

Hampshire County Farmland Protection Ranking Criteria

The Ranking Criteria are used to evaluate properties offered into the program. The Criteria are based on County importance and The West Virginia State Legislative Code.

Please complete the following by circling the points that apply to your property. *Note: Many answers will require maps or other documents for verification.*

1. Soil Productivity (% of Prime, Unique, State, or Locally-Important Soils on Property)

Circle only one

Percent of acres	points	HCFPB Use
75-100%	70	
51-74%	50	
0-50%	0	

***Attach soils map and table (can be obtained from NRCS)**

**Must have more than 50% prime, unique, state or locally-important soils to qualify for federal funding*

2. Percent of Property in Active Agriculture (cropland, pastureland, and grasslands)

Circle one

Percent of acres	points	HCFPB Use
75-100%	50	
50-74%	30	
34%-49%	10	
0-33%	0	
<i>Orchard more than 33% of total property offered add 20 points</i>	20	

***Attach aerial map**

**Over 33% of the property must be in active agriculture to qualify for federal funding*

3. Acreage Offered into Easement

Circle one

Acres Offered	points	HCFPB Use
200+	70	
100-199	60	
50-99	40	
20-49	20	
Less than 20	0	
<i>If 95% or more of the total parcel is offered, add 20 points</i>	20	

***Attach aerial map showing existing parcels and portion offered for easement**

4. Stewardship (*Can Circle more than one*)

Conservation Activity	points	HCFPB Use
Has a current NRCS-USDA Conservation Plan	10	
Has certified and updated Nutrient Management Plan	20	
Forest Management Plan prepared by WV certified forester	10	
Agrees to riparian buffer language in Conservation Plan	20	
Any other NRCS approved conservation practice	10	

***Attach documentation or NRCS confirmation letter for each of those circled above.**

5. Historical Value (*Circle one and attach documentation*)

Significant Site	points	HCFPB Use
National Register of Historic Places	30	
National or State Significance	20	
Local significance as determined by a recognized authority	10	
Adjacent to one of the above sites	5	

6. Natural, Scenic, Recreational, and Water Resources (May circle more than one)

Resource or Feature	points	HCFPB Use
Fronts a major stream (South Branch of the Potomac, North Branch of the Potomac, Cacapon River, Little Cacapon River, or North River)	30	
Fronts a USGS blue line stream (circle only if your stream is not one of the above and is a blue line stream)	20	
Fronts a native trout stream (Edwards Run, Mill Creek, Hawk Creek)	5	
Contains a year-round spring	10	
Contains 1% or more wetlands, marsh, or swamp	10	
Documented endangered or rare species	5	
Unique natural features (shale barrens, rock outcrops, caves, natural ponds, sink holes, sandstone glades or specify other)	5	

***Documentation from the WV Division of Natural Resources or USDA-NRCS is required.**

***Also Species should be listed as federal Endangered, federal Rare, or WV DNR Heritage Program Species of Concern.**

7. Proximity to other Protected Properties and Working Farms (Circle only one)

Proximity	points	HCFPB Use
Adjoins perpetual Conservation Easement or protected public land	80	
Within 2,500' of perpetual conservation easement or protected public land	40	
Adjoins farm with farm tax valuation	20	
Within 2,500' of farm with farm tax valuation	10	

8. Sales Potential (Circle only one)

Suitable lot size as determined by the County Planning Commission	points	HCFPB Use
Suitable for lot sizes less than 20 acres	30	
Suitable for lot sizes greater than 20 acres	15	
Property unable to be developed (disqualifies property from the program)	0	

***Need confirmation letter from County Planner**

9. Public Water/Sewer Accessibility

Distance from utility	points	HCFPB Use
No public sewer and water available or planned within 2000' of property	30	
Public water or sewer available within 300'-1999'	15	
Public water or sewer present or planned within 299'	0	

10. Price per acre index:

Please list your offering price per acre for the purchase of an Easement on your property. The total points awarded in this document will be divided by the offering price per acre to produce an index number for the property. The higher the index number the better your property will rank at the County level. Thus a high point score and a low offering price will give you a better index number.

Price per Acre	Total points (530 possible)	HCFPB Use	Index number (HCFPB Use)

Special Grants

In the event that private, local, state or federal monies become available to purchase a particular category of property or an Easement, the Farmland Protection Ranking Criteria may be waived by the HCFPB. This procedure shall be undertaken only when the funding requirements render Farm and Ranch Lands Protection Program targeted properties ineligible for the grant.