

ACEP Agricultural Land Easement Plan

Anderson Property, Portion of Tract 1

Located in Sheridan County, WY

NRCS NEST ID 558E49170N7M

Plan Developed by Brad Bauer, Sheridan Community Land Trust

Completed on August 20, 2018

Overview and Purpose of this Plan

The Anderson property is subject to an agricultural land easement held by the Sheridan Community Land Trust (SCLT), recorded in Sheridan County, WY, and funded in part by the Agricultural Conservation Easement Program (ACEP), 16 U.S.C. Section 3865 et seq. and 7 CFR Part 1468. The purpose of the agricultural land easement is to protect the agricultural use, including grazing uses, and related conservation values and related resource concerns. In accordance with ACEP requirements, an agricultural land easement plan (ALE plan) has been developed and referenced documents. The ALE plan and all attached component plans are intended to be a living document and may be revised or updated as necessary, through mutual agreement by NRCS, the eligible entity, and the landowner to reflect current management. This ALE plan was developed in partnership with the landowner, NRCS, and the easement holders and references the easement on NEST parcel ID #558E49170N7M.

Agricultural Land Easement Description

The Property is located in Sheridan County and was enrolled in ACEP based to protect the agricultural character of the property.

Easement Grantor (Landowner)	John Anderson
Easement Grantee (Holder, Cooperating Entity)	Sheridan Community Land Trust
Year Easement Recorded	2018
Easement Duration	Permanent
Easement Property Location	Sheridan County, WY
Easement Acres	97.39
Maximum Impervious Surface Permitted	1.9478 acres ✕
Built / Available Impervious Surface at time of signing conservation easement	0.0041 acres / 1.9437 acres ✕
Current uses	Agriculture – hay production

Description of Resource Being Protected

Portions of Sheridan County has been slowly urbanizing over the years in particular near existing communities. The property is mixed zoning of agriculture and urban residential. The conservation easement will ensure the agriculture character of the property is maintained. Reduction in the potential for urbanization of the property through the conservation easement will preclude impact to water quality through residential runoff of nutrients and contaminants. The 97.39 acre agricultural land easement area contains approximately 76 acres of irrigated hay fields that are irrigated primarily with 1883 #1 Territorial Rights from Wolf Creek. The remaining property is in native/naturalized vegetation. The percentage impervious surfaces are defined in the easement deed.

The existing Conservation Practices on Anderson Property, Portion of Tract 1 are primarily sprinkler irrigation systems fed by underground pipelines from the Hardin Campbell Ditch. Approximately 48 acres are irrigated with a center pivot sprinkler to the east of the main road and approximately 28 acres are irrigated with a center pivot to the west of the main road. A vigorous native/naturalized vegetated buffer is also maintained along the entire length of Wolf Creek.

Hay crops are grass/alfalfa mixes including introduced cool season grasses such as orchardgrass, smooth and meadow bromes, and timothy. The irrigated fields are hayed 2 – 3 times per summer and fertilized

when needed. The irrigated hay fields are typically maintained on an 8-10 year rotation depending on productivity and then tilled and replanted. Occasionally a small grain hay crop is planted for 1-2 years immediately after tillage before planting the grass/alfalfa mix to facilitate the use of broadleaf herbicides to control weeds occurring in the fields.

Landowner Objectives

The Anderson's desire to continue to use the property for hay production and maintain open space.

Baseline Description

Description: The 97.39 acre property is predominately used for hay production. In addition, the property contains associated agriculture lands.

