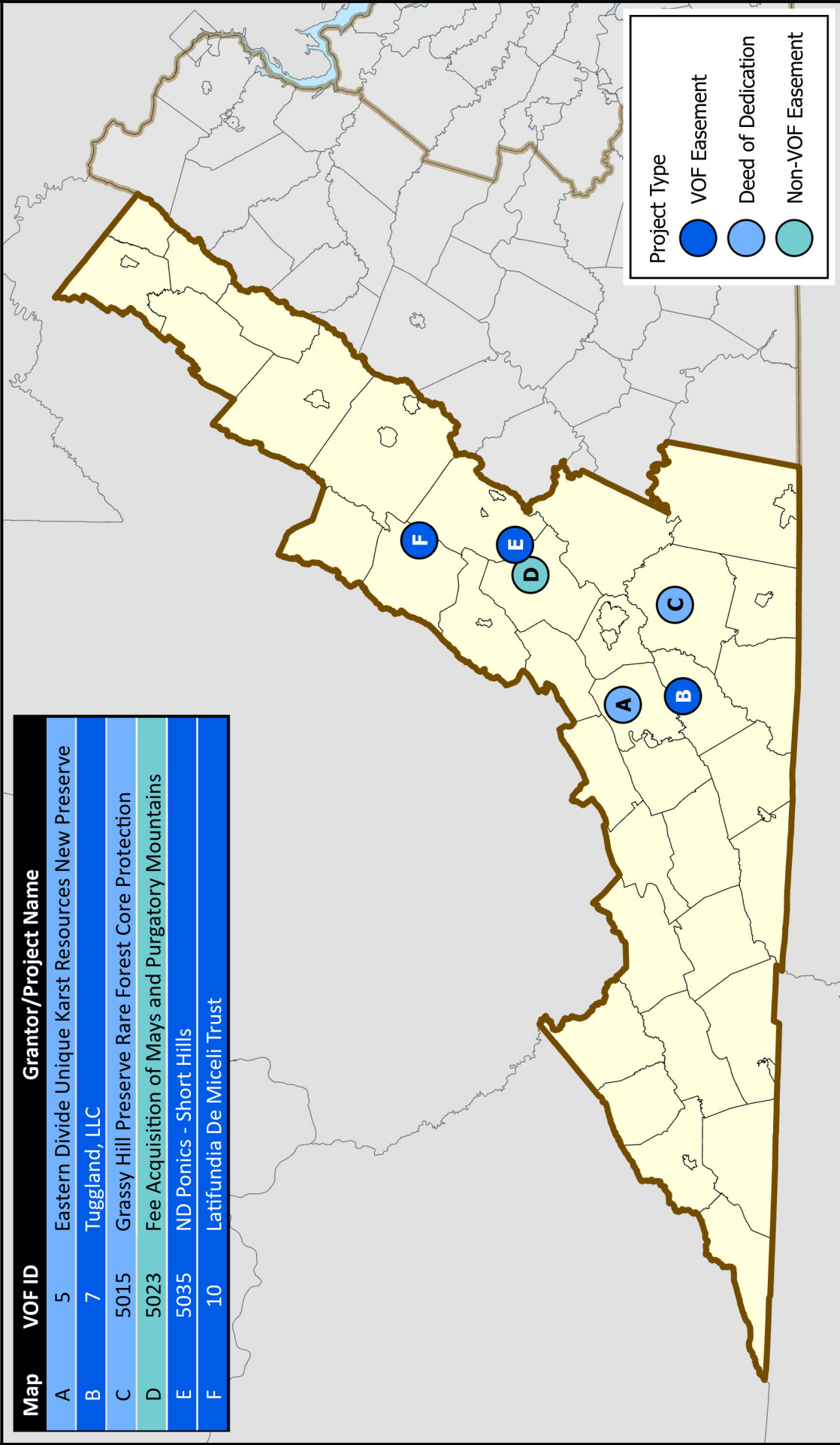




# Proposed Conservation Projects: Western Region

Map	VOF ID	Grantor/Project Name
A	5	Eastern Divide Unique Karst Resources New Preserve
B	7	Tuggland, LLC
C	5015	Grassy Hill Preserve Rare Forest Core Protection
D	5023	Fee Acquisition of Mays and Purgatory Mountains
E	5035	ND Ponics - Short Hills
F	10	Latifundia De Miceli Trust

