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

   - 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. Whether the land is grassland of special environmental significance that would benefit from protection under a long-term easement.

- Yes
- No
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. Is the eligible entity a certified entity, or an accredited land trust?

- Eligible Certified Entity
- Accredited Land Trust
- Neither

17. 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 - 7,500 ft
- >7,500 ft

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

- Yes
- No

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

- Yes
- No

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

- Yes
- No
21. 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

22. 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

23. 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

24. 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

25. 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%