

**2023 ACEP - AGRICULTURAL LAND EASEMENT (ALE)
SITE EVALUATION RANKING QUESTIONS**

- 1. Percent of prime, unique, and important farmland in the parcel to be protected. Attach report from Web Soil Survey. (<http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>).**

80 to 100%
65 to 79%
50 to 64%
40 to 49%
Less than 40%

- 2. Percent of cropland, rangeland, grassland, historic grassland, pastureland, or nonindustrial private forestland in the parcel to be protected. (ex. Acres of land in production vs. headquarters or building envelopes).**

99% or greater
98% and greater but less than 99%
97% and greater but less than 98%
96% and greater but less than 97%
Less than 96%

- 3. Ratio of the total acres of land in the parcel to be protected to average farm size in the county according to the most recent USDA Census of Agriculture (<http://www.agcensus.usda.gov>).**

1.0 and greater
.95 and greater but less than 1
.9 and greater but less than .95
.8 and greater but less than .9
Less than .8

- 4. Decrease in the percentage of acreage of farm and ranch land in the county in which the parcel is located between the last two USDA Censuses of Agriculture (<http://www.agcensus.usda.gov>).**

> 0%
< 0%

- 5. Decrease in the percentage of acreage of permanent grassland, pasture, and rangeland, other than cropland and woodland pasture, in the county in which the parcel is located between the last two USDA Censuses of Agriculture.**

10% or greater
7% and greater but less than 10%
4% and greater but less than 7%
1% and greater but less than 4%
Less than 1% but greater than 0%

- 6. Percent population growth in the county as documented by the U.S. Census (<http://www.census.gov>).**

40% and greater
20% and greater but less than 40%
10% and greater but less than 20%
5% and greater but less than 10%
1% and greater but less than 5%
Less than 1%

7. Population density (population per square mile) as documented by the most recent U.S. Census (<http://www.census.gov>). Maximum points for county density greater than state density.

Greater than 96.3

60 and greater but less than 96.3

40 and greater but less than 60

25 and greater but less than 40

Less than 25

8. Existence of a farm or ranch succession plan or similar plan established to address farm viability for future generations.

Yes

No

9. Proximity of the parcel to other protected land, such as military installations; land owned in fee title by the United States or an Indian Tribe, State or local government, or by a nongovernmental organization whose purpose is to protect agricultural use and related conservation values; or land that is already subject to an easement or deed restriction that limits the conversion of the land to nonagricultural use or protects grazing uses and related conservation values.

Adjacent

Less than 1 mile

Less than 3 miles

Greater than 3 miles

10. Proximity of the parcel to other agricultural operations and agricultural infrastructure.

85 to 100%

70 to 84%

50 to 69%

40 to 49%

Less than 40%

11. Maximizing the protection of contiguous acres devoted to agricultural use.

Is the parcel adjacent to an existing FRPP, GRP or similar easement?

Yes

No

12. Is the land currently enrolled in a CRP contract that is set to expire within 1 year and is grassland that would benefit from protection under a long-term easement or is land under a CRP contract that is in transition to a beginning farmer or rancher, a veteran farmer or rancher, or a socially disadvantaged farmer or rancher?

Yes

No

13. For the long-term protection of grazing uses and related conservation values of land offered for protection, the easement would benefit which of the eligible land descriptions below?

- a. Grassland, rangeland, pastureland, land that contains forbs, or shrubland for which grazing is the predominant use, or
- b. Land historically dominated by grasslands, forbs, or shrublands that provide critical habitat for species of significant ecological value if the land is protected for grazing and related conservation values.

14. What percent of the fair market value of the agricultural land easement that is the eligible entity's own cash resources for payment of easement compensation to the landowner and comes from sources other than the landowner

- 50% and greater
- 35% to 49%
- 15% to 34%
- Less than 15%

15. Is the landowner a limited resource farmer/rancher, beginning farmer/rancher, veteran farmer/rancher or socially disadvantaged farmer/rancher?

- Yes
- No

16. How is the entity's performance in completing easement transactions to close on a contracted parcel?

- Entity closes 90% or more of contracted parcels
- Entity closes less than 90% contracted parcels

17. How is the entity's performance managing annual monitoring activities and reporting results annually?

- Entity monitors and reports results to NRCS 100% annually
- Entity monitors and reports results to NRCS less than 100% annually

18. Number of linear feet of named waterways within the area to be protected according to a USGS topographic map

- 0 - 2,500 ft
- 2,501 – 5000 ft
- 5,001 - 7,500ft
- >7,501

19. Is the property located in a TCEQ/TSSWCB designated non-point source Watershed Area of Protection?

- Yes
- No

20. Is the property located in an aquifer recharge zone according to Texas Water Development Board's analysis of major and minor aquifers?

- Yes
- No

21. Are there cultural, historic, or archaeological site on the property that are listed with state or national registries?

Yes

No

22. Land to be enrolled is considered suitable habitat for a federally listed threatened, endangered, proposed or candidate plant or animal species and proper management is likely to provide a direct benefit to that specie(s). Requires concurrence from FWS.

Documented Occurrence

Critical Habitat

Suitable Habitat

23. Number of Species of Greatest Conservation Need (according to the Texas Conservation Action Plan Ecoregional Handbook) documented on the property.

5<

2-4

1

None

24. Soil Productivity Index (0-100). Weighted Index from Web Soil Survey National Commodity Crop Production Index.

Greater than .6

.35 to .59

.15 to .34

Less than .15

25. Is a conservation plan in place that is developed to maintain or increase the agricultural viability for the land be offered for easement.?

Currently have plan

Will develop plan before closing

No plan

26. What percent of the fair market value of the agricultural land easement is estimated landowner donation toward easement value? (If answered ""yes"" to question 20, max points for this question.)

>76%

66% - 75%

50% - 65%

<50%