



# Application to Sell Farmland in Fee Simple

*Note: Read and complete all portions of this application*

Date: \_\_\_\_\_, 20\_\_\_\_\_.

I/We, \_\_\_\_\_, (name)

landowner (s) of property located in the Municipality of \_\_\_\_\_,  
in the County of Morris, known and designated as

Block (s) \_\_\_\_\_, Lot (s) \_\_\_\_\_ on the Tax Map of the

\_\_\_\_\_ (Municipality), Morris County, New Jersey, (hereinafter "Premises"), apply  
to the Morris County Agriculture Development Board, (hereinafter "Board"), to sell farmland in fee simple  
pursuant to the Morris County Open Space and Farmland Preservation Trust Fund (hereinafter "Trust Fund").

## 1. OFFER TO SELL PROPERTY

Pursuant to the Trust Fund, it is required that the applicant(s) submit an offer to sell property to the Board. This is not a binding offer. Please refer to ATTACHMENT A on page 8 while completing this section.

*Note: Landowner(s) hereby acknowledge that they have been fully informed of the provisions related to the sale of farmland and that a recommendation was made to obtain legal counsel prior to submitting this application and offer.*

As landowner(s) of the premises described above, I am/ we are willing to make an offer to sell farmland in fee simple to the Board in the amount of:

\$ \_\_\_\_\_ **PER ACRE.** The final total purchase price shall be based on the acreage of the premises determined by a survey authorized by the Board and any deductions to the total purchase pursuant to State Agriculture Development Committee Policy P-3-A (and Supplement).

## 2. LANDOWNER PERMISSION TO PROCEED

The landowner (s) hereby gives the Board permission to proceed with the review and evaluation of this application to determine the suitability of the land for fee simple purchase pursuant to the Trust Fund. The landowner (s) understands that upon the board granting preliminary approval, the landowner must submit a \$1,000 application fee. **DO NOT SUBMIT THE APPLICATION FEE WITH THIS APPLICATION.** The landowner (s) further state that to the best of their knowledge, all information provided in this application is accurate and complete.

Landowner (s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*Signatures are required from ALL individuals listed on the deed.*



**I.** With reference to residential units, identify the number of houses/residential units on the premises. *If the residential unit is located on an exception area, please identify the area and the unit on Attachment D, NOT HERE.*

1. Single Family Residence Buildings.

Standard House	_____
Trailer with foundation	_____
Trailer without foundation	_____
Other	_____
<b>TOTAL</b>	_____

2. Multifamily Residence Buildings.

Duplex	_____
Single family w/ apartment	_____
Other	_____
<b>TOTAL</b>	_____

3. Residential Buildings for Agricultural Labor.

Single Family House	_____
Dormitory Style	_____
Trailer w/ foundation	_____
Trailer w/o foundation	_____
<b>TOTAL</b>	_____

4. Other: Rental Units: \_\_\_\_\_

Describe the rental units:

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**J.** List and describe all agriculture structures on the property.

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**K.** Total land area occupied by agriculture buildings as described above. \_\_\_\_\_ acres.

**L.** If you have a survey plat, which identifies the buildings on the premises, please submit it with your application.

## 5. AGRICULTURAL USE AND PRODUCTION

- A. Identify the types of agricultural enterprises on the premises by its Standard Industrial Classification Code (S.I.C. Code).

Primary	Secondary S.I.C Code		Primary	Secondary	S.I.C Code
		<b>01 Ag. Production-Crops</b>			<b>02 Ag. Production-Livestock</b>
___	___	0111 Wheat-Cash Grain Farms	___	___	0211 Beef Cattle Feedlots
___	___	0112 Rice-Cash Grain Farms	___	___	0212 Beef Cattle Except Feedlots
___	___	0115 Corn-Cash Grain Farms	___	___	0213 Hogs
___	___	0116 Soybeans-Cash Grain Farms	___	___	0214 Sheep & Goats
___	___	0119 Cash Grain nec	___	___	0219 General Livestock nec
___	___	0134 Irish Potatoes-Field Crop Farms	___	___	0241 Dairy Farms
___	___	0139 Field Crops (Except Cash Grains)	___	___	0251 Fowls, Broilers & Fryers
___	___	0161 Vegetables & Melon Farms	___	___	0252 Chicken Eggs
___	___	0171 Berry Farms	___	___	0253 Turkeys & Turkey Eggs
___	___	0174 Citrus Fruit Farms	___	___	0259 Poultry & Eggs nec
___	___	0175 Deciduous Tree Fruit Farms	___	___	0272 Horse & Other Equine
___	___	0179 Fruit & Tree Nut Farm nec	___	___	0291 General Farm Livestock
___	___	0181 Ornament Nursery Products			
___	___	0182 Food Crops Grown Undercover			(nec) = not elsewhere classified
___	___	0189 Horticulture Specialties			
___	___	0191A General Farming nec			

(nec) = not elsewhere classified

- B. Provide the approximate average gross agricultural receipts generated from the property over the last three (3) years.

