



May 2007

# ELY FSA Office News

## Ely – FSA - USDA

### Ely FSA Office

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[www.fsa.usda.gov/nv](http://www.fsa.usda.gov/nv)

### Hours

Monday - Friday  
7:30 a.m. - 4:30 p.m.

### County Committee

Gordon Eldridge Chairman  
Max Reid, Jr. Vice Chair  
Cleo K Connell Member  
Annette George Advisor

### Staff

Tyler Seal, CED Ext 100  
Vi Braden, PT Ext 101  
Cathy Yardley, FLO  
(775) 738-6445 Ext 106

### NRCS Staff

Tim Stack, DC Ext 105  
Clint Anderson, RMS Ext 106

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## Lease Agreements

Recently there has been increased interest in flexible or combination leases. These rental provisions are developed to protect landlords and tenants, and to make sure payment limitation rules apply.

The key factor is whether the landlord shares in the production risk of the crop. Cash leases have a guaranteed amount, certain cash payment or a fixed quantity of a crop. Leases which are based on a share of the crop or proceeds are considered share leases and must be reported as such by the producer when signing up for DCP payments.

If the lease bases the rent on the amount of crop produced or the income derived from that crop (whether or not the crop is actually grown), or any combination of the two, it is a share lease and the landlord must receive a share of the DCP contract payment. This is because the landlord now shares the risk in the crop. The more bushels produced or the higher price received for that crop creates a higher rent.

Signup for 2007 DCP continues at all county FSA offices and will be available through August 3<sup>rd</sup>, 2007. For more information on flexible and combination leases contact the FSA office.

## Reporting Crop Acreage

Remember to file your annual acreage reporting with FSA. Filing an accurate and timely report for all crops and land uses, including failed acreage, can help prevent loss of benefits for a variety of Farm Service Agency programs. All cropland on the farm must be reported to receive benefits from the Direct and Counter-cyclical Program, Marketing Assistance Loans and Loan Deficiency Payments.

Conservation Reserve Program acreage must be reported to receive annual rental payments. And, crop acreage for Non-insured Crop Disaster Assistance Program (NAP) must also be reported.

Crop reports, form FSA-578, Report of Acreage, must account for all cropland on a farm, whether idle or planted. Producers are required to file reports by June 15<sup>th</sup> for Small Grains and July 15<sup>th</sup> for all other crops. If you are interested in purchasing NAP coverage for 2007, remember that NAP insurance must be purchased by **October 31<sup>st</sup>** for **forage** and **December 1<sup>st</sup>** for **grazing**.

### Failed Acreage:

Reports of failed acreage must be filed before disposition of the crop, and producers must be able to establish to the satisfaction of the county committee that the crop failed and was prevented from being replanted through the normal planting period because of natural disaster conditions.

## Farm Loan Programs

The Farm Service Agency offers loans for farmers and ranchers to purchase farmland and finance agricultural operations. FSA loan programs are designed to help producers who are temporarily unable to obtain private or commercial credit. In many cases, applicants are beginning farmers who have insufficient net worth to qualify for financing through a commercial lender. In other instances, borrowers might have suffered setbacks from natural disasters or might be persons with limited resources.

Farm ownership loans or farm operating loans may be obtained up to \$200,000. Guaranteed loans can reach a maximum indebtedness of \$899,000.



Emergency loans are always direct loans for farmers who have suffered physical or production losses in disaster areas designated by a Presidential or Secretarial disaster declaration.

Rural Youth Loans, Loans to Beginning Farmers and loans for socially disadvantaged applicants are also available through FSA.

For loan eligibility information, or more general information on our different loan programs, contact the county office staff for an appointment with a farm loan officer or visit our website: [www.fsa.usda.gov](http://www.fsa.usda.gov).

## 2007 COC Election Information

One of FSA's responsibilities is to hold County Committee elections in an open manner that ensures accountability. County FSA Offices will provide local organizations representing socially disadvantaged groups with detailed information about the COC election process. FSA is reaching out to agricultural communities to get equitable representation on their county committees.

Groups representing socially disadvantaged farmers and ranchers, will be actively solicited for COC election candidates, and encouraged to fill out a nomination form (**FSA-669A**). Under represented farmers and ranchers are encouraged to step up and participate in their county's COC election process. Producers will notice posters and announcements displayed in businesses, churches, and other public places. COC election fact sheets can be found online at <http://www.fsa.usda.gov/FSA> under the News and Events tab on the FSA homepage.

## Measurement Service

Farmers who would like a guarantee on their crop plantings and land use acreages can make it official by using the FSA measurement service. Producers must file a request with the county office staff and pay the cost of a field visit to have services completed on the farm.

Measurement service guarantees compliance with a program, if the planting is limited to the measured area. Incorrect acreage self-certification can result in reduced program

payments, penalty, or loss of eligibility.

## NRCS News

NRCS is announcing the signup for the 2008 Farm Bill Programs until June 29, 2007. This is a good opportunity to take care of those conservation needs that have been on your list but haven't been able to get done or financed. Eligible practices include irrigation water conveyance pipeline, irrigation systems such as center pivots, fencing, pipeline and troughs, wildlife habitat enhancement and much more. These practices can be cost-shared from 50 - 75 percent. As an added value, the NRCS will provide free engineering and technical advice together with a complete conservation plan.

