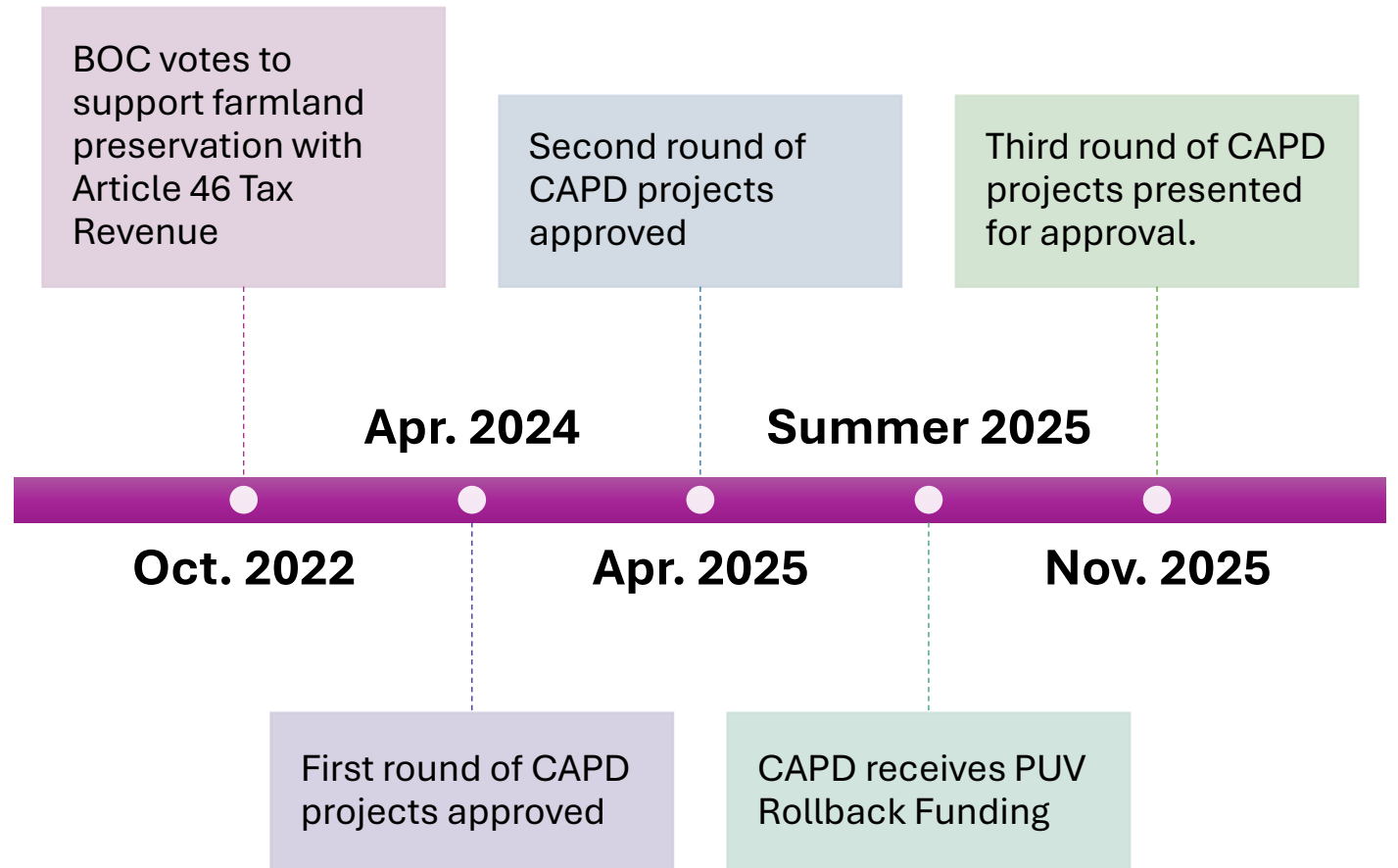


Chatham County Agricultural Preservation & Development Trust Fund



2026 Application Presentation
November 17, 2025

CAPD Progress to Date



Other Farmland Preservation Updates

- Upcoming Chatham Farms Forever Workshop, Thursday, January 15.
- Farmland Transition Workshop, June 26 and July 10.
- Farmland Preservation Prioritization Mapping, Coming Spring 2026
- Certified Farm Succession Counsellor Training & Certification

