




Idaho Farm Link


Connecting Land Seekers with Land Owners in Idaho

**Your Small Farm
2018 Webinar Series**
October 30, 2018


University of Idaho Extension RURAL ROOTS CULTIVATING SUCCESS™ sustainable small farms education Your Small Farm 2018 Webinar



Webinar Tips




Close all other programs running on your computer



Check your sound – problems with clarity, speed, etc. switch to the phone

Call-in number provided in the welcome email
Mute computer sound when using phone



Type in questions for speakers (or for help with viewing & sound) into question box

Handouts are available to download on your computer

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Today's Presenters



Colette DePhelps
Community Food Systems
University of Idaho Extension



Marci Miller
Executive Director
Rural Roots, Inc.

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Today's Focus

Introduce **Idaho Farm Link** & how it works

Help you decide if you are ready to seek land or provide land

Share keys for making a successful Farm Link

- Land assessment
- Lease agreements
- Trust, personal connections

Resources available / next steps

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Poll #1

Who is in the audience?







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What are farm link programs?

Facilitation of farm land transfer

Retiring farmers -> beginning farmers

To limit the loss of farmland in production



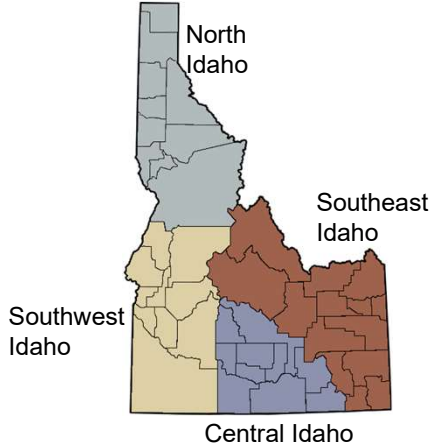







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Poll #2

Where are you located?



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How do Farm Link programs help?







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IDAHO FARM LINK
A Program of Cultivating Success™
sustainable small farms education

VIEW ALL LISTINGS CREATE A LISTING LOGIN

Idaho Farm Link is the place you can connect, whether you are a landowner or land seeker. If you want to farm and are looking for agricultural land to lease or buy or you are a landowner and would like to have your land used for agricultural production, this is the place to start.

Access to affordable farmland can be one of the main barriers for both beginning and growing farmers and it is our goal to be the matchmakers. Idaho Farm Link is designed to connect those seeking land with those who have land. If you need assistance or have questions if this program is right for you, you may email our program coordinators by clicking here.

CURRENT LISTING SEARCH RESULTS

Listing Type
See All

Map Satellite

www.cultivatingsuccess.org/farmlink

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Purpose of Idaho Farm Link

Help land seekers and land owners connect

- Beginning farmers find land
- Keep land in agriculture
- Farmland transfer

Land Seekers

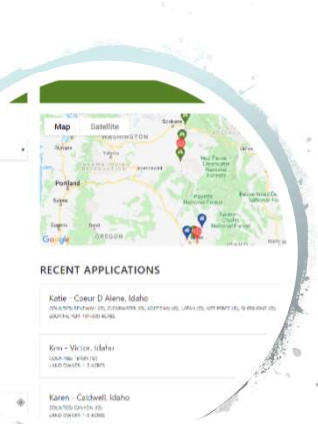
MICHAEL [View Profile](#)

📍 Current Location: Lewiston, Idaho
🏠 Seeking Land in the Following Counties: Blaine (ID), Camas (ID), Nez Perce (ID)
📏 Seeking Land Size: 1-5 acres, 6-10 acres, 11-40 acres

Land Owners

KAREN [View Profile](#)

📍 Caldwell, Idaho
🏠 Counties: Canyon (ID)
📏 Land Size: 1-5 acres
🌱 Acres suitable for agricultural production: 2
📋 Current Use:
• Large Animal (eg cattle or sheep)
• Vegetable
• Fruit/Orchard



History of Idaho Farm Link

- 1997-1998 University of Idaho and Rural Roots collaborate to offer small farm programs
- 2000 UI/RR/WSU established Cultivating Success™
- Participants continually identified access to farmland as one of the top three barriers for success of beginning farmers
- Multiple inquiries about finding, leasing & selling land
- 2015 received USDA grant to develop Idaho Farm Link

