



November 2006

Platte County News

Platte County USDA

Service Center

Platte County FSA

P.O. Box 1220
Platte City, Mo. 64079
816-431-2101(phone)
816-431-2091 (fax)

Hours

Monday - Friday
7:45 a.m. - 4:30 p.m.

County Committee

Diana Blankenship
Gordon Baker
Brian Fulk

County Committee Meetings

Third Thursday of
Each Month
1:00 P.M.

Staff

Don Boyer
Susan Cogan
Michelle Comer

Staff Meetings

7:30 Every Tuesday

Your Rights

Everyone has the right to **Appeal** any adverse determination that this office makes affecting your participation in any of our programs.

County Committee Election

Ballots for this year's county committee election were mailed to eligible voters on November 3, 2006. Voters must complete their ballot and return to the Farm Service Agency county office by the close of business on December 4, 2006. If mailed, ballots must be postmarked by mid-night December 4, 2006.

This year's election is being conducted for Local Administrative Area 1. Local Administrative Area 1 is made up of Carroll, Waldron, Lee, May and Pettis Townships. Only producers who own land or operate in those townships should have received a ballot. Also producers who operate in more than one Local Administrative Area are only allowed to vote in one Local Administrative Area.

This year's candidate is **Kelly Yulich**. Mrs. Yulich and her husband "Joe" farm in the Waldron Area.

Voter Requirements

Persons meeting requirements in 1 or 2, plus 3, below, is eligible to vote:

1. Be of legal voting age and have an interest in a farm or ranch as either of the following:
An owner, operator, tenant or sharecropper, or a partner in a general partnership or member of a joint venture that has an interest in a farm as an owner, operator, tenant or sharecropper; or
2. Not of legal voting age, but supervises and conducts the farming operations on an entire farm; and
3. Eligible to participate in any FSA program that is provided by law, regardless of the status of funding.

FSA Farm Loan Available for Beginning Farmers or Ranchers

Beginning farmers or ranchers can get a "regular" farm ownership loan by using funds set aside especially for them by the Farm Service Agency. These loans finance to 100 percent of the land's purchase price (up to the \$200,000 loan limit), and the term of the loan can be up to 40 years.

The regular farm ownership loan funds may also be used in joint financing where FSA lends up to 50 percent of the amount financed and another lender provides 50 percent more. FSA may charge an interest rate of not less than 4 percent with terms up to 40 years. All Farm Loan Program loans are approved subject to funding.

Qualifications: Beginning farmer applicants must have been farming for at least three years and not more than ten. Applicants cannot own real estate that exceeds 30 percent of the average farm size for the county.

For more information, contact Farm Loan Manager, Charlotte Holeman at (660)582-7423 Extension #2.

Beginning Farmer Down Payment Ownership Program (10-40-50)

Purpose: Obtain help financing the purchase of a farm up to \$250,000 of the purchase price or the appraised value whichever is less. The applicant must put down 10 percent, the Farm Service Agency finances up to 40 percent and the remaining 50 percent of the purchase price can be financed on contract with the seller or through a conventional lender. The lender can obtain a guarantee from FSA if the borrow is eligible.

Rates: The FSA loan for 40 percent will be locked in for the full 15 years. Currently the rate is 4 percent. The loan for the balance of 50 percent should be the rate the contract holder or lender would charge an average customer. All Farm Loan Programs are approved subject to availability of funds.

2007 DCP Sign-up Began October 1, 2006

Sign-up for the Direct and Counter-cyclical Program began October 1, 2006 and must be completed by June 1, 2007 for the 2007 program year. You can sign your contract after June 1, 2007 and before September 30, 2007, but you will be assessed a late-signing fee of \$100. You must designate shares and sign a new contract every year.

When you sign the CCC-509 (DCP) contract, you are agreeing to:

- Comply with highly erodible and wetland provisions on all your land;
- Devote cropland acreage equal to the base acreage to an agriculture crop or conserving use;
- Control noxious weeds;
- Not plant fruits and vegetables on base acres;
- File acreage reports on all cropland on the farm;
- Notify the county office when there is a transfer of or change of interest in the crops;
- Farm for the entire year, the same as your farm operating plan that you submitted for eligibility.

Eligibility files are being reviewed this year and most producers will be required to

complete new forms. Sign-up will take considerably longer this year. Appointments are recommended, and give yourself plenty of time to complete the process.

Commodity Loans

Nine month marketing loans are available for the 2006 crops. The deadline to apply for a wheat loan is March 31, 2007 and May 31, 2007 for feed grains and soybeans. If there are liens on your crops a lien waiver must be obtained before the loan can be disbursed. Also do to the various eligibility forms that will need to be reviewed and updated producers should come in early in the day. Some loans may not be able to be disbursed until the next day.

Platte County loan rates are:

Corn	\$1.91/bu.
Grain Sorghum	\$3.48/cwt
Soybeans	\$5.12/bu.
Hard Wheat	\$3.06/bu.
Soft Wheat	\$2.80/bu.

Unauthorized Removal of Loan Grain: If grain under CCC loan has been moved without first informing the FSA office unauthorized removal has occurred and penalties will be applied.

Unauthorized Disposition of Loan Grain: If grain under CCC loan has been sold or fed without prior approval unauthorized disposition has occurred and severe financial penalties are applied and the producers name is placed on an Unauthorized Disposition List for 2 years.

