

Appendix D
Agricultural Conservation Easement Application Form
Luzerne County Farmland Preservation Board

GENERAL INFORMATION *(Please Print)*

Landowner Name(s): _____

Mailing Address(s): _____

Farm Address: _____

Telephone #(s): _____

Name, address & telephone of person to contact to view farmland tract

Directions to farm from nearest State route:

Name(s), address and telephone number of person(s) to contact to view the farmland tract:

FARMLAND TRACT INFORMATION

Township: _____

Is the farmland tract enrolled in an official township agricultural security area (ASA) (Check box)?

- YES NO

If yes, list deed reference where ASA is recorded. Deed Book/Page or Instrument #: _____

If no, contact your municipality for information on joining the ASA. The farm is not eligible for easement program until the farm is enrolled in the ASA.

Total acreage of farmland tract: _____

Acreage offered for agricultural easement purchase: _____

If less than 50 acres, answer **one** of the following:

What is the specialty crop being grown? _____

Provide the name of the organization that holds the conservation easement on the adjoining parcel of land. _____

Acreage excluded from agricultural easement application: _____

Reason for exclusion: _____

Any acreage not to be included in the agricultural easement must be identified at the time of application. If withholding land from the easement, please attach a sketch showing the location of the excluded area.

List deed reference(s), tax parcel number(s) and acreage for the farmland tract:

Deed Reference: _____ Parcel #: _____ Acreage: _____

Deed Reference: _____ Parcel #: _____ Acreage: _____

Deed Reference: _____ Parcel #: _____ Acreage: _____

Deed Reference: _____ Parcel #: _____ Acreage: _____

Deed Reference: _____ Parcel #: _____ Acreage: _____

Amount of Road Frontage (Check appropriate box):

- More than 1/2 mile
- 1/4 mile – 1/2 mile
- 1/8 mile to 1/4 mile
- Less than 1/8 mile

Availability of Public Sewer According to Planning Areas in Municipal Act 537 Sewage Facilities Plan.

Contact your local municipality for information. (Check appropriate box):

- Tract is located within a planned public sewer service area
- Tract is NOT located within a planned public sewer service area

Availability Public Water (Check appropriate box):

- Tract has public water service adjacent
- Tract has public water service within 1/2 mile measured along public roads
- Public water service is greater than 1/2 mile as measured along public roads

Family Farm (Check appropriate box):

- Property is operated by the owner or immediate family member
- Property is NOT operated by the owner or immediate family member

Historic, Scenic and Environmental Qualities (Check any that apply):

- Farm is adjacent to land preserved via the National Park Service, State Game Commission, State Forest, State Park, State Fish & Boat Commission, a local government unit or other land conservation organization.
- Farm contains environmentally sensitive features including but not limited to streams, wetlands, woodlands of 10 acres or more, floodplains, steep slopes, PNDI sites, etc.
- Farm is listed on the National Register of Historic Places

AGRICULTURAL PRODUCTION INFORMATION

Percent of the property is used for agricultural production (i.e. cropland, pasture or grazing)
Example: 100-acre farm with 85 acres cropland and pasture, 13 acres woodland and 2 acre homestead = 85% of tract in agricultural production

Acres of cropland: _____ Acres of pasture: _____

Acres of woodlands: _____ Acres of headquarters/farmstead: _____

Acres enrolled in CRP, CREP, WRP, or similar programs: _____

Percent of tract in agricultural production: _____

Describe the Nature of the Agricultural Operation: _____

List Commodities Grown: _____

List Numbers and Type of Livestock: _____

Is manure or agricultural process wastewater land applied to the farmland? YES NO

Does livestock utilize pasture or Animal Heavy Use Areas? YES NO

CONSERVATION PLAN

Submission of a conservation plan and/or nutrient management plan/manure management plan with application is required in order for farm to be eligible. Conservation plan requirements are listed in section 103.B of the Program Guidelines.

