
Preparing to Find Land in New York:

Models and Tools to Secure
Access to Farmland

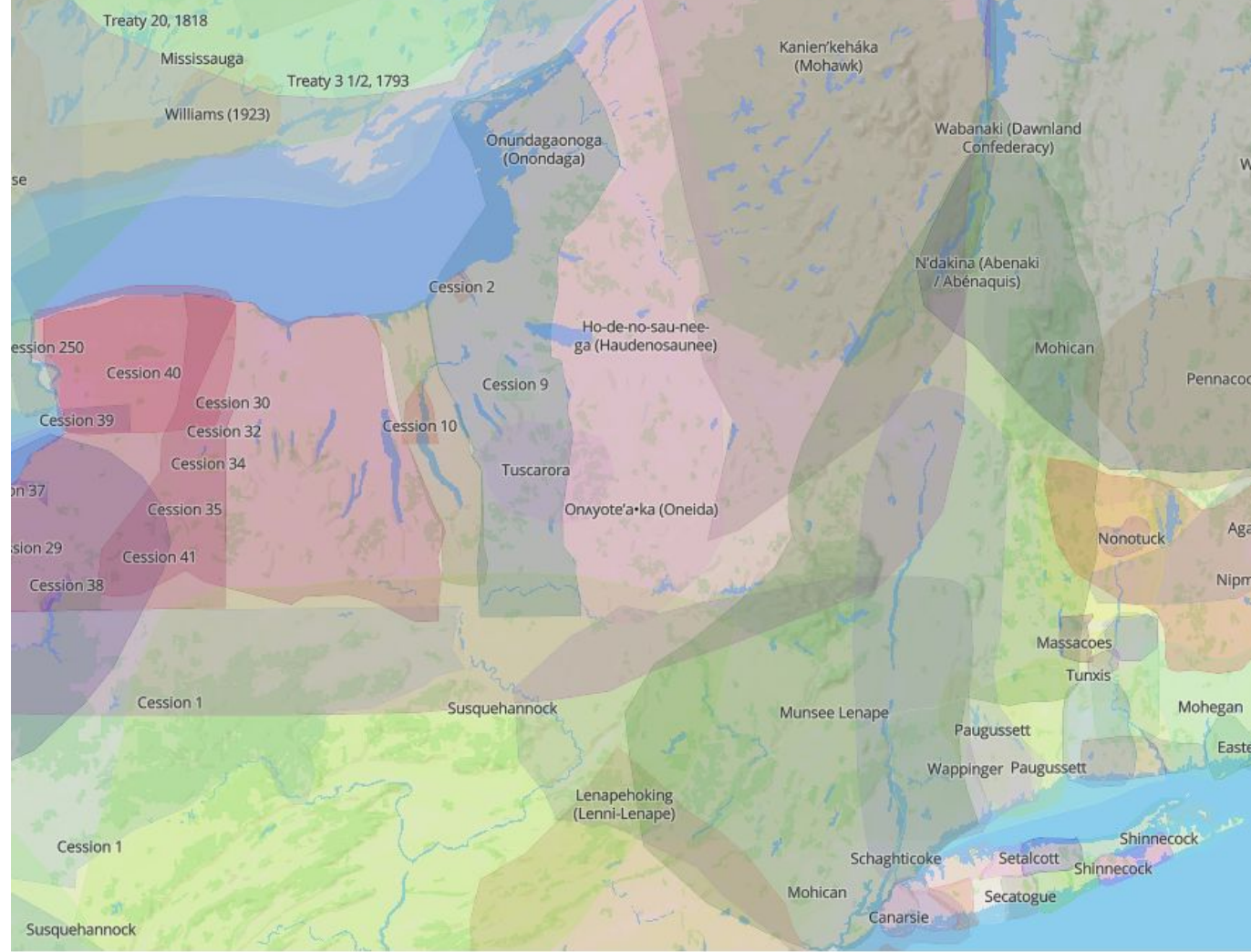
May, 2024

Dr. Gaby Pereyra

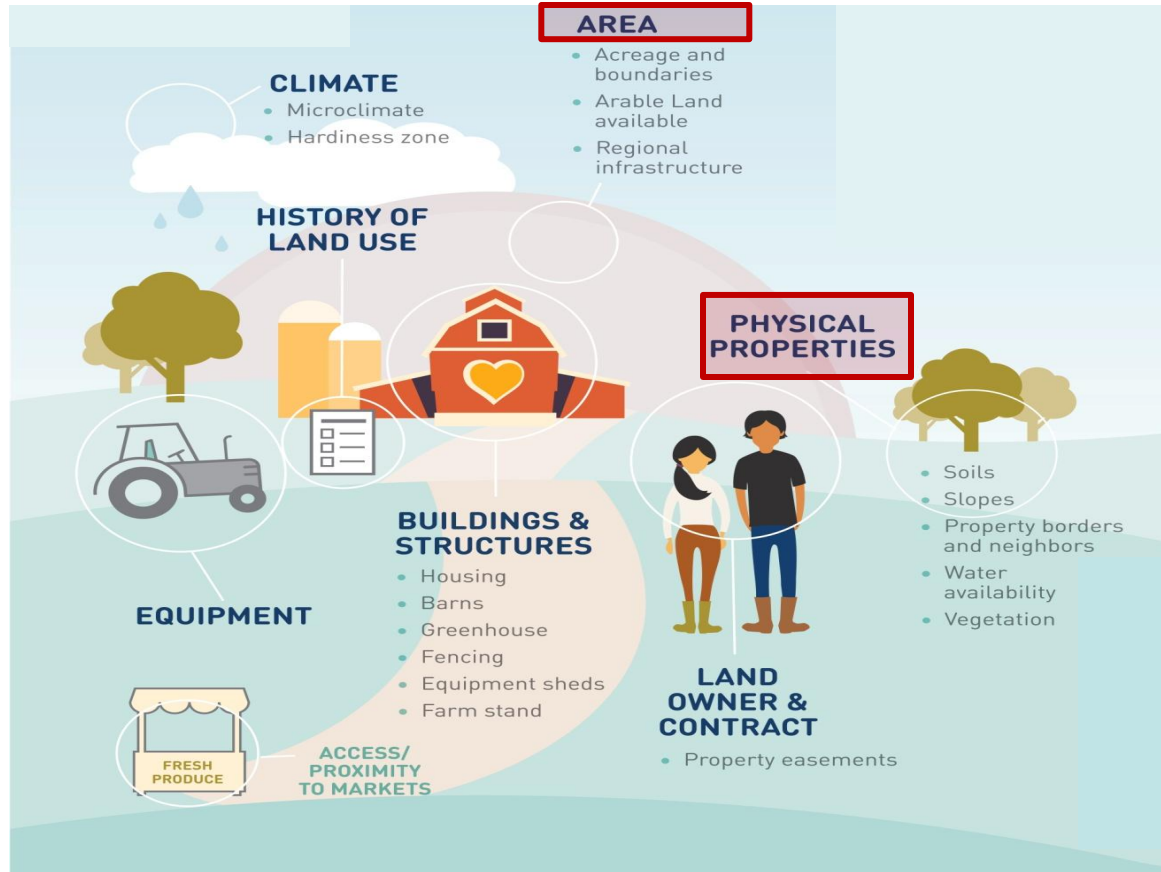




- New York
- More than 9 territories
- About 9 languages



Where are you going to Farm?



Land Relationship Models

Rematriation

- Place
- Territory
- Nation

Reparation

- People
- Identity
- ~~Place~~

Donation

- ***Gift***
- Land an/or
- Financial



Farming

- Community service
- Education
- Ancestral connection
- Entrepreneurship

Ways to acquire deeds/protect/share land

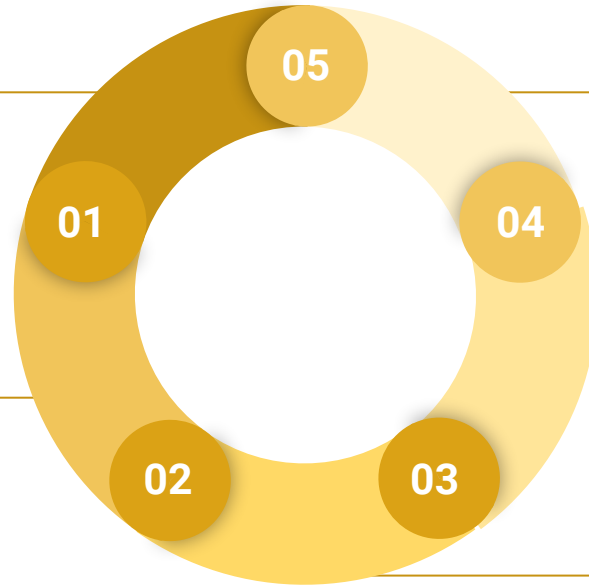
Holding deeds

Family, LLC (any other business entity), individual, family trust, cooperatives, collective ownership

Community Land Trust / ground lease

Non-profit holds the deed and resents to farmers (99 years) rent= property taxes + management costs, tenants owns the infrastructure

Cultural respect easements: private land stewards grants perpetual access to tribal government for ceremonial and subsistence use



Farm commons

Agrarian Trust commons model

Lease-to-own, Private investors

Private agreements between current deed holders and farmers
Dirt Capital
Iroquois Valley Farmland REIT

Conservation easements

People sell/donates rights to build more and subdivide; held by land trust or town

