

CHESTER COUNTY AGRICULTURAL CONSERVATION EASEMENT APPLICATION

DEADLINE FOR SUBMISSION Delivered or Postmarked December 1, 4:30 P.M.

We _____, applicants, hereby offer to sell an agricultural conservation easement on farm property located on _____ Road(s), in _____ Township, Chester County, Pennsylvania. The property is identified as follows in the land records of Chester County, Deed Book(s) _____ Page(s) _____. Conservation easement sale to the Chester County Agricultural Land Preservation Board is offered in consideration of a mutually agreed price per acre to be determined by appraisal and the bargain sale offered by the applicant.

DATE: _____

APPLICANT(s) NAME (printed): _____

SIGNATURE(s): _____

By signature, applicant hereby authorizes the Conservation Plan preparer to release copies of the Conservation Plan and Nutrient Management Plan (Act 6, if applicable) to the County Agricultural Land Preservation Board and PA Bureau of Farmland Preservation.

Mailing Address: _____

Phone: _____

Total Farm Acreage: _____ **Acres Proposed for Easement Sale:** _____

If applying a portion of the farm, attach a map to your application and identify the omissions from the proposed easement. Please note, normal procedures will exclude existing structures with minimum setbacks from the easement area. There is no need for applicant to show this exclusion.

Farm located in _____ **Township(s) Agricultural Security Area (ASA).** ASA must be recorded in the County Recorder of Deeds office. Please provide Deed and Page reference numbers of the recording. Parcels are recorded in Deed Book _____, Page _____.

Directions from Nearest State Route: _____

County Tax Parcel #
For Each Parcel: _____

Please check that the above parcel numbers includes all parcels concerned in the easement and are correct. These are the identifiers used to track this application throughout the process.

If the farmland tract is less than 50 acres, is the tract:

- (a) Producing a crop unique to the area Yes No
 - (b) Adjacent to a property with a perpetual easement Yes No
- If yes: please list name and tax parcel(s) of landowner with perpetual easement

Name: _____

Tax Parcel Number(s): _____

Subdivision

Do you have a subdivision plan or other matter before the township for consideration? Yes No

Please note: Subdivision of land between the time of easement sale application and easement sale settlement is PROHIBITED. Please contact staff for clarification or review Addendum VI of the Program Manual.

List any Mortgage(s), Lien Holder(s), or owners of mineral rights: _____

Title issues such as mortgages, liens, etc. must be resolved prior to the agricultural conservation easement proceeding to settlement. Should discovery be made that any of the issues pertaining to title prohibits the sale of an agricultural conservation easement, the property owner is responsible for the incidental cost (title, survey, etc.) incurred by the County.

Verification of Agricultural Production

Please describe in detail the type and operation of the farm: _____

Crop & Livestock Report For Recent Calendar Year On Land Proposed for Easement (Please fill in with as much information as possible. If more space is needed – please attach a separate sheet).

Commodity	Acres Grown	Yield Per Acre	Annual Sales
Livestock	Average Numbers	Product Sold	Annual Sales

Commercial Equine Activity

Are you engaged in any commercial equine activities on the proposed eased land? Yes ___ No ___

Check the type of commercial equine activity you engage in on the proposed eased land (check all that apply)

- ___ boarding equine
- ___ training equine
- ___ instructing people in handling, driving or riding equine
- ___ use of equine for riding or driving
- ___ pasturing of equines
- ___ other equine activities

Do you collect a fee for commercial equine activities? Yes _____ No _____

Average fee collected for commercial equine activities \$ _____

Stewardship Practices

Does the land applied have a USDA Soil Conservation Plan? Yes No
 If yes, please attach copy of plan map.
 Date of Plan _____ Plan Number _____

Does the land applied have a Nutrient Management Plan?
 Yes No If yes please fill in the blanks below:
 Date of Plan _____ Plan Number _____

NOTE: An approved conservation plan and implementation agreement is required before settlement on the sale of an agricultural conservation easement through this program. After settlement, participating farms will be visited annually to make sure the conservation plan is up to date, that the conservation practices are working and implementation of the approved plan is on schedule.

Please describe the conservation practices currently used on the farm: _____

Is your farm leased to another farmer? Yes No

If yes, who farms it? Name: _____

Phone: _____

Who should be contacted to arrange a meeting to view the farm and discuss the Program?

Name: _____

Address: _____ Phone: _____

Bargain Sale

- ❖ By checking this box, I, the farmland owner, acknowledge and understand that applicants who score 60 points or more and who agree to participate in the FRPP program or offer to donate 50% or more of the easement value (and sell the development rights for a value of 50% of the cap or less – whichever is less) may be offered the chance to participate in this program ahead of applicants who offer a smaller donation.

The sale of an agricultural easement for a price that is less than the appraised value of the easement (i.e. bargain sale) has been included in the Numerical Ranking System. Please indicate if you are interested in a bargain sale.

Yes No If yes, indicate specific percentage of the bargain sale you are offering ____%.

