

Hampshire County Farmland Protection Board

**Sale of Conservation Easement
Application Form**

Date:

General Information

Owner Name(s):

Address:

Home Phone:

Work Phone:

Property Information

Property Location:

Deed Reference:

Book: Page:
Book: Page:

Tax Map Numbers:

Acreage:

Total Acres: Acres Offered for Easement:
CREP Acres:

Farm Use:

Does the property have current farm-use valuation for property tax purposes?
If yes, attach most recent filing. Yes No

Mineral Rights:

Does landowner also own mineral rights? Yes No
Have mineral, gas, or oil rights been leased? Yes No
If so, attach copy of lease(s).

Conservation:

Does the property have a conservation plan? Yes No
If yes, attach plan or NRCS letter of confirmation.

Hampshire County Farmland Protection Board

Soil Evaluation:

	<u>Acres</u>	<u>% of Offered Acres</u>
Prime/Unique Soil (attach maps)		
State/Locally-Important Soil (attach maps)		

* Soil information may be obtained from local Natural Resources Conservation Service (NRCS) office.

Unique Features: Check all that apply, & attach narratives or maps for these features, where applicable.

- Property is on the National Register of Historic Places
- Property is of national, state, or local significance
- Property is adjacent to a historical property
- Property is a symbol of West Virginia's identity or development patterns
- Property is a symbol of the Eastern Panhandle or Potomac Highlands
- Property contains a historical structure
- Property contains an archaeological site
- Property fronts on a major stream, creek, or river
 - Stream Name: Distance (ft):
- Property fronts on a minor stream, creek or river
 - 1. Stream Name: Distance (ft):
 - 2. Stream Name: Distance (ft):
- Property contains scenic ridge lines or mountainous terrain
(mountainous terrain = at least 20% of acreage comprised of slopes of 25% or greater)
- Property fronts on a public road
 - 1. Road Name: Distance (ft):
 - 2. Road Name: Distance (ft):
- Property contains mature forests
- Property contains a cave
- Property contains a limestone cliff
- Property contains a shale barren
- Property is in an area of biological significance
- Property contains endangered or threatened species habitat
- Property contains a year-round spring
- Property contains a seasonal or wet-weather spring
- Property contains wetlands
- Property contains a sink or sink hole
- Property has significant ground water recharge potential
- Other:

Briefly describe the owner(s) intent for the property. Include intended uses, protections to be applied to various portions, existing and reserved residential sites, etc.

Hampshire County Farmland Protection Board

Is the property:

Subject to a sales contract? Yes (attach contract) No
Currently listed for sale? Yes (attach details) No
Listed for sale within the last two years? Yes
In the estate process, or has it been inherited within the last two years? Yes (attach details) No
Encumbered by any leases or rights-of-way? Yes (attach documents) No

Easement Valuation & Sale Information

Appraisal:

Has an appraisal been completed? Yes No

If yes, for what acreage? Acres:

If yes, what is the appraised property value? (Attach appraisal.) \$

Has a *conservation* appraisal been completed? Yes No

If yes, for what acreage? Acres:

If yes, what is the appraised easement value? (Attach appraisal.) \$

Owner's Estimate: (If an appraisal has been completed, use appraisal figures here.)

Fair market value (FMV) \$ (gross) \$ (per acre)

Conservation value (AGV/CV) \$ (gross) \$ (per acre)

Easement value (EV) \$ (gross) \$ (per acre)

Offering Price: \$ (gross) \$ (per acre)

Secured Debt/Liens:

Holder: \$

Holder: \$

Will the lender agree to subordinate the loan? Yes No
(If yes, attach subordination letter from lender.)

Hampshire County Farmland Protection Board

Official Contact:

Name, address and phone number of the contact person who is authorized by all property owners to receive correspondence from the county and negotiate the terms of the easement:

Name: Phone number:

Address:

Signatures:

All owners must sign this application giving consent to apply to the Hampshire County Farmland Protection Board for a conservation easement sale.

Name: <input type="text"/>	Signature: <input type="text"/>	Date: <input type="text"/>
Name: <input type="text"/>	Signature: <input type="text"/>	Date: <input type="text"/>
Name: <input type="text"/>	Signature: <input type="text"/>	Date: <input type="text"/>
Name: <input type="text"/>	Signature: <input type="text"/>	Date: <input type="text"/>

Documentation Checklist:

The following documents must be attached:

- Property plat
- Deed description (legal description included in deed to current owner)
- Tax map (available from Hampshire County Assessor's Office)
- Soil map (available from NRCS or Potomac Valley Conservation District)
- Soil profile (available from NRCS)
- NRCS letter confirming NRCS-USDA Conservation Plan
- Letter of subordination from financial institution (if applicable)
- Farm Use Valuation Filing (if applicable)
- Conservation Appraisal (if applicable)
- All other documents requested herein

NOTE: All applications must be completed and signed to be considered. Additional information may be required.

Submission:

Submit completed application to:
Hampshire County Farmland Protection Board
P. O. Box 806
Romney, WV 26757
hcfpb@verizon.net
(304) 851-5315