

REQUEST FOR BOARD ACTION

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: March 4, 2024
SUBJECT: Farmland Preservation
PRESENTER: Liz Hanson, Planner I
ATTACHMENTS: 1. PowerPoint Presentation

SUMMARY OF REQUEST:

At the special called meeting held on February 27, 2024, the Board of Commissioners directed staff to present information on farmland preservation at their next board meeting. This presentation will include recently released data and information from the 2022 Census of Agriculture.

BOARD ACTION REQUESTED:

This is informational item.

Suggested Motion:

No motion suggested.

FARMLAND PRESERVATION

HENDERSON COUNTY, NC

Board of Commissioners
February 27th, 2024



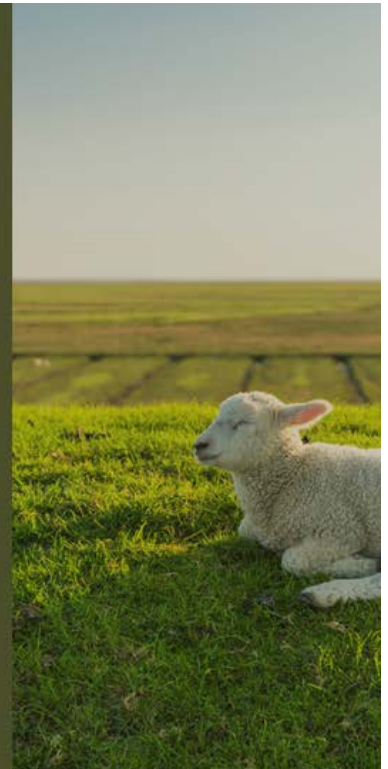
Henderson County Planning Department

FARMLAND PRESERVATION

01
2022 USDA
CENSUS OF
AGRICULTURE

02
AGRICULTURAL
CONSERVATION
EASEMENTS

03
NC ADFPTF
PROGRAM





01 HENDERSON COUNTY CONTEXT

2022 USDA AGRICULTURE CENSUS

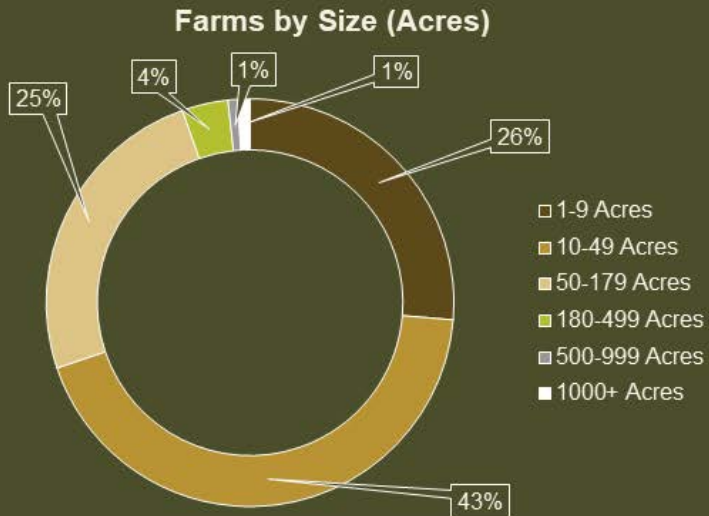
USDA CENSUS OF AG 2022

- Complete count of U.S farms and ranches & who operates them
- Completed every five years
- Includes "rural" & "urban" land (if at least \$1,000 of products were raised or sold annually)
- Land use & ownership
- Operator characteristics
- Production practices
- Income & expenditures



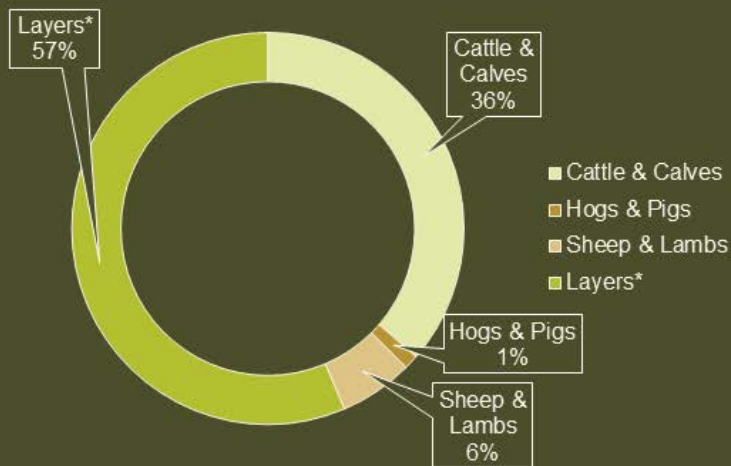
USDA AG CENSUS 2022

Item	Count
Number of Farms	520
Land in Farms	32,743 Acres
Average Farm Size	63 Acres
Median Farm Size	22 Acres
Irrigated Land	2,415 Acres
Total Cropland	19,572 Acres
Harvested Cropland	15,616 Acres