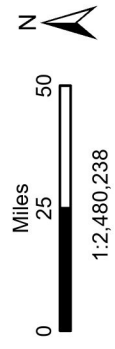


**Project Type**

- VOF Easement
- Deed of Dedication
- Non-VOF Easement

Map created: 2/14/2025 by VOF-LV  
 Projection: NAD 1983 Virginia Lambert

Source data: Source data provided by County Boundaries - US Census Bureau/VOF; all else - VOF.



**Board of Trustees Meeting**  
 March 13, 2025

This map is for general reference and display purposes only. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries, are solely for general information and should not be used or relied upon in the design, modification, or construction of improvements to real property or for resource protection area or flood plain determination.

# PROJECT SUMMARY

**Tuggland, LLC**  
**Floyd County      63.99 acres**

**Board Meeting Date:** 3/13/25

**Staff lead:** Ruth Babylon

**Region:** Western

*VOF Project # 5045*

*VOF Instrument # 8140*

*VOF Property # 5907*

## Project Description/Property Features

This working cow-calf operation is located across Thunderstruck Road from an existing 120-acre VOF easement. "Soils of Statewide Significance" cover the entire farm, and the property provides scenic views from both Thunderstruck Road and Christiansburg Pike.

## Project Type

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Charitable Contribution | <input type="checkbox"/> Protection of Owned Land                |
| <input type="checkbox"/> Purchase of Open-Space Easement    | <input type="checkbox"/> Site Enhancement for Passive Public Use |
| <input type="checkbox"/> Fee Simple Acquisition             | <input type="checkbox"/> Other:                                  |

## Instrument Type

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Deed of Open-Space Easement | <input type="checkbox"/> Deed of Conveyance/Acquisition |
| <input type="checkbox"/> Deed of Dedication to Open Space       | <input type="checkbox"/> Other:                         |

## Land Protection Agent

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> VOF            | <input type="checkbox"/> Locality: _____ |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____    |

## Funding Source & Amount

- |  |   |
|--|---|
| <input type="checkbox"/> VOF Grant Program(s): _____                   | <input type="checkbox"/> External Grant Program(s): _____ |
| Amount Requested: \$ _____   | Amount Requested/Secured: \$ _____                        |
| <input checked="" type="checkbox"/> Tax Benefits (Sought by Applicant) | <input type="checkbox"/> Not Applicable                   |

## Staff Recommendation

### Conservation Project:

- Approve project as presented.
- Approve project, contingent upon satisfaction of the following: \_\_\_\_\_
- Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

### Conservation Funding:

- Not applicable
- Approve requested funding: \$ \_\_\_\_\_
- Approve recommended funding: \$ \_\_\_\_\_
- Approved administratively, PTF-Easement Assistance: \$ \_\_\_\_\_

**Notes:** N/A

**Conservation Purposes**

**Agricultural Use:**

- The property is located in a predominantly agricultural and forested area, is used for agricultural purposes and is relatively undeveloped. Protection of the property will help preserve it in a relatively undeveloped state and will provide general open-space and scenic benefits to members of the general public.
- The property contains within its boundaries productive agricultural lands with 100% of the soils having been classified as Soils of Statewide Importance by the Natural Resource Conservation Service of the United States Department of Agriculture, and protecting those soils by limiting development of the property helps keep the land available for agricultural production in perpetuity.

**Scenic/Open Space:**

- The property’s rolling pastures and wooded slopes are highly visible from State Route 615 (Christiansburg Pike) affording scenic enjoyment to the public traveling this road. Limiting development on the property will help maintain the pastoral character of the area.

