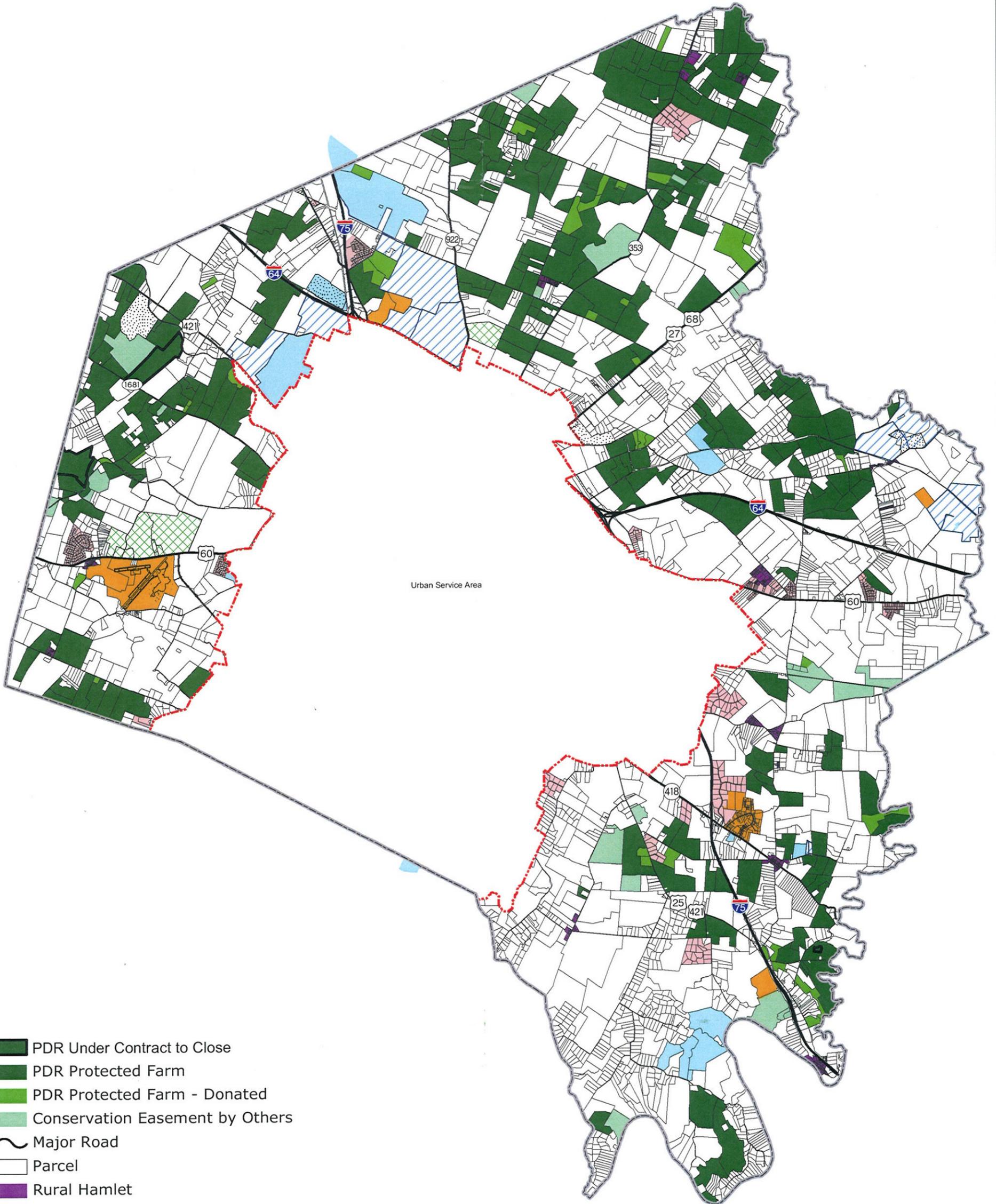


# PDR Protected Farms, Accepted Offers, Other Protected Farms, and Other Public Lands



28,169 acres of preserved farmland now protected by PDR  
 50,000 acres of farmland is the goal of PDR.

