



# Office of Farmland Preservation

Annual Report  
June 2013

Governor John R. Kasich

Lt. Governor Mary Taylor

Director David T. Daniels



June 2013

Honorable Cliff Hite, Chairman  
Agriculture, Environment & Natural Resources Committee  
Ohio Senate

Honorable David Hall, Chairman  
Agriculture and Natural Resources Committee  
Ohio House of Representatives

Dear Chairman Hite and Chairman Hall:

In accordance with Section 901.22 (F)(1) of the Ohio Revised Code, I am pleased to submit this annual report for the 2012 calendar year on the Clean Ohio Agricultural Easement Purchase Program. We are also voluntarily providing general information on our Agricultural Easement Donation Program and the Agricultural Security Area Program.

The major accomplishment of 2012 was to work with our partners -- counties, townships, Soil & Water Conservation Districts and land trusts -- to transform the centralized easement selection process into a locally led program. Landowner applications are currently being accepted under the Local Agricultural Easement Purchase Program and a second application period is planned for January of 2014. We look forward to reporting to you on the progress under this new partnership in next year's report. A new Donation Partnership Program was also developed and implemented in 2012. The goal of this effort is to encourage donated easements and build the capacity of local farmland preservation programs.

It is important to note that funds from the purchase of these easements are invested in the local economy by the landowners who use the easement proceeds to purchase additional farm ground or new equipment, pay off debt, add conservation practices, expand farm operations or for other purposes. The Agricultural Easement Purchase Program is an investment in Ohio's future.

We look forward to continuing this investment with funds appropriated for Clean Ohio in the biennial budget.

Sincerely,

David T. Daniels  
Director



Ohio Department  
of Agriculture  
Office of Farmland  
Preservation



## Farmland Preservation Report

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Cover Photo courtesy of Western Reserve Land Conservancy; Keith Waris, Waris farm, Ashtabula County Ohio.

Food and agriculture contributes \$105 billion to the state's economy and employs around 1 in 7 Ohioans. Agriculture is a land-based industry. Preserving farmland is critical to maintaining this industry, which is the foundation of our state.

## Ohio Department of Agriculture

The mission of the Ohio Department of Agriculture is to provide regulatory protection to producers, agribusinesses, and the consuming public; to promote Ohio agricultural products in domestic and international markets; and to educate the citizens of Ohio about our agricultural industry.

Mission Statement

## Agricultural Easement Program Overview

Since its beginning in 1999, the Ohio Department of Agriculture, through all its agricultural easement programs has permanently protected farms in 52 counties as of December 31, 2012.

**Total Acres Preserved: 50,107**

## Office of Farmland Preservation

Partners with landowners, local governments, Soil and Water Conservation Districts, and land trusts to permanently preserve Ohio farms in agricultural production, strengthening Ohio's number one industry -- food and agriculture.

Mission Statement

## Roles of the Office of Farmland Preservation

- o Administers the Agricultural Easement Purchase Program, the Agricultural Easement Donation Program and the Agricultural Easement Donation Partnership Program.
- o Educates local governments and the general public about the need to protect Ohio's farmland;
- o Monitors and enforces existing agricultural easements;
- o Provides technical assistance to farmers and local officials in implementing Ohio's Agricultural Security Area (ASA) program.

# Ohio Farmland Preservation Map

*Includes Agricultural Easements held by ODA and Agricultural Security Areas*



*This map includes all finalized easements as of December 31, 2012*

Program	No. of Farms	Acres
Clean Ohio Agricultural Easement Purchase Program	220	40,777
Ohio Agricultural Easement Donation Program	53	6,390
Tobacco Agricultural Easement Purchase Program (2002)	14	2,940
<b>TOTAL</b>	<b>287</b>	<b>50,107</b>
Ohio Agricultural Security Areas*	41	32,022.59

# Ohio's Preservation Tools

## Agricultural Easement Purchase Program (AEPP)

The AEPP provides funding to landowners who volunteer to sell an agricultural easement on their farm to the Ohio Department of Agriculture. The easement ensures the land will remain permanently in agricultural production. Easements are purchased for up to 75% of the points-based appraised agricultural value of the land with a cap of \$2,000 per acre and \$1million per farm. To apply, properties must be a minimum of 40 acres. The average farm accepted under this highly competitive program is 200-300 acres in size with an average easement payment of \$980 per acre, or about \$245,000 for a 250 acre farm. The donated value may have tax advantages. County and township governments must agree to the proposed easement, ensuring that the easement is located in an area the local government has planned to remain in agriculture and food, the state's # 1 industry.