USDA AG CENSUS 2022

Livestock & Poultry Inventory



*Layers = Chickens

USDA AG CENSUS 2022

Item	County Total	Per Farm
Market Value – Land & Buildings	N/A	\$696,713
Market Value – Machinery & Equipment	\$57,116,000	\$109,838
Market Value – Ag Products Sold	\$103,390,000	\$198,827
Income – Farm Related Sources	\$6,695,000	N/A
Farm Production Expenses	\$94,789,000	\$182,286
Net Cash Farm Income of Operations	\$24,975,000	\$48,029



2017 VS 2022 USDA AG CENSUS

Item	2017	2022
Number of Farms	455	520
Land in Farms	41,099 acres	32,743 acres
Median Size of Farm	26 acres	22 acres
Total Cropland	25,029 acres	19,572 acres
Total Harvested Cropland	18,597 acres	15,616
Cattle & Calves – Farms	111	96
Hogs & Pigs – Farms	11	22
Sheep & Lambs – Farms	36	23
Layers – Farms	97	79

2017 VS 2022 USDA AG CENSUS

Item	2017	2022
Total Market Value – Machinery & Equipment	\$43,760,000	\$57,116,000
Per Farm Market Value – Land & Buildings	\$700,622	\$696,713
Per Acre Market Value – Land & Buildings	\$7,756	\$11,065
Total Market Value – Ag Products Sold	\$67,241,000	\$103,390,000
Total Farm Production Expenses	\$58,286,000	\$94,789,000
Total Net Cash Farm Income of Operations	\$15,429,000	\$24,975,000

Estimated Market Value – Land & Buildings

“Report the best estimate of the current market value of land and buildings **OWNED, RENTED FROM OTHERS on this operation, and RENTED OR LEASED TO OTHERS**. Frequently, the value of land and buildings must be estimated by the operator. This is especially true when reporting the market values of land and buildings rented from others. A real estate tax assessment value should not be used unless that value represents the current market value of the land and buildings. Do not deduct real estate marketing charges from your estimate.

Include the value of the operator’s dwelling if part of this operation. Include the value of farm buildings and dwellings used by laborers, fruit packing and vegetable sheds, etc., that are used to prepare products of the farm for marketing.

Exclude major agricultural manufacturing or processing plants, such as cotton gins or sugar mills, and institutional or other associated buildings used for nonagricultural purposes, such as hospitals, dormitories, stores, filling stations, factories, etc. Also, exclude residential real estate and old farmstead houses that remain on a farm property but are now rented to persons not associated with the farm business.”

SECTION 31 MARKET VALUE OF LAND, BUILDINGS, MACHINERY, AND EQUIPMENT		Mar. '17 2 Farm	Estimated Market Value (Dollars)
1. Report your estimate of the current market value of land and buildings reported in SECTION 1.			
a. All land and buildings owned	0000	<input type="checkbox"/>	\$ 000,000
b. All land and buildings rented or leased from others	0007	<input type="checkbox"/>	\$ 000,000
c. All land and buildings rented or leased to others	0008	<input type="checkbox"/>	\$ 000,000
			Estimated Market Value (Dollars)
2. What is your estimate of the current value of all machinery, equipment, and implements used for farm-related activities on this operation, regardless of ownership, on December 31, 2017?			0003 <input type="checkbox"/>
<small>INCLUDE the following if kept on this operation and used for this farm or ranch business in 2017:</small>			
• cars	• trucks	• tractors	• tools
• combines	• plows	• disks	• harrows
• pumps	• motors	• tanks	• feeders
• dryers	• computers		• irrigation equipment
			• grooming and mowing equipment, etc.



Buncombe County

Item	2017	2022
Number of Farms	1,073	1,074
Land in Farms	72,284 acres	78,245 acres
Avg Size / Med Size	67 acres / 28 acres	73 acres / 25 acres
Market Value – Land & Buildings Per Farm	\$670,235	\$859,797
Market Value – Land & Buildings Per Acre	\$9,949	\$11,802
Market Value- Machinery & Equipment Per Farm	\$55,669	\$67,823
Total Market Value – Machinery & Equipment	\$59,733,000	\$72,842,000
Total Market Value – Ag Products Sold	\$48,013,000	\$35,526,000

