

Farmland Appraisal Prep - Quick Checklist

1. Ownership & Legal Documents 📄

- ☐ Deed or title showing legal ownership and parcel details
- ☐ Recent property survey (if available)
- ☐ FSA maps & farm number (if you have one)
- ☐ Zoning classification and any rezoning applications
- ☐ Easement documents (utility, access, conservation)
- ☐ Water rights or irrigation permits

2. Land Use & Soil Information 🚜

- ☐ NRCS soil maps and productivity ratings (PI, CSR2, etc.)
- ☐ Drainage maps (tile systems, ditches, pumps)
- ☐ Floodplain maps (if applicable)
- ☐ Cropping history (last 3–5 years)
- ☐ Conservation plans (cover crops, no-till, etc.)

3. Income & Financial Records 💰

- ☐ Current or recent farm leases (cash rent or crop-share agreements)
- ☐ Rental income statements from past 3 years
- ☐ Hunting or recreational lease agreements (if applicable)
- ☐ Government program contracts (CRP, EQIP, etc.) and payment records

4. Improvements & Infrastructure 🏗️

- ☐ List of buildings (barns, grain bins, sheds) with sizes, capacities, and condition
- ☐ Fence map or description (type, location, condition)
- ☐ Well and irrigation system details (depth, pump size, capacity)
- ☐ Grain storage capacity (bushels, year built)
- ☐ Internal roads or lanes (length, material, condition)

5. Maintenance & Condition 🔧

- ☐ Notes on recent repairs or upgrades (drainage, fences, buildings)
- ☐ Pest or disease management history
- ☐ Weed control records

6. Location & Access Info 🗺️

- ☐ Directions to the property and best access points
- ☐ Distance to nearest grain elevator, co-op, or processor
- ☐ Notes on future development potential (rezoning trends, nearby projects)

7. Extras That Add Value ✨

- ☐ Aerial photos or drone shots of the property
- ☐ Hunting/recreation potential details (timber, ponds, wildlife)
- ☐ Unique features (historical sites, scenic views, rare soil types)