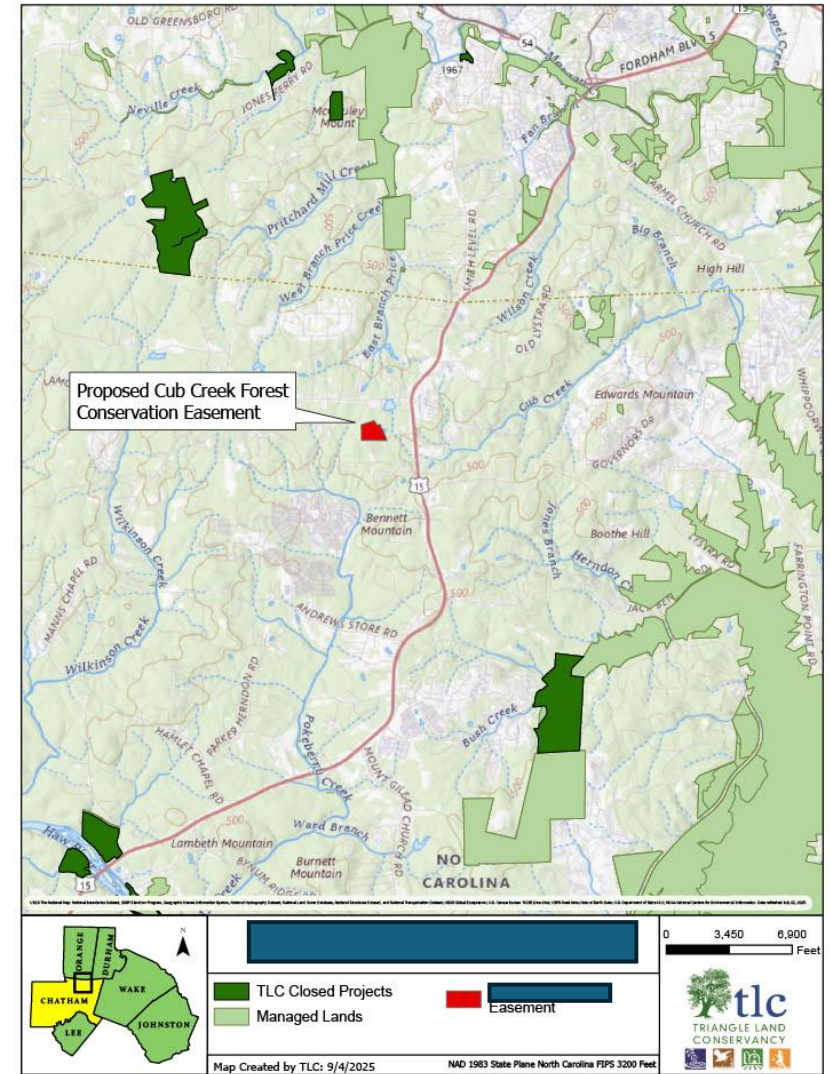
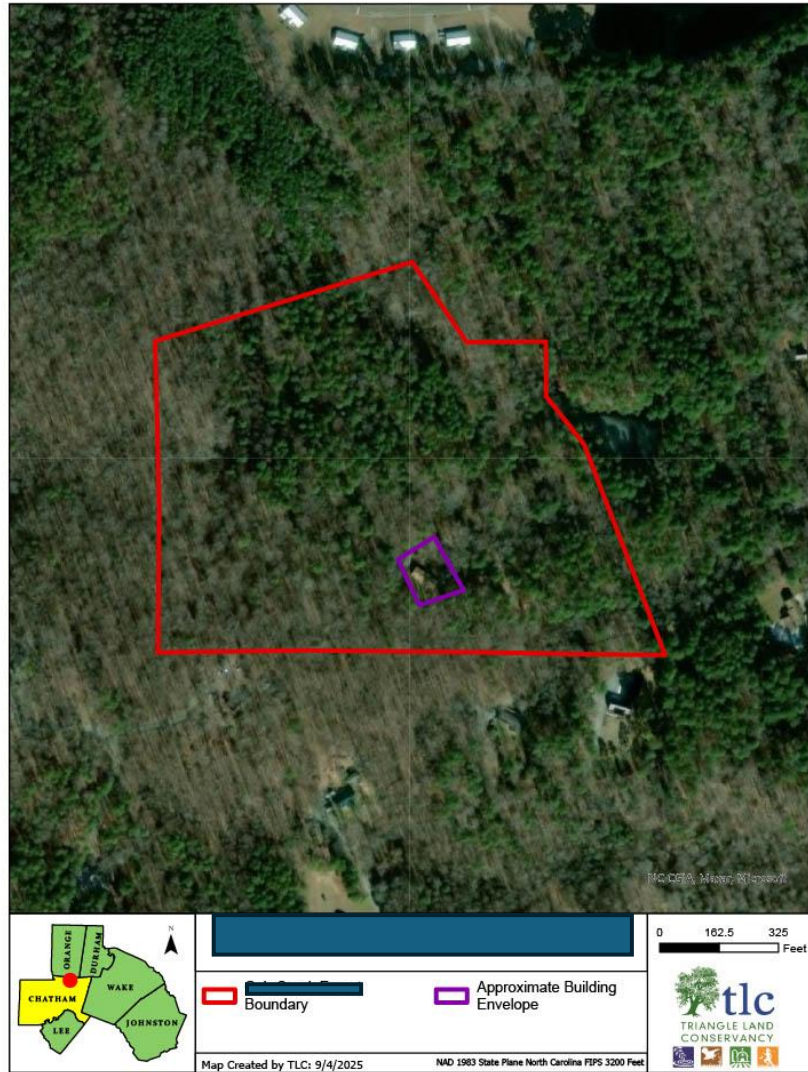


