



Farmland Access Overview

January 11, 2022

Will O'Meara, Connecticut Field Agent



***Our mission is to ensure the future of farming
by putting more farmers more securely on
more land in New England and beyond.***



Gaining ground for farmers

Farm Search – What do to FIRST

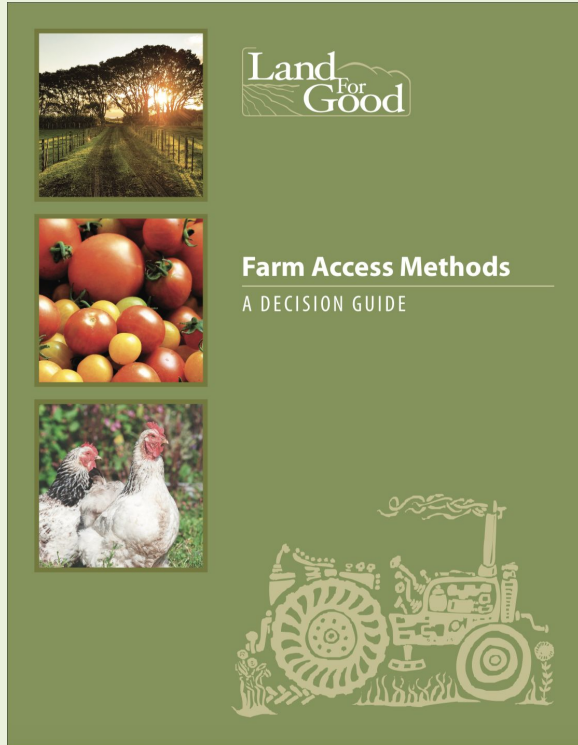
Be prepared when making Inquiries! Make sure you know and can articulate what you're looking for.

- **Business Planning! What could you and your business afford**

- Land Needs: Acres, soils?
- Infrastructure?
- Housing?
- What kind of farming?
- Room to grow?
- Markets?



Farm Access Methods



Considers farmland access in **three basic categories**

- Ownership Now
- Ownership in the Future
- No Ownership

Farm Access Methods

BUNDLE OF RIGHTS (STICKS)



FARMER



OTHER ENTITY/IES

Sole ownership

Farmer holds all interests as "fee simple" owner.



Whole shared ownership

Farmer(s) and others co-hold all the interests together



Partial ownership

Farmer holds some interests; others hold other interests



FARMER



OTHER ENTITY/IES

Ownership in the future

Farmer gradually acquires ownership interests



Leasehold interest

Farmer's only interest is as tenant ("leasehold interest")



Other arrangements

Farmer holds no legal interests in the property; has permission to use/occupy it



Identifying Farm Search Priorities

	Necessary	Desirable	Optional
Tenure {own? lease?}			
Location			
Natural features			
Built features			
Housing			
Community			
Other			

Identifying Farm Search Priorities

	Necessary	Desirable	Optional
Tenure {own? lease?}			
Location	New Haven County	North Branford	Near Existing Acreage/ Apartment
Natural features			
Built features			
Housing	Enough space for my family	Garage, Space to park equipment, Land for animals	Adjoining acreage, paved driveway
Community			
Other			



Utilizing CT Farmlink

CONNECTICUT
FarmLink



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[FAQ](#)

[Resources](#)

[Find a Farm](#)

[Find a Farmer](#)



Utilizing CT Farmlink

NARROW YOUR RESULTS WITH THESE FILTERS:

