

# Agriculture in the Village of Corrales

# CORRALES FARMLAND BIRD WALK

May 11, 2024 8:00 am



**Join us for a walk with Los Ranchos-based birder and naturalist, Dave Mehlman.**

New Mexico Land Conservancy is partnering with the Village of Corrales Farmland Preservation and Agricultural Commission to protect and enhance critical migratory bird habitat along the bosque and farmlands of the Middle Rio Grande Valley in Corrales, New Mexico.

Participants will receive an introduction to bird identification and will have the opportunity to visit three working farms held in permanent conservation easement by New Mexico Land Conservancy.

During the walk, we will be learning about the abundant migratory and resident birds in the area and discussing the connection between agricultural preservation and bird habitat.

**Parking is limited. Please RSVP.**

**Location:** Romero Road, Corrales NM 87048 - Parking is at the end of Romero Rd located off Corrales Rd/NM State Road 448. (Follow the signs).

**What to Expect:** The event will be held outdoors. Prepare to walk 1-2 miles along dirt and uneven ground. Please plan on bringing binoculars, it will be difficult to complete bird identification without them.

**What to Bring:**

- Binoculars
- Good Shoes
- Water
- Hats, Gloves, Jacket.
- Snacks

**If you have any questions & to RSVP please contact:**

Chantell Victorino at (505) 986-3801  
cvictorino@nmlandconservancy.org

OR

Linda Walsh at  
lwalshnm@comcast.net



**NEW MEXICO  
LAND CONSERVANCY**

Conserving Land. Preserving Heritage.

Interested in eating local? The Indigenous Food Hub is offering membership shares for the 2024 growing season. Visit <https://indigenousfarmhub.org/> for details and to purchase your share.

**Agriculture has long been a tradition in the Village of Corrales. Though the fields appear to be empty, there's still local produce available. Corrales also has locally brewed beer and locally roasted coffee. Support and enjoy the local flavors of Corrales.**

## Find local produce at:



The Farm Stand

4206 Corrales Road

Visit their website [HERE](#)



Wednesdays (July 10 - Oct 16) 9 AM - Noon

Visit their website [HERE](#)

The Farmland Preservation and Agriculture Commission (FPAC) was formed to assist the Village in preserving farmland, open space, and view sheds, and to support agriculture and preserve the agricultural characteristic of the Village. The Commission is also charged with assisting in the local production and marketing of agricultural products for Corrales citizens.

The FPAC has successfully led the passage of two bond issues designated for the purchase of conservation easements on agricultural land and open space with overwhelming voter support. These bonds have resulted in the preservation of nearly 70 acres of farmland and open space. Since 2020 residential development is increasing once again, and farmland and open space have been rapidly disappearing. Now is the critical time to save our remaining farmland and open space forever. FPAC introduced a third land preservation bond proposal to the Village Council in July. The Council approved the proposal, and Corrales residents approved it during the election held November 7, 2023. If you would like to see some of the properties in Corrales currently listed with NM Land Conservancy, please visit: <https://nmlandconservancy.org/projects/northwest>. Below are some frequently asked questions. If you have additional questions, please do not hesitate to reach out to Commission Chair Lisa Brown (lisadb [at] q.com ()).

**FARMLAND PRESERVATION INFORMATION**

**Supporting Documents**

- Info from the Jan 22, 2024 MRGCD meeting 3.02 MB
- Corrales Conservation Easements Map 1.38 MB
- MRGCD info sheet 765.22 KB

**Related Questions**

**What is a conservation easement?**

A conservation easement is an agreement between a landowner and a land trust or government agency. The landowner agrees that the land cannot be developed and must remain as open space or farmland in perpetuity. The fundamental purpose of conservation easements in Corrales is to preserve the historical and agrarian character of the Village. Corrales has been a farming community since its earliest beginnings due to its proximity to the Rio Grande and its

fertile soil. The open space and rural feel are primary reason why Corrales is such a desirable place to live as well as a tourist destination.