CAPD FY 26 Funding Request

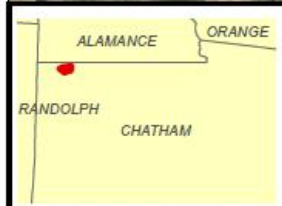
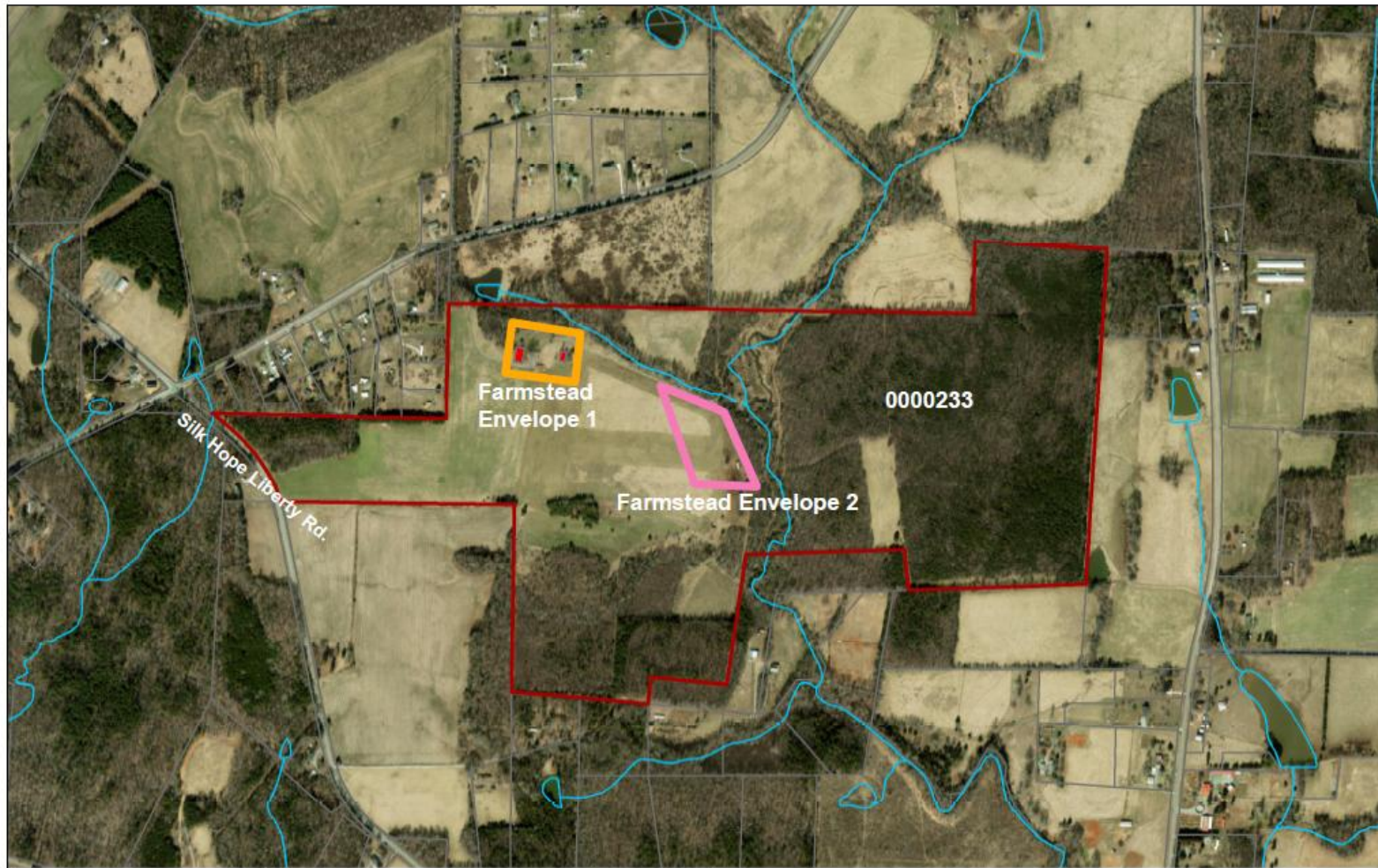
CAPD FY 2026 Proposed Budget

