



BEGINNING  
FARMERS

## Rural Land Access

# What is my Ideal Farmsite?

Begin by imagining your ideal farmsite. Then think through what you want in a

## KEY TERMS

**Land Assessment:** Evaluate a property, its location, infrastructure and community

- It inventories natural resources, physical characteristics and existing infrastructure.
- It documents historic and current land use.
- It evaluates a specific site and setting including owner, property and community considerations.
- It analyzes carrying costs.

**Zoning:** Community rules for land uses that vary by area. Zoning districts include Residential, Commercial, Industrial, Agricultural

**Infrastructure:** Barns, homes, water wells and other buildings and built resources on the farm

**Right to Farm:** Protects some farmers from nuisance lawsuits.

## SUPPLIES NEEDED

- Sticky notes
- Handouts
- Pens, pencils or markers
- A comfortable space indoors or in the shade outdoors

## Alternate Supplies

- Zoom or other online meeting room
- Ability to split into breakout rooms
- Google documents or other online document sharing tool



## My Dream Farm

Without concern for money or practicalities, describe your dream farmsite. You can include information on the geographic location, soil type, proximity to markets or off-farm work, hills, forests, ponds, infrastructure or other features. We will discuss prioritizing these goals and practical realities after you have a chance to pair with a partner to discuss your dream farm.



## Farm Evaluation Checklist

Evaluating Land: ✓ = Must-haves + = Nice if possible - = Avoid if possible NP = No preference NO = NO (Must NOT have)

### Purchase/Lease options

- \_\_\_\_\_ Purchase Price
- \_\_\_\_\_ Lease Rate
- \_\_\_\_\_ Lease term (1-year, 5-year, etc)
- \_\_\_\_\_ Option to Purchase
- \_\_\_\_\_ First Right of Refusal
- \_\_\_\_\_ Relationship with Landowner (if leasing)
- \_\_\_\_\_ Other: \_\_\_\_\_

### Land type

- \_\_\_\_\_ acreage (total/tillable)
- \_\_\_\_\_ soil type
- \_\_\_\_\_ soil drainage
- \_\_\_\_\_ water table
- \_\_\_\_\_ flood risk
- \_\_\_\_\_ field size and shape
- \_\_\_\_\_ hilly
- \_\_\_\_\_ flat
- \_\_\_\_\_ driveway and land access
- \_\_\_\_\_ Other: \_\_\_\_\_

### Natural Areas

- \_\_\_\_\_ woods on-site
- \_\_\_\_\_ wetlands on-site
- \_\_\_\_\_ recreational land
- \_\_\_\_\_ hunting on-site
- \_\_\_\_\_ Close to work
- \_\_\_\_\_ Close to family
- \_\_\_\_\_ Close to markets
- \_\_\_\_\_ Close to schools
- \_\_\_\_\_ Close to nature
- \_\_\_\_\_ Close to labor pool/farmworkers
- \_\_\_\_\_ Other: \_\_\_\_\_

### Housing

- \_\_\_\_\_ home on-site
- \_\_\_\_\_ home nearby (within \_\_\_\_ miles)
- \_\_\_\_\_ home size (\_\_\_\_\_ sq. ft.)
- \_\_\_\_\_ home condition
- \_\_\_\_\_ ordinances (trailer, cabin, etc allowed?)
- \_\_\_\_\_ Other home requirements:

### Infrastructure

- \_\_\_\_\_ barn
- \_\_\_\_\_ soils suitable to build
- \_\_\_\_\_ pass perk test for septic system
- \_\_\_\_\_ water well
- \_\_\_\_\_ surface water
- \_\_\_\_\_ city water
- \_\_\_\_\_ Driveway
- \_\_\_\_\_ Parking
- \_\_\_\_\_ Access
- \_\_\_\_\_ Greenhouse
- \_\_\_\_\_ Equipment & Implements
- \_\_\_\_\_ Fencing
- \_\_\_\_\_ Other: \_\_\_\_\_

### Utilities

- \_\_\_\_\_ water (well, surface, city)
- \_\_\_\_\_ electricity
- \_\_\_\_\_ internet
- \_\_\_\_\_ trash
- \_\_\_\_\_ recycling
- \_\_\_\_\_ Other: \_\_\_\_\_

### Other

- \_\_\_\_\_
- \_\_\_\_\_