

# Estate Planning for Rural Landowners

Rural property often carries unique legal and tax considerations. Early planning preserves both value and legacy.

## Key Steps:

- Inventory all property assets, including mineral and water rights.
- Consult a qualified estate attorney familiar with agricultural property.
- Decide between a Will and a Trust:
  - Will: Simple, but requires probate.
  - Trust: Offers privacy, can avoid probate, may provide tax benefits.
- Address ongoing operations such as crop leases or livestock agreements.
- Communicate your plan with heirs to reduce future conflict.