Project	Amount	Acreage	Notes	% Landowner donation	% Partner Match
Operational Support	\$75,000		Annual operational support to Land Trust	N/A	N/A
Project A	\$25,000	25	Transaction Support for Donated	100%	N/A
Project B	\$315,000	221	Add 25% Match to previous application; \$12,000 committed in FY25	25%	NC ADFP 50% requested FY27
Project C	\$62,000	45	Additional funds required for AGZ match; \$150,000 committed in FY24.	25%	NC ADFP 37.5% awarded FY 24
Project D	\$173,400	120	Bring Easement Acquisition up to 50% of value; \$438,000 committed in FY24.	50%	Applying for \$10,000 AFT
Sum	\$650,400	411			

Project A



Project B

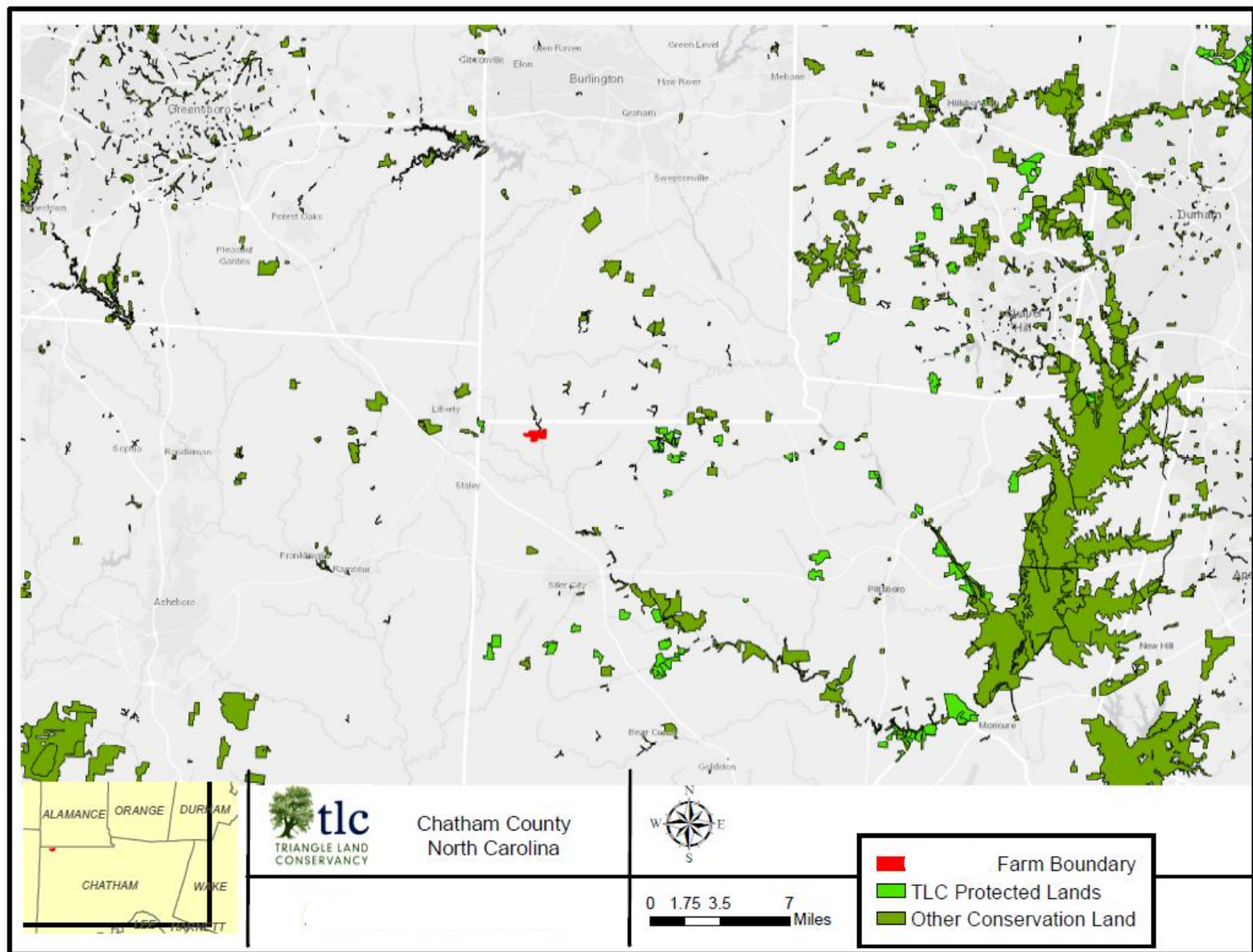


Chatham County
North Carolina

Aerial Map

Legend

-  221 acre Easement Area
-  3.5 Acre Farmstead Envelope
-  5 Acre Farmstead Envelope
-  7,950 sq. feet existing impervious surface i.e. .08%
-  Stream



Conservation Easement Budget Worksheet - North Central Region

11/22/2024

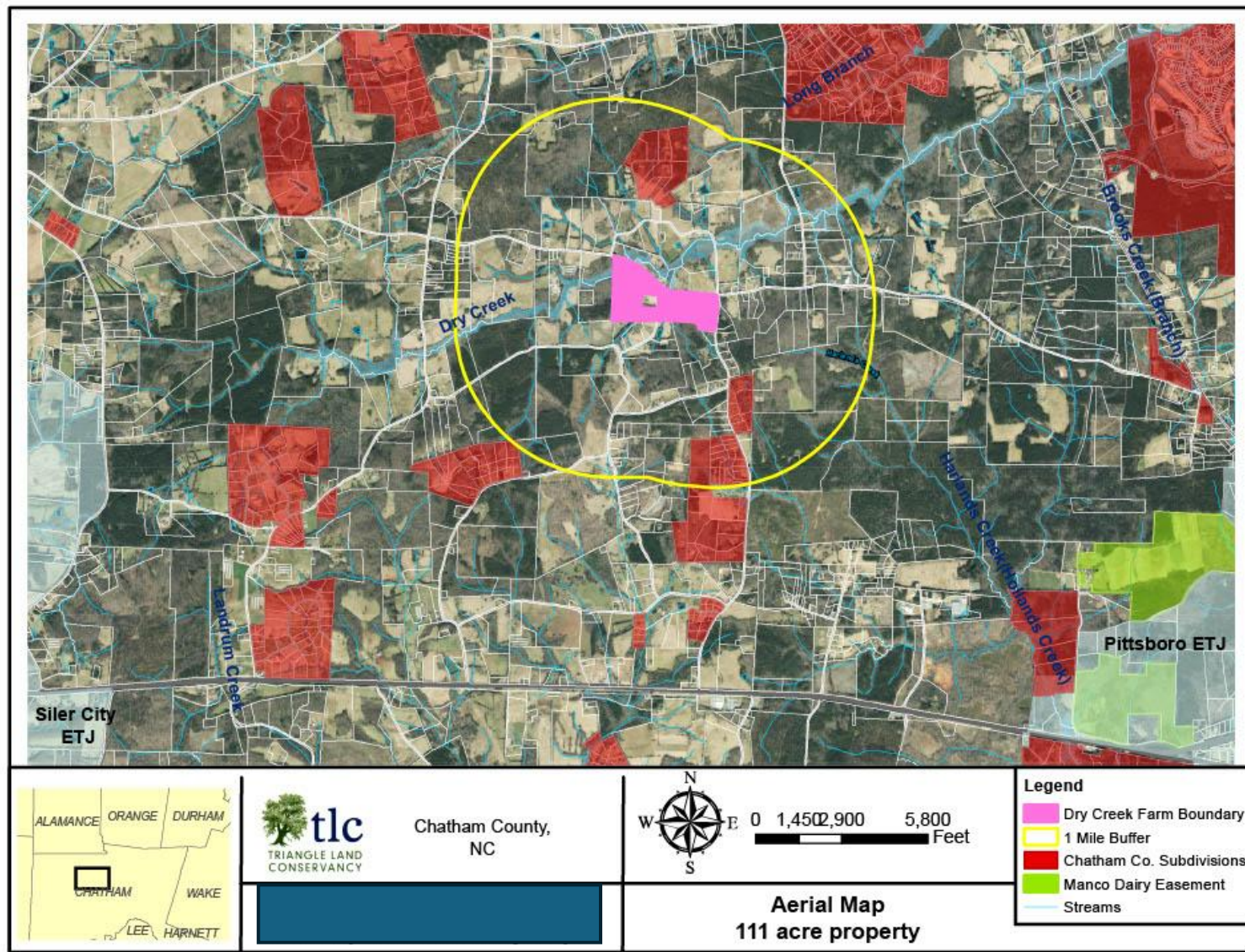
Farm Name:	Project B
Applicant Organization:	Triangle Land Conservancy
County of Farm:	Chatham