**Project Details**

**The Governing Document:** *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

1. **Divisions permitted:** none **Maximum Properties:** one
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 15,000 square feet.
3. **Buildings and Structures:**  
Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee’s prior review and written approval. No building may exceed 35 feet in height. No more than one detached (freestanding) dwelling may be maintained or constructed on the Property. Other than renewable energy facilities, new buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes. Any detached (freestanding) dwelling must be located in a Building Envelope.
4. **Management of Forest:**  
A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.
5. **Water Quality Protection Areas:** 35-foot riparian buffer required along the edges of the unnamed tributaries to Camp Creek on the property, as measured from the tops of the banks of the tributaries.
6. **Unique Deed Provisions:** n/a
7. **Public Access:**  NO  YES
8. **Sign Required:**  NO  YES
9. **Consolidation of Tax Parcels:**  NO  YES  N/A  
Summarize: the property is currently composed of one tax parcel

**Further Discussion**

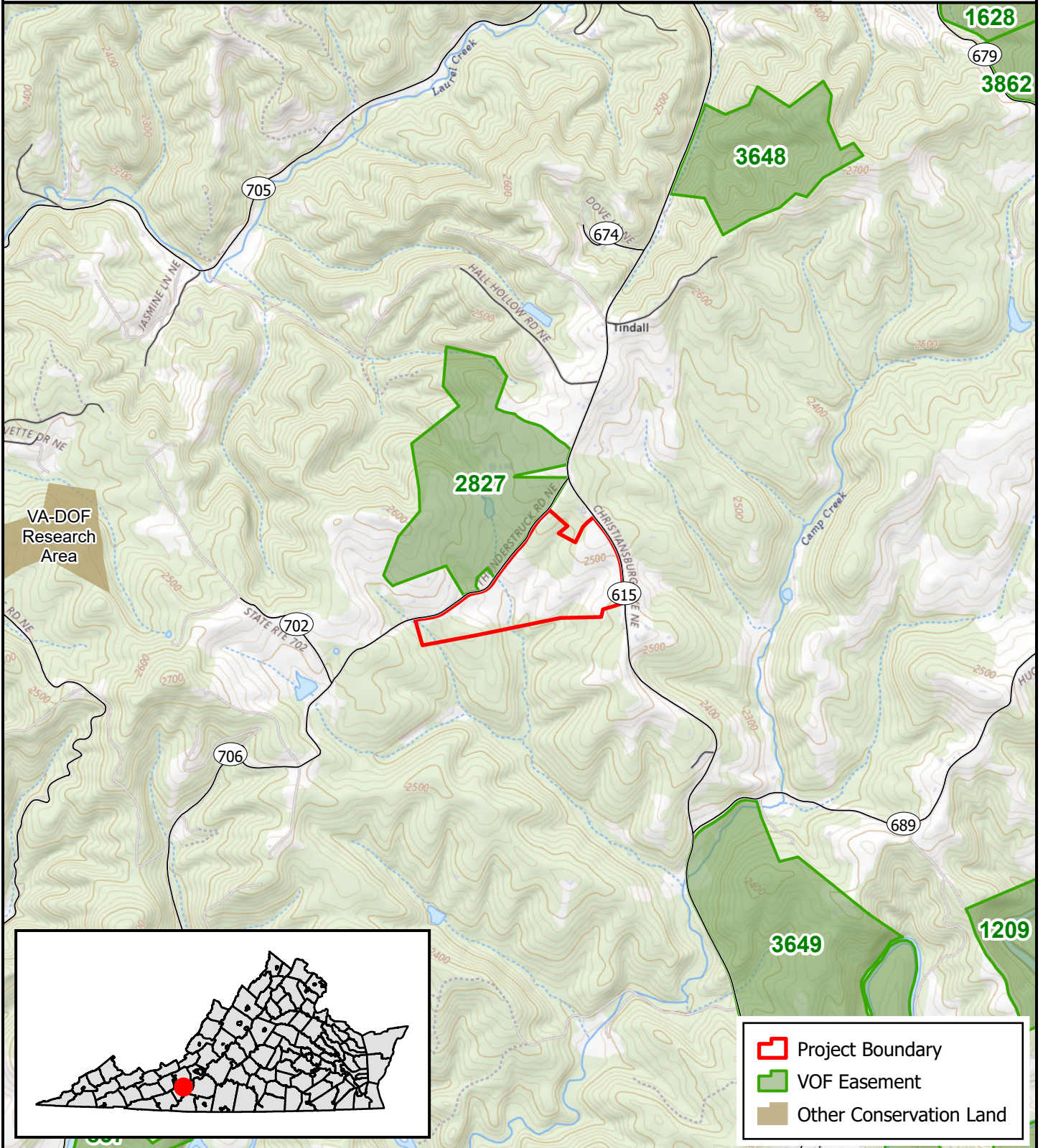
N/A

Comprehensive Plan
<p>Is the project in compliance with the locality's comprehensive plan?  <input checked="" type="checkbox"/> YES   <input type="checkbox"/> NO            DETAILS: Approved by the Floyd County Planning Commission on November 20, 2024</p>

Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b> SR 615 (Christiansburg Pike) – 40' ROW; Thunderstruck Rd (30' ROW)		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes:			