\_\_\_ \$ 500- \$10,000  
 \_\_\_ \$11,000- \$25,000  
 \_\_\_ \$26,000- \$50,000  
 \_\_\_ over \$50,000

- C. Is the landowner a full-time farmer of the property? \_\_\_\_\_

- D. Identify the percentage of land use of the acreage to be considered for purchase.

The following definitions shall be used for evaluating tillable acres.

“Cropland Harvested” means land from which a crop was harvested in the current year. Cropland harvested shall include the land under structures utilized for agricultural or horticultural production.

“Cropland Pastured” means land which can be and often is used to produce crops, but its maximum income may not be realized in a particular year. This includes land that is fallow or in cover crops as part of a rotational program.

“Permanent Pasture” means land that is not cultivated because its maximum economic potential is realized from grazing or as part of erosion control programs. Animals may or may not be part of the farm operation.

1. Cropland harvested \_\_\_\_\_%
2. Cropland pastured \_\_\_\_\_%
3. Permanent pasture \_\_\_\_\_%
4. Woodland/Other \_\_\_\_\_%

**TOTAL = 100%**

**E.** Is the farm currently enrolled in an Eight Year Farmland Preservation Program?

YES  NO

For how many years has the farm been enrolled in the Eight Year Farmland Preservation Program? \_\_\_\_\_

**F.** Does the farm have a current Soil Conservation Plan?

YES  NO\* Date plan was prepared: \_\_\_\_\_

What types of soil and water conservation practices are employed on the farm?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* To have a plan prepared contact the USDA, Natural Resources Conservation Service, located in Hackettstown @ 908-852-2576.

**G.** List on-site agricultural investments, which you have made, such as the construction of or improvement to permanent structures, manure systems, nursery stock and irrigation systems, etc.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**6. NON-AGRICULTURAL USES**

In order to inventory any existing non-agricultural uses currently found on the premises, you must complete **ATTACHMENT B**. Please list the type and extent of any existing nonagricultural uses currently found on the premises.

**7. SUBDIVISION OF THE PREMISES**

Has the landowner or a contract purchaser been granted or pursued any subdivision approvals?  YES  NO

If "Yes", please complete **ATTACHMENT C**.

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**8. SPECIAL CONSIDERATIONS**

Identify anything particularly special about the premises (e.g. historical significance, uniqueness of the agricultural operation etc., the generations in family ownership).

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**9. BOUNDARIES**

Please describe the property surrounding the farm.

For example: *Residential development to the north, River to the South, Preserved farmland to the east.*

North \_\_\_\_\_

South \_\_\_\_\_

East \_\_\_\_\_

West \_\_\_\_\_

**10. LIENS, EASEMENTS, RIGHTS-OF-WAY**

Please list any liens, easements, or rights-of way that exist on the premises.

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# Attachment A

## OFFER PRICE

This attachment is included to further explain the Offer Price indicated on the first page of this application. Please answer the following questions to help the board understand the landowner's willingness to have their property preserved.

A. In your opinion, is the Offer Price indicated on page 1 the market value of your property?  Yes  No

If "No," is it your opinion that the Offer Price is above or below the market value for the property?

Above Market Value  Below Market Value

In your opinion, what is the **average** per acre fair market value for the property? \$ \_\_\_\_\_ Per Acre

B. Additional comments regarding your Offer Price.

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The value of the property is determined by the appraisal process.

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## Attachment B

### **EXISTING NON-AGRICULTURAL USES**

In order to inventory any existing non-agricultural uses currently found on the premises, you must complete this attachment. Please list the type and extent of any **existing** non-agricultural uses currently found on the premises. Examples: Rental of shed 12' x 12' for furniture storage, office for trucking business, veterinary practice, etc. (Be as specific as possible).

