FARMLAND PRESERVATION

01
2022 USDA CENSUS OF AGRICULTURE

02
AGRICULTURAL CONSERVATION EASEMENTS

03
NC ADFPTF PROGRAM
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**

### Farms by Size (Acres)

- 1-9 Acres: 25%
- 10-49 Acres: 26%
- 50-179 Acres: 4%
- 180-499 Acres: 4%
- 500-999 Acres: 1%
- 1000+ Acres: 1%

### Item Count

<table>
<thead>
<tr>
<th>Item</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Farms</td>
<td>520</td>
</tr>
<tr>
<td>Land in Farms</td>
<td>32,743 Acres</td>
</tr>
<tr>
<td>Average Farm Size</td>
<td>63 Acres</td>
</tr>
<tr>
<td>Median Farm Size</td>
<td>22 Acres</td>
</tr>
<tr>
<td>Irrigated Land</td>
<td>2,415 Acres</td>
</tr>
<tr>
<td>Total Cropland</td>
<td>19,572 Acres</td>
</tr>
<tr>
<td>Harvested Cropland</td>
<td>15,616 Acres</td>
</tr>
</tbody>
</table>
Livestock & Poultry Inventory

- Cattle & Calves: 36%
- Hogs & Pigs: 1%
- Sheep & Lambs: 6%
- Layers*: 57%

*Layers = Chickens
## USDA AG CENSUS 2022

<table>
<thead>
<tr>
<th>Item</th>
<th>County Total</th>
<th>Per Farm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Value – Land &amp; Buildings</td>
<td>N/A</td>
<td>$696,713</td>
</tr>
<tr>
<td>Market Value – Machinery &amp; Equipment</td>
<td>$57,116,000</td>
<td>$109,838</td>
</tr>
<tr>
<td>Market Value – Ag Products Sold</td>
<td>$103,390,000</td>
<td>$198,827</td>
</tr>
<tr>
<td>Income – Farm Related Sources</td>
<td>$6,695,000</td>
<td>N/A</td>
</tr>
<tr>
<td>Farm Production Expenses</td>
<td>$94,789,000</td>
<td>$182,286</td>
</tr>
<tr>
<td>Net Cash Farm Income of Operations</td>
<td>$24,975,000</td>
<td>$48,029</td>
</tr>
</tbody>
</table>
### 2017 VS 2022 USDA AG CENSUS

<table>
<thead>
<tr>
<th>Item</th>
<th>2017</th>
<th>2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Farms</td>
<td>455</td>
<td>520</td>
</tr>
<tr>
<td>Land in Farms</td>
<td>41,099 acres</td>
<td>32,743 acres</td>
</tr>
<tr>
<td>Median Size of Farm</td>
<td>26 acres</td>
<td>22 acres</td>
</tr>
<tr>
<td>Total Cropland</td>
<td>25,029 acres</td>
<td>19,572 acres</td>
</tr>
<tr>
<td>Total Harvested Cropland</td>
<td>18,597 acres</td>
<td>15,616 acres</td>
</tr>
<tr>
<td>Cattle &amp; Calves – Farms</td>
<td>111</td>
<td>96</td>
</tr>
<tr>
<td>Hogs &amp; Pigs – Farms</td>
<td>11</td>
<td>22</td>
</tr>
<tr>
<td>Sheep &amp; Lambs – Farms</td>
<td>36</td>
<td>23</td>
</tr>
<tr>
<td>Layers – Farms</td>
<td>97</td>
<td>79</td>
</tr>
<tr>
<td>Item</td>
<td>2017</td>
<td>2022</td>
</tr>
<tr>
<td>-----------------------------------------------------</td>
<td>--------------</td>
<td>--------------</td>
</tr>
<tr>
<td>Total Market Value – Machinery &amp; Equipment</td>
<td>$43,760,000</td>
<td>$57,116,000</td>
</tr>
<tr>
<td>Per Farm Market Value – Land &amp; Buildings</td>
<td>$700,622</td>
<td>$696,713</td>
</tr>
<tr>
<td>Per Acre Market Value – Land &amp; Buildings</td>
<td>$7,756</td>
<td>$11,065</td>
</tr>
<tr>
<td>Total Market Value – Ag Products Sold</td>
<td>$67,241,000</td>
<td>$103,390,000</td>
</tr>
<tr>
<td>Total Farm Production Expenses</td>
<td>$58,286,000</td>
<td>$94,789,000</td>
</tr>
<tr>
<td>Total Net Cash Farm Income of Operations</td>
<td>$15,429,000</td>
<td>$24,975,000</td>
</tr>
</tbody>
</table>
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.”
# Buncombe County

<table>
<thead>
<tr>
<th>Item</th>
<th>2017</th>
<th>2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Farms</td>
<td>1,073</td>
<td>1,074</td>
</tr>
<tr>
<td>Land in Farms</td>
<td>72,284 acres</td>
<td>78,245 acres</td>
</tr>
<tr>
<td>Avg Size / Med Size</td>
<td>67 acres / 28 acres</td>
<td>73 acres / 25 acres</td>
</tr>
<tr>
<td>Market Value – Land &amp; Buildings Per Farm</td>
<td>$670,235</td>
<td>$859,797</td>
</tr>
<tr>
<td>Market Value – Land &amp; Buildings Per Acre</td>
<td>$9,949</td>
<td>$11,802</td>
</tr>
<tr>
<td>Market Value – Machinery &amp; Equipment Per Farm</td>
<td>$55,669</td>
<td>$67,823</td>
</tr>
<tr>
<td>Total Market Value – Machinery &amp; Equipment</td>
<td>$59,733,000</td>
<td>$72,842,000</td>
</tr>
<tr>
<td>Total Market Value – Ag Products Sold</td>
<td>$48,013,000</td>
<td>$35,526,000</td>
</tr>
</tbody>
</table>
## Haywood County

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

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

NC Department of Agriculture & Consumer Services

US Department of Agriculture Natural Resource Conservation Service

- Agricultural Conservation Easement Program (ACEP)
- Regional Conservation Partnership Program (RCPP)

Local Funding

- Taxes & Fees
- Non-Profits
- PUV Program

Agricultural Development & Farmland Preservation Trust Fund (ADFPTF)

$62,855,759 Awarded since 2006
NC AGRICULTURAL DEVELOPMENT & FARMLAND PRESERVATION TRUST FUND (NCADFPF)
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
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 acres
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 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**
- Department Director
- District Soil & Water Conservationist
- Soil & Water Conservationist
- Soil & Water Conservationist
- Farmland Preservation Technician

**Buncombe County Soil & Water**
- District Director
- NCACSP Soil Conservationist
- Farmland Preservation Program Manager
- Farmland Preservation Program Coordinator

**HAYWOOD & BUNCOMBE COUNTY**
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

STEP 1
Landowner Contact

STEP 2
Landowner Questionnaire

STEP 3
Preliminary Site Visit

STEP 4
Landowner Plan of Action

STEP 5
Funding Source & Contract Approval

STEP 6
Property Assessment

STEP 7
Project Development

STEP 8
Easement Documents

STEP 9
Finalize Easement

STEP 10
Final Inspection

STEP 11
Close Easement Acquisition

MOST EASEMENTS TAKE 2–3 YEARS TO ACQUIRE
THANK YOU!

HENDERSON COUNTY PLANNING DEPARTMENT
Liz Hanson
ehanson@hendersoncountync.gov