Leasing vs. Purchasing a deed

	Short-term & long term leases	Work- trade arrangements	Lease-to-own Gradual transfer	Owner financing	Ground lease i.e. 30 years, 99 years	Purchase: Traditional or cooperative	Investments Partners
Who?	Anyone with a deed	Usually farmers or land stewards	Private deed holder	Private deed holder	* Land Trust or CLT * Non-profits * City, Statate	Anyone with a deed	
How?	Lease / Land Management Agreements	MOU / Agreement	Due diligence - contract of sale	Due diligence - contract of sale	Lease	Due diligence- Financials	Financials same as banks
Examples	Farmers at NEFOC network	Bautista Family Berry Fresh Farm (Dutchess County)	Black Yard Farm (Argyle, NY)	Yara Farm (Middletown, NY) 10 yrs, first year 0% interest, then	* Chester Agricultural Center * Catskill Ag. Alliance	* Kibilio (West, MA) * Global Village (East MA)	* Dirt Capital * Iroquois Valley Farmland REIT

Before Starting Your Farmland Search

Acreage and Enterprises

- How many acres do you need in your first season?
- How will that change in future years?
- How much can you afford per acre per season?
- Do you want to produce crops or livestock or both?
- What kind of soil and terrain are you looking for?
- Do you want your farm to be certified organic?

