



United States
Department of
Agriculture

National Institute
of Food and
Agriculture



Finding Land



Photo: American Farmland Trust

Acknowledgments

Farmland for the Next Generation is supported by a four-year Educational Enhancement grant from the USDA Beginning Farmer and Rancher Development Program.



Award# 2015-70017-23901

Thanks also for support from the Farm Credit Contributions program, an Educational Enhancement Team of national experts in farmland access, and the members of American Farmland Trust.

Acknowledgments

This teaching resource was adapted for ELL farmers by Katie Painter, in partnership with the Institute for Social and Economic Development (ISED Solutions).

This material is funded by USDA, Risk Management Agency, under award number RM18RMEPP522C018:

“Producing and Using Risk Management Educational Resources and Methods for Refugee Farmers.”

Part 1: Identifying a Location



Finding Land Overview

- Select a target location
- Know what you're looking for
- Find out about real estate or rental values
- Identify resources that might provide access to suitable land
- Develop a plan!

How to Choose a Target Location?

- Find out about agricultural and business conditions
- Does the community support agriculture?

Know the local regulations!

Boise City



Photo credit: Katie Painter, used with permission

Ada County



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How to Choose a Target Location?

- Personal and Business goals:
 - Do you want to be near family and friends?
 - City, town or rural area?
 - Near schools or other important places?

Things to know!

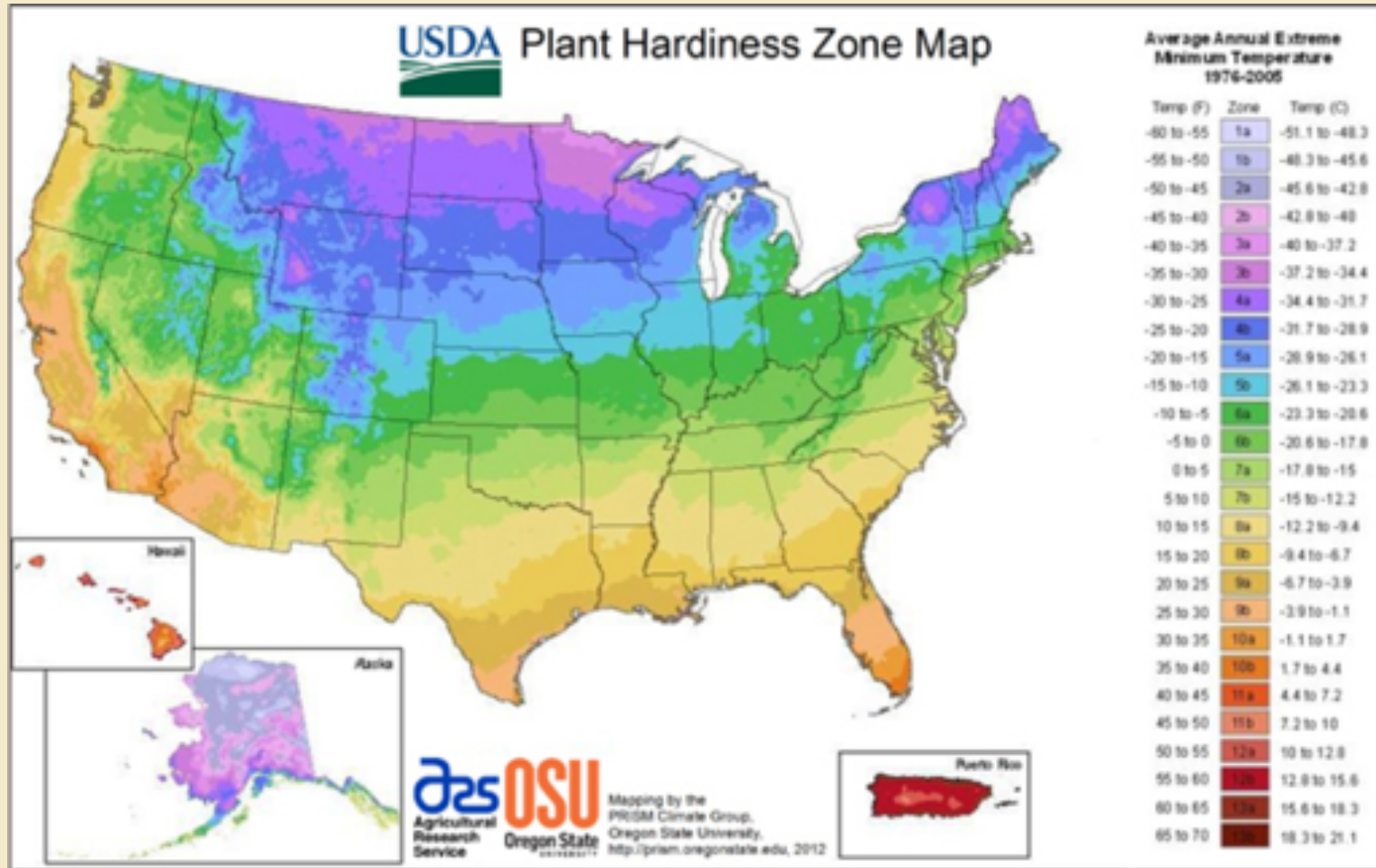
- Climate, growing season
- Water availability/rights
- Types of agriculture in the area
- Land values and rental rates

