



Department of  
Agriculture

# Office of Farmland Preservation

Annual Report  
July 2012

Governor John R. Kasich

Lt. Governor Mary Taylor

Director David T. Daniels



July 2012

Honorable Cliff Hite, Chairman  
Agriculture, Environment and 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 on the Clean Ohio Agricultural Easement Purchase Program (AEPP). We are also voluntarily providing in this report general information on our Agricultural Easement Donation Program and the Agricultural Security Area Program.

As a part of the effort to balance the state's budget, no grant funds were appropriated from the Clean Ohio Fund for FY 2012. However, in recognition of the demand for the program and the importance of investing in Ohio's #1 industry, a one-time allotment of federal Farm and Ranch Lands Protection Program funds were allocated to the AEPP. This annual report provides information on agricultural easements that have been purchased by the department during 2011. Thirty-eight agricultural easements were closed preserving 6,470 acres in 19 Ohio counties. This brings the total number of Clean Ohio farms preserved, including pending easements, to 313 and the total number of acres permanently preserved to 54,143 in 55 counties.

It is important to note that funds from the purchase of these easements are invested in the local economy by the owners who use them to purchase additional farm ground or new equipment, pay off debt, add conservation practices, expand farm operations, or for other purposes. The AEPP is an investment in Ohio agriculture.

We look forward to continuing this investment with the \$6 million appropriated for the program in the Mid-Biennial Budget.

Sincerely,

David T. Daniels  
Director



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Preservation**

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## **Farmland Preservation Report**

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**Cover photo courtesy of the National Center for Nature Photography & Art Weber, and the Black Swamp Conservancy. This photo shows a farmer harvesting soybeans in the middle of the night, symbolizing the importance of agriculture to the citizens of 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

## Office of Farmland Preservation

To preserve and protect Ohio's viable farmland for future agricultural use and to educate and partner with the public, governments, and communities.

Mission Statement

# Agricultural Easement Program Overview

Since 1999, the Ohio Department of Agriculture (ODA), through its three agricultural easement programs – the Clean Ohio Agricultural Easement Purchase Program (AEPP), the Ohio Agricultural Easement Donation Program (AEDP), and the Tobacco Agricultural Easement Purchase Program of 2002 – has permanently preserved 313\* farms across Ohio.

## Total Acres Saved: 54,143

*\*Includes pending offers as of May 25, 2012.*

## Roles of the Office of Farmland Preservation

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



*Bill & Bonnie Lawhon's White Oak Farm is a preserved cattle farm in Knox County. Photo courtesy of Philander Chase Corporation.*

# Ohio Preserved Farmland

## Ohio Farmland Preservation Map

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



# Ohio's Preservation Tools

## Clean Ohio Agricultural Easement Purchase Program (AEPP)

The Clean Ohio AEPP provides funding to farmland owners for placing an agricultural easement on their property which will ensure the land remains in agriculture. Monies are issued for up to 75 percent of the points-based appraised value of a farm's development rights. A payment cap is set at \$2,000 per acre, with a maximum of \$500,000 per farm. All easement transactions are recorded on the property deed and transfer with the land to successive owners.

## Ohio Agricultural Easement Donation Program (AEDP)

The AEDP is a tool for landowners to protect their farm's soils, natural resource features, and scenic open space. Under the AEDP program, landowners have the opportunity to donate easement rights on viable farmland to the Ohio Department of Agriculture. The department assures the land remains in agricultural use forever. There are no stewardship fees or costs to the farmland owner for donating the easement to ODA. All easement transactions are permanent, recorded on the property deed and will transfer with the land to successive owners. Landowners may also find financial benefits associated with easement donations.

From 1999 through June 30, 2012, Ohio's Office of Farmland Preservation received 53 donated agricultural easements totaling 6,390 acres in 23 counties. The donation program continues to appeal to farmers who wish to retain their land in agricultural production for future generations. For the reporting period July 1, 2011 to June 30, 2012, one donation was finalized.

## Ohio Agricultural Security Area (ASA) Program

The ASA program is a tool that promotes farmland retention by creating special areas in which agriculture is encouraged and protected. ASAs provide certain benefits to farmers, including protection from non-agricultural development, a critical mass of land to help keep farming viable, and possible tax benefits for investing in new agricultural property. The ASA program authorizes one or more landowners, with at least 500 acres of contiguous farmland, to request enrollment into an ASA for a 10-year period from the boards of county commissioners and township trustees.

Land enrolled in an ASA must be within a county's agricultural district. The voluntary ASA enrollment request is made through boards of township trustees and county commissioners. The Office of Farmland Preservation provides technical assistance to farmers and local officials interested in utilizing ASAs.