## **Are there properties in Corrales that are currently under consideration for conservation easements?**

Yes. There are several prime farmland properties with interested property owners at this time. The Farmland Preservation and Agriculture Commission is inviting any interested landowners to contact them for more information on preserving their farmland with a Conservation Easement. You may contact any of the Commission members:

Lisa Brown, chair - [lisadb \[at\] q.com](mailto:lisadb@q.com)

John Perea - [johnperea \[at\] aol.com](mailto:johnperea@aol.com)

Stacia Spragg-Braude - [sspragg \[at\] yahoo.com](mailto:sspragg@yahoo.com)

Sam Thompson - [samandjohnthompson \[at\] gmail.com](mailto:samandjohnthompson@gmail.com)

## **Can landowners donate open space?**

Yes. A donation may be eligible for certain tax benefits. Contact one of the Farmland Preservation and Agriculture Commission members for more details.

Lisa Brown, chair - [lisadb \[at\] q.com](mailto:lisadb@q.com)

John Perea - [johnperea \[at\] aol.com](mailto:johnperea@aol.com)

Sam Thompson - [samandjohnthompson \[at\] gmail.com](mailto:samandjohnthompson@gmail.com)

Linda Walsh - [lwalshnm \[at\] comcast.net](mailto:lwalshnm@comcast.net)

## **Can property with a conservation easement be sold?**

Yes. The Conservation Easement will remain with the property and will continue to be enforced even if ownership of the property changes.

## **Do the conservation easement General Obligation Bonds raise property taxes?**

No. The Village Administration takes a look at the tax rates at the time any bond question is considered, and makes sure a new General Obligation Bond will not raise the Village's portion of the property tax rate. The property tax rate can still be increased at the county level, but the Village works to keep its rate consistent from year to year.

## **How is the value of a conservation easement determined?**

An appraiser determines the value of a conservation easement. The appraiser will determine the full value of the property if developed vs. the value of the property restricted by the Conservation Easement. The difference in the two appraisal values determines the price of the easement.

## **How many properties in Corrales are protected under conservation easements?**

At this time, ten parcels totaling more than 68 acres of land are protected under Conservation Easements in the Village of Corrales.

## **Is a property under a conservation easement open for public use?**

In general, no, as the land remains private property. However, some property owners have allowed trails, wildlife viewing platforms and other access to the public.

## **What are the benefits of a conservation easement for a landowner?**

A landowner can place a Conservation Easement on open land to protect that land from undesired development.

The landowner may receive tax benefits for placing land in conservation.

## **What are the benefits of a conservation easement for the Village of Corrales?**

A conservation easement purchases the development rights - not the land itself - from the property owner. This easement stays with the property even if the property is sold. Conservation easements provide a permanence in the landscape that other interests in land cannot do. Action we take now will be enjoyed by us and by future generations forever.

Think about our history, our heritage, and what makes Corrales different. Our farmland means we have a local source of food. We have open space that provides habitat for wildlife and when migrating birds fly overhead or the beneficial insects thriving there visit our gardens, we can see them even when we're not observing the fields. Beyond that, preserved farmland provides natural flood control and aquifer recharge, conserving our water.

Conservation easement land is designed to benefit the community by keeping land open and available for agriculture and wildlife habitat.

It is financially beneficial to Corrales to maintain open space and farmland, as it attracts tourists to businesses and maintains the historic character of the Village, while increasing the value of surrounding properties.

## **Who ensures a conservation easement will not be developed in the future?**

An authorized New Mexico land trust.

## **Who owns the Juan Gonzales Bas Field?**

The Village owns the Juan Gonzales Bas Field, which is protected under a Conservation Easement. This 5.5 acres of prime agricultural land constitutes some of the last historic, culturally significant parcels of farmland and open space located in the center of Village.

[View All FAQ's](#)