## Local Agricultural Easement Purchase Program (LAEPP)

Throughout the summer and fall of 2012, the Office of Farmland Preservation worked with the statewide Advisory Board and Technical Committee to design a pilot localized AEPP program. The purpose of this program change was to increase the capacity of the local governments, Soil and Water Conservation Districts and land trusts to manage the agricultural easement selection and closing process. In the spring of 2013, 18 local sponsors covering 44 counties were certified and funded to operate landowner easement application processes between May and July. Results of this new program will be reported in the 2013 annual report.

## Agricultural Easement Donation Program (AEDP) and Agricultural Easement Donation Partnership Program (AEDPP)

Like the Agricultural Easement Purchase Program, this program offers landowners an opportunity to ensure that their land will remain forever in agricultural production; however, in this case the landowner volunteers to donate the value of the agricultural easement. While the donation may have beneficial tax consequences, landowners act out of a heartfelt commitment to keeping their land in farming. The AEDPP, which was new in 2012, offered an opportunity for local sponsors to be reimbursed by ODA for the cost of closing the easement. As of December 31, 2012, the Office of Farmland Preservation had received 53 donated agricultural easement totaling 6,390 acres in 23 counties.

## Agricultural Security Areas (ASA)

This program is a tool that promotes farmland retention by creating areas of at least 500 contiguous acres for 10 year periods in which agriculture is protected and recognized by local government officials. ASA benefits include protection from non-agricultural assessments and potential tax benefits for new on-farm investments. An ASA may be renewed for another 10 year period. The Office of Farmland Preservation provides technical assistance to landowners and local officials interested in setting up an ASA.

# AEPP Easements Purchased

January 1, 2012 – December 31, 2012

Landowner	County	Acreage	Purchase Price
Ayers	Ashland	82.00	\$92,513.00
Tobias	Ashland	269.97	\$235,976.00
Geil	Ashtabula	180.00	\$157,365.00
Perry	Ashtabula	103.15	\$73,960.00
Renfrew	Coshocton	152.93	\$157,853.00
Berry, B.	Fairfield	64.19	\$113,906.00
Berry, J.	Fairfield	68.27	\$24,891.00
Elder	Fairfield	87.65	\$170,865.00
Rupp	Fulton	236.78	\$248,637.00
Boeck	Greene	84.18	\$141,669.00
Lang	Holmes	119.16	\$91,176.00
Seidel	Huron	200.19	\$138,972.00
Dudgeon	Knox	179.98	\$231,485.00
Shorey	Knox	99.75	\$162,938.00
Lill	Marion	270.76	\$223,767.00
Schwieterman	Mercer	76.19	\$122,641.00
Crowe	Montgomery	73.54	\$147,070.00
Karns	Montgomery	72.32	\$144,640.00
Roux	Preble	132.70	\$226,095.00
Tapalman	Preble	229.00	\$297,147.00
Voge	Preble	146.92	\$221,690.00
Voge	Preble	80.95	\$135,032.00
Knepper	Sandusky	172.31	\$193,678.00
Mauch (Washusky)	Sandusky	83.70	\$31,781.00
Adelsperger	Seneca	69.37	\$78,345.00
Burks	Seneca	55.16	\$44,605.00
Wise	Seneca	79.19	\$83,210.00
Cox	Trumbull	101.42	\$80,469.00
Total 28 easements		3,571.73	\$4,072,376.00

# Ohio Agricultural Security Area (ASA) Program

Since the ASA program began in 2005, the Office of Farmland Preservation has provided technical assistance on 41 applications, covering a total of 32,022 acres of farmland.

County	Acres	Year
Clark & Greene	503.27	2006
Clark	604.59	2006
Clark	593.60	2006
Clark	548.50	2006
Clark	1,352.22	2006
Clark	735.30	2006
Clark	978.51	2006
Greene	1,299.43	2006
Fulton	554.05	2006
Logan	655.07	2006
Madison	913.84	2006
Tuscarawas	572.28	2007
Logan	736.85	2007
Preble	659.28	2007
Logan	1,491.80	2008
Portage	506.14	2008
Clark	580.33	2008
Greene	609.39	2008
Fairfield	1,171.75	2008
Wayne	522.71	2008
Seneca	917.70	2008
Butler	678.96	2008
Wayne	659.02	2008
Wayne	536.20	2009
Clark	1,022.65	2010
Ashland	660.05	2010
Ashland	613.99	2010
Ashland	633.65	2010
Ashland	534.96	2010
Ashland	532.42	2010
Ashland	615.92	2010
Ashland	520.99	2010
Warren	605.43	2010
Clark & Champaign	1,102.21	2010
Wayne	1,663.67	2010
Wayne	2,087.54	2011
Madison	543.59	2011
Montgomery	682.34	2011
Mercer	512.00	2012
Clark, Greene, & Madison	804.41	2012
Montgomery	506.00	2012

