:**

- Why do you want to provide protection for your land?
- Do you wish to protect all or part of it?
- How do you want it cared for in the future?
- Do you want the land to be protected by a public agency?
- Should you consider a sale or a donation?
- Are tax (income, property, estate, and gift) implications important to you?
- Do you wish to act immediately, over a period of years, or through your will?
- How would your actions affect your family?

For more information on land donations or to begin the donation process contact:

**KDWP**  
1020 S Kansas Ave. Rm. 200  
Topeka, KS 66612  
(785) 296-2281



Equal opportunity to participate in and benefit from programs described herein is available to all individuals without regard to race, color, national origin, sex, religion, age or disability. Complaints of discrimination should be sent to Office of the Secretary, Kansas Department of Wildlife and Parks, 1020 S Kansas Ave. Suite 200, Topeka, KS 66612-1327 01/08

# SELLING YOUR LAND

## WHAT TO EXPECT

For landowners interested in conserving their property by selling to The Kansas Department of Wildlife and Parks.

## INITIAL REVIEW

**IF YOU BELIEVE SELLING YOUR PROPERTY TO KDWP MAY BE THE RIGHT CHOICE FOR YOU; DEPARTMENT STAFF WILL ARRANGE A MEETING TO DISCUSS YOUR GOALS FOR YOUR PROPERTY. THIS INITIAL MEETING WILL HELP YOU AND KDWP STAFF TO DETERMINE WHAT IS THE BEST CONSERVATION STRATEGY FOR YOUR PROPERTY.**

**TO PREPARE FOR AN INITIAL DISCUSSION, YOU SHOULD GATHER DEEDS, SURVEYS, OR OTHER MAPS YOU MAY HAVE. KDWP STAFF WILL REVIEW THESE WITH YOU.**



## RESOURCE ASSESSMENT

Each land purchase requires detailed information about the specific property to be purchased. KDWP will visit your property to verify the boundaries, and map any areas of special concern.

If your property has not been surveyed and if the boundaries are either vague or poorly described, or the property is subject to a boundary line dispute, or you are excluding a portion of the property from the easement, KDWP may require a map from a licensed surveyor to prevent enforcement problems later.

## APPRAISAL

The next step in the purchase process is getting an appraisal. KDWP in accordance with K.S.A. 75-3043a, is required to contact the Supreme Court to select 3 disinterested appraisers to appraise the property. These appraisers will combine to generate one appraisal report, from which KDWP can offer market value.

## LANDOWNER REVIEW

Our staff will discuss the structure and content of the appraisal document with you and answer your questions. We will then draft a real estate contract and present it to you.

Keep in mind that KDWP staff does not represent you. You should carefully review the appraisal and contract and discuss it with your own advisors.

## SIGN, RECORD, CLOSE

When the appraisal and contract have been reviewed and signed by yourself, and the Secretary of Wildlife and Parks; KDWP will have to post notice of this sale in the Kansas Register for 30 days. Once those thirty days have passed we can proceed to closing.