

**Grant County Farmland Protection Board**  
**5 Highland Avenue, Petersburg, WV 26847**

**Evaluation and Ranking Applications:**

1. The Grant County Farmland Protection Board shall review each application to determine if it is complete and meets the eligibility criteria.
2. The Grant County Farmland Protection Board shall rank all timely applications, which meet the eligibility criteria, according to the Grant County Farmland Protection Board numerical ranking system.
3. The Grant County Farmland Protection Board shall determine whether to appraise the farmland tract that is the subject of an application.
4. The Farmland Ranking System shall be maintained by the Grant County Farmland Protection Board.
5. The Grant County Farmland Protection Board shall approve the ranking prior to the disbursement of County funds for appraisals and the purchase of conservation easements. The availability of allocated funds from the Grant County Farmland Protection Board will be determined.
6. All applications that have been received and accepted by the GCFPB shall be ranked according to the ranking system in the Program.
7. The Grant County Farmland Protection Board will make a recommendation to the County Commission, which shall accept or reject the conservation easement sale or donation. The easement, if accepted, will then be recorded in the Office of the Clerk of the County Commission.

In the event that matching funds of 50 percent or more are available, and the successful securing of these funds requires a re-prioritization of properties offered into the program, such re-prioritization may be undertaken by the Grant County Farmland Protection Board. Such re-prioritization to meet the programmatic funding requirements may be made or rejected by the Grant County Farmland Protection Board at its discretion on a year-to-year basis.

GRANT COUNTY FARMLAND PROTECTION BOARD FARMLAND RANKING CRITERIA

APPLICANT:				
Legislative Criteria	Point Description	Points	Value Assigned by Owner	Value Assigned by Board
I.	CONDITION OF FARMLAND			
	SOIL PRODUCTIVITY FACTOR BASED ON LOCAL PRODUCTIVITY INDEX			
	Agricultural value group 1 – 2	50		
	Agricultural value group 3 – 4 - 5	40		
	Agricultural value group 6 – 7 - 8	30		
	Agricultural value group 9 – 10	20		
	SIZE OF FARM			
	Greater than 200 acres	50		
	Between 151 and 200 acres	40		
	Between 101 and 150 acres	30		
	Between 51 – 100 acres	20		
	Between 10 – 50 acres	10		
	PERCENT OF FARM OFFERED THAT IS IN ACTIVE AGRICULTURE (OPEN FARMLAND)			
	Greater than 90 percent	50		
	Between 75 – 90 percent	40		
	Between 50 – 75 percent	30		
	Less than 50	20		
	STEWARDSHIP OF LAND AND RESOURCES			
	Resources protected according to the guidelines of the NRCS field office technical guide	50		
	Resources to be protected according to a documented plan and program participation to meet the NRCS field office technical guidelines	40		
	No documented plan or program participation to meet the NRCS field office technical guidelines	10		
II.	SECURED DEBT AND EASEMENT VALUE			
	Mortgage debt on property	10		
	No mortgage debt on property	0		
	EASEMENT VALUE (Market Value - Agriculture Value) As set by property owner			
	1% and 20%	10		
	21% and 40%	8		
	41% and 60%	6		
	61% and 80%	4		
	81% and 100%	2		
III.	UNIQUE, NATURAL FEATURES			
	PROPERTY HAS NATURAL RESOURCES THAT WILL BE CONSERVED AND IMPROVED			
	Property includes frontage on a blue line stream (U.S.G.S. Topo Map)	10		
	Property contains a mature forest (12" diameter or greater)	10		
	Property has significant ground water recharge potential	10		
	Property contains a year-round spring	10		
IV.	HISTORIC, CULTURAL, ARCHEOLOGICAL, RECREATIONAL AND SCENIC FACTORS			
	PROPERTY IS ASSOCIATED WITH AN IMPORTANT HISTORIC PLACE, EVENT, PERSON, OR ACTIVITY			
	Property is on the National Register of Historic Places	5		
	Property is of national, state or local significance	5		
	Property is adjacent to one of the above	5		
	Property contains an archaeological site	5		
	Property is in the view shed of an important area	5		

Dated 12-06

TOTAL POINTS \_\_\_\_\_

# Ranking Condition of Farmland

Soil productivity factor based on local productivity index (developed by NRCS).

Agricultural value group 1 – 2 .....	50 points
Agricultural value group 3 – 4 – 5 .....	40 points
Agricultural value group 6 – 7 – 8 .....	30 points
Agricultural value group 9 – 10 .....	20 points

Formula for calculation:

$$\frac{\text{Acres of soils in each Agricultural Value Group} \times \text{Agriculture Group Points}}{\text{Divided by Total Acres Offered}}$$

Example: 200 – acre easement offered

<u>Acres</u>	<u>X</u>	<u>A.V.G. points</u>	
34 acres	X	A.V.G. 1,	(50 pts.) = 1,700
12 acres	X	A.V.G. 2,	(50 pts.) = 600
56 acres	X	A.V.G. 3,	(50 pts.) = 2,240
20 acres	X	A.V.G. 4,	(50 pts.) = 800
32 acres	X	A.V.G. 5,	(50 pts.) = 1,280
10 acres	X	A.V.G. 6,	(50 pts.) = 300
12 acres	X	A.V.G. 7,	(50 pts.) = 360
0 acres	X	A.V.G. 8,	(50 pts.) = 0
24 acres	X	A.V.G. 9,	(50 pts.) = 480
0 acres	X	A.V.G. 10,	(50 pts.) = <u>0</u>
200 acres			7,760

$$\frac{7,760 \text{ pts.}}{200 \text{ acres}} = 38.8 \text{ Average total points for soil productivity factor}$$

Dated 12-06