ASA Total Acreage: 32,022.59

# Ohio Farmland Preservation Advisory Board Members

## **Howard Wise (Non-Voting)**

Assistant Director, Ohio Department of Agriculture  
Term: Ongoing

### **Brian Williams, Vice Chair**

Representing: Non-Profit Organizations  
Mid-Ohio Regional Planning  
Commission  
Term: 1/01/11 – 12/31/13

### **John Detrick**

Representing: County Commissioners  
Clark County Board of Commissioners  
Term: 1/01/11 – 12/31/13

### **Peggy Kirk Hall**

Representing: The Ohio State  
University  
Agricultural & Rural Law Program  
Term: 5/31/12 – 12/31/14

### **Lucille L. Hastings**

Representing: Northeast Ohio Farmers  
Term: 1/01/12 – 12/31/14

### **Dean LaRue**

Representing: Southeast Ohio Farmers  
Term: 5/11/10 – 12/31/13

### **Joe Logan**

Representing: Environmental Interests  
Ohio Environmental Council  
Term: 1/01/13 – 12/31/15

### **Timothy Lynch**

Representing: Township Trustees  
Liberty Township, Seneca County  
Term: 4/30/12 – 12/31/15

### **Thomas Mazur**

Representing: Planning Interests  
Lima-Allen County Regional Planning Commission  
Term: 1/01/13 – 12/31/15

### **Jay Rausch**

Representing: Soil and Water Conservation  
Interests  
Union Soil and Water Conservation District  
Term: 1/01/11 – 12/31/13

### **Roger Rhonemus**

Representing: Southwest Ohio Farmers  
Term: 1/01/12 – 12/31/14

### **Kurt Updegraff**

Representing: Development Interests  
Cheshire Properties, Inc.  
Term: 1/01/13 – 12/31/15

### **Brian Schlatter**

Representing: Northwest Ohio Farmers  
Term: 3/01/10 – 12/31/12

## **Office of Farmland Preservation Staff**

**Denise Franz King**, Executive Director

**Amanda Y. Bennett**, Program Manager

**Jody Bowen**, Administrative Assistant

## Board Members



*From Left: Julie Phillips (ODA Asst. Chief Legal Counsel), Jody Bowen and Denise Franz King (Office of Farmland Preservation), Tim Lynch (Ohio Townships), Chairman Howard Wise (ODA Assistant Director), David Daniels (ODA Director), Roger Rhoenemus (SW Ohio Farmers), Lucille Hastings (NE Ohio Farmers), Amanda Bennett (OFP), Dean LaRue (SE Ohio Farmers), John Schlichter (ODA Deputy Director), Jay Rausch (Soil & Water Conservation Districts), Joe Logan (Environmental Interests), Peggy Kirk Hall (Ohio State University), Vice-Chairman Brian Williams (Non-Profit Organization). Not pictured: Tom Mazur (Planning Interests), John Detrick (County Commissioners), Kurt Upergraff (Development Interests) and Brian Schlatter (NW Ohio Farmers).*

## Technical Committee



*From Left: ODA Director David T. Daniels, Krista Magaw (Tecumseh Land Trust), Kevin Joyce (Black Swamp Land Conservancy), Amanda Wischmeyer (West Central Ohio LC), Lisa Schott (Philander Chase Corp.), Jonathan Ferbrache (Fairfield County SWCD), Denise Franz King (ODA Office of Farmland Preservation), Scott Hill and Jennifer Picciano (Western Reserve LC) Larry Frimerman (Three Valley CT), Dan Jackson (Montgomery County SWCD), and Jody Bowen (ODA Office of Farmland Preservation).*

