

Nicholas County Farmland Protection Board  
PO Box 234  
Summersville, WV 26651

**Sale of Conservation Easement  
Application Form 2025**

Date: \_\_\_\_\_

**General Information:**

Name of Owner(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

E-mail address: \_\_\_\_\_

Phone:  Home: \_\_\_\_\_  Work: \_\_\_\_\_  Mobile: \_\_\_\_\_

Please indicate the best number to call by placing a check in the appropriate box.

**Property Information:**

Location of Property: \_\_\_\_\_  
(911 Address) \_\_\_\_\_

Briefly describe the owner(s) intent for the property and why you wish to be considered for a conservation easement. Describe uses of the farm, number of residential sites, public or private graveyards, existing right-of-ways (utilities and roadways), existing leases, and any USDA programs you are currently involved in. (Use the back of this page or an additional page if needed.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Valuation:**

Owner's Estimate: Fair market value \$ \_\_\_\_\_

Agricultural value \$ \_\_\_\_\_

Asking price for conservation easement \$ \_\_\_\_\_

Has an appraisal been completed in last 12 months? \_\_\_\_\_ Yes \_\_\_\_\_ No

Has a current survey? \_\_\_\_\_ Yes \_\_\_\_\_ No

**AREA DEVELOPMENT:**

Check the applicable development surrounding the property (in parcels or landowners):

- More than 10 adjoining lots
- 20 or more lots within 2500 feet
- 20 or more lots within 5000 feet

Check the applicable water/sewer characteristics:

- Public water and/or sewer available at the property
- Public water and/or sewer available within 2500 feet of property
- Public water and/or sewer available within 5000 feet of property
- No public sewer available, contains working septic system
- No septic system

Check the applicable road or rail frontage:

- ¼ mile of frontage on Corridor L
- ¼ mile of paved road frontage
- less than ¼ mile of paved road frontage
- ¼ mile of gravel road frontage
- less than ¼ mile of gravel road frontage

Location from Major Highways:

- less than 2 miles from Corridor L
- less than 1 mile of State Route 39, 41, 55, 129, 20
- less than 1 mile from County secondary road

If road frontage is marked above, adjoining road is:

- Federal or state highway       Paved       Gravel

**TOTAL ACREAGE OFFERED FOR CONSERVATION EASEMENT:**

Numbers of Deeds that make up your farm \_\_\_\_\_

How many are you offerings for easement \_\_\_\_\_

List ALL Deeds that are being offered:

Deed Reference:	Book: _____	Page: _____
	Book: _____	Page: _____
	Book: _____	Page: _____
	Book: _____	Page: _____

(add more at bottom of page if needed)

Tax Map Number(s) \_\_\_\_\_

Total Acreage: \_\_\_\_\_ Total Acreage offered for easement: \_\_\_\_\_

Total acreage farmable land \_\_\_\_\_ Total acreage in woodland \_\_\_\_\_

Is there an existing residence on the property? \_\_\_\_\_ Yes \_\_\_\_\_ No

NOTE: Easement will include a 2-acre envelope around the existing residence.

Is there a desire to reserve another home site on the property? \_\_\_\_\_ Yes \_\_\_\_\_ No

If so, how many 2-acre home site reservations do you wish to reserve? \_\_\_\_\_

Mineral Rights: Check all that apply

Mineral rights in tact (**attach verification**)

Severed mineral rights

Mineral rights owned by \_\_\_\_\_

Will this be subordinated: Yes No

Developmental gas lease Will this be subordinated: Yes No

Soil Evaluation (**attach soil maps**)

\_\_\_\_\_ number of acres Prime or unique soil

\_\_\_\_\_ number of acres State-wide or locally significant farmland

Farm use

Does property have a current farm-use valuation for property tax purposes?

\_\_\_\_\_ Yes (**attach most recent filing**) \_\_\_\_\_ No

Acres offered for enrollment is less than 30% timberland Yes No

Property has a Conservation Plan prepared by USDA Yes No

Property has a Professional Forest Management Plan Yes No

**PROPERTY IS CONTIGUOUS OR PROXIMATE TO WORKING FARMS:**

Check all that apply:

\_\_\_\_\_Property is contiguous with properties under easement with Nicholas Co. Farmland Protection Board.