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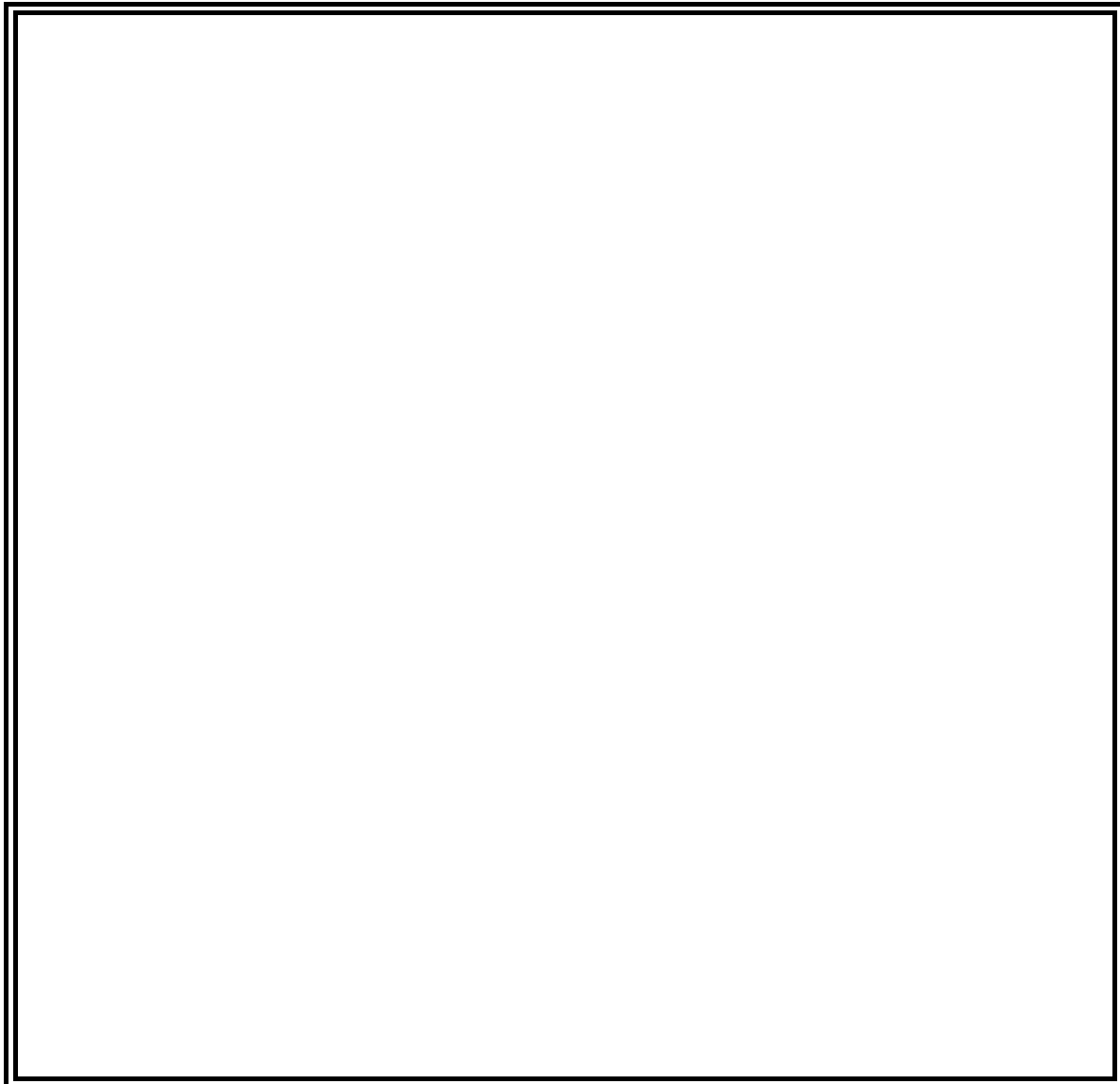
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Below, draw a map illustrating where the non-agricultural uses are located on the property. If you have a survey map of your property, please use that map. The map does not have to be to scale.



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Attachment C

**SUBDIVISION OF THE PREMISES**

**A.** Does the premises have preliminary or final subdivision approval?

Preliminary                       Final

What is the date of the municipality's subdivision approval resolution: \_\_\_\_\_

**B.** What is the date of the developer's agreement entered into between the landowner or contract purchaser and the municipality: \_\_\_\_\_

**C.** Date, book and page of developer's agreement as filed: \_\_\_\_\_

**D.** Have there been any extensions applied for and granted by the municipality for the subdivision?  
 Yes                                       No

If "YES," date extension was granted: \_\_\_\_\_

**E.** Additional comments on the subdivision approval:

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# **BEFORE SUBMITTING**

## **CHECK TO BE SURE THAT ALL OF THE FOLLOWING INFORMATION IS ENCLOSED:**

- A Completed “Application to Sell Farmland in Fee Simple”**
  - A Tax Map with your property outlined**
  - A Copy of the current Deed all properties included in this application**
  - The signature of ALL property owners listed on the deed(s).**
  - A copy of your FA-1 Farmland Assessment Report(s) for each tax lot that is a part of this application.**
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### **Upon Completion, Mail this Application to:**

**Attn: Ms. Katherine Coyle  
Morris County Agriculture Development Board  
PO Box 900  
Morristown, NJ 07963-0900  
(973) 829-8120  
FAX (973) 326-9025**

*If you are hand delivering the application, our office is located at in the “Schuyler Annex” at 30 Schuyler Place in Morristown, on the corner of Ann Street and Schuyler Place. One block off the Green. A map and directions are available on the Morris County website at [www.co.morris.nj.us](http://www.co.morris.nj.us), click on “Maps.”*