

<Landowner Name>

<Address>

<Date>

Dear <Landowner>,

The purpose of this letter is to confirm your intent, and the intent of <County> County Farmland Protection Board (the "Board"), to pursue a conservation easement (the "Easement") over a portion of your real property, located in _____ County, subject to the following terms and conditions:

Easement Location and Purpose:

The Easement would include ___ parcel(s) with tax map and parcel designation(s) _____, containing approximately _____ acres (the "Property"). The primary purposes of the Easement would be to protect the Property for agricultural use, prohibit subdivision, and limit residential, commercial or industrial development on the property in perpetuity.

Purchase Price:

It is the intent of the Board to forward your application to the United States Department of Agriculture, Natural Resources Conservation Service ("NRCS") for consideration of funding. If selected, this purchase will be funded using 50% NRCS funds and 50% local funds from the Board or partnering entity. The total purchase price would be no more than \$_____ and is contingent on the results of a Uniform Standards of Professional Appraisal Practice ("USPAP") or Uniform Standards for Federal Land Acquisitions ("USFLA") appraisal and survey which will be ordered for your property. Selection, approval, and funding is also subject to, and conditioned on, NRCS review and approval, the results of the appraisal, survey and title search, NRCS funding, physical inspection of the property, the purchase of appropriate title insurance, and other due diligence.

If the basic terms and conditions of this letter are acceptable to you, please sign your name below. Once the Board receives a copy of this letter with your signature, we agree to negotiate with you in good faith for the Deed of Easement. This letter is an indication of our intent. As a result, it is not binding on either of us. This means that it cannot be relied on as a basis for a contract, in law or equity. Accordingly, you and the Board are not contractually bound until all parties sign a Deed of Easement.

Thank you for your consideration. Please do not hesitate to call me at _____ if you have any questions or concerns.

Sincerely,

<Farmland Protection Board Representative>

<Title>

<County> County Farmland Protection Board

Date

This letter expresses my intent to enter into a good faith negotiations for the sale of a conservation easement over a portion of my real property in _____ County, West Virginia. I understand that by signing below I am not entering into a binding contract for the sale of any real property interest.

Landowner

Date