



# BRADFORD COUNTY AGRICULTURAL LAND PRESERVATION BOARD

200 Lake Road, Suite E, Towanda, Pennsylvania 18848 (570) 485-3119 [www.bccdpa.com/farmland-preservation](http://www.bccdpa.com/farmland-preservation)

PRESERVING FARMLAND TODAY,  
PROTECTING OUR FUTURE

Dear Landowner,

Thank you for your interest in the Bradford County Agricultural Land Preservation Program. Enclosed you will find the application and instructions. All application forms must be received by January 31, 2020

**Your farm must meet the minimum criteria listed below:**

1. Be located entirely within an official and dually recorded Agricultural Security Area (ASA) consisting of 500 acres or more. Make certain that the entire acreage within your application is enrolled in the ASA at the time your application is submitted.
2. Contain contiguous acreage of at least 50 acres in size unless the tract is at least 10 acres in size and is either utilized for a crop unique to the area that generates an annual gross profit of at least \$2000.00, or is contiguous to a property which has a perpetual conservation easement in place which is held by a "qualified conservation organization", as that term is defined by the Internal Revenue Code.
3. Have at least 50% of its soils available for agricultural production in Land Capability Classes I-IV.
4. Have at least 50% of the property's total acreage in current use as a harvested cropland, pasture, or grazing land. [Note: Conservation Reserve Program (CRP) and Conservation Reserve Enhancement Program (CREP) acres do not meet the "current use" qualification.]

All applications will be scored according to the Numerical Farmland Ranking System. Scoring is based on four major components: Land evaluation – soils (40%), Development potential (15%), Farmland potential (35%), and Clustering potential (10%). Priority is given to farms with the highest ranking.

If you have questions or need additional assistance, please feel free to contact me at (570) 485-3119 or [amy.kneller@pa.nacdnet.net](mailto:amy.kneller@pa.nacdnet.net) to setup a time to go through the application together. I look forward to assisting you.

Sincerely,

A handwritten signature in cursive script that reads "Amy Kneller".

Amy Kneller  
Agricultural Resource Specialist/Farmland Preservation  
Bradford County Conservation District

# AGRICULTURAL LAND PRESERVATION

## APPLICATION INSTRUCTIONS

Please **print** the information legibly and indelibly. All questions must be answered for your application to be considered. For questions requiring additional space, use a separate sheet of paper. Reference the question at the top of each additional page (including the number, letter, etc). Remember to write your name on all attachments.

### I GENERAL INFORMATION

- ✓ The name(s) must appear as stated in the deed(s).
- ✓ Use your current legal address.
- ✓ Contact person and the best way to reach them.

### II SIGNATURES

- ✓ All landowners having legal interest in the farm must sign.

### III FARM INFORMATION

- ✓ Indicate all municipalities in which your property lies.
- ✓ When entering an entire tract, the total acreage of the tract must appear as stated in the deed(s).
- ✓ Measure the distance to utility sewer and water to the nearest 1/10 of a mile.
- ✓ Provide concise directions to the tract(s) including approximate mileage.
- ✓ County maximum easement payment of \$1000 per acre (easement value = land market value – land agricultural value)

### IV NATURAL RESOURCE CONSERVATION SERVICE ASSISTED INFORMATION

#### A. MAPS

- ✓ U.S Geographical Topographic Maps may be obtained through the Conservation District, and are sold by some sporting goods and survey companies.
- ✓ A soil map may be obtained at the Stoll Natural Resource Center or Penn State Extension Office.
- ✓ Copies of tax maps are available from the Assessment office in the Courthouse.

#### B. SOILS REPORT AND LAND CAPABILITY CLASSES

- ✓ Reference the "Soil Survey of Bradford and Sullivan Counties, Pennsylvania" or NRCS "Final Land Evaluation" summary.
- ✓ Reference PA Land Evaluation by NRCS, January 2002.

### V LANDOWNER PROVIDES

- ✓ A conservation plan is not required at the time of application, but is required for easement completion.
- ✓ All livestock operations must have a plan for manure application. This can be a Nutrient Management Plan or a Manure Management Plan. Contact the Conservation District for assistance.
- ✓ Refer to the Pennsylvania Bureau of Forestry with questions about the Forest Stewardship Program.
- ✓ CREP acres can be included in the application but are not included in the harvested cropland, pasture or grazing lands calculation.

