



The Hampshire County Farmland Protection Board
PO BOX 806
Romney, WV 26757

Revision:
5/28/2025

Eligibility Requirements

Easement Donation Requirements: Donated conservation easement offers will be considered on an individual basis. They do not necessarily have to meet the specifications of purchased easements.

Easement Purchase Requirements: Easement purchase offers must meet the following requirements to be considered.

- The property offered for easement must be located in Hampshire County.
- The property offered for easement is a minimum of 20 acres.
- The property offered for easement must be 50% or more prime, unique, state-important, or locally-important soils.
- The property offered for easement must be 66% or less forested land.
- The property offered for easement is able to be developed, according to federal, state, and local regulations. ***Confirmation letter from the County Planning Office required.***
- The property owner is willing to sign a purchase agreement, once funded and appraised, binding the landowner to sell the conservation easement to the Hampshire County Farmland Protection Board. ***(See attachments. Conservation Easement Purchase Agreement)***
- No commercial or industrial structures are located on the parcel other than limited agricultural and home-based business buildings.
- Clear title to the property is established or subordinated.
- Secured debt on the property must be subordinated by the lender. ***(See attachments. Letter must be completed and signed by lenders)***
- The property is free of any developmental oil or gas leases or mineral extraction leases. ***(Non-developmental oil or gas leases may be permitted-subject to approval.)***
- Mineral rights are owned by the surface owner. ***(If severed, must be resolved by repurchasing mineral rights, subordination agreement, or successful remoteness test -subject to approval)***
- The property contains no buried fuel tanks. ***(tanks can be removed)***
- The application is signed by the property owners and turned in on or before the deadline. ***(late applications cannot be accepted for the current round of funding, but may be considered for future rounds)***
- The application clearly states an offering price that is equal to or less than the HCFPB's current rate cap of \$2,100 per acre. ***(Offering price cap amounts are evaluated yearly, based on conservation easement values and market prices.)***



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