



FARMLAND ASESMENT CHECKLIST

What to look for in Farmland: a guide to help you examine site conditions and variables that can affect the viability of your farm operation.

This list is a **guide** and intended to help examine potential farm properties or leasing opportunities. Before visiting any property, carefully review each consideration. Identify particular aspects that will be vital for its operation and what could be deal breakers. During your site visit, confirm that you've covered the topic with the landowner/property manager and note any questions or comments to the right.

Trust your instincts! And assess the suitability of the property against your agricultural needs.

CONSIDERATION	COMMENTS/NOTES
The property: * APN or parcel number * Zoning restrictions (is agriculture or residence permitted?) * Conservation easements? * leasing all or part of the property? * property lines	
Access *Near the city? major roads? *Accessible by car and large equipment?	
Currently rented? / Relationships with current tenants?	
Storage or garage available?	
Is any equipment included?	
Infrastructure and improvements: clarify what is available as part of a lease or purchase and what will cost extra: *Barns *garage * Washing station * farmstand * fencing * greenhouses * food processing facilities *mobile livestock units * Irrigation infrastructure (well, pump) * cold storage, product storage facilities	
Land orientation: location and microclimates	

Water resources: *source? (Well or natural) *in the place?	
Utilities (energy/electricity)	
Property borders *neighboring farm practices	
Maintenance * Paths / routes of access routes * Equipment / infrastructure *perimeter	
Neighbors, community	
History plot / Records	
Soils	
Topography	
Vegetation	
Wireless / Internet reception	
Other considerations?:	

There's an app for that: prefer to use your smartphone? Use <https://qlm81.enketo.org/webform> - this is a survey that will help guide the conversation when conducting a site visit; it also contributes to a map of agricultural land in Santa Cruz, Monterey and San Benito (see maps here: <http://farmview.herokuapp.com/mapbook/>!).