# Location

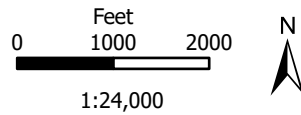
## Tuggland, LLC



- Project Boundary
- VOF Easement
- Other Conservation Land

Floyd County

63.99 ± Acres

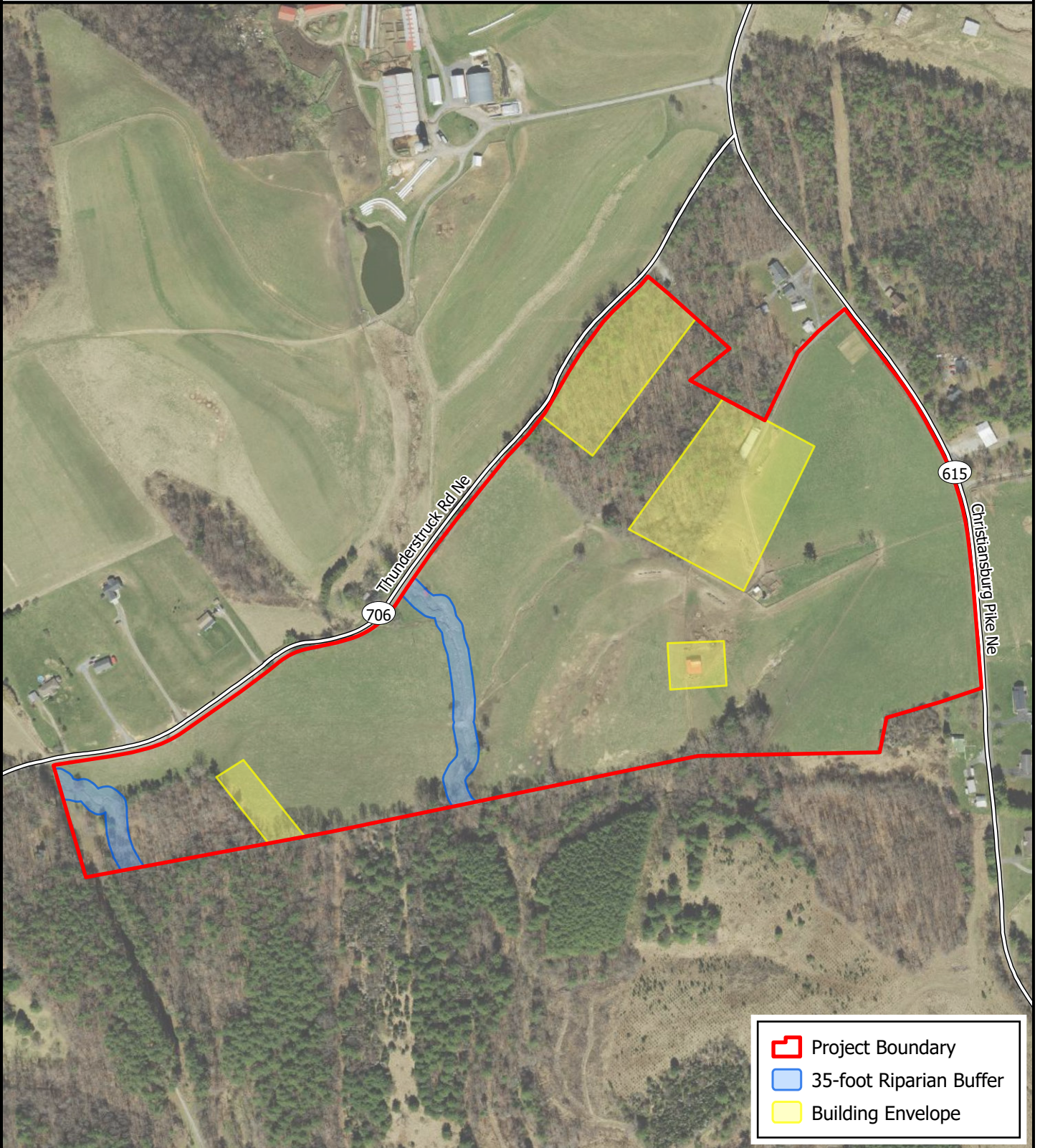


Map created: 1/14/2025 by Ruth Babylon  
Projection: NAD 1983 Virginia Lambert

Source data: USGS Topo Quad Name: FLOYD; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

# Special Conditions

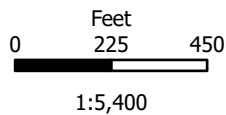
## Tuggland, LLC



	Project Boundary
	35-foot Riparian Buffer
	Building Envelope

Floyd County

63.99 ± Acres



Map created: 1/14/2025 by Ruth Babylon  
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/5/2023; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.

# PROJECT SUMMARY

## LATIFUNDIA DE MICELI TRUST

Bath County 197.11 acres

Board Meeting Date: 3/13/25

Staff lead: Laura Thurman

Region: Western

VOF Project # 5060

VOF Instrument # 8261

VOF Property # 5925

### Project Description/Property Features

This property is primarily forested land with clearings restoring habitat for golden-winged warblers (GWW) under a United States Department of Agriculture's Natural Resources Conservation Working Land for Wildlife Program. GWW's are a Tier One species in Virginia. The property has 188 acres of outstanding ecological integrity as determined by the Virginia Department of Conservation and Recreation's Natural Landscape Assessment (VaNLA). The property contains streams in the headwaters of the Cowpasture River, designated by The Nature Conservancy as having high quality habitat for aquatic species.

### Project Type

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Charitable Contribution | <input type="checkbox"/> Protection of Owned Land                |