Location and Markets

- Where do you want to farm?
- How do you plan on marketing your farm products?

Infrastructure

- Do you need irrigation?
- Do you need storage?
- Do you need electricity?
- Do you need other equipment?
- Do you need fencing?
- Do you need parking?

Traditional Ways to Find Land

- **Cooperative Extension System** - every county!
 - Cornell, Penn State, Rutgers, UConn, UMass
- **Newspapers and online classifieds** - still popular among farmers!
- **Land Trusts** - protected land on the cheap! located in most counties, most regions
- **Real Estate Agents**
- **Bulletin boards at the deli!**
- **Driving around town**
- **Word of mouth** - talk to everyone!



15 years ago, this was all there was!

[Find a Farm](#) [Find a Farmer](#) [Find Support](#)

[LOGIN](#)

[SIGN UP](#)

Connecting Farmers to the Land



[Find a Farm](#)



[Find a Farmer](#)



[Create a Profile](#)

Find a Farm

1

Create a free [farmland seeker](#) profile to contact a landowner about their property. If you already have a profile in progress, [log in](#) to finish it, check its status, or contact landowners once it's approved.

2

TOTAL ACRES

OPEN ACRES

WOODED/OTHER ACRES

INFRASTRUCTURE & EQUIPMENT

CROPS PERMITTED

LIVESTOCK PERMITTED

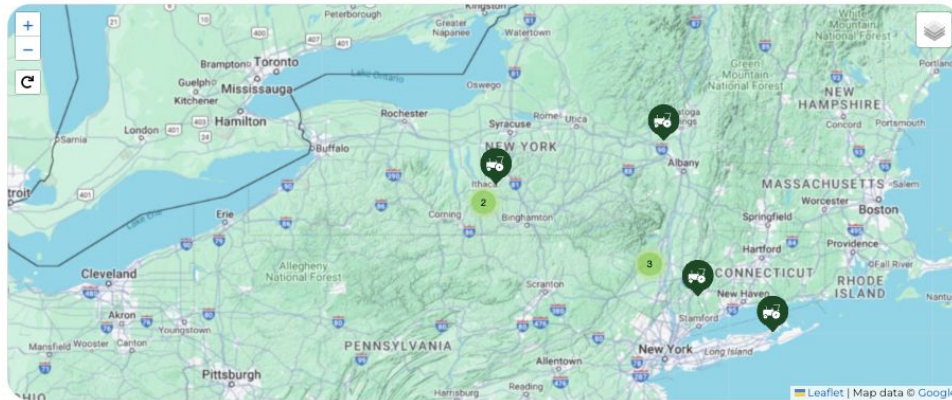
TENURE ARRANGEMENT

REGION/ COUNTY

FARM TITLE

[APPLY](#)[RESET](#)

3



4

Featured Farms



[Home](#) / [Find a Farm](#) /

Weil Preserve

North Salem, NY, Westchester County

For Lease

Updated Apr 4, 2024



10

Acres Available

10

Open Tillable Acres

28

Wooded (or other)
Acres

Infrastructure

 Electrical access

 Fencing

Crops Permitted

 Vegetables

 Fruits

Livestock Permitted

 Equine

 Goats/Sheep

[Home](#) / [Find a Farm](#) /

Deep Hole Creek

Mattituck, NY, Suffolk County

For Lease, Business Partnership, Cooperative Model, Other Tenure Agreement

Updated Nov 11, 2023



10

Acres Available


10

Open Tillable Acres

0

Wooded (or other)
Acres

Infrastructure

 Electrical access

[Show All](#)

Crops Permitted

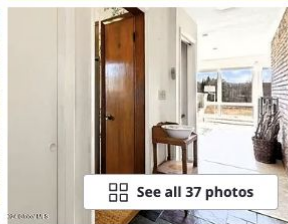
 Vegetables

 Fruits

Livestock Permitted

 Bees

[Show All](#)



See all 37 photos

\$349,500

2830 W Old State Rd., Guilderland, NY 12303

3

beds

3

baths

1,564

sqft

Est. payment: \$2,443/mo

Get pre-qualified

Single Family Residence, Residential

Built in 1966

6.60 Acres lot

\$371,600 Zestimate®

\$223/sqft

\$-- HOA

Request a tour as early as today at 4:00 pm

Contact an agent

What's special

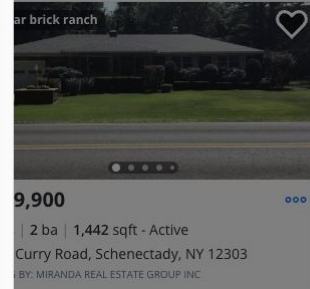
RANCH-STYLE HOME

SMALL BARN

NEARBY POND

Sale

Sort: Homes for You



\$9,900

2 ba | 1,442 sqft - Active
Curry Road, Schenectady, NY 12303



\$5,000

2 ba | 1,876 sqft - Active
Juniper Lane, Guilderland, NY 12303

Using the Web Soil Survey

<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

Web Survey

Web Soil Survey - Home

USDA United States Department of Agriculture
Natural Resources Conservation Service

Web Soil Survey

Home About Soils Help Contact Us

You are here: Web Soil Survey Home

Search

Browse by Subject

- ▶ Soils Home
- ▶ National Cooperative Soil Survey (NCSS)
- ▶ Archived Soil Surveys
- ▶ Status Maps
- ▶ Official Soil Series Descriptions (OSD)
- ▶ Soil Series Extent Mapping Tool
- ▶ Soil Data Mart
- ▶ Geospatial Data Gateway
- ▶ eFOTG
- ▶ National Soil Characterization Data
- ▶ Soil Geochemistry Spatial Database
- ▶ Soil Quality
- ▶ Soil Geography
- ▶ Geospatial One Stop

The simple yet powerful way to access and use soil data.