Line Item	ADFP Trust Fund	Projected USDA NRCS ALE/RCPP Match	Projected Nonprofit Match	Projected Landowner Donation	Projected County Match	Projected Other Match	Match Total	Total Project Value
Appraisal							\$ -	\$ -
Attorney Fees	\$ 7,000.00						\$ -	\$ 7,000.00
Baseline Documentation Report	\$ 5,600.00						\$ -	\$ 5,600.00
Closing Costs (Recording Fee, Title Insurance)	\$ 1,500.00						\$ -	\$ 1,500.00
Easement Purchase	\$ 617,500.00	\$ -		\$ 308,750.00	\$ 308,750.00		\$ 617,500.00	\$ 1,235,000.00
Environmental Assessment / Audit	\$ 3,200.00						\$ -	\$ 3,200.00
Personnel / Administrative							\$ -	\$ -
Stewardship Endowment	\$ 18,525.00				\$ 6,250.00		\$ 6,250.00	\$ 24,775.00
Survey	\$ 11,800.00						\$ -	\$ 11,800.00
Travel							\$ -	\$ -
Totals	\$ 665,125.00	\$ -	\$ -	\$ 308,750.00	\$ 315,000.00	\$ -	\$ 623,750.00	\$ 1,288,875.00

Easement Size (Acres)	221	Allowable acreage variance:	232.050	209.950
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Notes: Cost average maximums for the region have been entered - if you wish to request **LESS** funds please adjust. Stewardship endowment funds are a maximum of three (3) percent of the final ADFP Trust Fund easement purchase value. If requesting stewardship endowment grant funds, there **must** be a secured cash match of equal or greater value.