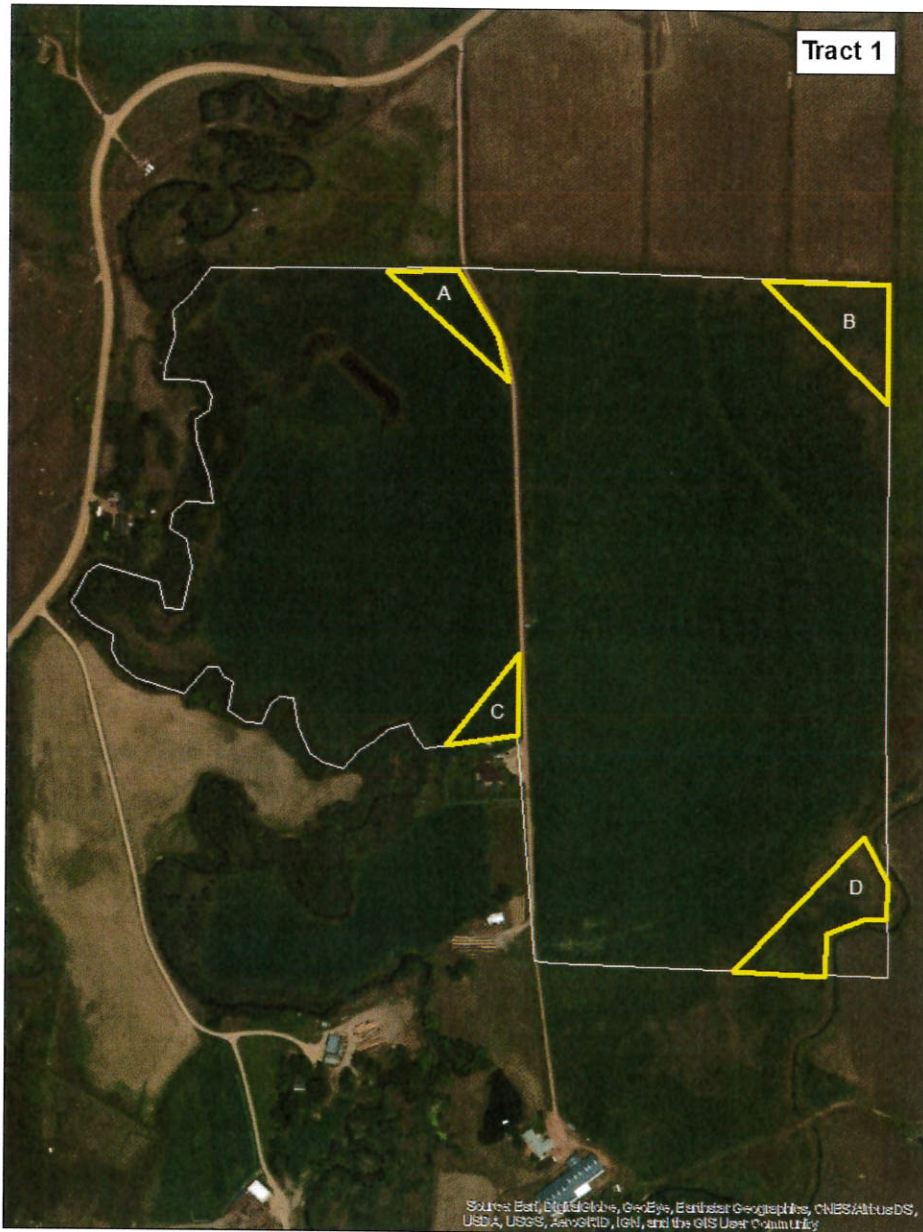
Figure 1: Ecological Sites for the Property w/map and legend



Figure 2: Impervious Surfaces



Figure 3: Building Envelope



Minor Agricultural Structure building envelopes. A: approximately 1.0 acre, from where the road intersects the north boundary approximately 400 feet south along the road and 300 feet west of the road; B: approximately 1.5 acres, 400 feet west from north east corner and 400 feet south from north east corner; C: approximately 1.0 acres, 250 feet north from inside corner and 250 feet west from inside corner, and D: approximately 2 acres, west of irrigation ditch and 500 feet west of south east corner and 500 feet north of south east corner.

Impervious surface is limited by Section 4 of the Deed of Conservation Easement. The maximum impervious surface is 2% of the property which is 1.9478 acres ($0.02 * 97.39 = 1.9478$ acres). Upon closing the parcel had 0.0041 acres of impervious surface. Remaining impervious surface at time of closing was 1.9437 acres.

Figure 3: Building Envelope



Building envelope. Approximately 4.0 acres. From the east boundary 250 feet west from both the north and south corners.

Impervious surface is limited by Section 4 of the Deed of Conservation Easement. The maximum impervious surface is 2% of the property which is 0.3976 acres ($0.02 * 15.38 = 0.3076$ acres). Upon closing the parcel had 0.1759 acres of impervious surface. Remaining impervious surface at time of closing was 0.1317 acres (5,373 square feet).

Figure 2: Impervious Surfaces

Tract 2 Impervious Surfaces Map



2% of Tract 2 = .3076 acres
Tract 2 Total Impervious = .1759 acres

ACEP Agricultural Land Easement Plan

Anderson Property, Tract 2

Located in Sheridan County, Wyoming

NRCS NEST ID 55E491701N7N

Plan Developed by Brad Bauer, Sheridan Community Land Trust

Completed on August 20, 2018

Overview and Purpose of this Plan

The Anderson property is subject to an agricultural land easement held by the Sheridan Community Land Trust (SCLT), recorded in Sheridan County, WY, and funded in part by the Agricultural Conservation Easement Program (ACEP), 16 U.S.C. Section 3865 et seq. and 7 CFR Part 1468. The purpose of the agricultural land easement is to protect the agricultural use, including grazing uses, and related conservation values and related resource concerns. In accordance with ACEP requirements, an agricultural land easement plan (ALE plan) has been developed and referenced documents. The ALE plan and all attached component plans are intended to be a living document and may be revised or updated as necessary, through mutual agreement by NRCS, the eligible entity, and the landowner to reflect current management. This ALE plan was developed in partnership with the landowner, NRCS, and the easement holders and references the easement on NEST parcel ID #55E491701N7N.

Agricultural Land Easement Description

The Property is located in Sheridan County and was enrolled in ACEP based to protect the agricultural character of the property.