### VI COMMERCIAL EQUINE

- ✓ Commercial Equine operations are an accepted agricultural land use.

### VII MORTGAGES, LEINS and MINERAL RIGHTS

- ✓ Note any mortgages and leins. Landowner must provide clear title for easement. All mortgagees and/or leinholders must agree to subordination. This can be negotiated after application and ranking.
- ✓ Note any oil, gas, and mineral right owner(s) or lease(s).
- ✓ Note any surface mining including excavation for aggregates / sand and gravel.
- ✓ Note the size of the affected area to the nearest 1/10 of an acre.

### VIII FARMING OPERATION

#### A. CROP PRODUCTION INFORMATION

- ✓ Identify crop production for the last growing season.

#### B. LIVESTOCK REPORT

- ✓ Include animal groups as well as products.

### IX REASON FOR APPLICATION

- ✓ Add pages as needed

### X UNIQUE FACTORS

- ✓ Include attributes such as Century Farm, Dairy of Distinction or adjoining environmentally protected areas (such as parks, game lands, and other easements) when documenting unique characteristics.

**APPENDIX C**

**BRADFORD COUNTY AGRICULTURAL LAND PRESERVATION BOARD  
PURCHASE OF CONSERVATION EASEMENTS**

**APPLICATION FORM**

**I. GENERAL INFORMATION**

Name of owner(s) \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Telephone \_\_\_\_\_

Email \_\_\_\_\_

Person to contact to view farmland tract \_\_\_\_\_

\_\_\_\_\_

(Address, telephone, & email if different from above)

**II. SIGNATURE(S)**

It is necessary for all owners of the farmland to give their approval and consent to this application. I give permission for the Bradford County Agricultural Land Preservation Board to share application information with the County Commissioners, Bureau of Farmland Preservation and USDA (federal easement program only).

I, hereby, authorize the Conservation Plan preparer to release copies of the Conservation Plan and Nutrient Management Plan (Act 38, if applicable), to the Bradford County Agricultural Land Preservation Board and the Bureau of Farmland Preservation as required under Act 43 criteria for easement purchase.

I agree that the Bradford County Agricultural Land Preservation Board / staff representative may use my participation in the program to help promote farmland preservation, including print and electronic media and volunteer limited signage at the preservation site.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

III. FARM INFORMATION

Address (if different from above) \_\_\_\_\_

County \_\_\_\_\_ Township \_\_\_\_\_

Name of Agricultural Security Area \_\_\_\_\_

ASA Book and Page Number \_\_\_\_\_

Total acreage of farmland tract \_\_\_\_\_

Total acreage offered for easement purchase \_\_\_\_\_

Deed Reference(s) Book \_\_\_\_\_ Page \_\_\_\_\_ OR Instrument # \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_ OR Instrument # \_\_\_\_\_

Tax Parcel # (s) Number \_\_\_\_\_ Acreage \_\_\_\_\_

Number \_\_\_\_\_ Acreage \_\_\_\_\_

Directions to farm from nearest State Route: \_\_\_\_\_

Proximity of farm to utilities: (miles from the closest point of the tract to the utility)

SEWER: \_\_\_\_\_ WATER: \_\_\_\_\_

The applicant must provide a brief report using the information provided by the township describing the development, zoning, and/or land use surrounding the tract being offered.

TENURE OF OWNERSHIP (select the best description of farm ownership)

\_\_\_\_ Family Farm with 2 or more generations currently operating

\_\_\_\_ Full-time, solo owner/operator

\_\_\_\_ Part-time owner/operator

\_\_\_\_ Owner, non-operator

How many years has this family owned the farm? \_\_\_\_\_

Are you willing to accept less than our county maximum of \$1000 per acre if it allows you to have your farm preserved in a faster manner? \_\_\_\_\_Y/N

**IV. NATURAL RESOURCES CONSERVATION SERVICE (NRCS) ASSISTED INFORMATION**

**A. MAPS**

The applicant is required to provide the following maps as part of this application.

1. Location Map - A United States Geographical Survey Topographical Map showing the location of the farmland tract.

2. Soils Map - 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
- Wetlands - Cross Hatch

3. Tax Map - A tax map of the property is available from the Bradford County Tax Assessment Office.

**B. SOILS REPORT AND LAND CAPABILITY CLASSES**

1. Soils Report - The applicant is required to provide a soils report for the farmland tract being offered as part of this application. Please include a list of each soil type, name, mapping unit symbol and land capability class for each soil type.