RECENT APPLICATIONS

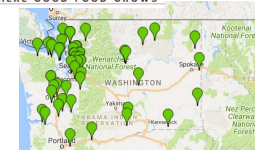
Katie - Coeur D'Alene, Idaho
📏 10-15 acres
📍 10-15 acres

Kim - Victor, Idaho
📏 10-15 acres
📍 10-15 acres

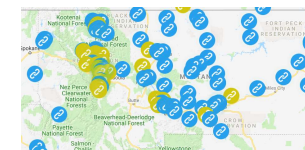
Karen - Caldwell, Idaho
📏 10-15 acres
📍 10-15 acres

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Neighboring Farm Link Programs



<http://farmlink.tilthalliance.org/available-farmland/map>



<https://www.farmlinkmontana.org/>

Neighboring Farm Link Programs





Oregon Farm Link has made 70+ land matches since 2009




[Yard Use Agreement pdf](#)
[Land Share Agreement - Urban Farm Collective, Portland, Oregon pdf](#)
<http://farmmyyard.org/>
<http://oregonfarmlink.org/>





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Questions about Idaho Farm Link?

Let's take a walk through the process...



[Idaho Farm Link Website](#)







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Poll #3

How ready are you to seek or provide land?







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Are you ready to be a Land Seeker?



- ✓ Are you currently farming? What is your timeline to begin farming?
- ✓ Do you need more land to continue farming the way you have been or do you need more land to expand your current operation?
- ✓ Have you written a business plan?
- ✓ Have you determined if leasing or buying is feasible?
- ✓ Do you feel ready to move your farm?
- ✓ Is your need to have more land immediate or long-term vision?
- ✓ What are the specific needs you have for your farm?
- ✓ Do you need infrastructure? Water? Fencing? To live on-site?
- ✓ Do you know how to assess land that you are seeking?



There are **SO MANY** questions to ask yourself as you begin seeking land. What are some questions you think you should ask?



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Are you a ready to be a Land Provider?



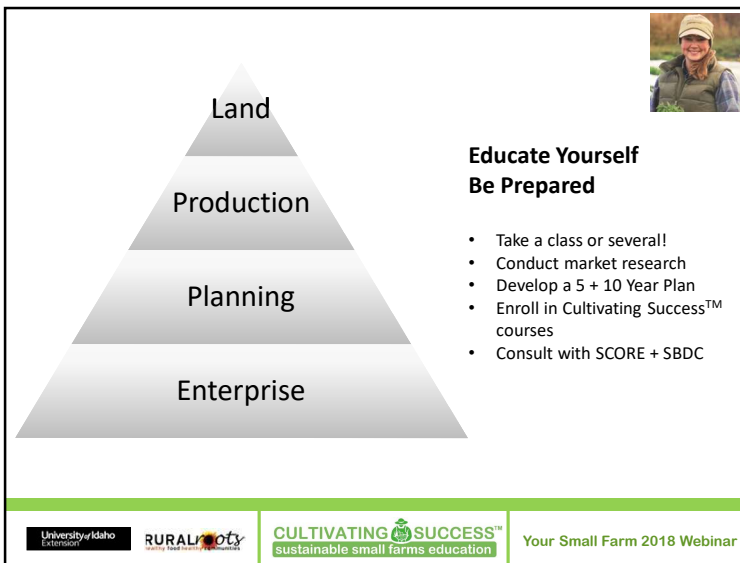
- ✓ Do you have land to lease or sell?
- ✓ What is your long-term vision for your land?
- ✓ What are the current uses of the land you have?
- ✓ How much land are you willing to lease or sell?
- ✓ Do you have specific enterprises you are willing to allow?
- ✓ What kind of arrangement are you willing to consider? (Lease, sell, crop share, alternative payment, partnership)
- ✓ Is water readily accessible?
- ✓ Are there other infrastructure pieces available? (Barn, shed, fencing, tractor, hoop house/greenhouse, milking equipment)
- ✓ Is there on-site housing available?
- ✓ Are you willing to mentor or advise?



What are some questions you think you might ask?



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How do I assess land for my enterprise?