| <input type="checkbox"/> Purchase of Open-Space Easement    | <input type="checkbox"/> Site Enhancement for Passive Public Use |
| <input type="checkbox"/> Fee Simple Acquisition             | <input type="checkbox"/> Other:                                  |

### Instrument Type

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Deed of Open-Space Easement | <input type="checkbox"/> Deed of Conveyance/Acquisition |
| <input type="checkbox"/> Deed of Dedication to Open Space       | <input type="checkbox"/> Other:                         |

### Land Protection Agent

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> VOF            | <input type="checkbox"/> Locality: _____ |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____    |

### Funding Source & Amount

- |  |   |
|--|---|
| <input type="checkbox"/> VOF Grant Program(s): _____                   | <input type="checkbox"/> External Grant Program(s): _____ |
| Amount Requested: \$ _____   | Amount Requested/Secured: \$ _____                        |
| <input checked="" type="checkbox"/> Tax Benefits (Sought by Applicant) | <input type="checkbox"/> Not Applicable                   |

### Staff Recommendation

#### Conservation Project:

- Approve project as presented.
- Approve project, contingent upon satisfaction of the following: \_\_\_\_\_
- Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

#### Conservation Funding:

- Not applicable
- Approve requested funding: \$ \_\_\_\_\_
- Approve recommended funding: \$ \_\_\_\_\_
- Approved administratively, PTF-Easement Assistance: \$ \_\_\_\_\_

Notes:

## Conservation Purposes

### Forestral Use:

- Approximately 189 acres of the Property has been identified by the Virginia Department of Forestry as having a very high or outstanding ranking in “Forest Conservation Value.”