2. Land Capability Classes - This information can be obtained from, and must be verified by, the Natural Resources Conservation Service office. Be sure that the total acreage indicated throughout section IV equals the amount offered.

CAPABILITY CLASS	ACRES OF CROPLAND, PASTURE, AND GRAZING	ACRES OF OTHER LAND
CLASS I		
CLASS II		
CLASS III		
CLASS IV		
OTHER		
TOTAL:		

V. LANDOWNER PROVIDES

1. Conservation Plan (as approved by the Bradford County Conservation District)

Date of Conservation Plan and/or Revision: \_\_\_\_\_

Conservation Practices being employed on the farm include: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. All livestock operations must have a plan for manure application. (in accordance with Nutrient Management Act)

Please select type of plan and date written.      Date of plan \_\_\_\_\_

Nutrient Management Plan \_\_\_\_\_      Manure Management Plan \_\_\_\_\_

3. Forest Management Plan, American Tree Farm Plan, or Forest Stewardship Plan (optional) (written according to the standards of the Forest Stewardship Program)

Date of plan \_\_\_\_\_

4. CREP: Any land currently under contract with CREP: \_\_\_\_\_ Y/N

If yes, please list tract number, acres and contract expiration date

\_\_\_\_\_

VI. COMMERCIAL EQUINE ACTIVITY

Are you engaged in any commercial equine activities on this land? \_\_\_\_\_ Y/N

What type of commercial equine activity do you engage in on the proposed eased land? (boarding, training, instructing people, use for riding/driving, pasturing, etc.)

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Do you collect a fee for commercial equine activities? \_\_\_\_\_ Y/N

VII. MORTGAGES, LEINS AND MINERAL RIGHTS: *(not for ranking purposes)*

Please list all mortgagees, leinholders, and owners/leaseholders of surface and subsurface oil, and gas and mineral (OGM) rights for the farmland tract

MORTGAGEES: \_\_\_\_\_

\_\_\_\_\_

LEINHOLDERS: \_\_\_\_\_

\_\_\_\_\_

SURFACE OGM RIGHTS: \_\_\_\_\_

\_\_\_\_\_

SUBSURFACE OGM RIGHTS: \_\_\_\_\_

\_\_\_\_\_

WHO OWNS THE SURFACE MINEABLE COAL RIGHTS TO THE FARM? \_\_\_\_\_

\_\_\_\_\_

HAS ANY PORTION OF THE FARM BEEN SURFACE MINED FOR COAL, STONE, OR AGGREATE?

\_\_\_\_\_ YES \_\_\_\_\_ NO

IF YES, PROVIDE YEAR(S) AND ACREAGE. \_\_\_\_\_

IDENTIFY PORTION OF FARM THAT HAS BEEN MINED ON A TAX OR TOPOGRAPHIC MAP.

VIII. FARMING OPERATION

A. CROP PRODUCTION INFORMATION

COMMODITY	PREVIOUS YEAR	ACRES GROWN	YIELDS PER ACRE

Please date all your crop production information.

B. LIVESTOCK REPORT

LIVESTOCK	PREVIOUS YEAR	AVERAGE NUMBERS	PRODUCT SOLD

Livestock Report examples are as follows:

If livestock is:	Dairy	then the product sold would be:	Milk
	Heifers		None or replacements
	Beef		Feeders or fed steers
	Chickens		Eggs or broilers



IX. REASON FOR APPLICATION

The applicant shall provide a brief description stating why the applicant has chosen to participate in the Bradford County Agricultural Land Preservation Program

X. UNIQUE FACTORS

The applicant shall provide detailed documentation of any unique characteristics such as environmental or historical value to be considered in the evaluation.

**PLEASE NOTE: ONLY COMPLETED APPLICATIONS WILL BE CONSIDERED.**

RETURN TO:

Bradford County Agricultural Land Preservation Board  
c/o Bradford County Conservation District  
Attn: Amy Kneller  
200 Lake Road, Suite E  
Towanda, PA 18848

Date Received: \_\_\_\_\_

File Number: \_\_\_\_\_