START WSS

Welcome to Web Soil Survey (WSS)



Web Soil Survey (WSS) provides soil data and information produced by the National Cooperative Soil Survey. It is operated by the USDA Natural Resources Conservation Service (NRCS) and provides access to the largest natural resource information system in the world. NRCS has soil maps and data available online for more than 95 percent of the nation's counties and anticipates having 100 percent in the near future. The site is updated and maintained online as the single authoritative source of soil survey information.

Four Basic Steps

- 1 Define...**
Area of Interest (AOI)
Use the **Area of Interest** tab to define your area of interest.

Click to view larger image.

I Want To...

- Start Web Soil Survey (WSS)
- Know the requirements for running Web Soil Survey – will Web Soil Survey work in my web browser?
- Know the Web Soil Survey hours of operation
- Find what areas of the U.S. have soil data

Announcements/Events

- Web Soil Survey 2.3 has been released! View description of new features.
- Web Soil Survey Release History

I Want Help With...

- How to use Web Soil Survey
- How to use Web Soil Survey Online Help
- Known Problems and Workarounds
- Frequently Asked Questions
- Citing Web Soil Survey as a source of soils data

Web Survey

Web Soil Survey - Home x Web Soil Survey x

Secure | <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

USDA United States Department of Agriculture
Natural Resources Conservation Service

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[Area of Interest \(AOI\)](#) | [Soil Map](#) | [Soil Data Explorer](#) | [Download Soils Data](#) | [Shopping Cart \(Free\)](#)

Search

Area of Interest

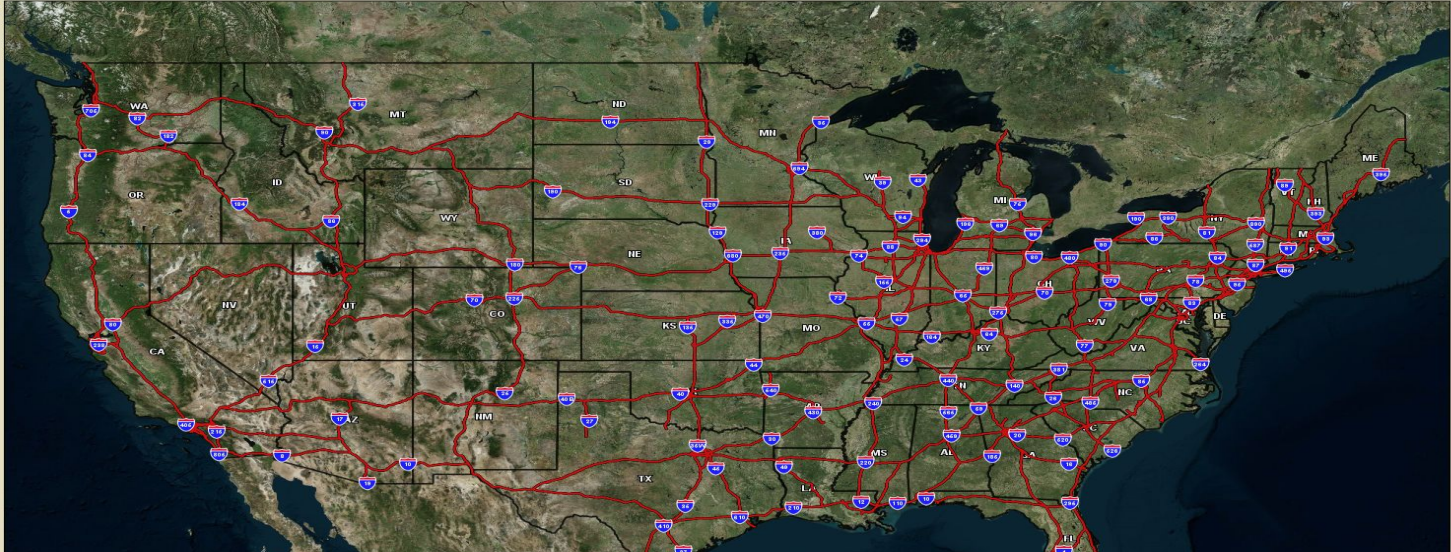
- Import AOI

Quick Navigation

- Address
- State and County
- Soil Survey Area
- Latitude and Longitude or Current Location
- PLSS (Section, Township, Range)
- Bureau of Land Management
- Department of Defense
- Forest Service
- National Park Service
- Hydrologic Unit

Area of Interest Interactive Map

View Extent: [Contiguous U.S.](#) | Scale: (not to scale)



The map displays the contiguous United States with a network of red lines representing soil survey areas and major roads. State boundaries are shown as black lines, and state abbreviations are labeled across the map. Major roads are marked with their respective shields (Interstates, US Routes, and State Routes). The map is overlaid on a satellite-style background showing terrain and vegetation. A legend is visible on the left side of the map area, and navigation tools are located at the top of the map frame.