Watch
www.cultivatingsuccess.org
 for upcoming
 Land Assessment
 workshops and resources



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A Few Words about Leases

Handout:
A Lease Agreement Guide for Landowners and Farmers

- Verbal agreement
- Letter of agreement
- Lease agreement

Do your homework
Be clear about what you need / expect

Writing it down will help avoid misunderstandings and save both \$\$ and heart ache and

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Idaho Farm Link is not...

- A fully vetted listing of land seekers or land owners
- The only way to find farmland
- Watch our Land Access webinar recording for more information on finding farmland
- <http://www.cultivatinguccess.org/2018webinarseries>




Long List of Things to include in a Good Lease

- Description of Leased Property
- Term, Rent, Use
- Maintenance, repairs, alterations
- Indemnification and liability insurance
- Taxes and assessments
- Initial condition of premises
- Assignment or subletting
- Compliance with the law
- Default by tenant
- Dispute resolution
- Visitors
- Overnight guests
- Living arrangements
- Animals – pets, livestock

May need to engage the services of a professional – e.g. attorney

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Idaho Farm Link is a Place to Connect

Visibility

- Learn what land is available
- Find people who might lease/buy your land

Resource Support

- Central place for listing
- Facilitate introductions
- Educational resources
- Find technical assistance

Networking through

- Cultivating Success™
- UI Extension programs
- Rural Roots events

Resources

Agrarian Trust:
<https://agrariantrust.org/resources/accessing-land/>

National Young Farmers Coalition:
<http://www.youngfarmers.org/policy/landaccess/>

Land For Good:
<http://landforgood.org/resources/toolbox/leasing/>

American Farmland Trust:
<http://www.farmlandinfo.org/accesstoland>

USDA New Farmers Program:
<https://newfarmers.usda.gov/new-generation-land>

University of Idaho Extension County Offices
<https://www.uidaho.edu/extension>

Rural Roots
<https://ruralroots.org>

USDA Farm Services local office
<https://www.fsa.usda.gov/>

Local or Regional Land Trust



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Questions about Idaho Farm Link?

[HOME](#) | [ABOUT US](#) | [PROGRAMS](#) | [FARMER MENTOR](#) | [RESOURCES](#) | [CONTACT US](#)

Increasing the number and success of small farmers and ranchers in Idaho.

The vision of the Cultivating Success™ program is to increase producer and consumer understanding, value, and support of sustainable local farming systems in Idaho through educational and experiential opportunities. Partners in this program strive to create strong communities with infrastructures that provide the resources and skills needed to produce local and sustainable food and agricultural products for the residents of the Inland Northwest.

Featured Programs
Autumn 2018

[Webinar Series](#)

[Idaho Farm Link](#)

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Your Small Farm 2018 Webinar Series

Pick and choose from our webinar series!

Your small farm is always growing and changing and the Cultivating Success™ team wants to help you succeed along the way. We are offering a free, lunchtime webinar series to help you learn new skills and build upon old ones. Webinars are offered via a video conferencing platform that you can access from your personal computer or phone (computer access will be preferable in order to view content and live demos). To register for a live webinar or to watch one that is recorded, click on the link to each webinar. All webinars are recorded and linked on our website within one week of its live event for you to view at your leisure.

Idaho Farm Link
 Marci Miller, Rural Roots, and Colette DePheles, University of Idaho Extension
 Scheduled for Tuesday, October 30, 2018 @ 11 am PST / Noon MST
[Click here for more information and to register!](#)

Direct Marketing
 Jennifer Werlin, University of Idaho Extension
 Scheduled for Monday, November 12, 2018 @ 11 am PST / Noon MST
[Click here for more information and to register!](#)

Recorded webinars:

Land Access
 Colette DePheles, Community Food Systems Area Educator, University of Idaho Extension, Northern District
 and Marci Miller, Executive Director of Rural Roots, Inc.
 Recorded on Monday, February 12, 2018.
[Watch the Recorded Webinar](#)

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Please take our post-webinar survey!

Marci Miller

Executive Director, Rural Roots
director@ruralroots.org
208.301.4538



Colette DePhelps

Community Food Systems
University of Idaho Extension
cdepheps@uidaho.edu
208.885.4003



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