



Reasons to Protect Farmland

- ◆ Ensures the sustainability of agriculture in Summers County.
- ◆ Provides financial incentives to keep viable farm operations.
- ◆ Protects normal farming operations from nuisance complaints.
- ◆ Maintains a secure land base for food production.
- ◆ Leverages federal funds directed toward conservation of natural resources.
- ◆ Safeguards the economic diversity of Summers County
- ◆ Maintains the local tax base by keeping cost of services low.
- ◆ Preserves Summers County's cultural heritage.

Procedure for Purchasing or Donating Easements

- ◆ Owners of qualified land may offer to sell or donate a conservation easement by completing an application from the Summers County Farmland Protection Board.
- ◆ SCFPB reviews each application and selects qualifying applicants to continue with the process.
- ◆ The offer is evaluated under the local ranking system.
- ◆ A certified agricultural appraiser will appraise property, if required.
- ◆ The maximum easement value is calculated as the difference between fair market value and is determined by the SCFPB.
- ◆ An offer is made to the landowner in exchange for a perpetual easement.
- ◆ The landowner may select payment to an escrow account for a maximum of five years to allow for an opt-out provision at the end of the five-year term.
- ◆ Consultation with a qualified financial planner is highly encouraged.



**Summers County Farmland
Protection Board**

**97 Park Avenue
Hinton, WV 25951
304-466-7113**

Summers County Farmland Protection

The WV Voluntary Farmland Protection Program was enacted in 2000 by a unanimous vote of the WV State Legislature. This law has enabled the Summers County Farmland Protection Board (SCFPB) to develop a program adapted specifically to protect the agriculture lands of Summers County.

The cornerstone of the program is the purchase or donation of conservation easements designed to provide stability for the future agricultural enterprise.

Funding for the program comes from local land transfer fees, federal grants, special appropriations, and private donations.

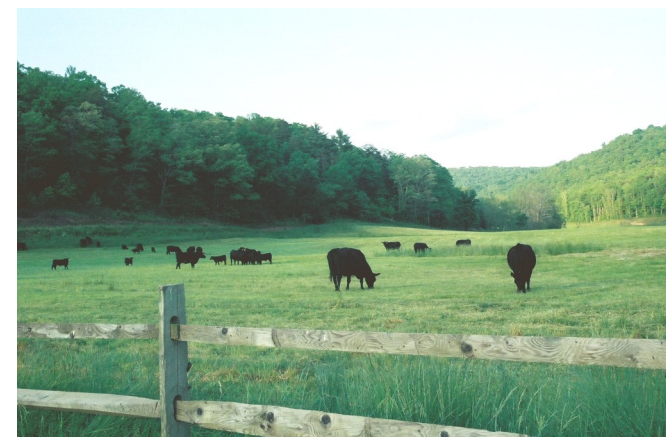


Is Your Farm Eligible for Protection?

In order to qualify property must be located in Summers County and be capable of use for cropland or grazing. Woodlots and wetlands within the farm boundaries are also eligible.

Some commercial activities such as retail sales of farm products, tourism, charitable or educational activities, or home-based businesses are compatible with easements.

Subject to availability of funds, landowners may be eligible to receive the difference between the fair market value of the land and its value for agricultural production. The sale or donation of a perpetual conservation easement may result in federal income tax benefits.



If you are interested in additional information, please phone 304-466-7113 or return the form below to receive an application.

Summers County Farmland
Protection Board
97 Park Avenue
Hinton, WV 25951

Name

Address

City, State, Zip

Phone

Acreage of farm