Web Survey

← → ↻ websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx

SDA United States Department of Agriculture
Natural Resources Conservation Service

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Area of Interest (AOI) | Soil Map | Soil Data Explorer | Download Soils Data | Shopping Cart (Free)

Search

Area of Interest

Import AOI

Quick Navigation

Address

View ?

Address

Show location marker

View

State and County

Soil Survey Area

Latitude and Longitude or Current Location

PLSS (Section, Township, Range)

Bureau of Land Management

Department of Defense

Forest Service

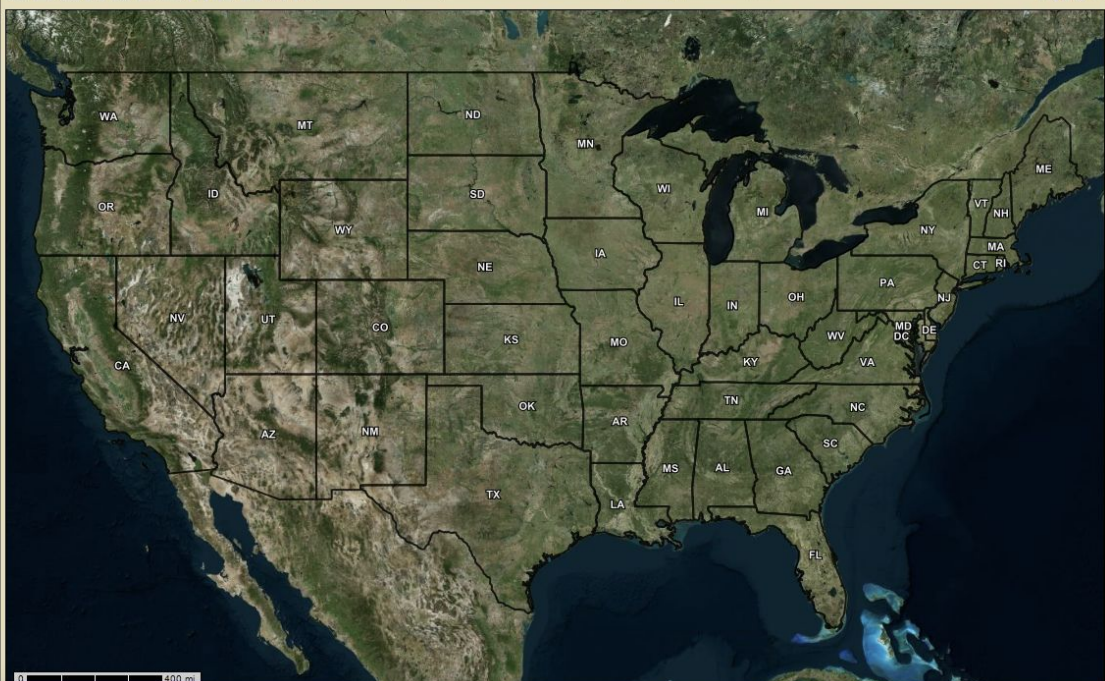
National Park Service

Hydrologic Unit

Area of Interest Interactive Map

Legend

View Extent: Contiguous U.S. | Scale: (not to scale)



0 400 m



Web Survey



The screenshot displays the USDA Web Soil Survey web application. The browser address bar shows the URL: `websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx`. The page features a navigation menu with options like "Contact Us", "Subscribe", "Archived Soil Surveys", "Soil Survey Status", "Glossary", "Preferences", "Link", "Logout", and "Help". Below the menu, there are tabs for "Area of Interest (AOI)", "Soil Map", "Soil Data Explorer", "Download Soils Data", and "Shopping Cart (Free)".

The main interface is divided into two main sections: a left-hand sidebar and a central map area.

Left-hand sidebar:

- Search:** Includes "Area of Interest" and "Open All" / "Close All" buttons.
- AOI Properties:** Includes a "Clear AOI" button.
- AOI Information:** Includes a "Name" input field, "Map Unit Symbols" options (radio buttons for "Use Soil Survey Area Map Unit Symbols" and "Use National Map Unit Symbols"), and "Area (acres)" (10.5).
- Soil Data Available from Web Soil Survey:** Lists data availability for "Albany County, New York (NY001)", including "Tabular Data" (Version 18, Sep 5, 2023) and "Spatial Data" (Version 6, Sep 16, 2019). Includes a "Clear AOI" button.
- Import AOI** and **Export AOI** buttons.
- Quick Navigation:** Includes an "Address" section with a "View" button and a "Show location marker" checkbox (checked).
- State and County:** A dropdown menu.

Central Map Area:

- Area of Interest Interactive Map:** Features a legend, "View Extent" (Contiguous U.S.), and "Scale" (not to scale) options.
- The map shows an aerial view of a rural area with a grid overlay. The grid is labeled "Albany".
- Geographic labels include "Old State Rd." and "Old State Rd.".
- A scale bar at the bottom indicates 2000 feet.

