

WHAT IS AN EASEMENT? A Deed of Conservation Easement is a flexible legal method that landowners can use 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 their land. A conservation easement conveys with the property whenever it is inherited or sold, thereby protecting it forever.

The Farmland Protection Program offers valuable incentives for landowners. The program can support financial goals, provide capital for farm operations, eliminate or reduce debt or further estate or retirement planning.

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

Agriculture has sustained 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, rural character and natural resources are important assets that makes the county a desirable place to live, work and visit.

Protecting farmland keeps it available and affordable for future farmers. Our fertile cropland is a non-renewable resource. Once it is converted to roads and buildings, it is lost forever.

Thank you to our Program Collaborators and Funding Partners.

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.

"Your donation is an investment in the future of farming in Jefferson County."

—Robert E. Glenn, Board President

The Board is grateful for the generous contributions from individuals and organizations to the Easement Acquisition Fund. Every dollar you give is used exclusively to protect farmland.

Jennifer Aaron	Paul Herrup	Susan Robertson
Jennifer Allen	Randy & Victoria Hilton	Bill Senseney
John Allen, Jr.	James & Mary Holland	Keri Shaner
Anonymous	Nancy Hooff	Amy Silver
John & Patricia Bachner	Mary Horky	Peter and Vicki Smith
Hillary Banachowski	Debra Lee Hovatter	Eric Stine
Robert R. Barrat	Barbara Humes	Oscar C. & Janet B. Stine
Dr. Keith Berkeley, DVM	Marty & Carol Kable	Scott Sudduth
Laura Bowman	Nick Kercheval	Stephen Swartz
Marion Buckner	Richard Latterell	Cam & Jane Tabb
Linda Carter	James Leathers	Robin Huyett Thomas
Matthew Coffey	Lisa, Gina & Eugene Lefferts	Brenda L. Villard
Chris Colbert	Eric Lewis	Linda & Shawn Walker
Tom Conant	Ralph & Dr. Rosemarie Lorenzetti, MD	Lisa & Paul Welch
Phil Cox	Christina Lundberg	Elizabeth Wheeler
Henry Davenport	John R. Maxey	Ron & Lyn Widmyer
Eileen Taylor Davis	Nancy McCormick	Hank Willard
R.T. and B.C. Donham	Phil and Becky McDonald	Henry K. Willard
Christopher Donham	Elizabeth McDonald	Dennis Wilson
William Donley	Bob & Tia McMillan	
Matthew Dunn	Noah Mehrkam	City National Bank
Joan and Erdem Ergin	Warren & Reva Mickey	Horsemen's Benevolent & Protective Association
Josephine Frazier	Carlos Niederhauser	Land Trust of the Eastern Panhandle
Peter & Linda Fricke	Margaret Olcott	Jefferson County Development Authority
Randy Funkhouser	Sandra Osbourn	Jefferson County Farm Bureau
Maurice Gladhill	Gavin & Patricia Perry	Jefferson Security Bank
Robert Glenn	Jane Peters	Skinner Law Firm
David Hammer & Effie Kallas	David Pill	
Elizabeth Haney	Jane F. Rissler	
Robert C. Henshaw		

The Board thanks the many individuals who have given their time, talent and funds for farmland protection. Thank you for supporting this important work!

The Jefferson County Farmland Protection Board Annual Report

Cover: Suffolk Punch draft horses at The Bower, a farm protected in 2009.

P.O. Box 731
Charles Town,
WV 25414
304.724.1414
jefferson.wvfp.org

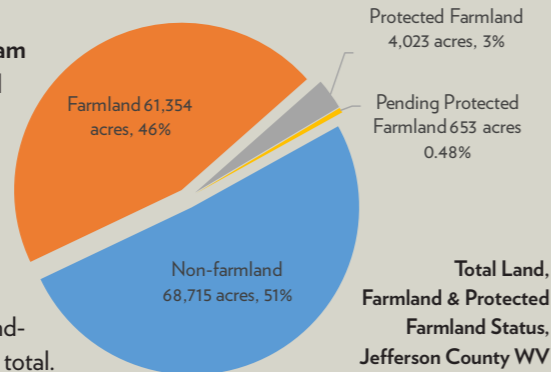


July 1, 2015 – June 30, 2016

FARMLAND PROTECTION TODAY

Jefferson County's Farmland Protection Program

is growing year by year. Since 2002, the Board has fielded applications for over 7,000 acres of land and helped landowners protect more than 4,000 acres on 40 Jefferson County farms. Yet at the same time, we have witnessed the permanent loss of more than 5,000 acres of good, productive farmland. Today about 49% of the county's land is in farms. Protected farmland and land that is funded for protection account for almost 3.5% of the total.



Three farms in process to join the Farmland Protection Program. Jefferson County has consistently won grant awards to match local funds to protect qualified farms. Currently, we are working with the owners of three farms to complete conservation easements on a total of 653 acres of land.