TENURE ARRANGEMENTS

- None -

FARMABLE ACREAGE

- None -

TYPE OF OPERATION

- None -

WATER SOURCES

- None -

INFRASTRUCTURE

- None -

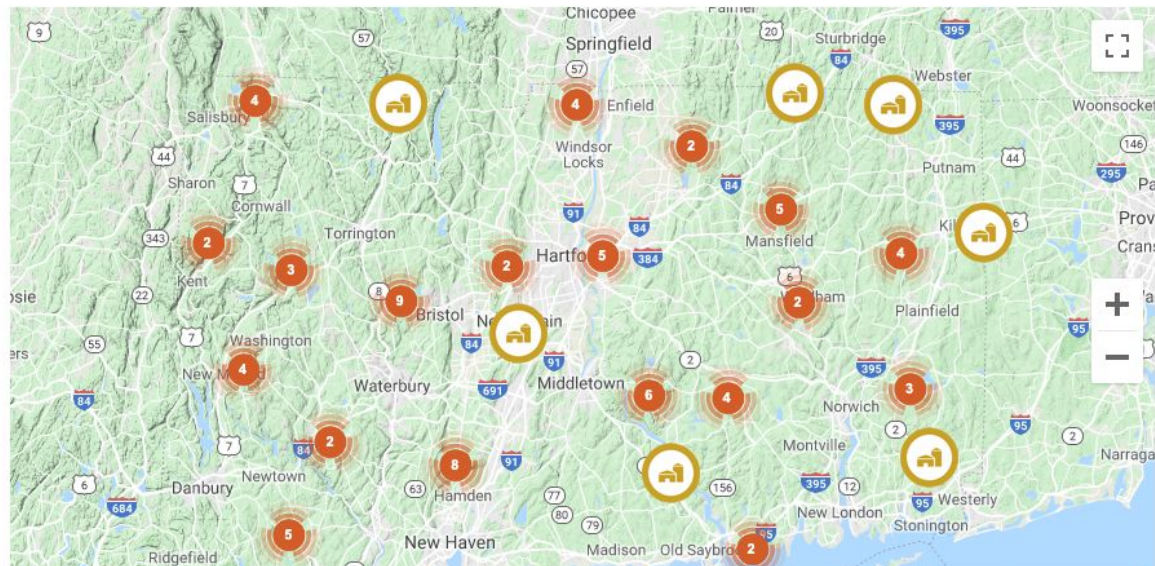
COUNTY

- None -

CONSERVED LAND

- None -

Apply



NewEnglandFarmlandFinder.org



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A regional farm property clearinghouse

New England Farmland Finder makes it easy for farm properties to be posted, and for farm seekers to search through them. It is free, simple, region-wide, automated and constantly current, serving as a friendly portal for property holders and farmland seekers.



This website was created to help New England's farm seekers and farm property holders find each other. For many new and established farmers, simply finding available land is a huge challenge. On the other side of the equation, more and more private, public and organizational landowners want to make land available for farming. They want farmers to find them.

Farm Seekers

You may search properties without an account. To contact landowners or receive automatic email updates when new farmland opportunities are posted, you must first create an account or login.

Landowners

Create an account or login to submit a posting to the website. [Click here](#) for more information about finding a farmer.



Recent Properties

64 acres for sale with house -
Irasburg, VT
POSTED ON MARCH 20, 2018
Vermont - 65,100 acres

Hollander Farm - 69 acres for sale
with house - Holland, VT
POSTED ON MARCH 13, 2018
Vermont - 51,100 acres

Circle B Farms - orchard &
diversified farm for sale, with house
- Caribou, ME
POSTED ON MARCH 18, 2018
Maine - 55,100 acres

21 acre dairy farm for sale with
house - Irasburg, VT
POSTED ON MARCH 13, 2018
Vermont - 25,100 acres

Stauffer Farm - 7 acres for sale, with
house - Palermo, ME
POSTED ON MARCH 18, 2018
Maine - 6,20 acres

Decker Farm - 130 acres for sale
with house - Barton, VT
POSTED ON MARCH 13, 2018
Vermont - 101,810 acres



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Available Farms and Land

USING THE MAP: Click on the icons for a link to more information about each posting. Use the filters to narrow your search. Note that the map excludes some properties at the owners' request; all properties are listed (by state) below the map.

TOTAL NUMBER OF ACRES - Any -	ACRES OF CROPLAND/TILLABLE LAND - Any -	ACRES OF PASTURE - Any -
TENURE ARRANGEMENT - Any -	WATER SOURCES PRESENT - Any -	BARN AND SHEDS - Any -
FARMER HOUSING - Any -	EQUIPMENT AND MACHINERY - Any -	STATE - Any -

Search



How to Create Effective Online Property Postings for Farm Link Websites

By The New England Farm Link Collaborative
and the Land Access Project Listing and Linking Task Force
PUBLISHED SEPTEMBER 2017



Working together to connect farmers and landowners.



The Land Access Project (LAP 2015-2018) is directed by Land For Good in partnership with the following organizations, agencies and individual experts in six New England states.

LAP is funded by the USDA National Institute of Food and Agriculture through its Beginning Farmer and Rancher Development Program. Grant # 2015-04544.

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Farmland Search Strategies -Other Online Resources

- Farm publications
- newsletters
- Craigslist?
- MLS? Zillow?
- Google? Sure!