Web Survey

USDA United States Department of Agriculture
Natural Resources Conservation Service

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Area of Interest (AOI) **Soil Map** Soil Data Explorer Download Soils Data Shopping Cart (Free)

Printable Version Add to Shopping Cart

Search **Soil Map**

Map Unit Legend

Albany County, New York (NY001)			
Albany County, New York (NY001)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CoB	Colonie loamy fine sand, 3 to 8 percent slopes	1.5	14.4%
Ra	Raynham very fine sandy loam	1.1	10.2%
ScA	Scio silt loam, 0 to 3 percent slopes	0.1	1.4%
ScB	Scio silt loam, 3 to 8 percent slopes	7.8	74.1%
Totals for Area of Interest		10.5	100.0%

Scale (not to scale)

0 200 ft

Web Survey

USDA United States Department of Agriculture
Natural Resources Conservation Service

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Area of Interest (AOI) **Soil Map** Soil Data Explorer Download Soils Data Shopping Cart (Free)

Search **Soil Map** Legend

Map Unit Legend

Albany County, New York (NY001)

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CoB	Colonie loamy fine sand, 3 to 8 percent slopes	1.5	14.4%
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ScA	Scio silt loam, 0 to 3 percent slopes	0.1	1.4%
ScB	Scio silt loam, 3 to 8 percent slopes	7.8	74.1%
Totals for Area of Interest		10.5	100.0%

Scale (not to scale)

Map Unit Description Print

Report – Map Unit Description

Albany County, New York
ScB—Scio silt loam, 3 to 8 percent slopes

Map Unit Setting

- National map unit symbol: 9pfp
- Elevation: 100 to 1,000 feet
- Mean annual precipitation: 36 to 41 inches
- Mean annual air temperature: 45 to 48 degrees F
- Frost-free period: 100 to 170 days
- Farmland classification: All areas are prime farmland

Map Unit Composition

- Scio and similar soils: 80 percent
- Minor components: 20 percent

Estimates are based on observations, descriptions, and transect mapunit.

Description of Scio

Setting

- Landform: Lake plains
- Landform position (two-dimensional): Summit
- Landform position (three-dimensional): Tread
- Down-slope shape: Concave
- Across-slope shape: Convex
- Parent material: Glaciolacustrine deposits, eolian deposits, or alluvium, comprised mainly of silt and very fine sand

Typical profile

- H1 - 0 to 8 inches: silt loam
- H2 - 8 to 65 inches: silt loam

Properties and qualities

- Slope: 3 to 8 percent
- Depth to restrictive feature: More than 80 inches
- Drainage class: Moderately well drained
- Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
- Depth to water table: About 18 to 24 inches
- Frequency of flooding: None
- Frequency of ponding: None
- Available water supply, 0 to 60 inches: High (about 11.4 inch)

Interpretive groups

- Land capability classification (irrigated): None specified
- Land capability classification (nonirrigated): 2e
- Hydrologic Soil Group: B/D
- Ecological site: F144AY026CT - Moist Silty Outwash
- Hydric soil rating: No

