

Oklahoma ACEP WRE GARC Methodology

Fair market Value:

Oklahoma will determine fair market value with individual USPAP appraisals due to the limited annual enrollment.

Historic Background of Easement Compensation Rates:

In recent years, Oklahoma has spent nearly \$15,000 annually to contract with an appraiser to do Area Wide Market Analysis and determine the fair market value. Due to a lack of allocated program funds, enrollment has declined to less than 10 per year. Therefore, the AWMA will not be used in FY15.

Geographic Area Rate Caps:

Oklahoma will use 80% of appraised fair market value as the GARC not to exceed \$1,500/ac. This is based on data sets previously obtained from WRP appraisals that indicate the WRP/WRE easement restricts sale and use of the enrolled lands so as to remove nearly all to the value except hunting leases and other non-commercial recreational value.

Intra-state Consistency:

Oklahoma versus Kansas cost – The irrigated cropland prices for Kansas are considerably higher than Oklahoma. Irrigated cropland has not been enrolled in Oklahoma.

The fair market value difference from Oklahoma to Missouri and Arkansas is due to the value of timber that is considered in MO and AR and not considered on typical lands approved for WRP/WRE in Oklahoma.

FY 2016 GARCs for Oklahoma ACEP-WRE

County	FY2016 Not to Exceed \$1,500 per acre	County	FY2016 Not to Exceed \$1,500 per acre
ADAIR	\$ 1,500.00	MAJOR	\$ 1,500.00
ALFALFA	\$ 1,500.00	MARSHALL	\$ 1,500.00
ATOKA	\$ 1,500.00	MAYES	\$ 1,500.00
BEAVER	\$ 1,500.00	MCCLAIN	\$ 1,500.00
BECKHAM	\$ 1,500.00	MCCURTAIN	\$ 1,500.00
BLAINE	\$ 1,500.00	MCINTOSH	\$ 1,500.00
BRYAN	\$ 1,500.00	MURRAY	\$ 1,500.00
CADDO	\$ 1,500.00	MUSKOGEE	\$ 1,500.00
CANADIAN	\$ 1,500.00	NOBLE	\$ 1,500.00
CARTER	\$ 1,500.00	NOWATA	\$ 1,500.00
CHEROKEE	\$ 1,500.00	OKFUSKEE	\$ 1,500.00
CHOCTAW	\$ 1,500.00	OKLAHOMA	\$ 1,500.00
CIMARRON	\$ 1,500.00	OKMULGEE	\$ 1,500.00
CLEVELAND	\$ 1,500.00	OSAGE	\$ 1,500.00
COAL	\$ 1,500.00	OTTAWA	\$ 1,500.00
COMANCHE	\$ 1,500.00	PAWNEE	\$ 1,500.00
COTTON	\$ 1,500.00	PAYNE	\$ 1,500.00
CRAIG	\$ 1,500.00	PITTSBURG	\$ 1,500.00
CREEK	\$ 1,500.00	PONTOTOC	\$ 1,500.00
CUSTER	\$ 1,500.00	POTTAWATOMIE	\$ 1,500.00
DELAWARE	\$ 1,500.00	PUSHMATAHA	\$ 1,500.00
DEWEY	\$ 1,500.00	ROGER MILLS	\$ 1,500.00
ELLIS	\$ 1,500.00	ROGERS	\$ 1,500.00
GARFIELD	\$ 1,500.00	SEMINOLE	\$ 1,500.00
GARVIN	\$ 1,500.00	SEQUOYAH	\$ 1,500.00
GRADY	\$ 1,500.00	STEPHENS	\$ 1,500.00
GRANT	\$ 1,500.00	TEXAS	\$ 1,500.00
GREER	\$ 1,500.00	TILLMAN	\$ 1,500.00
HARMON	\$ 1,500.00	TULSA	\$ 1,500.00
HARPER	\$ 1,500.00	WAGONER	\$ 1,500.00
HASKELL	\$ 1,500.00	WASHINGTON	\$ 1,500.00
HUGHES	\$ 1,500.00	WASHITA	\$ 1,500.00
JACKSON	\$ 1,500.00	WOODS	\$ 1,500.00
JEFFERSON	\$ 1,500.00	WOODWARD	\$ 1,500.00
JOHNSTON	\$ 1,500.00		
KAY	\$ 1,500.00		
KINGFISHER	\$ 1,500.00		
KIOWA	\$ 1,500.00		
LATIMER	\$ 1,500.00		
LE FLORE	\$ 1,500.00		
LINCOLN	\$ 1,500.00		
LOGAN	\$ 1,500.00		
LOVE	\$ 1,500.00		

State Technical Committee Reviewed	9/28/2015
Certified By State Conservationist	11/9/2015
Approved by EPD	12/11/2015



MAR 10 2015

SUBJECT: LTP – Agricultural Conservation Easement Program –
Wetland Reserve Easements (ACEP-WRE) -
FY 2015 Geographic Area Rate Cap (GARC)

TO: Robert Jones, State Conservationist, Alaska
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File Code: 300-11

The Easement Programs Division (EPD) reviewed your submission in response to fiscal year (FY) 2015 easement compensation guidance for the Agricultural Conservation Easement Program - Wetland Reserve Easements (ACEP-WRE) component distributed in National Bulletins 300-14-43 and 300-15-4. Your FY 2015 ACEP-WRE easement compensation methodology is approved.

Based on your submission, we understand your state will obtain individual Uniform Standards of Professional Appraisal Practice (USPAP) appraisals to determine fair market value (FMV) for the individual applications tentatively selected for funding. Your state will not be conducting an area wide market analysis (AWMA) to determine fair market value. The specific percentage limited by the not-to-exceed dollar value per acre provided in your submission are approved for use in FY 2015 and must be used to calculate the Geographic Area Rate Cap (GARC) amount for all individually appraised properties. The resultant GARC will be lower than the FMV to account for the rights purchased by the United States and those retained by the landowner. The ACEP-WRE easement compensation value for the individual enrollment must be lowest of the FMV determined by the USPAP appraisal, the applicable GARC, or, when applicable, the landowner offer. Under no circumstances will the easement compensation value exceed \$5,000 per acre.

States will not enter into new FY 2015 ACEP-WRE agreements for new enrollments until the ACEP interim final rule and policy manual are published. If you have any questions, please

Page 2

contact Randy Epperson, National Easement Specialist, at (202) 720-6168 or at randy.epperson@wdc.usda.gov.



Acty

KIM M. BERNS
Director
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cc:

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