Farmland Search Strategies

- Offline Strategies

- Local commissions
- Town and county departments
- State Dept. of Ag
- Land trusts,
conservation organizations
- Real estate agents



Farmland Search Strategies

- Offline Strategies

- Your network:
 - Other Farmers
 - Suppliers
 - Consultants
 - Neighbors
- Farm service orgs:
 - USDA
 - Extension
 - Conservation Districts
 - Farm Credit



Farm Search - Be Proactive!

- Promote yourself!
 - Make a flyer
 - Put out a classified ad
- Get help! It takes a network to find a farm
- Be patient
- Make a rough draft business plan / outline
- Figure out what you and your business can afford
- Start farming in the meantime, at whatever scale you can!





Looking to sell or lease your land?

Breadtree Farms is looking for Hay or Crop Fields,
Fallows, Old Fields, and Abandoned Pastures

Plant Trees, Produce Nuts, Store Carbon

Land requirements

10 acres or more of Cleared Land
Well-Drained and Acidic Soil
Sloping land works!

Options

Sell your land
Lease your land for 25 years or more
Hire Breadtree to plan and install your orchard

Background

Breadtree Farms is a Chestnut Farming business. Founded by Russell Wallack, we are working with local growers, land-owners, and allies to launch a northeast chestnut industry . We are planting hybrid chestnut orchards for nut production, with plans to produce gluten free flour , pastas, pancakes, and pastries. These trees play a vital role in supporting water quality, reducing erosion, and diversifying revenue.

Call : 413-348-2457 or Email: Russell@Breadtreefarms.com

Re: Chestnut Land
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Russell@Breadtreefarms.com

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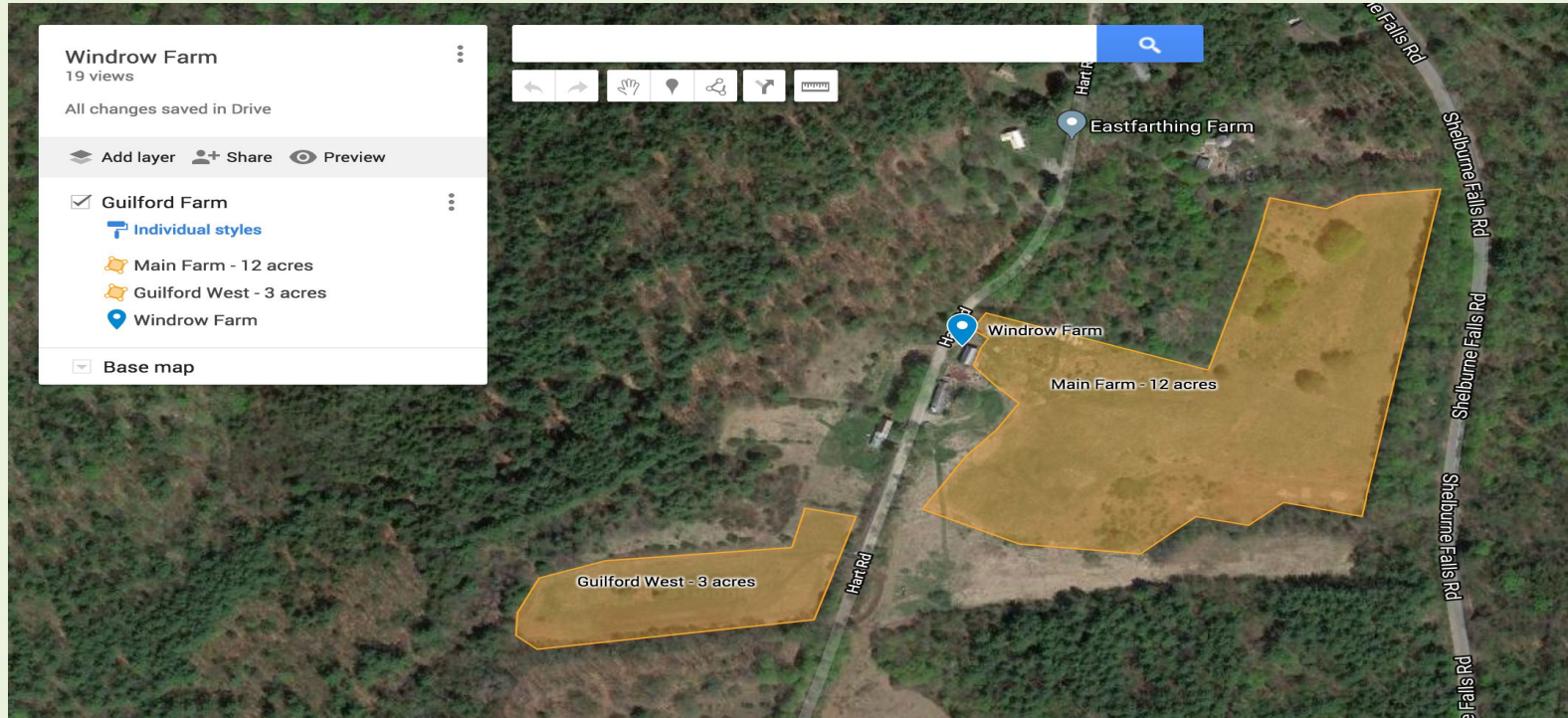
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Evaluating Land