Lexington-Fayette County, Kentucky



Urban Service Area

- PDR Under Contract to Close
- PDR Protected Farm
- PDR Protected Farm - Donated
- Conservation Easement by Others
- Major Road
- Parcel
- Rural Hamlet
- Rural Subdivision
- Industrial / Airport
- Park
- Public Land
- Keeneland/ Fasig-Tipton Property
- Golf Course
- Urban Service Area Boundary
- County Boundary

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**American Farmland Trust**  
SAVING THE LAND THAT SUSTAINS US



## American Farmland Trust

*American Farmland Trust believes in the future of American farms and American farmers. We want to make sure future generations have the fertile land needed to grow food, fiber and renewable energy for America and the world.*

— ANDREW McELWAINÉ  
President  
American Farmland Trust

**A**lmost every minute of every day... America loses an acre of farmland. This loss affects us all.

The need to save farmers and farmland is one of the most urgent challenges of our time. American Farmland Trust started working on this critical issue nearly 35 years ago, as large swaths of the nation's most productive farm and ranch land began disappearing—paved over for shopping malls and housing developments.

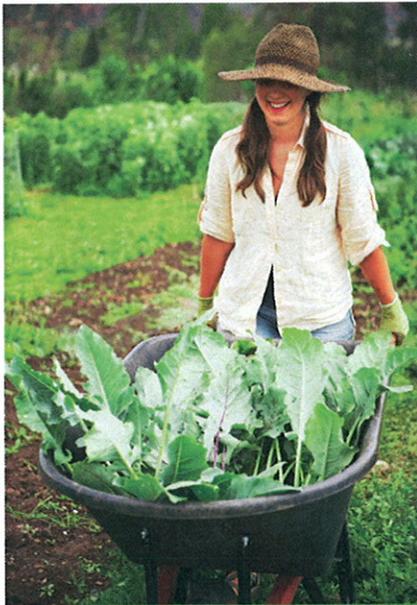
Today, American Farmland Trust is active on the ground in some of America's most threatened agricultural places, working to save both acres of farmland and inches of precious topsoil. Our three core programs include:

### **Farmland Protection**

Over three decades, AFT has helped to protect more than five million acres of the nation's farm and ranch land from development. We work side-by-side with communities to plan for agriculture, fight for state and federal programs and policies that save farmland, and address the most critical issues facing the nation's farmers and ranchers today.

### **Conservation Agriculture**

American farmers and ranchers steward some of the most fertile farmland in the world, but they need polices and programs that help them maintain or improve their land's productivity while providing environmental benefits like clean water and wildlife habitat. AFT's work helps farmers protect soil health, adapt to a changing climate and remain a source of environmental solutions.



## No Farms No Food®

Farming is the foundation of our nation's food supply—an industry that contributes nearly \$1 trillion to the national economy. Saving farmland and expanding America's local and regional food infrastructure will increase food security, improve farm viability and boost food production capacity across the country.

*Without local farms,  
there is no local food.*

## Farmers on the Land

AFT is taking the national lead on crafting innovative programs that can keep family farmers on the land—and help them pass their farmland on to the next generation. We're finding ways to help farmers stay economically viable, supporting next generation farmers, promoting food system planning, and seeking new opportunities to help family farmers thrive.

## OUR SUCCESSFUL STRATEGY

**POLICY AND ADVOCACY**—AFT is a strong voice at the national, state and local levels for policies that protect farmland from development and help keep farmers on the land. We also work to ensure policy decisions are made with the interests of farmland and family farmers in mind.

**RESEARCH**—There are many threats facing America's valuable farmland—including development, insufficient planning, and the consequences of a changing climate. In collaboration with our partners, AFT conducts research that builds our understanding of these issues so we can develop effective programs that protect working lands and the environment.

**EDUCATION AND OUTREACH**—AFT educates tens of thousands of farmers and citizens about protecting farmland, conserving soil and water resources, addressing the needs of farmers and landowners and the importance of local food.

**DEMONSTRATION PROJECTS**—Through on-the-ground work and a strong team of partners, AFT creates effective demonstration projects that address the most serious issues facing farms and farmers. We seek to replicate these successful projects in other threatened places across the country.

