



DONATE LAND IN COCHISE COUNTY
LAND & WATER GUILD

YOUR LAND CAN HELP BUILD A COMMUNITY THAT KNOWS HOW TO TAKE CARE OF ITSELF.

Community Synergy conserves wild places and creates community centers and farms across Cochise County. We work through four guilds: Land & Water, Food & Growing, Natural Building, and Music, Arts & Spirit. Donating land ties your ground into that larger work.

People give land for all kinds of reasons: to see it cared for, to feed and teach their neighbors, to step back from upkeep, to honor a place or a person. Every gift is shaped around what your land, and you, care about most. If it matters to you, the garden, grove, or gathering place your gift creates can carry the name you choose.

This is not new ground for us. We have hands-on experience holding and stewarding land in this county, our team includes deep local real estate knowledge, and we work with county planning realities every day. When you talk to us, you are talking to neighbors who know this ground.

CONSERVANCY

Protecting water, soil, wild places, wildlife habitat, and biodiversity so this landscape stays healthy for the generations after us, alongside conservancy organizations already working in our region.

COMMUNITY CENTERS & FARMS

Gathering places, community gardens, and working farms that feed and teach the people who live here.

Let's talk about your land.

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A conversation costs nothing and commits you to nothing.

Over: helpful things to know.

GIVING LAND: HELPFUL THINGS TO KNOW

General information for Cochise County landowners, current as of 2026

■ A significant income tax deduction

Donate land to a 501(c)(3) and you can generally deduct its full appraised fair market value, up to 30% of your adjusted gross income in the year of the gift, with five more years to carry the remainder forward.

■ No capital gains tax on the appreciation

If your land has grown in value, selling means paying tax on that gain. Donating avoids it entirely, and your deduction is still based on today's appraised value.

■ Property taxes end at the deed

The day your gift transfers, your Cochise County property tax obligation on that parcel ends.

■ Estate planning benefits

Land given now is out of your taxable estate and off your heirs' plate. Arizona has no estate or inheritance tax, and a charitable gift or bequest reduces federal estate exposure for larger holdings.

■ Flexible ways to give

An outright gift is one path among several: a bargain sale (part gift, part sale), a retained life estate (give the land now, live on it for life), a bequest in your will, or a conservation easement, which carries its own enhanced deduction of up to 50% of income with a 15-year carryforward.

■ What to expect from us

Gifts over \$5,000 need a qualified appraisal, and we walk through the whole process with you, step by step. Every conversation starts with your situation, and there is never any pressure.