

Isle of Wight County  
Purchase of Agricultural Conservation Easements (PACE) Program

## PACE Program: Application for the Sale of Development Rights

### Instructions to Applicant:

The following items must be submitted along with your application to sell development rights of your property to the County of Isle of Wight (the County). If any items are missing or incomplete, your application cannot be considered.

1. **Application Form**. Type or print clearly in dark ink. Complete all items to the best of your ability. If additional space is needed, please attach a separate page. **All owners of the property MUST sign the application.**
2. **Deeds**. Copies of the deed, under which you acquired the property, must accompany the application. If you are combining more than one parcel in your application, deeds to **all** of the parcels must be included.
3. **Deeds of Trust**. If there are any deeds of trust (mortgages) on the property, they must be included with the application.
4. **Survey or Plat**. Please include a survey or plat of the property, *outlining the area you wish to include in the application* . You must also indicate the total acreage of that area. These items do not need to be exact, as the County will have a physical survey prepared, if an agreement is reached on the sale of your development rights. This survey will show the exact area on which the Agricultural Conservation Easement will be located and the exact acreage. If you do not have a survey or plat, copies of the plat may be obtained by contacting the Clerk's office at 757-365-6233, for a nominal fee.

***Application must be postmarked by May 15, 2007, to be considered.***

Please submit application materials to:

Rachel M. Morris, Rural Economic Development Manager  
Isle of Wight County Economic Development  
P.O. Box 80  
Isle of Wight, Virginia 23397

If you need any additional information, please call Rachel Morris at 757-357-6126 or email her at [rmorris@isleofwightus.net](mailto:rmorris@isleofwightus.net).

Also, visit the County's agriculture website for more information about the PACE Program and others at [www.iwus.net/agriculture](http://www.iwus.net/agriculture).

**Isle of Wight County  
Purchase of Agricultural Conservation Easements (PACE) Program**

**Application for Sale of Development Rights**

*Application must be postmarked by May 15, 2007, to be considered.*

Complete all items. If additional space is needed, attach separate sheets.

Property Owner: \_\_\_\_\_ Contact Phone Number: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Property Owner: \_\_\_\_\_ Contact Phone Number: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

**Note: Include ALL property owners. Use separate sheets if necessary.**

Address of property wishing to enroll: \_\_\_\_\_

Do you have a representative (attorney, accountant, etc.) you wish to receive information on your behalf? \_\_\_\_\_ If yes, please provide the following:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Are there any other deeds of trust (mortgages) on the property? \_\_\_\_\_ If yes, please provide the following:

Holder (Bank, Mortgage Company, or Individual): \_\_\_\_\_

Address: \_\_\_\_\_

**Note: Submit copies of any deeds of trust with this application.**

Are there any other liens on the property? \_\_\_\_\_ If yes, please provide the following:

Lienholder: \_\_\_\_\_

Address: \_\_\_\_\_

Is the land subject to any legal proceedings (e.g. foreclosure, bankruptcy)? \_\_\_\_\_

If yes, describe (attach separate sheets if necessary): \_\_\_\_\_

Does the land, or any part of it, have any other easements on it, other than utility or drainage easements? \_\_\_\_\_ If yes, describe: \_\_\_\_\_

Is the land, or any part of it, subject to a conditional use permit (or has an application for a Conditional Use Permit been requested)?\_\_\_\_\_ If yes, describe the nature of the use or development permitted or applied for:\_\_\_\_\_

Are there any other uses or activities of a non-agricultural nature upon the land (other than a dwelling for the owner occupant)?\_\_\_\_\_ If yes, describe:\_\_\_\_\_

**Note: You must show on the survey or plat the approximate location where such uses or activities are being carried out on the property.**

Is any part of the land marsh or swamp?\_\_\_\_\_ If yes, about how many acres?\_\_\_\_\_

**Note: Marsh or swamp land is not eligible for development rights. (Maps on file with the USDA Farm Service Agency will be referenced).**

Describe the principle agricultural uses of the land, including crops, forest products, and/or livestock:

\_\_\_\_\_  
\_\_\_\_\_

**Total acreage proposed for the sale of development rights:** \_\_\_\_\_

**Acreage of in cropland/farmland/pasture:**\_\_\_\_\_

**Acreage of working forestland** (working forestland is defined as land which: is accessible for harvesting ( with no access issues), has past harvesting which has complied with VDOF Best Management Practices ( or can be remediated, if not), and has at least a Forest Management Plan in place):\_\_\_\_\_

**Acreage of high-value/specialty crops**[high-value/specialty crops are defined as crops which require intensive management and greater than normal inputs. Examples include, but are not limited to: horticultural and nursery crops, greenhouse plants, fruits and vegetables, strawberries, blackberries, specialty soybeans (NATTO), cut flowers, and agritourism activities/pick-your-own, etc.]. (Staff will verify acreages.):\_\_\_\_\_