\_\_\_\_\_Property is contiguous with other properties with a perpetual conservation easement, or any other Federal, State, or County controlled property.

\_\_\_\_\_ Property is contiguous with properties that have a farm-use valuation.

\_\_\_\_\_ Property is within 2,500 feet of properties under easement with Nicholas Co. Farmland Protection Board.

\_\_\_\_\_ Property is within 2,500 feet of other properties with a perpetual conservation easement, or any other Federal, State, or County controlled property.

\_\_\_\_\_ Property is within 2,500 feet of properties that have a farm-use valuation.

**HISTORICAL, NATURAL, AND SOURCE WATER PROTECTION IMPORTANCE:**

**Site Evaluation (check all that apply)**

**Note: Verification must be submitted with application in order to be assigned points for each item marked.**

\_\_\_\_\_Property is on the National Register of Historical Places

\_\_\_\_\_Property is of national, state or local significance

\_\_\_\_\_Property is adjacent to a historical property

\_\_\_\_\_Property contains a historical structure

\_\_\_\_\_Property contains an archeological site

\_\_\_\_\_Property is in an area of biological significance

\_\_\_\_\_Property fronts a major or minor stream

\_\_\_\_\_Property has major or minor stream that flows through acreage

\_\_\_\_\_Property contains a year-round spring

\_\_\_\_\_Property contains wetlands

\_\_\_\_\_Property has significant ground water recharge potential

\_\_\_\_\_Property contains endangered or threatened species habitat

\_\_\_\_\_Property contains a sink, a sink hole, or "named" cave

**EXISTENCE AND AMOUNT OF SECURED DEBT ON THE PROPERTY:**

Are there secured debts or liens on property? \_\_\_\_\_Yes (list holder) \_\_\_\_\_No

Holder \_\_\_\_\_ Amount \$ \_\_\_\_\_

Holder \_\_\_\_\_ Amount \$ \_\_\_\_\_

Will the lender agree to subordinate the loan? \_\_\_\_\_Yes \_\_\_\_\_No

**Acknowledgements:**

I understand that if I am awarded funding, and accept this funding, that I may be required to pay due diligence costs consistent with the Due Diligence Policy in effect at the time of closing. An agreement of understanding will be prepared once receipt of funding has been awarded.

**Note:**

**Property with mineral rights in tact qualifies to apply for matching NRCS or State funds. Any easement purchase funded exclusively by the Nicholas County Farmland Protection Board will be funded at a maximum of 65% of the easement value or 65% of the asking price, whichever is lower.**

By signing below, I acknowledge that information provided in this application may be subject to disclosure under the public records laws of West Virginia, including the Open Governmental Proceedings Act (WV Code 6-9A-1) and the WV Freedom of Information Act (WV Code 29B-1-4).

**Signatures:**

All owners must sign this application giving consent to make application to the Nicholas County Farmland Protection Board for a sale of conservation easement:

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed name: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed name: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed name: \_\_\_\_\_

**Documentation Checklist:** (the following must be attached)

- \_\_\_\_\_ Property Plat (Survey – at home or may be filed in the courthouse)
- \_\_\_\_\_ Deed or deeds (available from the courthouse)
- \_\_\_\_\_ Tax Map (available from the Nicholas County Assessor’s Office)
- \_\_\_\_\_ Soil Map (available from the USDA Office)
- \_\_\_\_\_ Conservation Plan (available from the USDA Office)
- \_\_\_\_\_ Forest Management Plan verification from a professional
- \_\_\_\_\_ Farm Use Valuation report (available from the Nicholas County Assessor’s Office)

Questions and requests for assistance may be directed to: Larry Greynolds at 304-619-3332 or Joan OQuinn at 304-619-4683, email [NicCoFarmlandProtection@hotmail.com](mailto:NicCoFarmlandProtection@hotmail.com)