Things to know!

- Where are your markets?
- What's your transportation plan? Will you spend a lot of time driving?



Climate/Growing Conditions



What is a census?

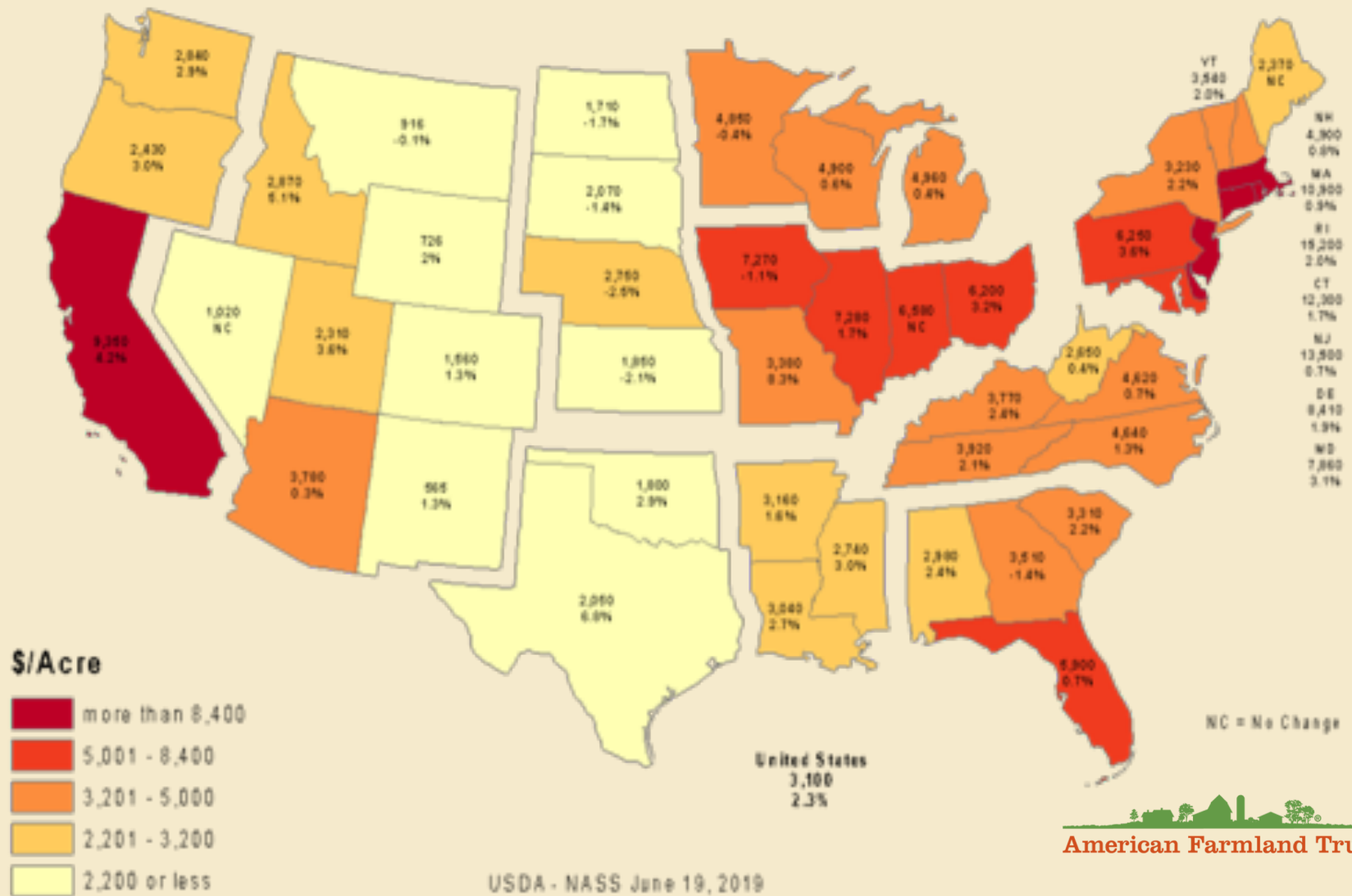
- The Census counts the number of people living in a place, usually every 10 years.
- The Census of Agriculture counts the number of farms, farmers, income and kinds of crops produced.