Date of Conservation Plan: _____

Date of Nutrient Management Plan, if required: _____

Date of Manure Management Plan, if required: _____

Describe conservation practices currently in use: _____

Is land enrolled in NRCS programs or easements such as CRP, CREP, WRP, etc.? YES NO

If yes, how many acres are enrolled in program? _____

If yes, when will contract for program expire? _____

MORTGAGES, LIENS, MINERAL RIGHTS, LAND USE RESTRICTIONS, ETC

List all mortgages, liens, options, owners of mineral rights, right-of-ways, easements, land use restrictions, land leases, billboards, cellular towers, cemeteries, or other interests on the farmland tract.

BUSINESSES OR RURAL ENTERPRISES

List any agriculture-related or non-agriculture-related businesses on the farm including energy production (solar, wind, methane, etc), traditional trades, home occupations, etc.

MAPS & SOILS REPORT

The following items **shall be prepared by the county board**, in cooperation with the applicant:

1. Locational Map – A United States Geographical Survey topographical map showing the location and boundaries of the farmland tract. The map shall show the location of any acreage being withheld from the easement.
2. Soils Map – A soils map of the farmland tract, color coded. The soils map of the farmland tract must be color-coded as follows:
 - Class I Green
 - Class II Yellow
 - Class III Red
 - Class IV Blue
 - Class V–VIII Uncolored
 - Wetlands Cross hatch or include on a separate map
3. Soils Report Form “C” – A soil report detailing quality of soils (total acres in land capability classes I-IV) and the extent of agricultural use (total acres of farm in agricultural use) on the farmland tract (See Appendix F, Table of Luzerne County Relative Soil Values).

The applicant must provide a tax map(s) of the farmland tract with map reference and tax parcel numbers clearly indicated.

SELLING PRICE

I/We would consider selling a perpetual Conservation Easement to the Luzerne County Farmland Preservation Board and/or the Commonwealth of Pennsylvania for one of the following easement values: Please check one of the options below: (Please see page 14 for the amount of

points allotted to each option. These points will be taken into consideration in your overall score. If no option is checked, we will assume option #5.)

- _____ 1. 50% or less than the appraised easement value
- _____ 2. 51 to 70% of the appraised easement value
- _____ 3. 71 to 80% of the appraised easement value
- _____ 4. 81 to 90% of the appraised easement value
- _____ 5. 91 to 100% of the appraised easement value

SIGNATURES(S)

Signatures of all property owners are required to submit an application. Only completed applications will be considered.

All acreage to be withheld must be identified at the time of application. Changes in the application made following selection will nullify any offer made by the board and will require re-application.

The undersigned do hereby acknowledge that they understand that all information supplied to the Luzerne County Farmland Preservation Board in connection with their application will be kept on file with the Program Administrator and also with the Commonwealth of Pennsylvania Department of Agriculture. As such, all information will be treated as public records available to the general public for review and copying. No information submitted as a part of an application will be treated as confidential or not available to the public. Specifically, the information in connection with an application that will be treated as public records will include, without limitation, the conservation plan, production reports and appraisals.

By signature hereto, the undersigned do authorize the release of all information in connection with their application and will hold the Luzerne County Agricultural Land Preservation Board, Luzerne County, and their employees, agents and representatives, from any and all liability for the release of said information or making of said information available to the public. It is necessary for all owners of the farmland tract to give their approval and consent to this application.

Signed _____	Date _____
Signed _____	Date _____
Signed _____	Date _____
Signed _____	Date _____
Signed _____	Date _____

Submit completed application by February 1st to qualify for upcoming calendar year ranking

Please submit this application with all supplemental materials and a non-refundable check for \$25 payable to “Luzerne County Planning Commission” to:

Jennifer Lauri, Program Administrator
Luzerne County Farmland Preservation Board
325 Smiths Pond Road
Shavertown, PA 18708

Questions? Contact:

Jennifer Lauri, Program Administrator
Telephone: 570-674-7991 x 7
E-Mail: jennifer@luzcd.org

Applicants may also contact the Board Chairperson, or other Board members.
(See Appendix B for a list of the Board members).