Minimum donation for ranking points is 10%. Donations over 50% may result in priority consideration. Please refer to the Ranking System in Addendum I – 2 and the preceding paragraph.

The Agricultural Land Preservation Board and the County of Chester make no representations regarding the applicant's ability to receive favorable tax treatment as a result of this transaction. *All applicants are advised to consult their own attorney or tax consultant for advice in this regard.*

Will the proceeds be used in a Like Kind Exchange? _____ Is there a signed agreement? _____

If there is a signed agreement, is the exchange property a Chester County Farm? Yes No

Availability of Public Water and Sewer

(Please check the box next to the description that applies to the property offered for consideration in this application.)

Public Water

- Public water is available within 1 mile
 Public water is available within 5 miles
 As far as I know – there is no public water available within 5 miles

Public Sewer

- Public sewer is available within 1 mile
 Public sewer is available within 5 miles
 As far as I know – there is no public sewer service available within 5 miles

Road Frontage

Approximate extent of road frontage. (Please check the box next to the description that applies to the property offered for consideration in this application.)

- More than 1 mile
 1/2 - 1 mile
 Less than 1/2 mile

Extent of Non-Agricultural Use

(Please check the box next to the description that applies to the property offered for consideration in this application.)

Are there 15 or more developed lots?

- Adjacent to your farm
- Within 1/4 mile
- Within 1/2 mile
- Within 1 mile
- There are not 15 developed lots within a mile.

Land Use (Please fill in the blank).

Percent or Acreage of farm in:

Pastureland _____

Cropland _____

Other (i.e. non-pastured wetlands, natural areas) _____

Is timber harvested from woodlands? ____ If yes, please list commodity, acres grown and yield information on page 2 of this application.

Proximity to other farmland easements

If your farm is within 1 mile of a farm that is under a perpetual conservation easement, please provide any information about the eased land (i.e. owner's name, organization holding the easement, tax parcel number, etc...).

Historic, Scenic and Environmentally Sensitive Qualities

Is farm adjacent to a park* or protected natural area**? Yes No

If yes, please Identify _____

* Park = passive, low intensity recreational use by individuals or small groups in natural surroundings.

** Protected Natural Area = Land, other than farmland, owned in fee by or under easement with a private conservation organization or public entity for conservation purposes.

Does farm contain, or is it adjacent to, National Historic Resource or District***? Yes No

If yes, please identify _____

*** For Historic Resource verification, please provide a non-returnable photograph of the historic building.

Proximity to Other Easement Sale Applications

Do you know of any other farm sale applications submitted in this round within 1 mile of your farm? Yes No

If yes, please list owner's name _____

Percent of Surrounding Land in Agriculture

Approximately what percentage of land within a 1-mile radius of your farm is in agriculture? _____%

Have any development rights been transferred from your land or any land use restrictions, including deed restrictions, subdivision restrictions, or any other covenants, exist on your property?

Yes No

DEADLINE FOR SUBMISSION DECEMBER 1

Please Note: **Subdivision of land between the time of easement sale application and easement sale settlement is PROHIBITED.**

If your property is approved for an appraisal by the CCALPB, a \$500 appraisal deposit will be required at that time if the landowner wishes to proceed. A current conservation plan or a commitment and timeline for obtaining a plan will also be required. See the Program Guideline Appendix for the Appraisal Deposit and Conservation Plan Policy.

Please place a check next to the appropriate comments.

- A tax map, soils map, or USDA topographic map of farmland tract with proposed easement area delineated.
- If you are applying a portion of your farm, all land to be excluded from the easement sale other than the existing buildings must be excluded at the time of application and delineated on the above mentioned map submitted with the application.
- A picture of the historic buildings contained on the farm or adjacent to the farm.
- Signatures of all applicants.
- Make sure all applied parcels are in the recorded ASA of your township.
- I would like to learn how private non-profit organizations can assist with my preservation goals.
- Permission is granted to release address to local organizations, so I may receive information concerning agriculture meetings, conferences, etc.
- I wish to keep my application active and under consideration this year and subsequent years until it is withdrawn or until an updated application is submitted to take its place.

Submit to: County Department of Open Space Preservation
Agricultural Land Preservation Board
Government Services Center, Suite 390
601 Westtown Road, West Chester, PA 19380-0990
610-344-5656, fax 610-344-4012

No data from this application is available pursuant to the Right to Know Act until an Agreement of Sale for agricultural conservation easement purchase is fully executed. Applications will remain active until withdrawn by the applicant or until funds are available and the owner is offered the opportunity to participate. Updates to the application must be submitted by the annual submission deadline. Updates received after the submission deadline will only be accepted if they are permitted by the Policies and Procedures for application modifications as stated in Addendum III of these guidelines. If they are not submitted prior to the annual deadline and are not otherwise permitted by the Policies and Procedures, then the modifications will be incorporated into the application the following (and subsequent) rounds as offered by the County Commissioners and Commonwealth.