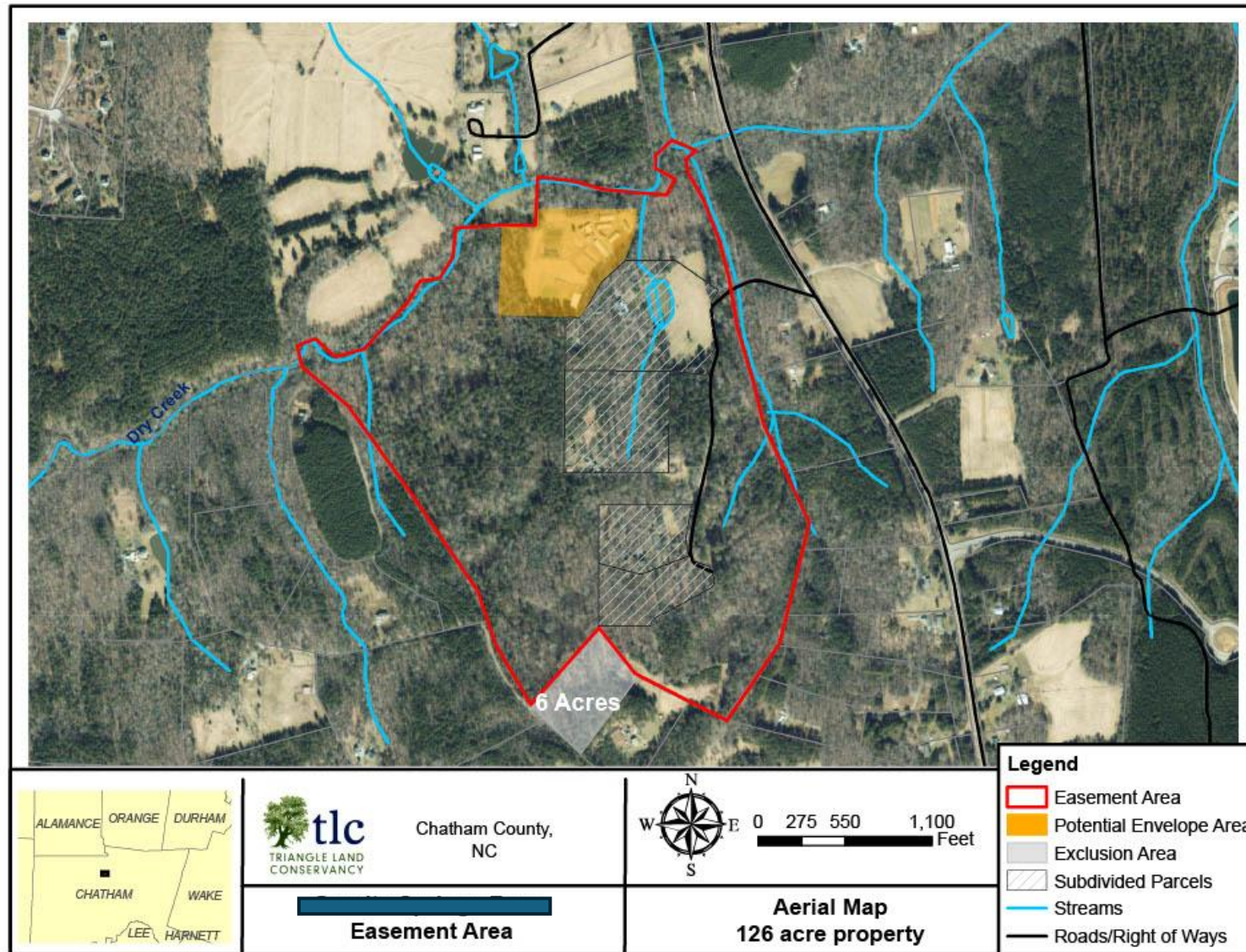
Project C

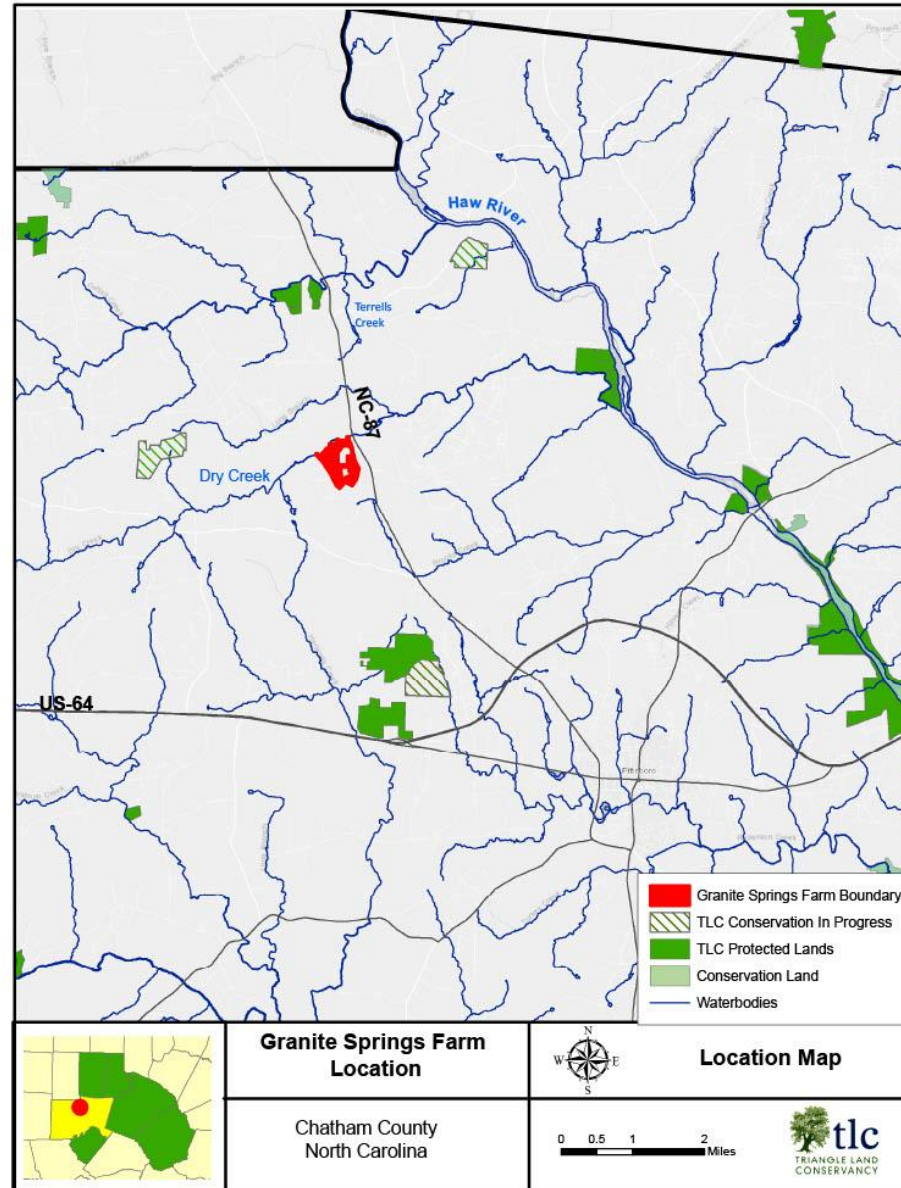


Conservation Easement Budget Worksheet

Line Item	ADFP AGZ Funding	Projected Landowner Donation	Chatham County Ask	Match Total	Total Project Value
Appraisal				\$ -	\$ -
Attorney Fees	\$ 6,200.00			\$ -	\$ 6,200.00
Baseline Documentation Report			\$ 2,900.00	\$ 2,900.00	\$ 2,900.00
Closing Costs (Recording Fee, Title Insurance)	\$ 1,500.00			\$ -	\$ 1,500.00
Easement Purchase	\$ 183,798.96	\$ 122,532.64	\$ 183,798.96	\$ 306,331.59	\$ 490,130.55
Environmental Assessment / Audit	\$ 2,000.00			\$ -	\$ 2,000.00
Personnel / Administrative				\$ -	\$ -
Stewardship Endowment	\$ 10,000.00		\$ 10,000.00	\$ -	\$ 20,000.00
Survey			\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Travel				\$ -	\$ -
Totals	\$ 203,498.96	\$ 122,532.64	\$ 211,698.96	\$ 324,231.59	\$ 527,730.55
	\$ 9,700.00				
	5%				
Previous Funding Commitment			\$ 150,000.00		
Additional Chatham Ask			\$ 61,698.96		
Percent of Easement Acquisition Cost	0.375	0.25	0.375		
Easement Size (Acres)	45.000				
Notes:					
Acres	45.000				
Appraised Value	10,891.790				
Easement value	\$ 490,130.55				