Minor Components

Unnamed soils

- Percent of map unit: 5 percent

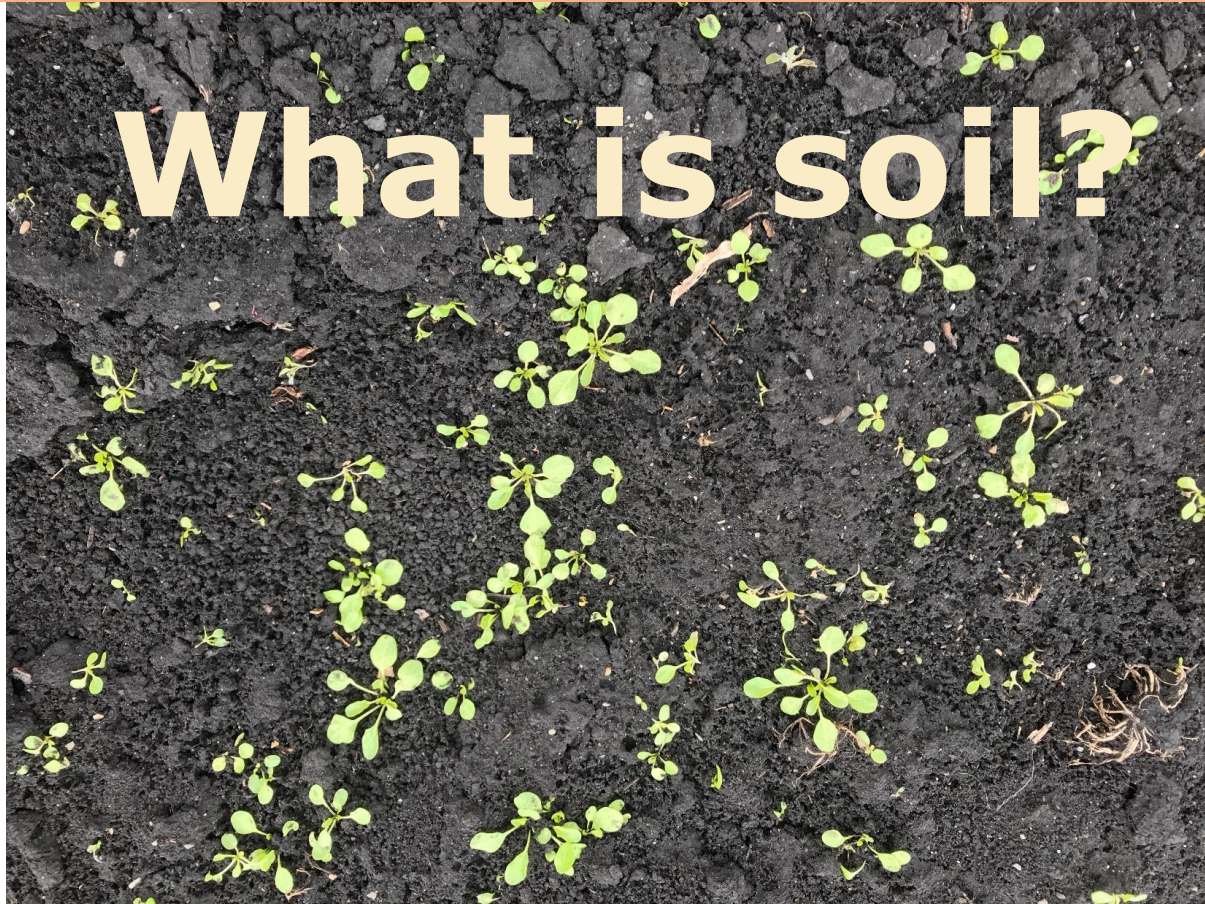
Elmridge

Land Assessment: Physical Properties

What is the history of the land?



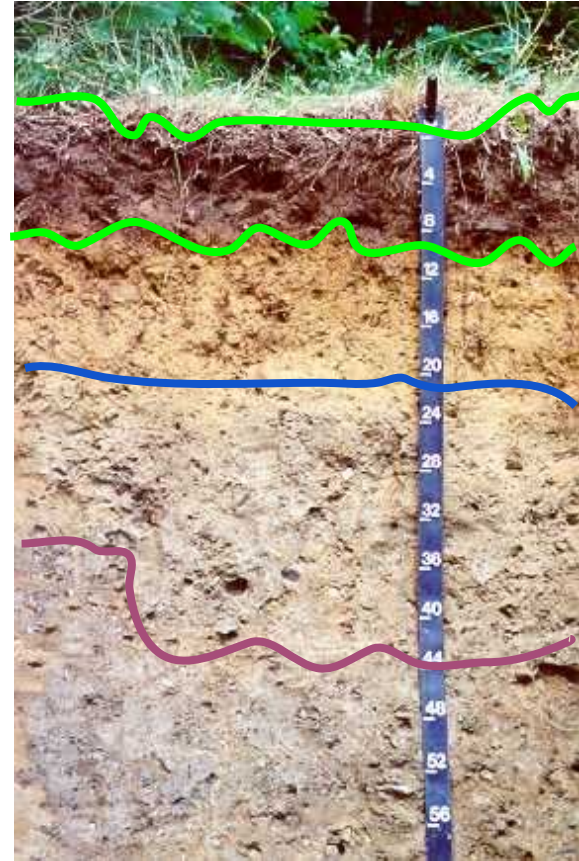
Land Assessment: Physical Properties



Soil Assessment



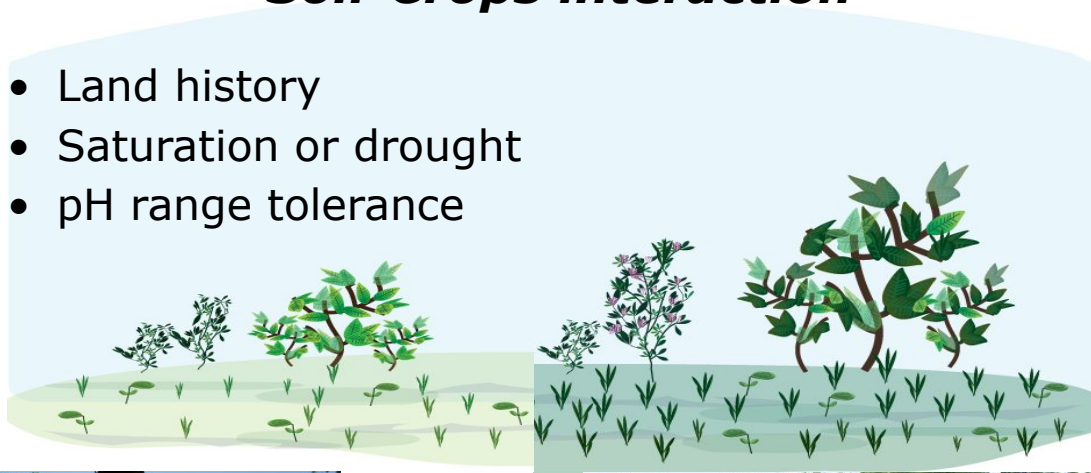
- Physical characteristics (Structure)
- Biological characteristics (OM, bio. activity)
- Chemical characteristics (pH, nutrients)



What does (doesn't) grow and why?

