

**NORTHUMBERLAND COUNTY AGRICULTURAL LAND PRESERVATION BOARD
APPLICATION FOR EASEMENT PURCHASE PROGRAM
INSTRUCTIONS**

A separate application must be submitted for each farmland tract which is considered for easement purchase in accordance with PDA regulations under Subchapter D Section 138e.61-65.

A non-refundable application fee of \$100, made payable to "NCALPB", is required for each completed application submitted which meets the following minimum criteria:

1. Be located in a duly recorded agricultural security area which has at least 500 acres enrolled.
2. Be 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 or is contiguous to a property which has a perpetual easement in place which is held by a "qualified conservation organization," as that term is defined at section 170(h)(3) of the Internal Revenue Code (26 U.S.C.A. § 170(h)(3))
3. Contain at least 50% of soils which are available for agricultural production and are of capability classes I through IV, as defined by the USDA-NRCS.
4. Contain the greater of 50% or 10 acres of harvested cropland, pasture or grazing lands.

If the applicant has reasonable belief that the minimum criteria above can be met, all relevant areas of the application should be completed and submitted to:

Northumberland County Agricultural Land Preservation Board
C/o Northumberland County Conservation District
RR 3 Box 238-C
Sunbury, PA 17801

Telephone: 570-286-7114 ext. 4

Within ten (10) days of receipt of the application, NCALPB will contact the applicant to schedule an appointment to review those areas of the application that are not completed. The applicant is responsible for completing the required attachments that include obtaining the required topographical, tax, and soils maps, certified farm conservation plan, applicable land surveys and the preparation of a soils report including a land use, capability class table and a current year crop report.

PART I. GENERAL INFORMATION

1. Please provide the name(s), address, and telephone number(s) of the owner(s) of the farmland tract consenting to this application.

	<u>Owner</u>	<u>Co-Owner</u>
Name:	_____	_____
Address:	_____	_____
	_____	_____
	_____	_____
Phone #:	_____	_____
Soc. Sec. #:	_____	_____

2. The name, address and telephone number of the person to be contacted to view the farmland tract if other than the owner above.

Name: _____

Address: _____

Phone #: _____ Fax: _____

PART II. FARM INFORMATION

1. County _____ Township _____
2. The road location of the farm, and directions from the nearest State Route: _____

3. The farmland tract is located in an Agricultural Security Area of _____ Township, Northumberland County. This Agricultural Security Area was officially recorded at the Northumberland County Register and Recorder's Office on this date _____. (For information on recording date, call 570-988-4140.) Book _____ and Page # _____.
4. The total acreage of the farm is _____ acres. The number of acres in the farmland tract proposed for easement purchase is _____ acres.

*** Note:** The NCALPB recommends that you research your deed and have an attorney prepare an accurate title search of your property's metes and bounds as listed in the Deed Book and at the County Assessors office. Do not report the County Assessor's information without a Title Search Certification.

5. Has the farmland tract been surveyed? _____ If yes, date of Survey: _____
Surveyor: _____ License: _____
Address: _____ Phone: _____
Fax: _____ Type of Survey: _____
Attach copy of survey.

***Note:** If your farm is selected for Easement Purchase, You are responsible for having complete Land Survey Information, in which the NCALP will not accept anything less than an A-2 Survey with Error closures plotted and certified by your Surveyor.

6. Indicate the deed reference to the farmland tract by:
Book _____ Volume _____ Page _____: Attach a copy of the DEED's property description (metes & bounds) for the land that will be potentially purchased as an easement pursuant to this program application and farmland agricultural land easement regulations.

7. List the Northumberland County Real Estate Tax Parcel number of each parcel comprising the farmland tract proposed for easement purchase.
Parcel Number(s) _____ Tax Map Number(s) _____

8. The amount of public road frontage of the farmland tract: _____ feet.

9. Is this farm listed by the Pennsylvania Department of Agriculture as a Century Farm? If yes, when _____ date listed by PASA: _____

10. The date and acreage of the most recent subdivision of this farm:
Date subdivision was recorded: _____ Acreage: _____
Present land use of subdivision: _____

* Note: Attach a copy of your Approved Subdivision Plan as received from the Local/County Planning commission and Register/Recorder

11. Record the federal identification number of your farm business: #_____.
If you do not have this identification number, you must submit a signed IRS form W-9, attached to the application. Each owner of the farmland tract must fill out a separate W-9 form. You may make as many copies as you need of the form W-9.

PART III. SIGNATURES

It is necessary for all farmland owners to give their approval and consent to this application.