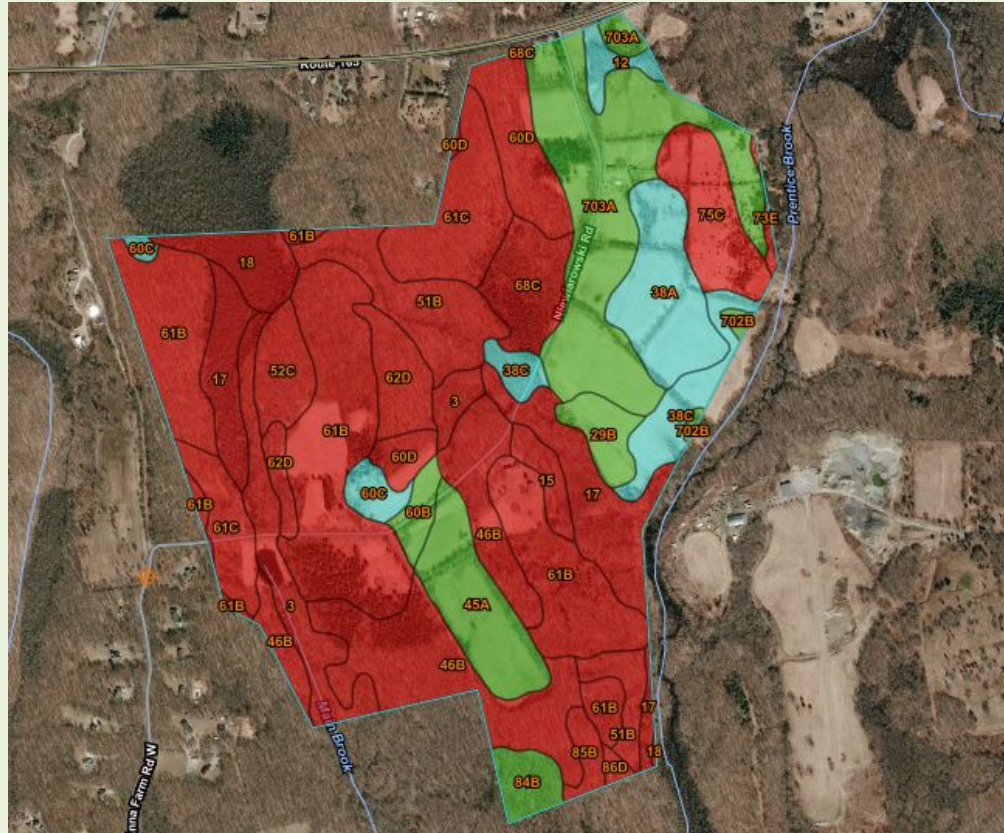
- Acreage
- Soils
- Infrastructure
- Housing
- Financial



Acreage: Google “My Maps”



Web Soil Survey



Evaluating: Infrastructure

- Barns and outbuildings
 - Condition? Suitability?
- Water sources
- Utilities
- Roads
- Fencing



Evaluating: Housing

- Available?
- Appropriate?
- Condition
- Options
 - Build new? Mobile?
 - Adapt other structures?
 - Off-site?
- Farm labor/apprentice housing



Financial Considerations

- Standard Financing
 - Local Banks and Credit unions
- Creative Financing Options
 - Farm Credit East
 - Farm Service Agency
 - Dirt Capital
 - Carrot Project



Loan Considerations

- Financial Institutions Don't Always Look At Land
 - Most financial institutes look at buildings, vs. land unlike the 'non-traditional' financing options that take the whole farm into consideration.
- Resources
 - Do your homework. What is the bank looking for?

Land Found! What Next?

- Purchase?
- Written Lease if renting!
 - Oral vs. Written
 - Land For Good (Crafting)
 - Legal Counsel (Drafting)