# Easement Proceeds Build Farm Operations

*In 1942, while still in high school, Chet Mauch inherited an 80-acre farm just west of Fremont in Sandusky County. Chet and his wife Betty (pictured below) went on to raise six children there, and grew the farm to over 4,000 acres between the land they own and rent. Today, their children keep the business going with daughter Judy managing operations. Over the last three years, the Mauch family has worked with ODA's Office of Farmland Preservation and the Black Swamp Conservancy to place 838 acres under protection of agricultural easements, through donation and through the AEPP program. The family has invested the easement proceeds in the purchase of additional acres and in paying down debt, making their enterprise stronger.*



*Photos courtesy of Black Swamp Conservancy.*

# AEPP is an Investment in Ohio's #1 Industry



*Knox County landowners, Kate and Eric Helt, invested a portion of the proceeds from the sale of an agricultural easement in a solar energy system on their barn which now supplies the farm's energy needs. The Philander Chase Corporation is the local sponsor for this project.*

*Proceeds from the sale of a 2010 agricultural easement on the Thomas farm in Fairfield County were reinvested in the farm operations through the construction of a new building. Photo courtesy of Fairfield County Soil and Water Conservation District.*



# AEPP Easements Purchased

July 1, 2011 - June 30, 2012

Landowner	County	Acreage	Purchase Price
Ayers	Ashland	211.68	\$185,148.00
Ayers	Ashland	82.00	\$92,513.00
Fulk	Ashland	128.20	\$33,311.00
Yeater	Ashland	452.93	\$407,487.00
Waris	Ashtabula	152.41	\$109,425.00
Bumgardner	Clark	545.43	\$376,314.00
Renfrew	Coshocton	152.93	\$157,853.00
Thomas, M	Fairfield	88.91	\$151,111.00
Young, H	Fairfield	140.28	\$202,020.00
Young, J	Fairfield	125.01	\$146,869.00
VonSeggern	Fulton	136.68	\$151,817.00
Weedon	Geauga	284.00	\$255,523.00
Wildman	Greene	473.56	\$432,091.00
Helt	Knox	92.00	\$96,390.00
Seitz	Knox	31.82	\$49,426.00
Thomas, D	Knox	110.58	\$115,783.00
Butler	Licking	173.44	\$183,969.00
Deeds	Licking	254.75	\$228,870.00
Gibson	Licking	181.49	\$271,130.00
Morgan	Logan	71.37	\$80,607.00
Schlumbohm	Logan	102.30	\$71,063.00
Winner	Logan	266.44	\$256,139.00
Hunter	Madison	147.81	\$62,500.00
Wysong	Montgomery	134.97	\$254,095.00
Gang	Portage	48.13	\$52,305.00
Mackenzie	Portage	29.40	\$54,231.00
Tapalman	Preble	229.00	\$297,147.00
Voge	Preble	146.92	\$221,690.00
Welch	Preble	117.85	\$202,853.00
Mauch Farms	Sandusky	603.82	\$500,000.00
Burks	Seneca	55.16	\$44,605.00
Ewald Farm LLC	Seneca	165.21	\$175,137.00
Ewald, J	Seneca	162.94	\$163,149.00
Fry	Seneca	33.19	\$30,061.00
Riley	Seneca	120.00	\$115,217.00
Wise	Seneca	79.19	\$83,210.00
Cox	Trumbull	101.42	\$80,469.00
Lipps	Trumbull	105.51	\$67,259.00
Weygandt	Wayne	78.48	\$152,421.00
Total	39 easements	6,617.21	\$6,611,208.00

# Ohio Agricultural Security Area (ASA) Program

Since the ASA program began in 2005, the Office of Farmland Preservation has provided technical assistance on 38 applications, covering a total of 30,200.19 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

Number of ASA agreements: 38

Total acres enrolled in ASAs: 30,200.19

*Through a 2008 Fairfield County Agricultural Security Area, farmer Roger Wolfe received a tax abatement on his farm's investment in new grain bins. Photo courtesy of the Fairfield County Soil and Water Conservation District.*



# Ohio Farmland Preservation Advisory Board Members

## **Mike Bailey (Non-voting)**

Deputy Director, Ohio Department of Agriculture  
Term: Ongoing

## **Jill Clark, PhD (Vice Chair)**

Representing: The Ohio State  
University  
Term: 1/01/12 - 12/31/14

## **Thomas Mazur**

Representing: Planning Interests  
Lima-Allen County Regional Planning Commission  
Term: 1/01/10 – 12/31/12