Project D





Project D Draft Budget					
Acres	Estimated price/acre with conservation easement				
120	\$9,483.33				
Item	Chatham County	TLC	AFT Transaction Costs Mini-Grant	Landowner	Total
Easement Acquisition	\$ 569,000.00		\$ -	\$ 569,000.00	\$ 1,138,000.00
Appraisal	\$ -	\$ 3,800.00			\$ 3,800.00
BDR	\$ 2,900.00	\$ -	\$ -	\$ -	\$ 2,900.00
Phase 1 ESA	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 2,000.00
Survey	\$ 2,000.00	\$ -	\$ 10,000.00	\$ -	\$ 12,000.00
Attorney Fees and Closing Costs	\$ 11,500.00		-	\$ -	\$ 11,500.00
Legal Endowment	\$ 4,000.00				
Stewardship Fund	\$ 20,000.00	\$ -	-	\$ 10,000.00	\$ 30,000.00
Total	\$ 611,400.00	\$ 3,800.00	\$ 10,000.00	\$ 579,000.00	\$ 1,200,200.00
				<i>Donated land value</i>	
Percentages	0.5			0.5	
Appraised FMV value	\$ 1,636,000.00				
Appraised conservation easement value	\$ 1,138,000.00	*Provided by Carter Kennemur			
Chatham easement match	\$ 569,000.00				



Organizational Support Grant

\$75,000 to Triangle Land
Conservancy

- ***177 Acres Conserved this year!***
- ***First CAPD project closing in 2025!***
- ***Landowner and programming support.***

CHATHAM
FARMLAND
PRESERVATION

Questions?