



FACT SHEET

UNITED STATES DEPARTMENT OF AGRICULTURE
FARM SERVICE AGENCY

October 2011

Farm Loan Information Chart

The following chart summarizes FSA farm loan information, effective Oct. 1, 2011. Additional details are available at local FSA offices or on FSA's website: www.fsa.usda.gov .			
Program	Maximum Loan Amount	Rates and Terms	Use of Proceeds
Direct Farm Ownership (FO)	\$300,000	<ul style="list-style-type: none"> - Up to 40 years - Rates based on Agency borrowing costs - Temporary limited resource interest rates are available for those unable to repay at regular rates - Interest rate 5% if 50% of loan amount provided by other lender 	<ul style="list-style-type: none"> - Purchase farm - Construct buildings or other improvements - Soil and water conservation - Pay Closing Costs
Downpayment Program	The least of: <ul style="list-style-type: none"> - 45% of the purchase price, - 45% of the appraised value, - \$225,000 	<ul style="list-style-type: none"> - Term: 20 years - Interest rate: Direct FO rate less 4% with a floor of 1.5% - Down payment: 5% 	Purchase farm
Direct Operating (OL)	\$300,000	<ul style="list-style-type: none"> - From 1 to 7 years - Rates based on Agency borrowing cost - Temporary limited resource interest rate is available for those unable to repay at regular rate 	<ul style="list-style-type: none"> - Purchase livestock, poultry, equipment, feed, seed, farm chemicals and supplies - Soil and water conservation - Refinancing indebtedness with certain limitations
Direct Emergency	100% actual or physical losses \$500,000 maximum program indebtedness	<ul style="list-style-type: none"> - From 1 to 7 years for non-real estate purposes - Up to 40 years for physical losses on real estate - Interest rate: 3.75% 	<ul style="list-style-type: none"> - Restore or replace essential property - Pay all or part of production costs associated with the disaster year - Pay essential family living expenses - Reorganize the farming operation - Refinancing indebtedness with certain limitations
Guaranteed Operating	\$1,214,000 (Amount adjusted annually for inflation)	<ul style="list-style-type: none"> - From 1 to 7 years - Rates not to exceed the rate charged to lenders' average agricultural loan customers - Interest rate reduction of 4% available for those unable to repay at regular rates (with certain limitations) - Loan guarantee fee is 1.5% 	- Same as Direct OL except loan may be used to refinance debts
Guaranteed Farm Ownership	\$1,214,000 (Amount adjusted annually for inflation)	<ul style="list-style-type: none"> - Up to 40 years - Rates not to exceed the rate charged to lenders' average agricultural loan customers - Loan guarantee fee is 1.5% 	- Same as Direct FO except loan may be used to refinance debts
Guaranteed Conservation Loan (CL)	\$1,214,000 (amount adjusted annually for inflation)	<ul style="list-style-type: none"> - Rates: determined by the Lender - Term: not to exceed 20 years, or shorter period, based on the life of the security - Loan guarantee fee is 1.5% 	<ul style="list-style-type: none"> - Implement any conservation practice in an NRCS-approved conservation plan - May be used to refinance debts related to implementing an NRCS-approved conservation plan

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