



Circle N Farm, Kearneysville, protected in 2014. “We feel better knowing that when we’re gone, our land will remain a farm and stay in the family.”

—Bill & Deloris Nicewarner

L-R: Deloris & Bill Nicewarner with Elizabeth Wheeler, Jefferson County Farm Protection Board

## Who We Are

The Farmland Protection Board is composed of seven volunteer county residents appointed by the Jefferson County Commission.

**Robert Glenn, Esq.**  
county resident

**Nick Kercheval**  
farmer, member Soil Conservation District

**Elizabeth D. McDonald**  
county resident

**David Ober**  
farmer

**Russ Quinn**  
farmer, member county Farm Bureau

**John Reisenweber**  
Director, Jefferson Co Development Authority

**Jane Tabb**  
County Commissioner

**Elizabeth B. Wheeler**  
Program Director

**Twin Ridge Orchard, Shenandoah Junction**, protected in 2011: “As fourth generation guardians of this land, preservation was an attractive alternative to development. We honored the wishes of our late mother to protect our land for future generations.”

—The Hockman Family

L-R: Gordon Hockman, Mary Kathryn Hockman Robinson, Judith Ann Hockman, Jerry Hockman



ORIGINAL PHOTO: BENITA KELLER

Jefferson County Farm Protection Board, P.O. Box 731, Charles Town, WV 25414 | 304.724.1414 | jefferson.wvfp.org | jefferson@wvfp.org

Thank you to our Program Collaborators & Funders

### Our Conservation Partners

Berkeley County Farmland Protection Board  
Civil War Preservation Trust  
Land Trust Alliance  
Land Trust of the Eastern Panhandle  
National Park Service/American Battlefield Protection Program  
Potomac Conservancy  
The Nature Conservancy  
USDA/Natural Resources Conservation Service  
West Virginia Agricultural Lands Protection Authority  
West Virginia Association of Farmland Protection Boards

### Jefferson County Partners

Jefferson County Development Authority  
Jefferson County GIS Office  
Jefferson County Historic Landmarks Commission  
Jefferson County Planning and Zoning Office  
Jefferson County Prosecuting Attorney’s Office  
The many County employees who have assisted us during the year

The Board extends a heartfelt thanks to the many individuals who have given generously of their time, talent and funds.

**Thank you for your support of this important work!**

### Your Gift Supports Farmland Protection

Give to the Jefferson County Farmland Protection Board online at [www.jefferson.wvfp.org](http://www.jefferson.wvfp.org), or mail your gift to P.O. Box 731, Charles Town, WV 25414.

Thank you!

Donations to the Farmland Protection Board, a 501(c)3 charitable organization, are tax-deductible.

**“Thank you for supporting farmland protection. Every dollar you give will be used exclusively to protect agricultural land.”**

—Liz McDonald, Board President

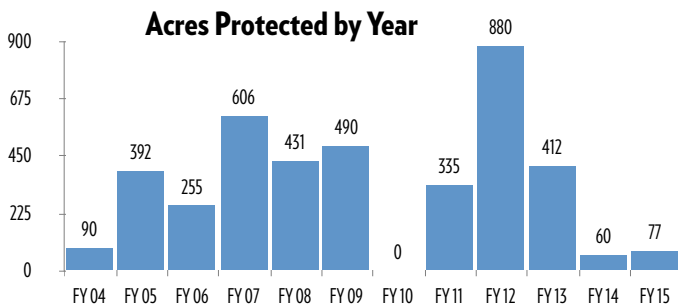


## Progress for Farmland Protection

**The 40th farm joins the Program.** In August 2014, the Board purchased an agricultural easement on a 77-acre farm in Kearneysville in partnership with the Natural Resources Conservation Service. The landowners made a generous donation through a bargain sale, allowing the Board to spread its funds further to other farms.

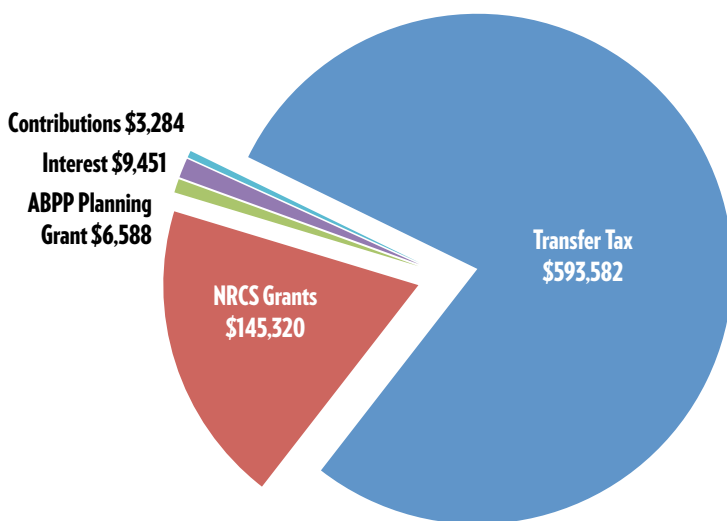
**Growth and Growing Interest:** To date, 84 landowners have joined with the Board to protect 4,028 acres on 40 farms. In 2016, a 320-acre farm will join the Program. Another seven qualified farms totaling 782 acres are on the waiting list for funding. During the year, 25 landowners visited our offices to learn about applying to the Program.