### Natural Habitat and Biological Diversity:

- The Property contains habitat for golden-winged warbler (*Vermivora chrysoptera*), and the landowner is enrolled in the United States Department of Agriculture’s Natural Resources Conservation’ Working Lands for Wildlife Program to enhance habitat for this species, listed as a Tier One Species in Virginia by the Virginia Department of Wildlife Resources. Its population has declined over 66 percent nationwide since the 1960s. It is one of the highest conservation priority species of all forest birds in the United States. It is currently under review for Endangered Species Act protection by the U.S. Fish and Wildlife Service (USFWS) and is in the USFWS Focal Species Strategy program
- According to the DWR biologists, the Property is habitat for the eastern small-footed bat (*Myotis leibei*), considered a Species of Greatest Conservation Need on the Virginia Wildlife Action Plan. The Property falls within habitat for the Federally endangered Indiana Bat (*Myotis sodalist*)
- A portion of the Property lies within the Windy Cove Conservation Site, designated by DCR’s Natural Heritage Division as having extensive important karst resources. Within the drainage area of Witheros Cave.

### Scenic/Open Space:

- Adjacent to other lands protected by VOF easements.

### Water Resource Protection:

- The Property contains approximately 2,754 feet of Pig Run and another 1,700 feet of unnamed tributaries of Pig Run, which flows to Stuart Run and to the Cowpasture River approximately four miles downstream. The Nature Conservancy has designated the Cowpasture River a significant Central Appalachians small river because of its relatively unaltered condition, which provides extensive, high-quality habitat for a diversity of fish, freshwater mussels, invertebrates, and other aquatic species.

### Open Space as Designated by a Government or Conservation Organization:

- The Property lies within an area designated by The Nature Conservancy as “Resilient and Connected Network.” A proposed conservation network of representative climate-resilient sites designed to sustain biodiversity and ecological functions into the future under a changing climate.



**Project Details**

**The Governing Document:** *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

1. **Divisions permitted:** None **Maximum Properties:** One
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 30,000 square feet.
3. **Buildings and Structures:**  
Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee’s prior review and written approval. No building may exceed 35 feet in height. No more than four detached (freestanding) dwellings may be maintained or constructed on the Property. Other than renewable energy facilities, all new buildings and structures exceeding 500 square feet in ground area must be located in designated Building Envelopes. Any freestanding dwelling must be located in a Building Envelope.
4. **Management of Forest:**  
A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.
5. **Water Quality Protection Areas:**  
100-foot riparian buffers on Pig Run and its tributaries on the Property, livestock excluded.
6. **Public Access:**  NO  YES
7. **Sign Required:**  NO  YES
8. **Consolidation of Tax Parcels:**  NO  YES  N/A  
Summarize: It is one tax parcel.

