

Upshur County

Farmland Protection Ranking Criteria

1. 90 points max - Imminence of Residential, Commercial or Industrial Development Points

1. Sales potential (25 points max)
 - a. Property is offered by buyer who holds a current sales contract on the property 25
 - b. Property has been listed for sale for a period of six months at any time during the last two years 15
 - c. Property is in the estate process or has been inherited within the last two years 10
2. Area development (30 points max)
 - a. Intensive development (10 lots or more) in the adjacent properties 30
 - b. Extensive scattered development (20 lots or more) within 2,500 feet 10
 - c. Scattered non-agricultural development (20 lots or more) within 5,000 feet... 5
3. Availability of public water and sewer characteristics (35 points max)
 - a. Public water and sewer available at the property 35
 - b. Public water and sewer within 2,500 feet of the property 25
 - c. Public water available at the property 15

2. 100 points max - Total Acreage Offered for Conservation or Preservation Easement Points

1. Size of parcel(s) offered for easement
 - a. > 300 acres..... 25
 - b. > 150 acres..... 15
 - c. > 50 acres..... 5
2. Entire tract offered for enrollment 75

3. 145 points max - Presence of Prime, Unique, State-Wide or Locally-Significant Soils

1. Farmland categorized as one of the following:
 - a. Prime or unique soils greater than 35% 35
 - b. State-wide or locally significant soils greater than 35% 40
 - c. Property currently has a farm-use valuation for ad valorem tax (overall valuation) purposes..... 10

d. Non-timberland agriculture: Acres offered for enrollment is no more than 30% timberland	25
2. Property currently has a conservation plan	20
4. 90 points max - Property is a Working Farm or Contiguous or Appurtenant to Working Farms	
1. Working Farm (\$1,000 annual income.....	50
2. Proximity of working farms	
a. Contiguous with a working farm(s).....	15
b. Within 2,500 feet of a working farm(s)	10
3. Proximity of protected property	
a. Contiguous with other property with a perpetual conservation easement, or public property (unimproved parkland, wildlife management area)	25
b. Within 2,500 feet of other property with a perpetual conservation easement, or public property (unimproved parkland, wildlife management area).....	20
5. 50 points max - Existence and Amount of Secured Debt on the Property	
1. Property has no secured debt.....	50
2. Property has secured debt.....	25
NOTE: Secured debt on the property in excess of the agricultural value shall disqualify the property from consideration under this program unless the loan amount in excess of the agricultural value has been subordinated by the lending institution.	
6. 150 points max - Historical, Architectural, Archaeological, Cultural, Recreational, Natural, Scenic, Source Water Protection, or Unique Value of the Easement	
1. Property is associated with or contains a structure with unique architectural/historical value	
a. The structure or site is on the National Register of Historic Places.....	20
b. The structure or site has value on a national or state level	10
c. The property is adjacent to such a structure or site	5
2. Property contains an archaeological site	
a. Property has documented archaeological significance.....	20
b. Property has potential archaeological significance based on its history or past uses	10
3. Property contains important or unique natural features such as:	
a. Contains mountainous terrain or scenic ridgelines	15
b. Contains managed forests.....	15

- c. Contains a cave..... 15
- d. Is an area of biological significance 15
- e. Contains or is contiguous to endangered or threatened species habitat .. 15
- f. Source water 25
- g. Property is within 2,500 feet of properties listed above 10

7. 65 points max - Local importance (List/Define major streams, marshes, lakes, etc.)

- 1. Middlefork, Stone Coal Lake, Buckhannon River, French Creek 15
- 2. Generational farmer (50+ years) 50

8. 50 points max - Mineral Rights

- 1. Mineral rights owned by landowner 50
- 2. Mineral rights severed – subordination possible 10
- 3. Mineral rights severed – subordination not possible..... 0

TOTAL POINTS.....