Haywood County

Item	2017	2022
Number of Farms	541	567
Land in Farms	52,244 acres	49,288 acres
Avg Size / Med Size	97 acres / 35 acres	87 acres / 30 acres
Market Value – Land & Buildings Per Farm	\$623,971	\$699,393
Market Value – Land & Buildings Per Acre	\$6,461	\$8,046
Market Value- Machinery & Equipment Per Farm	\$61,440	\$60,757
Total Market Value – Machinery & Equipment	\$33,239,000	\$34,450,000
Total Market Value – Ag Products Sold	\$18,160,000	\$18,664,000

Madison County

Item	2017	2022
Number of Farms	639	535
Land in Farms	56,761 acres	42,763
Avg Size / Med Size	89 acres / 49 acres	80 acres / 43 acres
Market Value – Land & Buildings Per Farm	\$440,456	\$583,053
Market Value – Land & Buildings Per Acre	\$4,959	\$7,294
Market Value– Machinery & Equipment Per Farm	\$34,914	\$51,402
Total Market Value – Machinery & Equipment	\$22,310,000	\$27,500,000
Total Market Value – Ag Products Sold	\$4,975,000	\$5,070,000

2022 USDA AG CENSUS

NEW & BEGINNING PRODUCERS*



273 Farms



450 New or
Beginning Producers

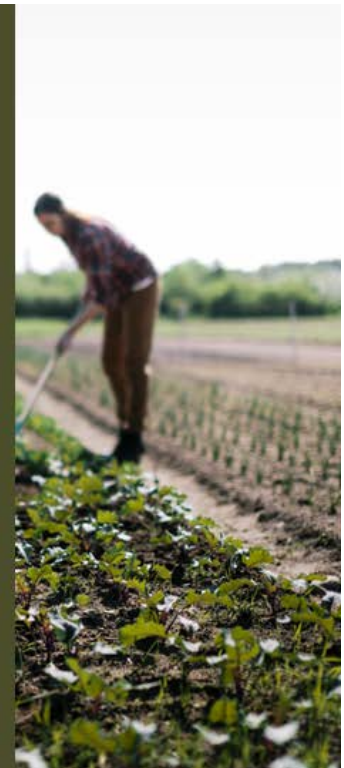


9,456 Acres in
Farms



82 Young Producers**

The average age of producers is
58 years old



*10 years or less on any farm
**Under 35 years old



02 AGRICULTURAL CONSERVATION EASEMENTS

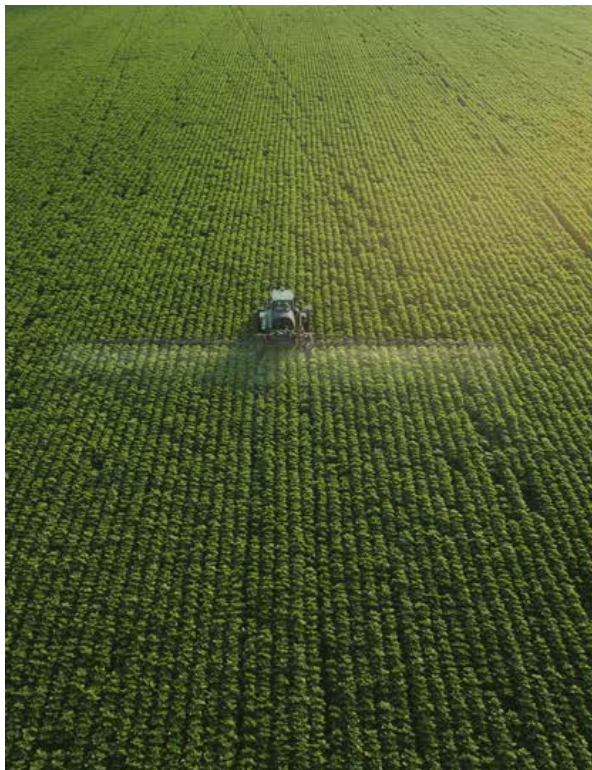
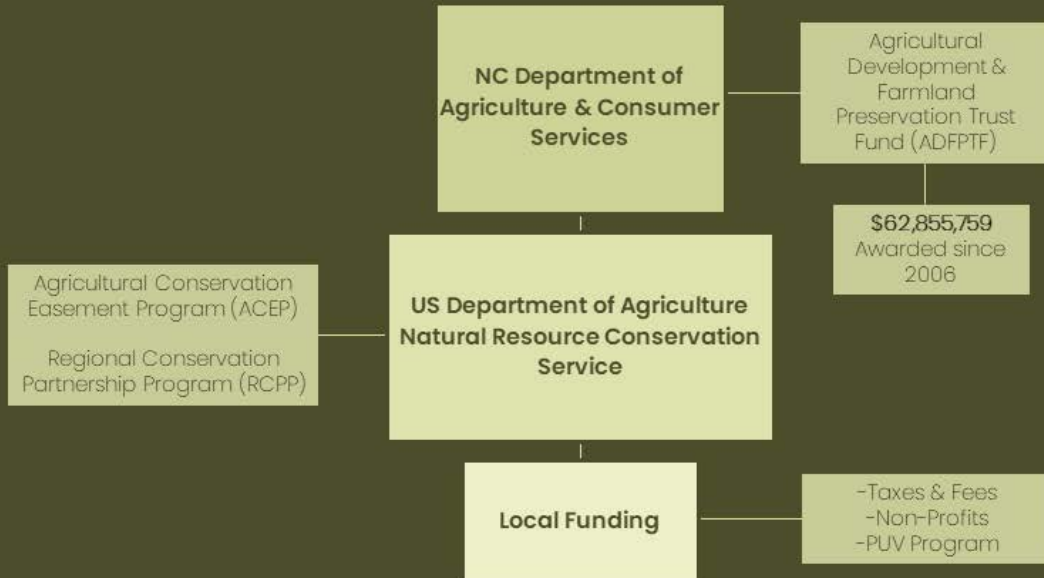
PURCHASE OF AGRICULTURAL CONSERVATION EASEMENTS (PACE)

