# CONSERVATION RESERVE PROGRAM (CRP)

Parcel No. 0425300020 | 22.80 acres | Washington County, Iowa

**Buyer-facing summary:** CRP is a voluntary USDA program that pays a landowner an annual rental payment in exchange for keeping qualifying environmentally sensitive acreage out of agricultural production and maintaining approved conservation cover. Existing CRP contracts generally run 10 to 15 years. A sale does not automatically cancel the contract, but the transfer must be coordinated with the local Farm Service Agency (FSA) so the buyer can be approved as the successor and assume the remaining obligations.

## How CRP Works

| | |
|---|---|
| **Annual payment** | FSA pays the participant an annual rental payment based on the enrolled acres, soil productivity, local rental-rate calculations, the specific conservation practice, and the signed CRP contract. |
| **Land-use restriction** | The enrolled acres must remain in the approved conservation cover and generally cannot be cropped, developed, hayed, or grazed except when specifically authorized by FSA under program rules. |
| **Maintenance duty** | The participant must control weeds, maintain the approved grass, tree, buffer, or habitat practice, and complete any required management activities in the conservation plan. |
| **Contract term** | CRP contracts are typically 10 to 15 years. The exact expiration date and payment terms are found on the property-specific CRP-1 contract and related documents. |

## Estimated Annual Payment

The stated estimate of approximately **$3,000 per year** equals about **$131.58 per acre** across 22.80 acres. This may be a reasonable working estimate, but it should not be advertised as guaranteed until the current CRP-1 contract, payment history, enrolled acreage, and payment recipient are verified with FSA. Payments can differ from gross acreage if only part of the parcel is enrolled, and they can be reduced for noncompliance or other program adjustments.

## How the CRP Contract Transfers to a Buyer

| | |
|---|---|
| 1 | **Before closing, contact the county FSA office.** The seller should notify FSA of the proposed sale and ask what is required for a succession-in-interest or contract modification. |
| 2 | **Collect the property-specific CRP documents.** Obtain the signed CRP-1 contract, conservation plan, acreage map, practice information, annual rental amount, expiration date, payment history, and any maintenance or cost-share obligations. |
| 3 | **Buyer applies to assume the contract.** The buyer normally provides the deed or purchase documents, identity and tax information, entity documents if applicable, and any FSA eligibility forms requested by the county office. |

| | |
|---|---|
| 4 | **FSA approves the successor.** The transfer is not complete for program purposes until FSA approves the buyer and updates or modifies the contract. The buyer then assumes the remaining conservation and maintenance duties. |
| 5 | **Address the current-year payment in writing.** The purchase agreement or closing statement should state whether the seller or buyer receives the next CRP payment and whether any proration or credit will be made. FSA payment timing and eligibility control what USDA actually pays. |

## Important Buyer and Seller Considerations

| | |
|---|---|
| **Do not assume the payment follows the deed automatically.** | The real estate can transfer while the USDA contract still requires separate FSA action. Closing should be coordinated with FSA. |
| **Early termination can be expensive.** | If the contract is terminated improperly or the required cover is destroyed, USDA may seek repayment of prior payments, interest, cost-share amounts, or other damages under the contract. |
| **The buyer inherits management obligations.** | The new owner should understand mowing restrictions, weed control, required mid-contract management, permitted uses, and any scheduled maintenance before accepting the contract. |
| **Future use may remain restricted through expiration.** | The acreage generally cannot be converted to ordinary crop production, building sites, or another inconsistent use until the contract expires or FSA authorizes a change. |
| **Re-enrollment is not automatic.** | At expiration, the owner may be able to submit a new CRP offer, but acceptance depends on current eligibility, signup availability, conservation priorities, and FSA approval. |

## Documents to Request Before Listing or Closing

**Seller/FSA file:** CRP-1 contract; contract expiration date; enrolled-acre map; conservation plan; practice code; annual payment statement; payment history; maintenance records; cost-share records; correspondence regarding compliance; and confirmation of any scheduled management activity.

**Buyer/closing file:** FSA instructions for succession; buyer eligibility forms; deed or purchase agreement; entity authority documents if applicable; written allocation of the next annual payment; and written confirmation that FSA has approved or is processing the transfer.

## Recommended Purchase Agreement Language

> “Buyer acknowledges that a portion of the property is enrolled in the USDA Conservation Reserve Program. Buyer agrees to cooperate with Seller and the USDA Farm Service Agency to complete all documents required for Buyer to succeed to and assume the existing CRP contract, subject to FSA approval. Seller shall provide Buyer copies of the CRP contract, conservation plan, payment information, and related records. The parties shall separately agree in writing how any current-year or future CRP payment will be allocated at closing.”

## What Must Be Verified for Parcel 0425300020

| Item to verify | Why it matters |
|---|---|
| Exact enrolled acreage | The parcel is 22.80 acres, but the CRP contract may cover fewer acres. |
| Annual rental payment | Confirms whether the approximate $3,000 figure is current and gross or net. |
| Contract expiration date | Shows how long the buyer must maintain CRP restrictions. |
| Practice and maintenance plan | Identifies mowing, weed control, planting, and management obligations. |
| Current compliance status | Confirms there are no pending violations, reductions, or repayment issues. |
| Successor approval process | Confirms forms, timing, and payment allocation for this specific sale. |

## Official Sources


1. USDA Farm Service Agency, Conservation Reserve Program overview: fsa.usda.gov/resources/conservation/conservation-reserve-program
2. USDA FSA, General CRP: fsa.usda.gov/resources/conservation/general-crp
3. USDA NRCS, Conservation Reserve Program: nrcs.usda.gov/programs-initiatives/conservation-reserve-program
4. USDA FSA Office Locator: fsa.usda.gov/fsa-office-locator



**Important:** This document is a general informational summary and is not a substitute for the parcel-specific CRP contract, FSA approval, legal advice, tax advice, or title/closing instructions. Program rules, eligibility, payment timing, and required forms can change. The seller and buyer should confirm all details directly with the Washington County FSA office before closing.