## **John Detrick**

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

## **Jay Rausch**

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

## **Lucille L. Hastings**

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

## **Roger Rhonemus**

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

## **Dean LaRue**

Representing: Southeast Ohio Farmers  
Term: 1/01/11 – 12/31/13

## **Brian Schlatter**

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

## **Joe Logan**

Representing: Environmental Interests  
Ohio Environmental Council  
Term: 3/24/10 – 12/31/12

## **Kurt Updegraff**

Representing: Development Interests  
Cheshire Properties, Inc.  
Term: 1/1/10-12/31/12

## **Timothy Lynch**

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

## **Brian Williams**

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

## Office of Farmland Preservation Staff

**Denise Franz King**, Executive Director

**Amanda Y. Bennett**, Program Manager

**Jody Fife**, Administrative Assistant

## County Evaluation of Clean Ohio AEPP: June 30, 2011 to July 1, 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	261,236		
Allen	257,597	195,379		
Ashland	270,689	209,827	874.81	821.27
Ashtabula	449,244	182,574	152.41	717.96
Athens	322,287	116,403		
Auglaize	256,888	219,336		
Belmont	340,562	112,364		
Brown	313,374	254,105		
Butler	299,048	137,341		
Carroll	252,555	158,406		
Champaign	274,333	236,419		
Clark	253,818	176,680	545.43	689.94
Clermont	289,592	137,653		
Clinton	261,559	217,983		
Columbiana	340,429	169,608		
Coshocton	360,908	214,838	152.93	1032.19
Crawford	257,144	226,845		
Cuyahoga	292,519	2,242		
Darke	382,780	344,925		
Defiance	263,332	225,204		
Delaware	283,579	166,195		
Erie	160,971	97,300		
Fairfield	322,835	216,183	354.20	1411.63
Fayette	260,069	234,452		
Franklin	340,587	72,143		
Fulton	259,485	223,855	136.68	1110.75
Gallia	298,579	142,554		
Geauga	256,106	70,639	284.00	899.73
Greene	264,782	170,313	473.56	912.43
Guernsey	334,021	179,151		
Hamilton	259,783	28,481		
Hancock	340,071	282,339		
Hardin	301,064	276,385		
Harrison	257,498	129,627		

Chart  
continued

<b>County</b>	<b>Approx. Land Area*</b>	<b>Total number of acres in current agricultural use**</b>	<b>Acres Preserved for agricultural use in preceding year through AEPP Program</b>	<b>Avg. cost per acre of AEPP land preserved for agricultural use in preceding year ***</b>
Henry	266,249	241,609		
Highland	354,014	273,598		
Hocking	269,650	64,037		
Holmes	270,359	207,184		
Huron	314,544	269,503		
Jackson	268,995	107,622		
Jefferson	262,004	107,492		
Knox	336,319	258,644	234.40	1116.04
Lake	146,267	17,296		
Lawrence	290,169	117,459		
Licking	437,024	251,418	609.68	1121.85
Logan	293,399	243,832	440.11	926.61
Lorain	314,311	143,494		
Lucas	217,724	64,254		
Madison	298,744	266,621	147.81	422.84
Mahoning	263,125	108,504		
Marion	258,428	211,372		
Medina	269,679	126,796		
Meigs	275,239	85,289		
Mercer	295,969	266,146		
Miami	260,205	204,462		
Monroe	291,545	152,615		
Montgomery	295,371	108,611	134.97	1882.60
Morgan	266,512	139,112		
Morrow	259,893	194,761		
Muskingum	425,371	230,990		
Noble	254,733	101,774		
Ottawa	163,146	104,925		
Paulding	266,518	242,629		
Perry	261,076	115,382		
Pickaway	320,851	268,652		
Pike	281,774	198,354		
Portage	312,860	119,073	77.53	1374.13
Preble	271,429	230,194	493.77	1461.59
Putnam	308,817	286,319		
Richland	316,973	208,977		
Ross	440,596	313,772		
Sandusky	261,478	211,912	603.82	828.06
Scioto	390,530	207,069		

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	312,936	615.69	993.00
Shelby	260,930	223,700		
Stark	368,182	155,209		
Summit	264,171	20,676		
Trumbull	395,084	137,569	206.93	713.90
Tuscarawas	363,226	238,086		
Union	276,266	231,639		
Van Wert	261,920	244,650		
Vinton	263,911	60,116		
Warren	255,574	125,368		
Washington	404,463	181,117		
Wayne	355,190	263,090	78.48	1942.16
Williams	269,446	228,156		
Wood	395,013	321,903		
Wyandot	260,480	231,505		
<b>TOTAL</b>	<b>26,149,825</b>	<b>16,136,460</b>	<b>6,617.21</b>	

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

\*\*2010 CAUV Acres report from the Ohio Dept. of Taxation published October 2011.

\*\*\*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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