Permanently protect farmland and ranchland from non-farm development. PACE programs pay property owners to sell agricultural conservation easements to a government agency or qualified private conservation organization.

- Voluntary, incentive-based program
- Binding agreement recorded at Register of Deeds
- Provides an alternative to restrictive land use
- Property remains in private ownership
- Reduces conflict between agricultural uses and other uses
- Preserves agricultural land for future generations
- Allows land to remain in Present-Use Value



FUNDING SOURCES



03

**NC
AGRICULTURAL
DEVELOPMENT &
FARMLAND
PRESERVATION
TRUST FUND**
(NCADFPTF)

NC AG & FARMLAND TRUST FUND

The ADFP Trust Fund supports North Carolina's agricultural economy by providing grants to county governments and non-profit organizations for conservation easements, agricultural development projects, and agricultural plans.

These grants remove the development rights from the property and provide funds for other costs associated with the recording of the conservation easement. If awarded a grant in which there are funds for the easement purchase value, landowners will be compensated for a portion of the development rights.

All properties subject to these agricultural conservation easements remain in private ownership. If the property is sold or inherited, the terms and conditions of the conservation easement move with the land to the new owner.



CONSERVATION EASEMENTS FUNDED BY ADFP TRUST FUND



- 33,936+ Acres
- 222+ Conservation Easements
 - 212 Perpetual
- 54 out of 100 Counties



NC ADFPTF EASEMENTS IN HENDERSON COUNTY



Project Name: Plumlea Family Associates, LLC (2019)

Grantee: Conserving Carolina

Easement Size: 22.69 acres

Location: Hoopers Creek/Fletcher

Award Amount: \$101,188



Project Name: Plumlea Farm Phase II (2023)

Grantee: Conserving Carolina

Easement Size: 181.56

Location: Hoopers Creek/Fletcher

Award Amount: \$500,000

NC ADFPTF EASEMENTS IN HENDERSON COUNTY



Project Name: Brown Farm on Line Creek (2018)

Grantee: Conserving Carolina

Easement Size: 71.34 acres

Location: Mills River/Buncombe-Henderson County Line

Award Amount: \$327,250



Project Name: Skybrook Farm

Grantee: Conserving Carolina

Easement Size: 50 acres

Location: Horse Shoe

Award Amount: \$259,245



Statewide General Appropriations Agricultural Projects & Plans – Henderson County



2008

- Henderson County Agricultural Advisory Board
 - Funding for this project will be used for a cold storage facility for apple producers. This will enable farmers to extend the shelf life of their produce and increase profitability
 - \$300,000
- Henderson County Soil and Water Conservation District
 - Henderson County will develop a county wide Agricultural Development and Farmland Protection Plan.
 - \$22,500

2012

- Henderson County Farm Fresh (\$64,000)

2014

- No Fruit Left Behind (\$60,000)

HAYWOOD & BUNCOMBE COUNTY

Haywood and Buncombe Counties both have **Farmland Preservation Programs** featuring an Agricultural Conservation Easement Program. Most of these easements are funded through the **ADFPTF** and are administered through their respective **Soil and Water Conservation Districts**.

Haywood County Soil & Water



Buncombe County Soil & Water



HAYWOOD & BUNCOMBE COUNTY

Since 2009:

Haywood County

2,248 acres

\$4,409,647

Buncombe County

1,780 acres

\$5,032,326

Awarded through NC ADFPTF!



STEPS TO EASEMENT ACQUISITION





THANK YOU!

HENDERSON COUNTY PLANNING DEPARTMENT

Liz Hanson

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