Idaho Census of Agriculture - 2017

- 1304 farms in Ada County
- 672 farms are between 1 and 9 acres.
- 692 farms sold \$2500 or less in farm products
- Average Ada County farm earns \$20,801

- Lots of other information can be found.

Websites can tell you about Land Prices



Part 2: Finding Land Strategies

How Can I Find Land to Rent or Buy?

- Word of mouth – Talk to people you know.
- Real estate agents
- Online resources like Craigslist or FarmLink programs
- Community networks
- For Rent signs
- Find land, identify the owner, and ask them.

Who owns land?

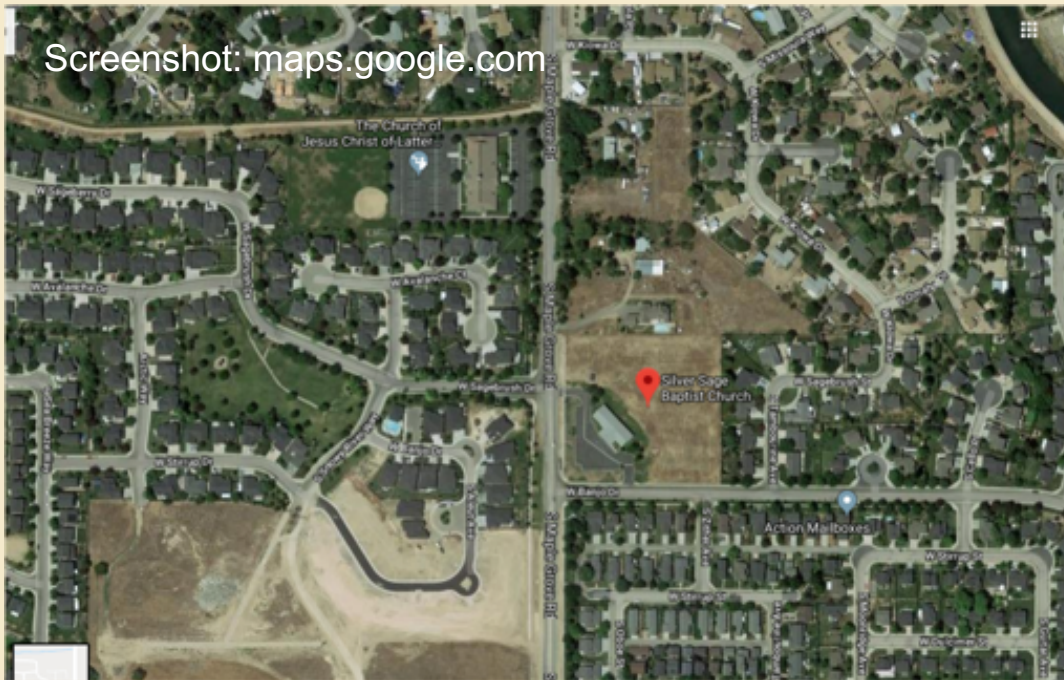
- Farmers and homeowners
- Cities, states and the federal government
- Institutions like churches and schools

Why do landowners lease their land?

- To earn money
- Help maintaining the property
- Tax savings
- To help farmers and support food production
- To care for the environment

How can I find land near me?

- Google maps can help you find plots of land near where you live. www.maps.google.com



I see some land I like. Who owns it?

- Go to the Ada County Assessor Website to find out: www.adacountyassessor.org

Ada County Assessor
Land Records/GIS

Screenshot: adacountyassessor.org


2019 Property Details for Parcel R1580360752

2019

[Back to Parcel Search](#) [Print View](#)

Details Valuation Tax Districts Taxes Characteristics Sketch

Parcel: R1580360752
Year: 2019
Parcel Status: Active in 2019
Primary Owner:
CITY OF BOISE (AIR TERMINAL)
Zone Code: A-1
Total Acres: 2.876
Tax Code Area: 01-6
Property Description:
PAR #0752 OF LOT 5 &
LOT 6 BLK 1
COUNTRY CLUB SUB 12
#0751-B



[View Interactive Map of this Parcel](#)

