



# **OREGON RANCH SUCCESSION**

**Nellie McAdams**

Farm Preservation Program Director  
Rogue Farm Corps



“WORKING LANDS”  
ENCOMPASS MORE THAN

25%

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OF OREGON’S  
63 MILLION  
ACRES.



 AGRICULTURAL LANDS



OVER THE NEXT 20 YEARS,


64%

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OF OREGON'S  
AGRICULTURAL LANDS  
WILL CHANGE HANDS





A hand holding a pen over a document, with a blue overlay. The text is white and centered.

**84% of Oregon farms are sole proprietorships,**  
suggesting they have not done  
thorough succession planning.





Loss of Assets

# LACK OF SUCCESSION PLANNING



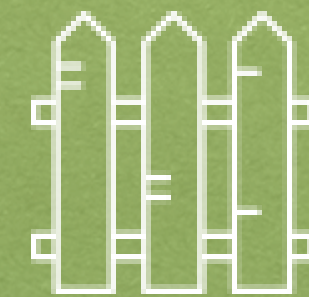
Family  
Strife



Limited  
Access for  
BFRs



**AS A RESULT,  
PARCELIZATION  
& NON-RANCHER  
OWNERSHIP  
OCCUR**



More Fragmented  
Into Parcels



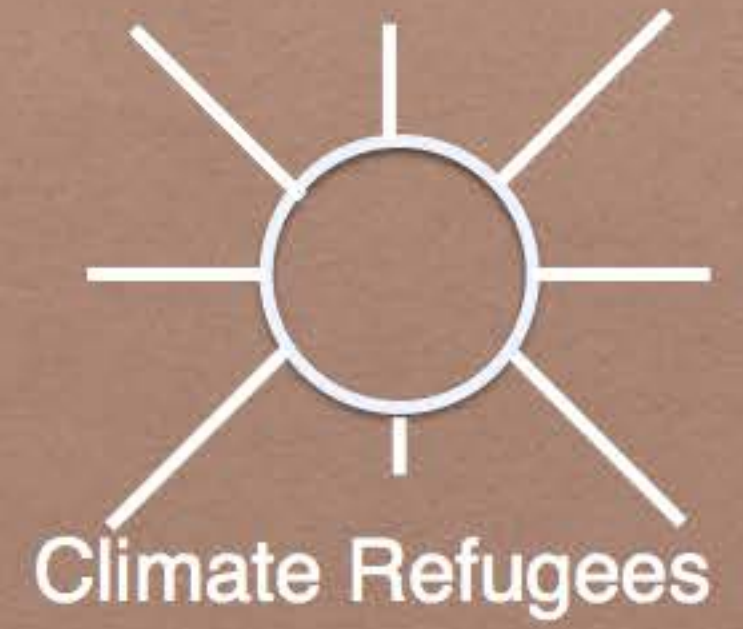
Converted to  
Non-Ag Uses



Harder for Beginning  
Farmers



# **NEW AND GROWING COMPETITION FOR OREGON FARMLAND**



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Investment and  
Development  
Companies



# THE DIFFICULTIES FARMERS & RANCHERS FACE



Succession  
Planning



Access to Land



# WORKING LANDS EASEMENTS CAN HELP

Instead of selling off pieces of land over generations, farmers can sell development rights that they wouldn't use anyway.

Selling  
Land for  
Cash



Farmland



Farm is divided over  
generations



Eventually, divided  
land is developed

Working  
Land  
Easement



Farmer chooses  
easement



Easement protects land,  
offers financial benefit



Undeveloped land is  
protected for farming





# Easements & Covenants

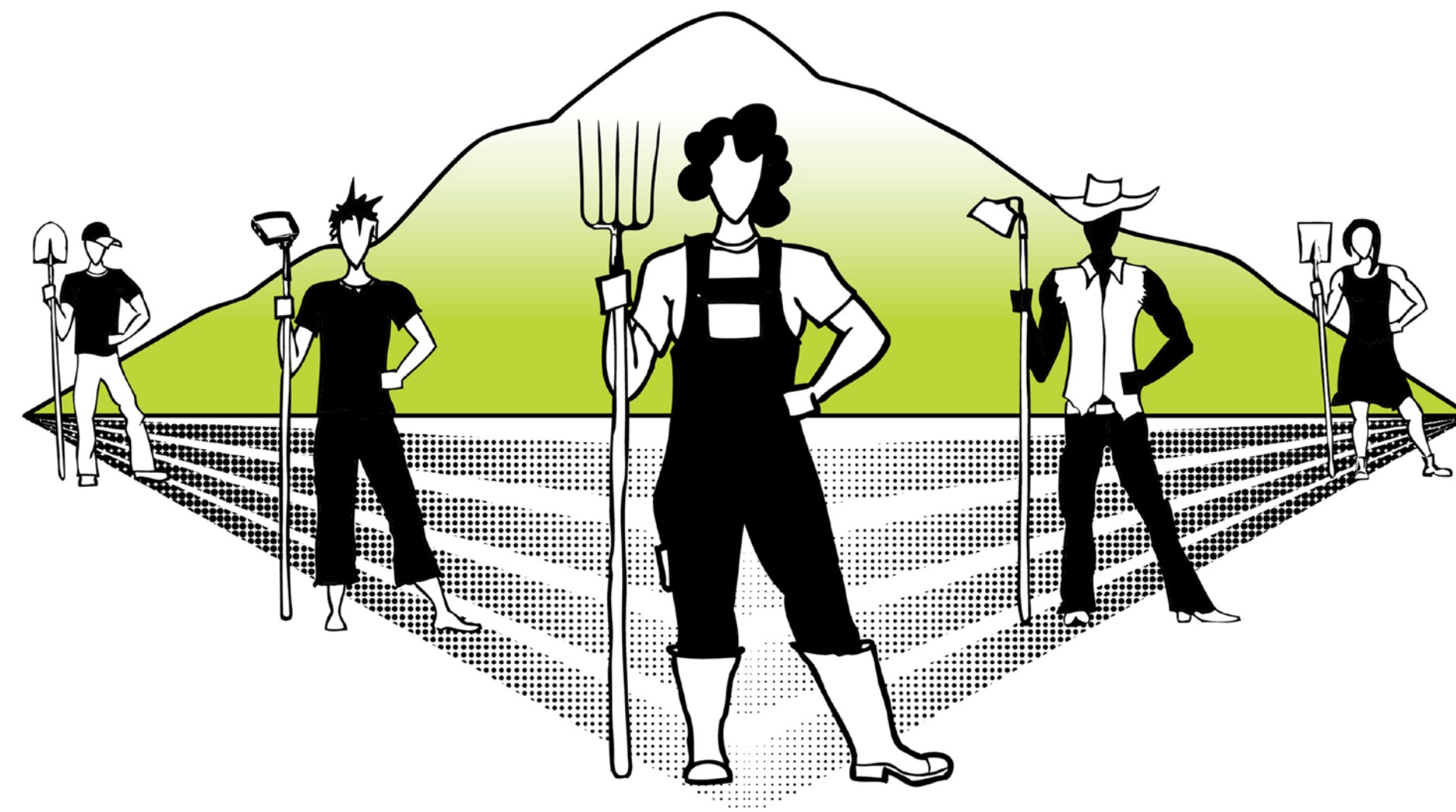
**A conservation easement is a**

- **voluntary legal agreement**
- **between a landowner and land trust or government agency that**
- **permanently limits use of the land to protect its conservation values (covenants are temporary)**



# Nellie McAdams

Farm Preservation Program Director



ROGUE FARM CORPS