**New Opportunities:** The National Park Service's American Battlefield Protection Program awarded the Board \$24,300 to create a landowner's guide to land protection and to provide workshops for residents about opportunities to protect Civil War battlefield lands in the county.



The Board takes a conservative approach to finances and program management. FY 2015 administrative and personnel costs totaled \$80,088, or 10.5% of income. Legal and professional fees totaled \$12,239 or 1.5% of total easement costs. The Board's books are audited by external auditors and reviewed by the State Auditor's Office annually. The audits passed successfully in FY 2015 and in all previous years. Visit [www.jefferson.wvfp.org](http://www.jefferson.wvfp.org) to view our audited 2014 financial statements.

### Funding Sources July 1, 2014–June 30, 2015



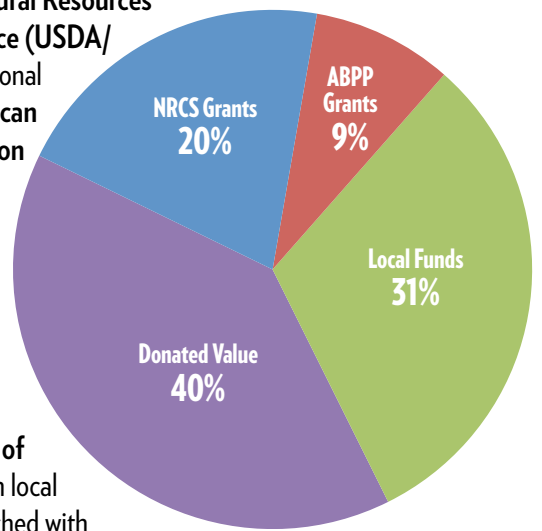
### Total Easement Value & Funding Sources 2001-2015

Revenue for the Farmland Protection Program is generated through the local real estate transfer tax. The Board obtains matching funds from the USDA Natural Resources

Conservation Service (USDA/NRCS) and the National Park Service's American Battlefield Protection Program (NPS/ABPP) and private donors.

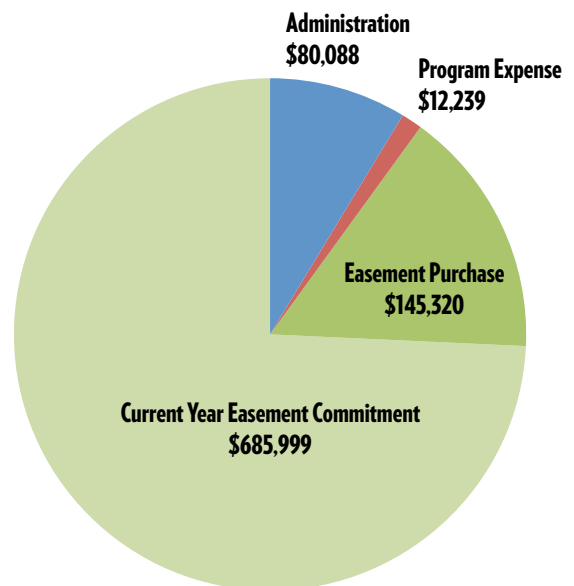
To date, the Board has invested \$14.5 million to protect land with a development value of \$24.25 million. Each local dollar has been matched with \$.95 of federal money and \$1.27 of donated value from landowners.

Generous landowners have donated \$9.5 million through bargain sales, or 40% of the value of all easements to the Farmland Protection Program. In the past five years, the value of agricultural development rights has averaged \$4,200 per acre.



**The mission of the Jefferson County Farmland Protection Board is to protect productive farmland for future generations to support the long-term viability of agriculture in Jefferson County.**

### Expenses July 1, 2014–June 30, 2015



## Why Protect Farmland?

The Jefferson County Farmland Protection Board was formed in 2000 to protect and preserve vanishing prime farmland in Jefferson County. We believe that farmland preservation is an important investment in our economy, farming heritage and quality of life for all residents.

Agriculture has been the foundation of Jefferson County's social and economic fabric for more than 300 years. Our productive farms support a diversified economy, buy goods and services from local businesses, and employ local labor. Our scenic working lands and rural character are important assets that enhance tourism and make the county a desirable place to live and work.

Protecting farmland keeps it available for future generations of farmers. Good soil takes thousands of years to be created. Once it is converted to buildings and pavement, it cannot be restored.

## What is an Easement?

A Deed of Conservation Easement is a flexible legal tool that enables landowners to retire development rights permanently on all or part of their land to protect its natural, agricultural, scenic and historic values. Property owners retain full use and ownership of the land. Because an easement is perpetual, it is transferred with the property when it is inherited or sold, thereby protecting it forever.

The Farmland Protection Program offers valuable incentives for landowners. The program can help them meet their financial goals, provide capital to expand their operations, eliminate or reduce debt, or further their estate or retirement planning.

**"Agriculture is an integral and viable part of the County's economy, landscape, natural resources, and sense of community."**

**—Jefferson County Commission, 2000**

Fertile Plains Farm, Molers Crossroads, protected in 2004.

PHOTO: MARK MUSE PHOTOGRAPHS