Address: 2918 S POND ST BOISE , ID 83705
Subdivision: COUNTRY CLUB SUB NO 12
Land Group Type: SUB
Township/Range/Section: 3N2E20

[Contact Us](#) | [Disclaimer](#)

Find land lease or sale ads online:

- www.boise.craigslist.com
- www.zillow.com
- www.realtor.com

reply prohibited ⁽¹⁾ Posted 5 days ago Screenshot: craigslist.com print


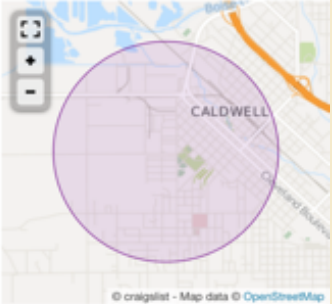


★ LAND FOR SALE 3.5 ACRES - \$275000 (Caldwell) 

Image 1 of 3



© craigslist - Map data © OpenStreetMap
MONTANA near USTICK
[\(google map\)](#)



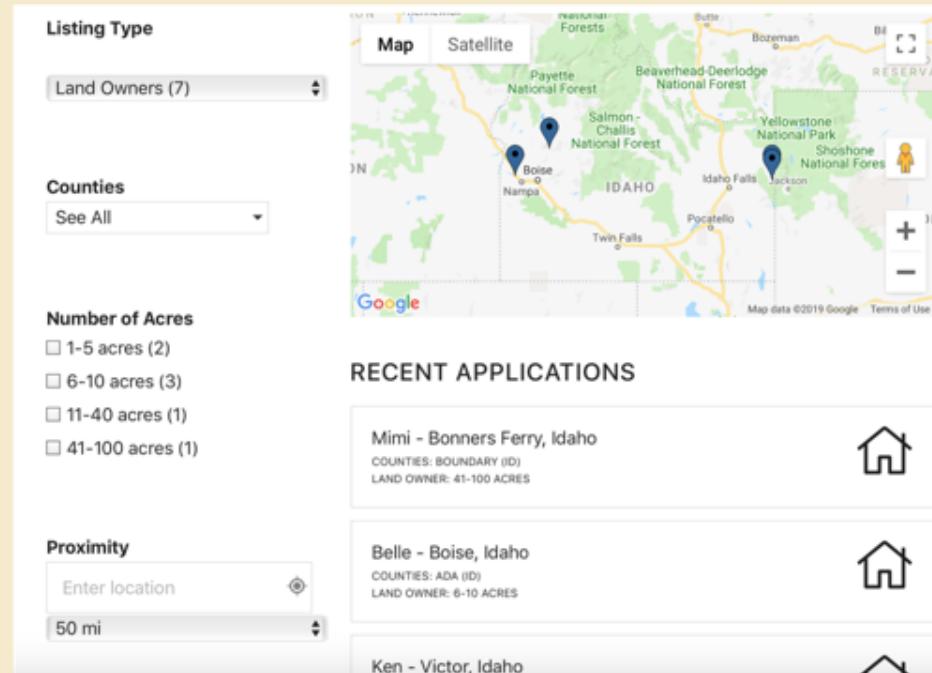
LOOKING TO BUILD A SUBDIVISION, DUPLEXES, NEW HOME OR HAVE HORSES!!

Approximately 3 1/2 acres of bare land – Montana & Ustick Area

City water & sewer hookups nearby (if wanting city services)
Centrally located – w/in 3 miles – new fitness center, YMCA, Grocery stores, gas stations, pharmacy, dentist, and freeway.

What is Farm Link?

- FarmLink or LandLink are websites where farmers and landowners can place ads and find each other.
- Find Idaho FarmLink at www.farmlink.ruralroots.org



The screenshot displays the FarmLink website interface. On the left, there are search filters: 'Listing Type' set to 'Land Owners (7)', 'Counties' set to 'See All', 'Number of Acres' with checkboxes for '1-5 acres (2)', '6-10 acres (3)', '11-40 acres (1)', and '41-100 acres (1)', and 'Proximity' set to '50 mi'. On the right, a map of Idaho shows several blue location pins. Below the map, the 'RECENT APPLICATIONS' section lists three entries: 'Mimi - Bonners Ferry, Idaho' (COUNTIES: BOUNDARY (ID), LAND OWNER: 41-100 ACRES), 'Belle - Boise, Idaho' (COUNTIES: ADA (ID), LAND OWNER: 6-10 ACRES), and 'Ken - Victor, Idaho'.

Screenshot: farmlink.ruralroots.org

Let's make a plan and find some land!



Photo: American Farmland Trust

Saving the Land that Sustains Us