Soil-Crops interaction

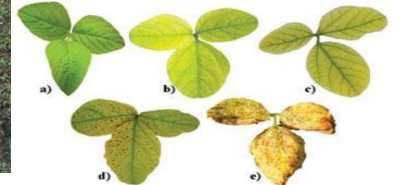
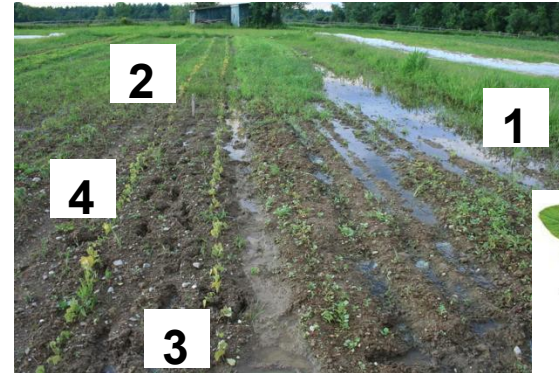
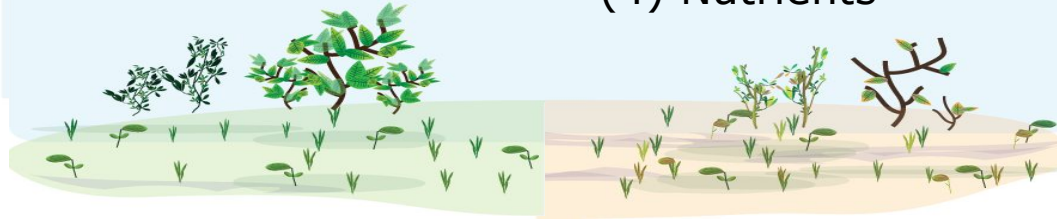
- Land history
- Saturation or drought
- pH range tolerance



What does (doesn't) grow and why?

Soil-Crops interaction

- Land history
 - Saturation or drought
 - pH range tolerance
- (1) Drainage
 - (2) Water availability
 - (3) Soil structure
 - (4) Nutrients



Testing your Soil- Soil Analysis Report (Farm 1)



Soil Analysis Report



Soils Laboratory
730 Warren Road
Ithaca, NY 14850
Ph: 800-344-2697
Fax: 607-257-1350
www.dairyone.com

Sample #: 70932570
Date Sampled:
Date 9/8/2011
Date Mailed: 9/14/2011

Crop, 3 Years Ago:
Crop, 2 Years Ago:
Crop, Last Year:
Plow Depth:
Manure: No

Component	Mehlich 3, ppm	Morgan, lbs/acre	Soil Test Levels				
			Very Low	Low	Medium	High	Very High
Phosphorus (P)	122.9	66.4	*****	*****	*****	*****	*****
Potassium (K)	242.2	128.7	*****	*****	*****	*****	*****
Calcium (Ca)	3,749.0	7,079.1	*****	*****	*****	*****	*****
Magnesium (Mg)	633.1	1,150.7	*****	*****	*****	*****	*****

pH	Buffer pH	Organic Matter, %
7.0	6.5	12.2

Other Nutrients, ppm									
Na	Al	S	Zn	Mn	Fe	Cu	B	Mo	
38.8	555.9		70.3			14.4	6.5		

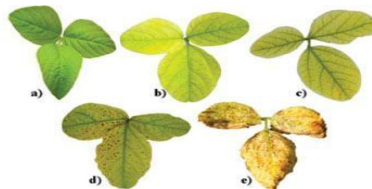
Macro
Micro

Slightly-Ac
Neutral



2 ppm

15 ppm



Testing your Soil- Soil Analysis Report (Farm 2)



Soils Laboratory
730 Warren Road
Ithaca NY 14850
Ph: 800-344-2697
Fax: 607-257-1350
www.dairyone.com

JOHN A FARMER
123 STREET
SOMEWHERE, VT 12345

Soil Analysis Report

Sample #: 3336930
Date Sampled:
Date Received: 2/17/2014
Date Mailed: 2/19/2014

Crop, 3 Years Ago:
Crop, 2 Years Ago:
Crop, Last Year: Corn-Silage
Plow Depth: 9 - 11 inches
Manure: Yes

Farm Name / Client:
Field / Location: 49
Soil Name:
Acres:
Statement ID: BACK FIELD



Farm 1 vs. Farm 2

Farm 1

Component	Mehlich 3, ppm	Morgan, lbs/acre	Soil Test Levels				
			Very Low	Low	Medium	High	Very High
Phosphorus (P)	122.9	66.4	*****	*****	*****	*****	*****
Potassium (K)	242.2	428.7	*****	*****	*****	*****	*****
Calcium (Ca)	3,749.0	7,079.1	*****	*****	*****	*****	*****
Magnesium (Mg)	633.1	1,150.7	*****	*****	*****	*****	*****

pH	Buffer pH	Organic Matter, %	CEC meq/100
7.0	6.5	12.2	24.9

Other Nutrients, ppm								
Na	Al	S	Zn	Mn	Fe	Cu	B	Mo
38.8	555.9		70.3			14.4	6.5	



Farm 2

Component	Mod Morgan, ppm	Soil Test Levels				
		Very Low	Low	Medium	High	Very High
Phosphorus (P)	12.2	*****	*****	*****	*****	*****
Potassium (K)	110.1	*****	*****	*****	*****	*****
Calcium (Ca)	1,099.6	*****	*****	*****	*****	*****
Magnesium (Mg)	121.6	*****	*****	*****	*****	*****

pH	Buffer pH	Organic Matter, %	CEC meq/100
6.9	6.5	3.1	7.2

Other Nutrients, ppm								
Na	Al	S	Zn	Mn	Fe	Cu	B	Mo
10.8	32.2	7.2	1.4	3.3	1.9	1.7	0.3	

