Required INTENT TO APPLY Form
For the Ohio Department of Agriculture’s (ODA)
2017 Clean Ohio Local Agricultural Easement Purchase Program (LAEPP)
DEADLINE: Wednesday, February 15th, 2017

Please Print

I. Contact Information
Name(s) of application contact person(s): ____________________________
Mailing address of contact person: ____________________________
City, State, Zip Code: ____________________________
Telephone number of contact person: ____________________________
Email address of contact person: ____________________________

II. Ownership
Name(s) of Property Owner(s): ____________________________
Mailing address of Property Owner(s): ____________________________
City, State, Zip Code: ____________________________
Telephone number of property owner: ____________________________
Email address of property owner: ____________________________
Name of legal ownership entity if other than individual or joint, such as a corporation or trust:

__________________________________________
List the names of all members or trustees of the corporation, trust, or other legal entity:

(Append a separate sheet if more space is needed)

Name: Signing Authority:

1. ___________________________ □ YES □ NO
2. ___________________________ □ YES □ NO
3. ___________________________ □ YES □ NO
4. ___________________________ □ YES □ NO

Provide a copy of the incorporation papers, including signing authority.

III. Property Information

Farm Name (if applicable): __________________________

Address of Property: ___________________________________________________________________

City, State, Zip Code: _________________________________

Township of Property: ___________ □ Butler County □ Preble County

Is the farm zoned Agricultural? Township Level: □ YES □ NO County Level: □ YES □ NO

List auditor parcel numbers (all contiguous parcels under the same legal ownership) and acres:

Auditor Parcel Number(s): Acreage: CAUV: Agricultural District:

(Attach a separate sheet if more space is needed)

1. ___________________________ _____ □ YES □ NO □ YES □ NO
2. ___________________________ _____ □ YES □ NO □ YES □ NO
3. ___________________________ _____ □ YES □ NO □ YES □ NO
4. ___________________________ _____ □ YES □ NO □ YES □ NO
5. ___________________________ _____ □ YES □ NO □ YES □ NO

Total Acres _____
Number of houses on the farm: _____  (If there is already a house on the farm, no additional houses are permitted)

If no houses are on the farm, do you wish to reserve a home site? □ YES □ NO

Is there a mortgage and/or other lien on the farm? □ YES □ NO  (Attach a separate sheet if more space is needed)

Name of Company: ___________________________  Parcel # ______________________
Address of Company: _________________________________________________________
Contact Person: _____________________________
Telephone Number: __________________________

Has there been any change in the ownership of the farm? □ YES □ NO
If yes, please provide evidence of such changes.

Is there a mortgage and/or other lien on the farm? □ YES □ NO  (Attach a separate sheet if more space is needed)

Name of Company: ___________________________
Address of Company: _________________________________________________________
Contact Person: _____________________________
Telephone Number: __________________________

Other liens/encumbrances: ______________________________

Is there an oil, gas, water, or other utility easement on the farm? □ YES □ NO
If yes, type and holder: _______________________________________________________

Are there any other types of easements (conservation, wetland, etc…)? □ YES □ NO
If yes, type and holder: _______________________________________________________

Does the farm require a survey at next transfer? □ YES □ NO

IV. Application Questions

Is this a historical farm on the Ohio Historic or Archeology Inventory? □ YES □ NO

National Register? □ YES □ NO

ODA Century Farm? □ YES □ NO

If yes, provide evidence, such as the acceptance letter or inventory number.

3: TVCT Intent to Apply
Is the farm in an Agricultural Security Area? □ YES □ NO
   If yes, provide evidence, such as county and township resolutions, and a map of the ASA.
Is the farm in agricultural production? □ YES □ NO
Who is the farm operator/renter? __________________________________________
Describe the farm’s history and agricultural activities:
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

Is the applicant farm engaged in any nonagricultural, commercial activities? □ YES □ NO
   If yes, please describe: _____________________________________________________
Is there a NRCS whole farm conservation plan for the entire property? □ YES □ NO
   If not, contact your local NRCS District Conservationist to have one done ASAP.
Is there a Woodland Stewardship Management Plan? □ YES □ NO
   If not, and the farm contains more than 40 acres of woods or more than 20% of the entire
   acreage in woods, contact your local State Forester to have one done ASAP.

