



Lyon/Chase County Farm Service Agency

January 18, 2011

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Emporia, KS 66801

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Hours

Monday - Friday
8:00 a.m. - 4:30 p.m.

Office Staff

Alan Schamberger,
County Executive Director
Jane M. Armitage,
Farm Loan Manager
Kurt Schweinler,
Farm Loan Officer

Program Technicians:

Joan E. Phillips-Fowler
Diana L. Rohde
Carol Cahoone
Karen Monroe
Jane Dicke
Ava J. Zumbrunn
Marissa Kepley
Sharon Cozart, Part-time

County Committee

Francis Scheve, Chairperson
John Soyez, Vice Chairperson
Philip Kirk, Member
Marian (Mary) Jones, Member
John Hertlein, Member

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SURE

Signup for the SURE Program for 2009 crop losses began January 10, 2011 and ends on July 29, 2011.

SURE is a program available to eligible producers on farms in counties with Secretarial disaster declarations, including contiguous counties, that have incurred crop production or quality losses, or both, on all crops grown by a producer, of 10% or more. Farms in Non-Contiguous counties must meet production loss due to disaster related conditions of at least 50% of normal production to be eligible.

COC ELECTION

The Lyon/Chase COC held their COC election on December 9, 2010 @ 9:00 a.m. Marian Jones LAA 4 and Francis Scheve LAA 3 were re-elected to three year terms. LAA 4 represents the Eastern half of Chase County and LAA 3 represents the Southern third of Lyon County.

The COC set their regular monthly meeting as the first Tuesday of each month at 9:00 a.m.

PRESCRIBED BURNING WORKSHOP

There will be a prescribed burning workshop on January 25, 2011 from 3:30 p.m. to 8:30 p.m. at the Anderson building on the Lyon County Fairgrounds. Topics to be covered include: notification, regulations, permits, weather, contractors, equipment, hazards, fire breaks, planning and conducting a burn. There will be speakers from K-State Research and Extension, Kansas Department of Wildlife and Parks, National Weather Service, Kansas Forest Service, NRCS and FSA. RSVP to the Lyon County Extension Office (620-341-3220) by January 21. The cost is \$10 to cover materials and meal, payable at the door.

Later workshops are scheduled for January 28 in Council Grove and March 2 in Cassoday.

CRP

CRP Signup 39 was completed in December of 2010. Lyon/Chase had 67 contracts approved for a total of 2,390 acres. There are preparations at the national level for another CRP signup with dates to be announced soon.

LIP

January 1 marks the start of a new year for the Livestock Indemnity Program (LIP). Veterinary certification of deaths is the most reliable method but also available is a paid for measurement service by FSA or third party certification. Notice of death must be reported within 30 days.

LIP provides monetary assistance to eligible livestock owners for deaths in excess of normal mortality as a direct result of an eligible adverse weather event including extreme cold, blizzard, floods, extreme heat and lightning.

The 2010 LIP year needs to have all documents submitted by January 31 to complete any requests for the 2010 program year.

GENERAL FARM LOAN PROGRAMS

FSA 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 as direct loans for a maximum of up to \$300,000. Guaranteed loans can reach a maximum indebtedness of \$1,119,000.

Farm Operating Loans can be used to pay for annual operating expenses, equipment and livestock purchases.

Farm Ownership loans can be used to purchase or enlarge a farm or ranch, or construct essential farm buildings and improvements.

GENERAL ELIGIBILITY REQUIREMENTS FOR FSA FARM LOANS:

- U.S. Citizen
- Legal capacity to incur the loan obligation
- Unable to obtain sufficient credit elsewhere
- Not delinquent on a federal debt
- Not have had a previous loan which resulted in a loss to the Agency (with certain exceptions)
- Satisfactory credit history
- No disqualification from Crop Insurance violations
- No conviction for controlled substance
- Demonstrate Management, Education, On-the-Job Training or Farming Experience

DOWN PAYMENT PROGRAMS

FSA has a special loan program to assist socially disadvantaged and beginning farmers in purchasing a farm. Retiring farmers may use this program to transfer their land to future generations.

(continued)

To qualify:

- The applicant must make a cash down payment of at least 5 percent of the purchase price.
- The maximum loan amount does not exceed 45 percent of the least of (a) the purchase price of the farm or ranch to be acquired; (b) the appraised value of the farm or ranch to be acquired; or (c) \$500,000 (Note: This results in a maximum loan amount of \$225,000).
- The term of the loan is 20 years. The interest rate is 4 percent below the direct Farm Ownership loan rate, but not lower than 1.5 percent.
- The remaining balance may be obtained from a commercial lender or private party. FSA can provide up to a 95 percent guarantee if financing is obtained from a commercial lender. Participating lenders do not have to pay a guarantee fee.
- Financing from participating lenders must have an amortization period of at least 30 years and cannot have a balloon payment due within the first 20 years of the loan.

JOINT FINANCING PROGRAM

Eligible farmers and ranchers may choose to participate in a joint financing arrangement. With this arrangement, FSA lends up to 50 percent of the amount financed for the purchase of a farm or ranch, and another lender provides 50 percent or more. The interest rates can be obtained from your local FSA office and the term of the loan will not exceed 40 years or the useful life of the security.

Stop by the county office for help preparing and processing the application forms. The FSA staff can help you with questions you may have about a particular program.

FOREIGN BUYERS NOTIFICATION

The Agricultural Foreign Investment Disclosure Act (AFIDA) requires all foreign owners of U.S. agricultural land to report their holdings to the Secretary of Agriculture. Foreign persons who have purchased or sold agricultural land in the county are required to report the transaction to FSA within 90 days of the closing. Failure to submit the AFIDA form could result in civil penalties of up to 25 percent of the fair market value of the property. County government offices, realtors, attorneys and others involved in real estate transactions are reminded to notify foreign investors of these reporting requirements.

REMINDERS

- We are making appointments to report wheat acres and sign up in the 2011 DCP program. Advance payments may be requested when you sign up.
- Be sure to keep us updated of any changes in your farming operation including address change, sale or purchase of land, change in operators or shares.
- Producers receiving payments must complete form CCC-927, Consent to Disclosure of Tax Information-Individual and/or form CCC-928, Consent to Disclosure of Tax Information-Legal Entity. Submit the original of the completed form. **DO NOT** submit this form to the USDA Service Center. Be sure to sign and send to the IRS within 120 days of signing. Incomplete forms will be returned.
- All FSA payments should be electronically transferred into your bank account. In order to make timely payments, you need to notify the office if you close your account or if your bank is purchased by another financial institution. Payments can be delayed if we are not aware of changes to account and routing numbers.
- For those who find it difficult to visit the county office personally because of work schedules, distance, health, etc., FSA has a power of attorney form available that enables you to designate another person to conduct your business at the office. If you are interested, please contact our office or any Farm Service Agency office near you for more information.
- Special accommodations will be made upon request for individuals with disabilities, vision impairment or hearing impairment. If accommodations are required, individuals should contact the county FSA office directly or by phone.
- Before an annual rental payment can be issued, participants must certify to contract compliance using the FSA-578, Report of Acreage, or CCC-817U, Certification of Compliance for CRP.

Dates to Remember	
January 25	Burning Workshop Emporia
January 28	Burning Workshop Council Grove
January 31	Final date to furnish 2010 LIP data
Feb. 1-28	Sorghum Referendum
March 2	Burning Workshop Cassoday
May 31	Final date to certify Wheat, Oats & Rye
June 1	DCP Signup ends
July 29	Final date to apply for SURE