

# THE PRAIRIE ENTHUSIASTS

## Policy on Private Sales

Drafted 12/03/08  
Recommended to TPE Board of Directors 1/8/09  
Approved by TPE Board of Directors 1/8/09

### **PURPOSE:**

TPE may use media tools to solicit conservation-minded buyers to buy property, which should be protected on the basis of supporting the mission of our organization when one of the following conditions exists:

1. There is vacant land with some conservation value.
2. There is a residence adjacent to TPE or partners preserve.
3. There is a residence located on property with conservation value.

### **CRITERIA:**

TPE may use media tools to solicit conservation-minded buyers only in the following circumstances:

1. Doing so supports the mission of TPE.
2. TPE does not wish to or is unable to purchase the site.
3. No other conservation partners desire to purchase the site.
4. The site has conservation value.
5. A site not adjacent to TPE or partner preserve must meet a higher standard than an adjacent site.

### **REVIEW AND APPROVAL PROCESS:**

1. Seller contacts TPE.
2. Seller is referred to the Land Protection Committee.
3. Committee member in the area will make a personal site visit to determine if the land meets the criteria.

4. Committee makes the decision to promote land sale to membership if no one on the committee makes an objection. If any committee member voices an objection, then the issue will be referred to the TPE Board for a decision.
5. Committee will make a decision, on a case by case basis, on how to notify the membership and the cost for doing so using the following vehicles:
  - a. Place an article in the Prairie Promoter
  - b. Post on TPE website
  - c. Direct mailing to specific area where land is located, but expenses for the mailing must be covered by the seller and must include a processing fee.
  - d. E-mail to membership
6. If approached by a potential buyer, the committee will handle the matter on a case by case basis. We can informally notify a prospect list or we can refer the potential buyer to real estate agents.

#### **POOL OF CONSERVATION BUYERS:**

The Land Protection Committee may establish a procedure to develop a pool of conservation buyers who can be contacted in the event we are approached by conservation-minded sellers. To qualify to be placed on this list, the prospective buyer shall be required to agree in writing that if the land is sold in the future, that prior to the sale they will place a conservation easement on the land to TPE or another conservation partner.

#### **LIMITATION ON TPE INVOLVEMENT:**

Under no circumstances will TPE assume responsibility for the completion of sale of property and under no circumstances will TPE be deemed to be an agent of the seller or buyer. The role of TPE will be limited to connecting sellers and buyers. TPE will not be deemed to be holding itself out to perform any brokerage services.