## Partnering with Kentucky Farmers on Clean Water

Ten Kentucky farmers are pioneering participants in a new water quality trading market that allows them to generate "nutrient credits" by adopting conservation practices on their land. Through the market, farmers are paid to implement conservation practices that reduce nutrient run-off, such as planting buffer zones between crops and streams. Municipal wastewater treatment facilities, power plants or other industrial sources of pollution are then able to invest in the resulting nutrient credits, using them to meet part of their permitted discharge limits. American Farmland Trust and several other groups worked with the Electric Power Research Institute in the Ohio River Basin to create the interstate water quality trading market—the first of its kind in the nation. At full scale, the project could include up to eight states and potentially create a market for 46 power plants, thousands of wastewater facilities and approximately 230,000 farmers.

## Protecting Kentucky Farmland

The Kentucky state legislature established a Purchase of Agricultural Conservation Easements (PACE) program in 1994, with guidance from American Farmland Trust. Since the program's inception, \$21 million has been spent to protect nearly 34,000 acres of Kentucky farmland. In addition, Lexington-Fayette County's acclaimed farmland protection program has permanently protected 244 farms totaling over 28,000 acres. The county is now over halfway to its goal of securing a critical mass of 50,000 acres of protected farmland.

## CONTACT US

For more information, please contact American Farmland Trust at  
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(800) 886-5170 • [www.farmland.org](http://www.farmland.org)



on agricultural land, spurred additional public activity. The 2002 Farm Bill expanded the program to nongovernmental organizations and encouraged participation by land trusts and soil and water conservation districts. The 2008 Farm Bill authorized \$743 million for the FRPP, a historic high, which encouraged new state and local efforts including the authorization of PACE in Missouri in 2011. The 2014 Farm Bill repealed FRPP and consolidated the program with the Grasslands Reserve Program and Wetlands Reserve Program to create the Agricultural Conservation Easement Program (ACEP). The Agricultural Land Easements component of ACEP continues to protect working agricultural lands and limit non-farm development by providing matching funds for easement acquisitions.

## Functions and Purposes

PACE compensates landowners for permanently limiting non-agricultural land uses. Selling an easement allows farmers to cash in a percentage of the equity in their land, thus creating a financially competitive alternative to development. Permanent easements prevent development that would effectively foreclose the possibility of farming. Because nonagricultural development on one farm can cause problems for neighboring agricultural operations, PACE may help protect their economic viability as well.

Removing the development potential from farmland generally reduces its future market value. This may help facilitate farm transfer to the children of farmers and make the land more affordable to beginning farmers and others who want to buy it for agricultural purposes. The reduction in market value may also reduce property taxes.

PACE provides landowners with liquid capital that can enhance the economic viability of individual farming operations and help perpetuate family tenure on the land. For example, the proceeds from selling agricultural conservation easements may be used to reduce debt, expand or modernize farm operations, invest for retirement or settle estates. The reinvestment of PACE funds in equipment, livestock and other farm inputs may also stimulate local agricultural economies.

Finally, PACE gives communities a way to share the costs of protecting farmland with landowners. Non-farmers have a stake in the future of agriculture for a variety of reasons, including keeping land available for local food production and maintaining scenic and historic landscapes, open space, watersheds and wildlife habitat. PACE allows them to “buy into” the protection of farming and be assured that they are receiving something of lasting value.

## Issues to Address

The effectiveness of PACE programs depends on how jurisdictions address several core issues, which include:

- What is the stated purpose of the program
- What kind of farmland to protect, which areas to target and how to set priorities
- What restrictions to put on the use of the land
- How to determine the value of easements
- How to raise purchase funds
- How to distribute state funds among local jurisdictions
- How to administer PACE programs
- How to monitor and enforce easements

## Benefits

- PACE protects farmland permanently, while keeping it in private ownership
- Participation in PACE programs is voluntary
- PACE can be implemented by state or local governments, or by private organizations
- PACE provides farmers with a financially competitive alternative to development, giving them cash to help address the economic challenges of farming in urban influenced areas
- PACE programs can protect ecological as well as agricultural resources
- PACE may make agricultural land relatively more affordable to farmers
- PACE programs involve the non-farming public in farmland protection

## Drawbacks

- PACE is expensive
- PACE can rarely protect enough land to eliminate development pressure on unrestricted farms
- PACE programs are generally unable to keep up with farmer demand to sell easements
- Purchasing easements is time-consuming
- The voluntary nature of PACE programs means that some important agricultural lands are not protected
- Monitoring and enforcing easements requires an ongoing investment of time and resources

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