## County Evaluation of Clean Ohio AEPP: January 1 to December 31, 2012

County	Approx. Land Area*	Acres in current agricultural use**	Acres Preserved for agricultural use in preceding year through AEPP Program	Avg. cost per acre of AEPP land preserved for agricultural use in preceding year ***
Adams	373,337	262,219		
Allen	257,597	195,623		
Ashland	270,689	210,070	351.97	933.29
Ashtabula	449,244	189,439	283.15	816.97
Athens	322,287	119,415		
Auglaize	256,888	219,089		
Belmont	340,562	116,026		
Brown	313,374	253,800		
Butler	299,048	137,798		
Carroll	252,555	159,831		
Champaign	274,333	234,645		
Clark	253,818	177,153		
Clermont	289,592	139,856		
Clinton	261,559	219,204		
Columbiana	340,429	172,353		
Coshocton	360,908	219,573	152.93	1032.19
Crawford	257,144	226,415		
Cuyahoga	292,519	2,198		
Darke	382,780	345,078		
Defiance	263,332	224,952		
Delaware	283,579	164,308		
Erie	160,971	97,236		
Fairfield	322,835	216,671	220.11	1406.85
Fayette	260,069	237,262		
Franklin	340,587	73,841		
Fulton	259,485	222,780	236.78	1050.08
Gallia	298,579	145,856		
Geauga	256,106	73,173		
Greene	264,782	169,938	84.18	1682.93
Guernsey	334,021	169,499		
Hamilton	259,783	27,802		
Hancock	340,071	281,645		
Hardin	301,064	275,784		
Harrison	257,498	132,873		

Chart  
continued

County	Approx. Land Area*	Total number of acres in current agricultural use**	Acres Preserved for agricultural use in preceding year through AEPP Program	Avg. cost per acre of AEPP land preserved for agricultural use in preceding year ***
Henry	266,249	241,754		
Highland	354,014	272,461		
Hocking	269,650	65,663		
Holmes	270,359	208,523	119.16	765.16
Huron	314,544	269,603	200.19	694.20
Jackson	268,995	107,934		
Jefferson	262,004	109,672		
Knox	336,319	258,737	279.73	1410.01
Lake	146,267	17,019		
Lawrence	290,169	118,491		
Licking	437,024	259,256		
Logan	293,399	243,364		
Lorain	314,311	141,533		
Lucas	217,724	64,671		
Madison	298,744	265,652		
Mahoning	263,125	110,261		
Marion	258,428	210,713	270.76	826.44
Medina	269,679	125,379		
Meigs	275,239	85,771		
Mercer	295,969	265,914	76.19	1609.67
Miami	260,205	204,755		
Monroe	291,545	152,225		
Montgomery	295,371	109,031	145.86	1999.93
Morgan	266,512	143,445		
Morrow	259,893	194,732		
Muskingum	425,371	227,857		
Noble	254,733	99,491		
Ottawa	163,146	102,447		
Paulding	266,518	242,618		
Perry	261,076	116,964		
Pickaway	320,851	268,347		
Pike	281,774	199,679		
Portage	312,860	119,173		
Preble	271,429	230,072	589.57	1492.55
Putnam	308,817	286,134		
Richland	316,973	209,127		
Ross	440,596	314,538		
Sandusky	261,478	209,945	256.01	880.66
Scioto	390,530	209,936		

Chart  
continued

County	Approx. Land Area*	Total number of acres in current agricultural use**	Acres Preserved for agricultural use in preceding year through AEPP Program	Avg. cost per acre of AEPP land preserved for agricultural use in preceding year ***
Seneca	352,654	312,469	203.72	1011.98
Shelby	260,930	223,219		
Stark	368,182	151,096		
Summit	264,171	20,290		
Trumbull	395,084	138,830	101.42	793.42
Tuscarawas	363,226	238,167		
Union	276,266	230,362		
Van Wert	261,920	244,424		
Vinton	263,911	67,752		
Warren	255,574	125,294		
Washington	404,463	183,674		
Wayne	355,190	263,538		
Williams	269,446	227,562		
Wood	395,013	320,332		
Wyandot	260,480	230,609		
<b>TOTAL</b>	<b>26,149,825</b>	<b>16,173,910</b>	<b>3,571.73</b>	

\*Approx. land area data from the USDA, National Agricultural Statistics Service 2007 Census.

\*\*2012 CAUV Acres report from the Ohio Dept. of Taxation published January 2013.

\*\*\*The Clean Ohio AEPP has a limit of \$2,000 per acre and \$500,000 per farm. The landowner is required to donate a minimum of 25% and/or local sponsor can provide a cash contribution of at least 25% of the points-based appraisal. The landowner and/or local sponsor have the option of donating a higher percent. In addition, some farms have received and accepted only partial payments to their farms due to the program's limit of \$500,000 per county and the limited funding available in each program year.

**Office of Farmland Preservation**  
**Ohio Department of Agriculture**

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