V. Required Attachments
   □ Current Deed of Ownership; covering all parcels with complete legal description
   □ Evidence of placement in an Agricultural District; such as a signed copy of the application
     from the County Auditor
   □ Digital photograph of farm
     Email to mchapman@3vct.org or provide on a CD or USB drive.
   □ ASA evidence; if applicable
   □ Historic designation evidence; if applicable
   □ Evidence of clean title; if applicable
   □ Trust or Corporation incorporation papers, including signing authority; if applicable
VI. Landowner Acknowledgement

By signing this INTENT TO APPLY form, I understand and acknowledge the following:

i. Three Valley Conservation Trust (TVCT) is the Butler County and Preble County 2016 Certified Local Sponsor for the Ohio Department of Agriculture’s (ODA) 2016 Clean Ohio Local Agricultural Easement Purchase Program (LAEPP). All available ODA documents, including program requirements and draft easement deeds (subject to revision), are available to me at:

http://www.agri.ohio.gov/divs/FarmLand/FarmLand.aspx?div=Farm_AEPP_Index.htm

ii. The requirements of LAEPP and I attest that my property meets the minimum requirements:
   i. It is at least 40 acres (or 10-39 acres if special conditions apply, see ODA’s “Small Farm Policy.”
   ii. It is enrolled in the Current Agricultural Use Valuation (CAVU) program.
   iii. It is enrolled in an Agricultural District. If not, I will enroll it with the County Auditor by Friday, February 19, 2016.
   iv. Additional requirements are listed on ODA’s website.

iii. If selected for the purchase of an agricultural easement I will still own my land and may sell, gift, or otherwise convey it to others. The property cannot be subdivided after the agricultural easement is placed on it and that during the process of the easement purchase, any ownership changes or new encumbrances can delay the easement purchase process.

iv. Funding for my property is not guaranteed. The purchase price is determined using ODA’s points-based appraisal, and it is not negotiable.
v. That there are certain costs associated with placing an agricultural easement on my land and that neither ODA, nor TVCT will pay for these expenses. These estimated costs to me, as the landowner, are listed in Attachment A of this form.

vi. TVCT cannot and does not provide legal or financial advice and encourages landowners to seek advice from their own advisors.

vii. I understand that the information in this form is current as of December 15, 2016 and all of the information, timelines, and deadlines are subject to change.

viii. If selected for funding, the process and timeline for closing the easement takes on average two years.

Signatures start on the next page.
**Please make a copy of this signed form for your records.**

**Please return this form, by 5:00 p.m., Friday, January 31, 2017, with original signatures to:**

Three Valley Conservation Trust  
Attn: Land Protection Specialist  
P.O. Box 234, Oxford, OH 45056  

Or in person at:  

Three Valley Conservation Trust, 6715 Ringwood Road, Oxford, OH.

For additional information or questions, please feel free to contact Agnes Marchlewska, Land Protection Specialist at landpro@3vct.org or 513-524-2150.
**Attachment A**

**Estimated costs to me IF my property is selected for the purchase of an agricultural easement with ODA:**

<table>
<thead>
<tr>
<th>Item</th>
<th>Estimated Cost</th>
<th>Purpose/Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Easement Closing Costs</td>
<td>$2,000 - $7,000 (acreage, county, and agent dependent)</td>
<td>Title/closing services, title search, examination, ODA title insurance policy, recording fees, copies. Will be deducted from purchase price at closing.</td>
</tr>
<tr>
<td>Survey (if required)</td>
<td>$5,000 - $30,000</td>
<td>A survey may be required by the funding agency(s) if it is determined that the boundaries of the easement property are not sufficiently described to enforce the easement or if a survey is required to record the easement.</td>
</tr>
<tr>
<td>Stewardship Endowment Donation</td>
<td><em>Sliding Scale (voluntary but highly suggested)</em></td>
<td>Although voluntary, a tax-deductible donation to TVCT is encouraged and will help to cover cost of stewardship, such as monitoring and enforcement, in perpetuity. Payable to TVCT by landowner check at closing.</td>
</tr>
<tr>
<td>Mortgage Subordination or Payoff</td>
<td>$0 - $500</td>
<td>Lenders may charge a fee for mortgage subordination or payoff, above what they may require to be paid towards the loan principal from the easement purchase price.</td>
</tr>
</tbody>
</table>

**Estimated total costs:**

**Estimated costs to me IF my property is selected for NRCS-ACEP funding:**

<table>
<thead>
<tr>
<th>Item</th>
<th>Estimated Cost</th>
<th>Purpose/Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title Insurance</td>
<td>$50 - $200</td>
<td>Will be deducted from purchase price at closing.</td>
</tr>
</tbody>
</table>

**Estimated total costs:**

**Estimated costs if I choose to take advantage of conservation easement federal income tax incentives:**

<table>
<thead>
<tr>
<th>Item</th>
<th>Estimated Cost</th>
<th>Purpose/Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>IRS Appraisal</td>
<td>$40 - $100 per acre <em>(Landowner is solely responsible for obtaining appraisal and paying the cost.)</em></td>
<td>The IRS requires an appraisal for charitable donation purposes. Depending on adjacency to family members, more than one appraisal may be required.</td>
</tr>
</tbody>
</table>

**Estimated total costs:**