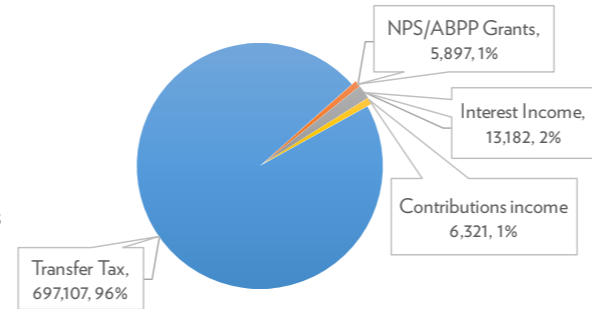
Growth and Growing Interest. To date, 84 landowners have joined with the Board to protect 4,028 acres on 40 farms. Another seven qualified farms totaling 1,100 acres are on the waiting list. During the year, 50 landowners attended workshops held by the Jefferson and Berkeley Farmland Protection Boards on conservation and estate planning, and new land protection opportunities through the Regional Conservation Partnership Program.

New Resources. Through a \$24,300 grant from the National Park Service's American Battlefield Protection Program, the Board has produced **Protecting Land and Battlefields in Jefferson County, West Virginia**, a landowner's guide to land and battlefield protection. The Board will hold workshops for landowners and interested citizens in January 2017.

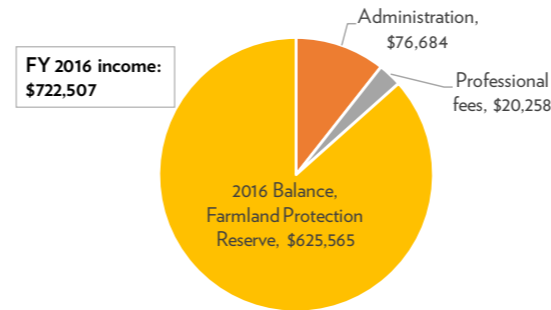
New Challenges. As with any property, land under a perpetual conservation easement will change hands over time. To date, nine new owners have acquired properties protected by conservation easements held by the Board. This year we prepared a Conservation Easement Landowner's Guide to help new owners understand their easement and the Board's role as its steward.

Financial Summary July 1, 2015 to June 30, 2016

Revenue for the Farmland Protection Program is generated through the local real estate transfer tax. The Board receives matching funds from private donors, the USDA Natural Resources Conservation Service (USDA/NRCS) and the National Park Service's American Battlefield Protection Program (NPS/ABPP).



The Board takes a conservative approach to finances and program management. FY16 administrative and personnel costs totaled \$76,684, or 10.6% of income. Legal and professional fees totaled \$20,258 or 2.8% of income. The balance of \$625,565 is in reserve for easement acquisition. The Board's books are audited by external auditors and reviewed by the State Auditor's Office annually. The audit passed successfully in FY 15 and in all previous years. Visit www.jefferson.wvfp.org to view our audited financial statements.



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, 40% of the value of all easements to the Farmland Protection Program.

[facebook.com/JeffersonCountyFarmlandProtectionBoard](https://www.facebook.com/JeffersonCountyFarmlandProtectionBoard)

The Farmland Protection Board is composed of seven volunteer county residents appointed by the County Commission. Each is a voting member, except for the Jefferson County Commissioner, who serves in an advisory capacity.

Robert Glenn, Esq., county resident at large

Nick Kercheval, farmer, member of the Soil Conservation District

Elizabeth D. McDonald, county resident at large

David Ober, farmer at large

Russ Quinn, farmer, member of the county Farm Bureau

John Reisenweber, Executive Director of the County Development Authority

Jane Tabb, farmer, County Commissioner

Board Administrator: Elizabeth B. Wheeler

Your Gift Supports Farmland Protection

Give online at www.jefferson.wvfp.org, or mail your gift to P.O. Box 731, Charles Town, WV 25414.

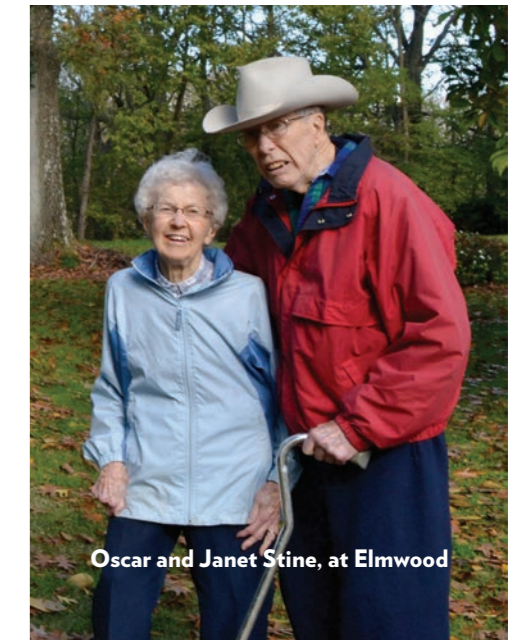
Leave a Legacy through a Bequest

A gift through your will or living trust for farmland protection will be a lasting memorial for future generations.

THANK YOU!

Donations to the Farmland Protection Board, a 501(c)3 charitable organization, are tax-deductible.
Tax ID No. 55-0779838

In Memorium Dr. Oscar C. Stine, a beloved and respected member of the farming community, passed away on March 14, 2016. He and his wife, Janet Stine, were among the first landowners to join the Farmland Protection Program. In 2006 they protected 235 acres of the historic Elmwood Farm and Fields, where they raised prize-winning Red Angus cattle. Dr. Stine was a dedicated physician and farmer and a compassionate, kind mentor to many people, young and old. The Board is grateful for the generous memorial gifts made in honor of this fine and thoughtful man.



Oscar and Janet Stine, at Elmwood