Have you diversified your farming operation?\_\_\_\_\_

If yes, please describe:\_\_\_\_\_

Please describe the approximate numbers and types of livestock/poultry/etc. produced on the land:\_\_\_\_\_

\_\_\_\_\_

Please indicate which of the following Soil and Water Quality Conservation Plan Categories and Virginia Department of Forestry Programs have been implemented, or those which you would consider implementing:

- a. **Nutrient Management Plan:** \_\_\_\_\_Yes \_\_\_\_\_No \_\_\_\_\_Would Consider

A Nutrient Management Plan is defined by the VA Department of Conservation and Recreation Division of Soil and Water Conservation as identifying how the major plant nutrients (nitrogen, phosphorus, and potassium) are to be annually managed for expected crop production and for the protection of water quality. A Nutrient Management Plan is a written site-specific plan which addresses these issues. The goal of farm nutrient management planning is to minimize adverse environmental effects, primarily upon water quality, and avoid unnecessary nutrient applications above the point where long-run, net financial returns are optimized.

- b. **Conservation Tillage:** \_\_\_\_\_Yes \_\_\_\_\_No \_\_\_\_\_Would Consider

Conservation Tillage is defined by the VA Department of Conservation and Recreation Division of Soil and Water Conservation as any tillage system which will aid in the conservation of soil and water and be economically feasible for crop production. This suggests the use of what is often called reduced or minimum tillage.

- c. **Grazing Land Protection:** \_\_\_\_\_Yes \_\_\_\_\_No \_\_\_\_\_Would Consider

Defined by the VA Department of Conservation and Recreation Division of Soil and Water Conservation as a structural and/or management practice that will enhance or protect vegetative cover to reduce runoff of sediment and nutrients from existing pastureland and reduce NPS pollution associated with grazing livestock.

- d. **Cover Crops:** \_\_\_\_\_Yes \_\_\_\_\_No \_\_\_\_\_Would Consider

VA Department of Conservation and Recreation Division defines Cover Crops as grasses, legumes, forbs, or other herbaceous plants established for seasonal cover and conservation purposes. Practice is applied to all lands requiring seasonal vegetative cover for natural resource protection.

- e. **Structural Practices:** \_\_\_\_\_Yes \_\_\_\_\_No \_\_\_\_\_Would Consider

**Structural Practices** are those which are designed by the Conservation Technician or Conservation Engineer and have a given life span. These practices reduce soil erosion or manage animal waste. Examples of Structural Practices include: grassed waterways, animal waste facility, solid waterway, stream crossing, erosion control structures, filter strips, or a composter.

- f. **Stream Protection:** \_\_\_\_\_Yes \_\_\_\_\_No \_\_\_\_\_Would Consider

Streambank Protection as defined by DCR Soil and Water Conservation is protection of land by fencing along streams to reduce erosion, sedimentation, and the pollution of water from agricultural nonpoint sources.

- g. **Forest Stewardship Plan:** \_\_\_\_\_Yes\_\_\_\_\_No\_\_\_\_\_Would Consider  
A long-term forest resource plan developed for multiple benefits,  
which is prepared by a professional forester with assistance from other  
resource professionals as needed, to meet the goals of the landowner.

Is the farm registered with the Virginia Department of Agriculture as a “Century Farm”?  
\_\_\_\_\_Yes\_\_\_\_\_No

Other designation, please describe \_\_\_\_\_

Is the parcel located within an Agricultural and Forestal District?  
\_\_\_\_\_Yes\_\_\_\_\_No\_\_\_\_\_Not sure

Is there an on-farm exceptional feature, meaning one that is listed on the National Register  
of Historic Places or listed on the Virginia Historic Register? \_\_\_\_\_ If yes, please describe  
the exceptional  
feature: \_\_\_\_\_

List all structures on the property (other than the residence of the owner or occupant):

\_\_\_\_\_

If you have anything additional you would like to share, please do so. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I/We hereby make application to the Isle of Wight County Board of Supervisors for the sale of the development rights on the property listed in this application, pursuant to the Purchase of Agricultural Conservation Easements Ordinance. I/We understand and acknowledge that I/we incur no obligation by the filing of this application, and that the Isle of Wight County Board of Supervisors incurs no obligation by its acceptance of this application.

I/We hereby certify that, to the best of our knowledge, the information contained in this application and accompanying materials is true and correct. I/We agree that employees or agents of the County of Isle of Wight may enter upon the property at reasonable times in order to obtain or verify information needed in order to evaluate this application, to determine the value of development rights, or to perform other related work. **ALL OWNERS OF RECORD MUST SIGN AND DATE THIS APPLICATION.**

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name