Easement Grantor (Landowner)	John and Lorrie Anderson
Easement Grantee (Holder, Cooperating Entity)	Sheridan Community Land Trust
Year Easement Recorded	2018
Easement Duration	Permanent
Easement Property Location	Sheridan County, WY
Easement Acres	15.38
Maximum Impervious Surface Permitted	0.3076 acres
Built / Available Impervious Surface at time of signing conservation easement	0.1759 acres / 0.1317 acres (5,737 square feet)
Current uses	Agriculture – hay production

Description of Resource Being Protected

Portions of Sheridan County has been slowly urbanizing over the years in particular near existing communities. The property is mixed zoning of agriculture and urban residential. The conservation easement will ensure the agriculture character of the property is maintained. Reduction in the potential for urbanization of the property through the conservation easement will preclude impact to water quality through residential runoff of nutrients and contaminates. The 15.38 acre agricultural land easement area contains approximately 8 acres of irrigated hay fields that are irrigated primarily with 1883 #1 Territorial Rights from Wolf Creek. The remaining property is in native/naturalized vegetation. The homestead area and percentage impervious surfaces are defined in the easement deed.

The conservation practices on Tract 2 are primarily sprinkler irrigation systems fed by underground pipelines from the Hardin Campbell Ditch. Approximately 8 acres are irrigated with a side roll(wheel-line) sprinkler and hand-moved sprinklers. A vigorous native/naturalized vegetated buffer is also maintained along the entire length of Wolf Creek.

Hay crops are grass/alfalfa mixes including introduced cool season grasses such as orchardgrass, smooth and meadow bromes, and timothy. The irrigated fields are hayed 2 – 3 times per summer and fertilized when needed. The irrigated hay fields are typically maintained on an 8-10 year rotation depending on

productivity and then tilled and replanted. Occasionally a small grain hay crop is planted for 1-2 years immediately after tillage before planting the grass/alfalfa mix to facilitate the use of broadleaf herbicides to control weeds occurring in the fields.

Landowner Objectives

The Anderson's desire to continue to use the property for hay production and maintain open space.

Baseline Description

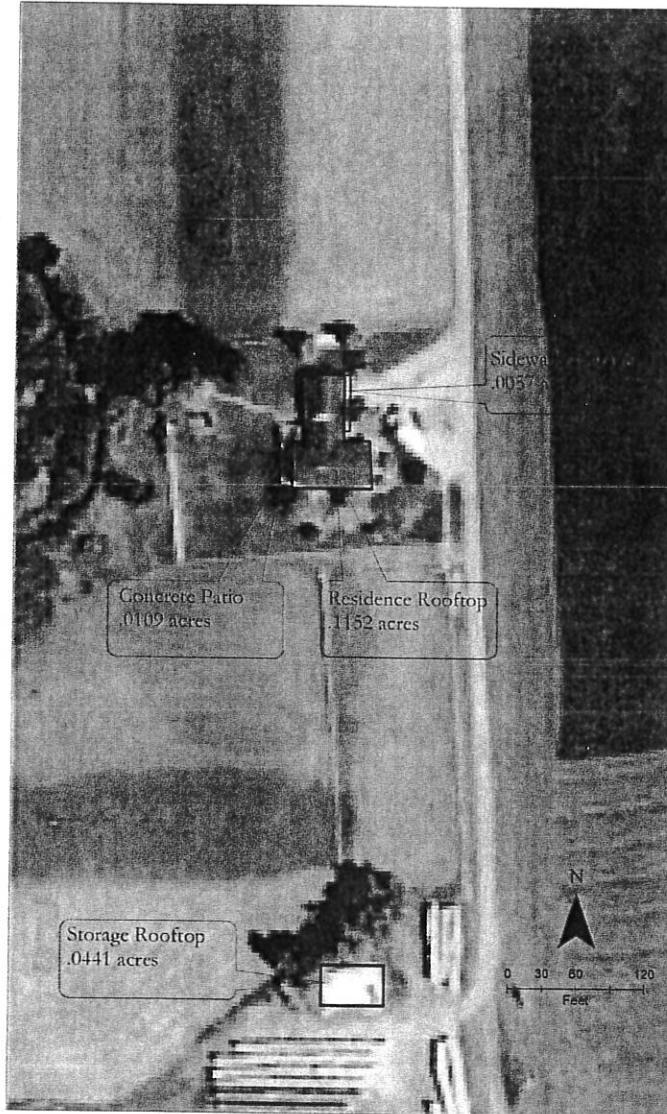
Description: The 15.38 acre property is predominately used for hay production. In addition, the property contains associated agriculture lands.

Figure 1: Ecological Sites for the Property w/map and legend



Figure 2: Impervious Surfaces

Tract 2 Impervious Surfaces Map



2% of Tract 2 = .3076 acres
Tract 2 Total Impervious = .1759 acres

Figure 3: Building Envelope



Building envelope. Approximately 4.0 acres. From the east boundary 250 feet west from both the north and south corners.

Impervious surface is limited by Section 4 of the Deed of Conservation Easement. The maximum impervious surface is 2% of the property which is 0.3976 acres ($0.02 * 15.38 = 0.3076$ acres). Upon closing the parcel had 0.1759 acres of impervious surface. Remaining impervious surface at time of closing was 0.1317 acres (5,373 square feet).