I, hereby, authorize the Conservation Plan preparer to release copies of the Conservation Plan and Nutrient Management Plan (Act 6, if applicable), to the County Agricultural Land Preservation Board and the Bureau of Farmland Preservation as required under Act 43 criteria for easement purchase.

Signed _____ Date _____

Signed _____ Date _____

I hereby certify that I am _____ am not _____ a county board member.

PART IV. CROP PRODUCTION INFORMATION

Please complete the following Farm Production Report.

CROPS REPORT for most recent crop year.

	<u>Commodity</u>	<u>Acres Grown</u>	<u>Yield/Acre</u>
(1)	_____	_____	_____
(2)	_____	_____	_____
(3)	_____	_____	_____
(4)	_____	_____	_____
(5)	_____	_____	_____
(6)	_____	_____	_____

PART V. LIVESTOCK REPORT

LIVESTOCK REPORT for most recent calendar year.

	<u>Farm Livestock</u>	<u>Average Numbers</u>	<u>Products Sold</u>	<u>Quantity Sold</u>
(1)	_____	_____	_____	_____
(2)	_____	_____	_____	_____
(3)	_____	_____	_____	_____
(4)	_____	_____	_____	_____
(5)	_____	_____	_____	_____
(6)	_____	_____	_____	_____

Total farm annual gross receipts: \$ _____

If the total farm gross receipts listed above are not greater than \$25,000, list additional sources of gross farm receipts for this operation that can be combined with the above receipts to make a total of more that \$25,000:

PART VI. CONSERVATION PLAN

1. The date of the conservation plan (Attach Certified Plan), if any, which has been approved by the Northumberland County Conservation District: Date Approved: _____

2. Date of any Nutrient Management Plan: _____

PART VII. MORTGAGES, LIENS AND MINERAL RIGHTS

At the time of closing, the sale of an easement will be subject to the ability of the applicant to provide good title to the farmland tract, free of encumbrances such as liens, mortgages, options, rights of others in surface mineable coal, land use restrictions, adverse ownership interest and other encumbrances which would adversely impact the county and Commonwealth's interest in the farmland tract. List all such present encumbrances, any co-signers who would be included in those areas of encumbrances:

PART VIII. MAPS

The applicant is required to provide the following maps:

1. Location map – A United States Geographical Survey topographic map showing the location of the farmland tract.
2. Soils map – The soils map of the farmland tract, including color codes and cross hatch or separate map for wetlands. (Available from County Conservation District)
3. Tax map – Tax map(s) of the farmland tract with map reference and tax parcel numbers clearly indicated. (Available from County Assessor)

PART IX. SOILS REPORT

The applicant is required to obtain a soils report for the farmland tract and should request the necessary technical assistance from the County Conservation District Office in completing the following table showing the capability class and use of the land:

Capability Class	Acres of Cropland	Acres of Pasture	Other	Total Acres
I	_____	_____	_____	_____
II	_____	_____	_____	_____
III	_____	_____	_____	_____
IV	_____	_____	_____	_____

Sub-total I-IV

Capability Class	Acres of Cropland	Acres of Pasture	Other	Total Acres
V	_____	_____	_____	_____
VI	_____	_____	_____	_____
VII	_____	_____	_____	_____
VIII	_____	_____	_____	_____

Sub-total V-VIII

Capability Class	Acres of Cropland	Acres of Pasture	Other	Total Acres
I-IV	_____	_____	_____	_____
V-VIII	_____	_____	_____	_____

TOTALS

X. SELLING PRICE

I would consider selling an Agricultural Conservation Easement to the Northumberland County Agricultural Land Preservation Board and/or the Commonwealth of Pennsylvania for not less than:

- A. \$ _____ for the entire farm; or
- B. \$ _____ per acre; or
- C. \$ _____ an amount to be determined by appraisal and acceptable to buyer and seller (please check).

If the county NCALP Board and applicant agree that an appraisal will be performed by the NCALP Board, the applicant will be required to submit a written request for an appraisal and a \$1,000.00 deposit which the NCALP Board will hold in an escrow account. This deposit will be refunded only if:

- (1) The County board does not conduct an appraisal; or
- (2) The applicant does not withdraw the application at any time between the appraisal and closing; or
- (3) The applicant does not sever the agreement of sale and proceeds to closing; or
- (4) The County Board decides not to make an offer to purchase an easement from the applicant.

Please submit this application and your \$100.00 non-refundable check to:

**Northumberland County Agricultural Land Preservation Board
c/o Northumberland County Conservation District
RR 3 Box 238-C
Sunbury, PA 17801
Phone: 570-286-7114 ext. 4**