Always notify the FSA County office when moving, selling, or feeding grain under CCC loan.

Changing Banks

Almost all Farm Service Agency payments are made electronically using Direct Deposit. It has been determined that the chance of having a problem with a payment is 20 times greater with a check than with Direct Deposit. Another benefit is that Direct Deposit to your account can be made within 48 hours.

To keep the system running smoothly, it is critical to keep the county office staff informed when you change financial institutions or accounts so we can update our records.

Land Changes

If you're buying or selling land it may be necessary that a farm reconstitution be completed on your farm. A farm for our purposes is all land that has the same ownership and the same operator. A farm reconstitution is the process by which bases are divided between the respective owners.

There are several methods by which bases can be divided, however the preferred method is by landowner designation. In order to use this method a Memorandum of Understanding must be signed by both the seller and buyer. If the seller and buyer cannot agree the County Committee will determine the most equitable method to use.

Reconstitutions must be completed before sign-up into the DCP can be completed.

If you sell **CRP** land and the new owner will not sign a new CRP contract, you might owe back all money paid on that contract plus interest. If you're selling CRP land check with the FSA staff first to avoid surprises.

FSA Signature Authority

Do to a recent review of eligibility records in the Platte County Office it has been determined that inadequate or improper signature authority is on file for many "most" entities in our office. Adequate signature authority will have to be obtained before we can sign entities up in programs in the future. Articles of Incorporation, Partnership Agreements, Copies of Trust, etc. and a set of minutes from the memberships or FSA-211 (Power of Attorney), or both will be required in many cases. Contact our office to see what, we need, for your particular entity.

FSA Signature Policy

Using the correct signature when doing business with FSA can save time and prevent a delay in program benefits. The following are FSA signature guidelines:

- A married woman shall sign her given name: Mrs. Mary Doe, not Mrs. John Doe
- For a minor, FSA requires the minor signature and one from an eligible parent; Note by signing the applicable document, the parent is liable for actions of the minor and may be liable for refunds, liquidated damages, etc.
- When signing on one's behalf the signature must agree with the name entered on the form, or a variation that does not cause the name and signature to be in disagreement
- FAXED signatures will be accepted for certain forms and documents provided the acceptable program forms are approved for FAXED signatures; Note, check

to find out if a form is approved for FAXED signature; Producers are responsible for the successful transmission of FAXED signatures

- Spouses may sign documents on behalf of each other for FSA and CCC programs in which either has an interest, unless written notification denying a spouse authority has been provided to the county office.
- Spouses shall not sign on behalf of each other as an authorized signatory for partnerships, joint ventures, corporations, joint ventures, or other similar entities.
- All members of a general partnership must sign for the general partnership unless an individual is authorized to act on behalf of the general partnership and bind all members
- Spouses may sign on behalf of each other's individual interest in a partnership unless written notification denying a spouse authority is provided to the county office
- Acceptable signatures for general partnership, joint ventures, corporations, estates, and trusts shall consist of an indicator "by" or "for" the individual's name and capacity, or individual's name, capacity and name of entity.

Signature authority and proper signature format will be required on all FSA and CCC program forms in the future.

Continuous CRP

The Continuous Conservation

Reserve Program is a private land environmental improvement program that allows participants the opportunity to enroll acres in conservation practices that will reduce soil erosion, improve water and soil quality and provide wildlife habitat and food sources.

The Continuous Conservation Reserve Program is reserved for practices that are field borders, steam borders, etc.

Eligible landowners must have owned the land 1 year prior to enrollment. Eligible land must have been planted to an annually seeded crop 4 years from 1996 through 2002.

The Continuous CRP program is a voluntary enrollment program. Contracts range from 10 to 15 years. Eligible landowners will receive annual rental payments and maintenance payments, incentive payments for certain activities, and cost share for establishment. The landowner is agreeing to establish the practice according to specifications, do annual maintenance practices for the contract duration.

Provided the eligibility requirements are met, FSA will automatically accept enrollment of acreage into Continuous CRP. Landowners may enroll into the program at any time during the year.

Selected Interest Rates for November 2006	
90-Day Treasury Bill	5.00%
Farm Operating Loans — Direct	5.25%
Farm Ownership Loans — Direct	5.50%
Limited Resource Loans	%
Farm Ownership Loans — Direct Down Payment, Beginning Farmer or Rancher	4.00%
Emergency Loans	3.75%
Farm Storage Facility Loans	4.625%

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PRESORTED STANDARD
U.S. POSTAGE PAID
Columbia, Mo
PERMIT #230

Vote

Voters in Carroll, Waldron, Lee, May,
and Pettis Townships vote for your
County Committee Representative.

Make

A

Difference

Dates To Remember

Nov. 23	Office Closed Thanksgiving
Dec. 4	Last Day To Return COC Ballots
Dec. 7	Count COC Ballots
Dec. 25	Office Closed Christmas
Jan. 1	Office Closed New Years Day
On Going	Continuous CRP Sigh-up
On Going	Farm Storage Facility Loans
June 1	Direct and Counter- Cyclical Program Sign-up

The U.S. Department of Agriculture (USDA) prohibits discrimination in all programs and activities on the basis of race, color national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at 202-720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, Room 326W, Whitten Building, 14th and Independence Avenue, SE, Washington, DC 20250-9410 or call 202-720-5964 (voice and TDD). USDA is an equal opportunity provider and employer.