**Further Discussion**

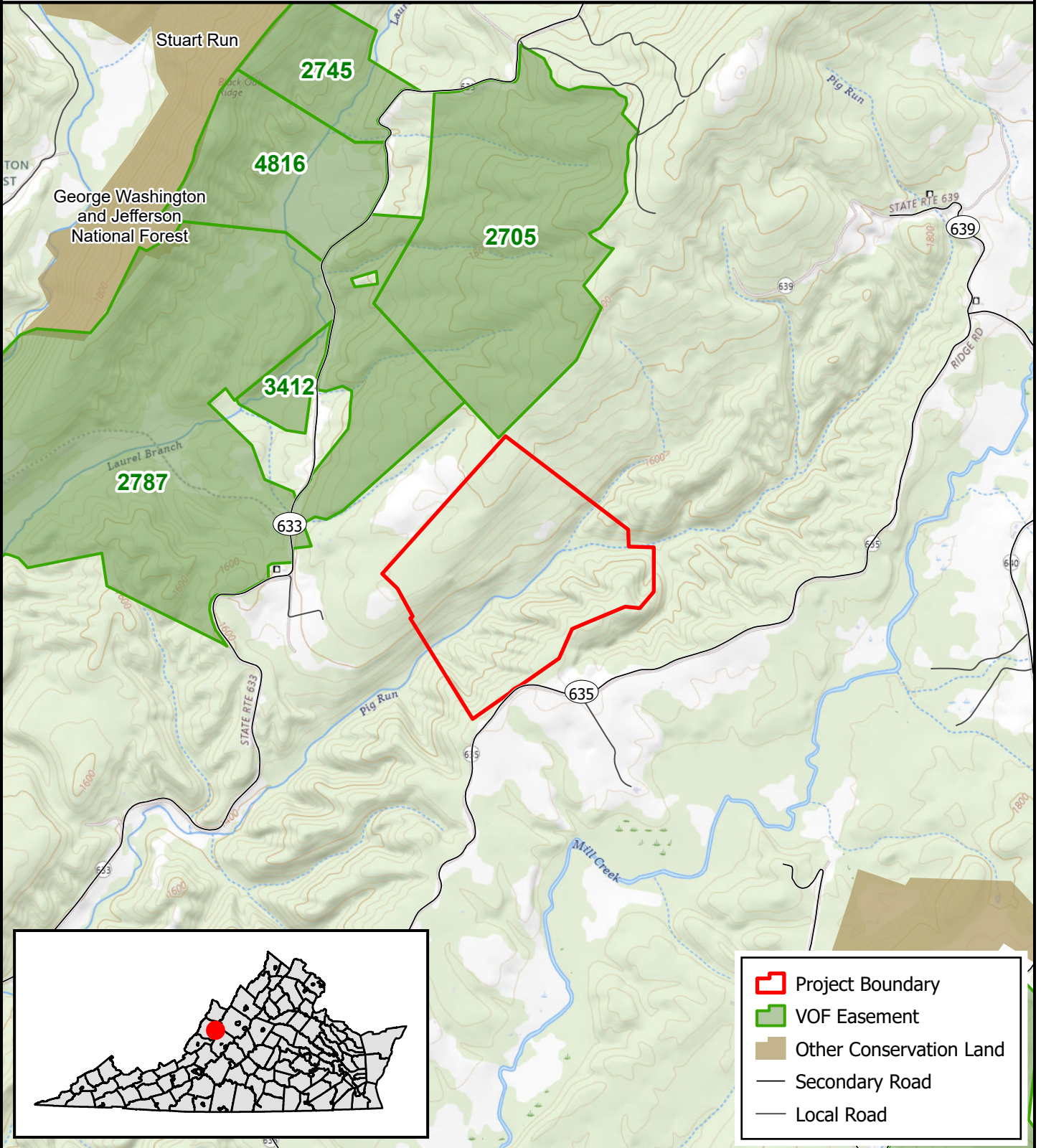
**Comprehensive Plan**

Is the project in compliance with the locality’s comprehensive plan?  
 YES  NO  
 DETAILS: Sherry Ryder, Planner/Zoning Administrator/Floodplain Administrator, Bath County email from December 30, 2024

<b>Public Infrastructure Information</b>	<b>Conflicts with published plans</b>	<b>Yes</b>	<b>No</b>
<b>Roads:</b> Borders Ridge Road for 162 feet. Road has a 40’ prescriptive ROW. No plans for expansion.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property’s primary access is via a deeded ROW from Pig Run Road (SR 633). ROW language has been added to the deed.			

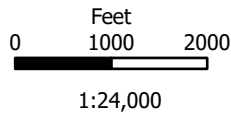
# Location

## LATIFUNDIA DE MICELI TRUST



Bath County

197.111 ± Acres



Map created: 1/22/2025 by Laura Thurman  
Projection: NAD 1983 Virginia Lambert

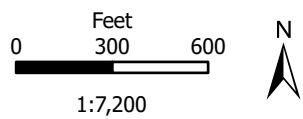
Source data: USGS Topo Quad Name: Green Valley; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

# Special Conditions

## LATIFUNDIA DE MICELI TRUST



Bath County  
197.111 ± Acres



Map created: 1/22/2025 by Laura Thurman  
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 4/2/2022; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.