

Farmland Protection Big Creek Info Session

September 5th, 2024



EMSWCD Information Session Overview

- Program overview
- Big Creek property details
- Easement terms
- Eligibility criteria
- Offer evaluation
- Decision-making
- Key dates
- Questions?



Big Creek Farm

Working Farmland Protection

- Ensuring a future for agriculture in east Multnomah County
- Responsive – we heard from farmers that farmland is getting more challenging and expensive
- Protecting farmland now – and for the future
- Supporting local farmers and growers to operate sustainable businesses



Preserving “Forever Farms”

Working Farmland Easements

- Can limit development, conversion and non-farm uses
- Voluntary; unique to individual properties/farm businesses
- Keeps farmland in private ownership as active farmland
- Reduces cost to acquire farmland



Big Creek

“Buy, Protect, Sell”

- 45.88-acre property
- long, successful farming history
- great farm soils
- surface and public water rights
- subject to a working farmland easement
- list price \$650,000



Easement Terms

- The property must remain in active commercial farm use by the owner
- Future resales are limited to bona fide farmers
- No more than one (1) residence may be constructed (requires buyer securing planning approval)
- No farming operations that result in substantial soil removal
- *Optional – Future resale limited to agricultural value*





Eligibility Criteria

Offers will only be considered from

- active bona-fide **farmers** or
- **organizations** dedicated to securing farm access

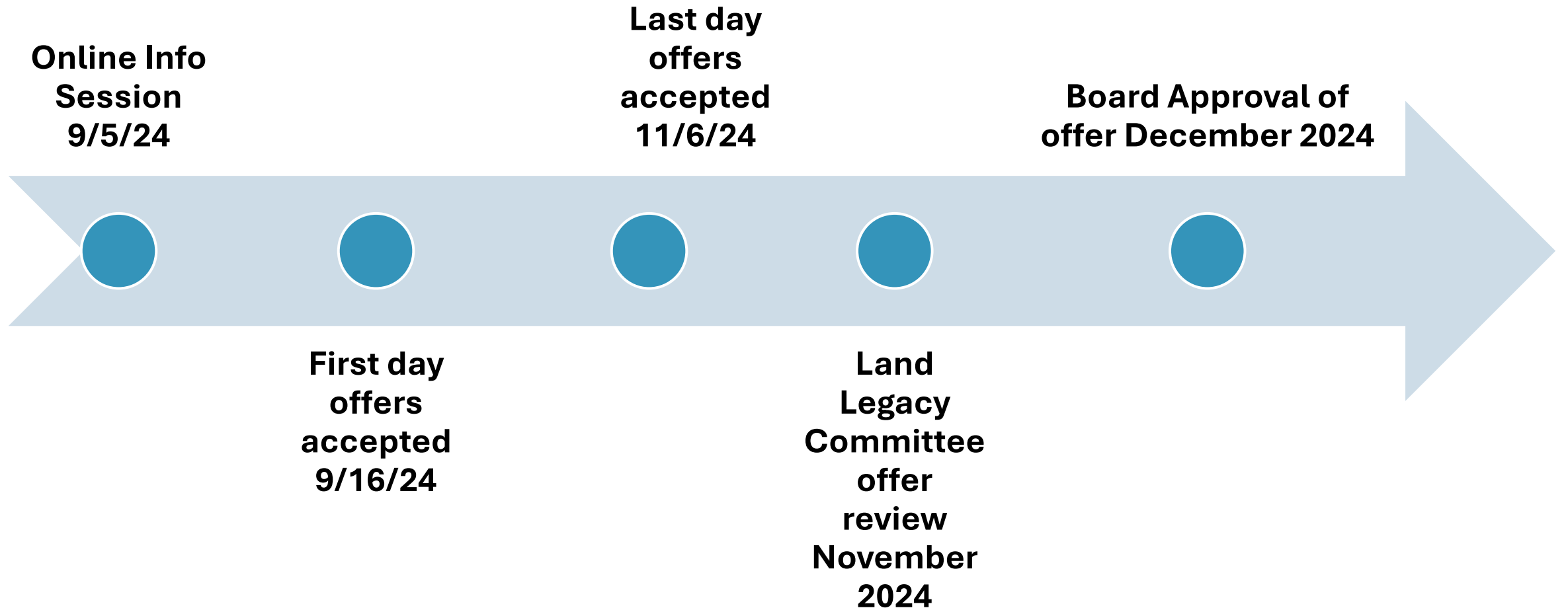
Prospective buyers must review and agree to the easement terms and learn about the assessment criteria before submitting an offer



Offer Evaluation Criteria

- Offer price and contingencies
- Conservation approaches to the site
- Viability of proposed Ag Operations and track record
- Advances access for socially disadvantaged and/or beginning farmers
- Meaningfulness of farm access opportunity
- Leveraging additional conservation work
- Local food production

Timeline & Decision Process





Questions?

More Information

*Direct any inquiries to
the listing brokers*

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