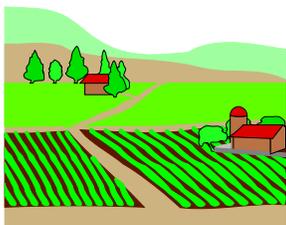
In other news from NRCS, the Snow Pack as of April 1 was bleak and came in at 52 percent of normal. These results project into May as having well below normal stream flow which may be as low as 44 percent in some areas. Late April and early May precipitation provided some optimism for range conditions.

## GIS

The Farm Service Agency uses a Geographic Information System (GIS), a computer-based tool for capturing, storing, mapping and analyzing geographic farm data. FSA uses GIS to replace the old manual system of hard copy maps and aerial photographs. This digital technology is faster and more accurate than the old way, and saves taxpayers money over the long term.

Here's how GIS works. Up-to-date aerial photographs of the entire county are scanned so they can be stored in the computer. The photos become the base layer of the GIS. Technicians examine the photos and identify individual farms. They then outline each farm field, creating another layer of data called the Common Land Unit (CLU).

The software stores the shape of the field as a "polygon," and ties it to a specific location using latitude and longitude. The software can then automatically calculate the size of each field. The CLU layer will be connected to a database that contains information about the cropping history for each particular field.





GIS gives us the tools to provide quicker, more accurate information to producers and reduce the amount of time the producer must spend in the FSA office. As an added bonus, producers can review their farm's GIS files online from the comfort of their homes.

## Outreach Program

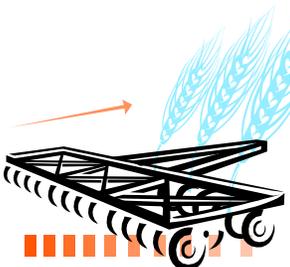
The Farm Service Agency makes direct and guaranteed loans to socially disadvantaged applicants, enabling them to buy and operate family-size farms and ranches. Funds are reserved each year specifically for these loans, but regular loan funds can also be used. Direct loans may be made to qualified applicants by FSA for both farm operating and farm ownership purposes. Guaranteed farm loans also may be made for ownership or operating purposes, and may be made by any lending institution subject to Federal or state supervision (banks, savings and loans, and units of the Farm Credit System) and guaranteed by FSA. Some state governments also operate farm loan programs that are eligible for FSA guarantees. FSA typically guarantees 90 or 95 percent of a loan against any loss that might be incurred if the loan fails.



Persons who are primarily and directly engaged in farming and ranching on family-size operations may apply. A family-size farm is one that a family can operate and manage itself.

Socially disadvantaged loan applicants do not receive automatic approval. In addition to being members of a socially disadvantaged group, individual applicants under this program must meet all requirements for FSA's regular farm loan program assistance, including:

- Have a satisfactory history of meeting credit obligations.
- Have sufficient education; training, or at least one-year's experience in managing or operating a farm or ranch within the last five years for a direct operating loan, or, for a direct farm ownership loan, have participated in the business operation of a farm or ranch for three years;
- Be a citizen of the United States (or a legal resident alien), including Puerto



Rico, the U.S. Virgin Islands, Guam, American Samoa, and certain former Pacific Island Trust Territories;

- Be unable to obtain credit elsewhere at reasonable rates and terms to meet actual needs; and
- Possess legal capacity to incur loan obligations.

A socially disadvantaged person is one of a group whose members have been subjected to racial, ethnic, or gender prejudice because of his or her identity as members of the group without regard to his or her individual qualities. For purposes of this program, socially disadvantaged groups are women, African Americans, American Indians, Alaskan Natives, Hispanics, Asian Americans and Pacific Islanders.

Contact the FSA County Office Farm Loan Program staff for more details about this program, and other financial options.

## COC Nominations Open

The County Office staff is accepting nominations for candidates to serve on the Southeast Nevada Area FSA Committee. Nominees are needed for [LAA 1](#), [LAA 3](#) and [LAA 4](#). The nomination period closes [Wednesday, August 1<sup>st</sup>](#).

Selected Interest Rates	
90-Day Treasury Bill	5.125%
Farm Operating - Direct	5.000%
Farm Ownership - Direct	5.250%
Limited Resource	5.000%
Farm Ownership - Direct Down Payment, Beginning Farmer or Rancher	4.000%
Emergency	3.750%
Farm Storage Facility	4.625%
Commodity Loans 1996-Present	5.875%

**THOUGHT FOR TODAY:** Abraham Lincoln once said, "Character is like a tree and reputation like its shadow. The shadow is what we think of it; the tree is the real thing."

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Dates to Remember	
05-28-07	Memorial Day – Office Closed
06-15-07	Acreage Report Deadline – Small Grains
07-04-07	Independence Day – Office Closed
07-15-07	Acreage Report Deadline – All Other Crops
07-15-07	Deadline to Submit 2006 Production Information
10-31-07	Deadline –purchase NAP for forage
12-01-07	Deadline –purchase NAP for grazing
Continues	Farm Storage Facility Loans

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