



Natural Resources Conservation Service

SAMPLE NEW LANDOWNER LETTER

[Date]

[Landowner's Name]

[Street Address]

[City, State, ZIP Code]

Re: Notification of existing Wetlands Reserve Program (WRP) Easement on your property

Dear [Landowners]:

County records indicate that you recently purchased land located in [describe location of property] in [county name] County. The property you purchased has a WRP conservation easement held by the United States of America through NRCS. Although you should have received a copy of the easement during your negotiations with closing officials, I am enclosing an additional copy for your records.

The enclosed copy of the deed identifies the WRP easement [agreement number], which was conveyed to the United States Government for [perpetuity or 30 years] and which remains with that land. Under the easement, the United States owns all rights, title, and interests in the land, except for the rights reserved to the fee title landowner. Reserved rights include record title, quiet enjoyment of easement area, control of access by the general public, undeveloped recreational uses, and subsurface resources with certain restrictions.

Please note that the easement specifically prohibits the following activities:

[copy list of deed prohibitions based on the version of the deed used for the particular easement:

1. Haying, mowing, or seed harvesting, for any reason
2. Altering of grassland, woodland, wildlife habitat, or other natural features by burning, digging, plowing, disking, cutting, or otherwise destroying the vegetative cover
3. Dumping refuse, wastes, sewage, or other debris
4. Harvesting wood products
5. Draining, dredging, channeling, filling, leveling, pumping, diking, impounding, or related activities, as well as altering or tampering with water control structures or devices, except as specifically set forth in exhibit D, if applicable
6. Diverting or causing or permitting the diversion of surface or underground water into, within, or out of the easement area by any means, except as specifically set forth in exhibit D, if applicable
7. Building, placing, or allowing to be placed structures on, under, or over the easement area, except for structures for undeveloped recreational use
8. Planting or harvesting any crop
9. Grazing or allowing livestock on the easement area
10. Disturbing or interfering with the nesting or brood-rearing activities of wildlife, including migratory birds



11. Use of the easement area for developed recreation. These uses include but are not limited to, camping facilities, recreational vehicle trails and tracks, sporting clay operations, skeet shooting operations, firearm range operations, and the infrastructure to raise, stock, and release captive raised waterfowl, game birds, and other wildlife for hunting or fishing.
12. Any activities which adversely impact or degrade wildlife cover or other habitat benefits, water quality benefits, or other wetland functions and values of the easement area
13. Any activities to be carried out on the landowner's land that is immediately adjacent to, and functionally related to, the land that is subject to the easement if such activities will alter, degrade, or otherwise diminish the functional value of the eligible land.

As the landowner, you may be allowed to use the easement area for a specific compatible use if such use is consistent with the long-term protection and enhancement of the wetland and other natural values of the easement area. You may request authorization to conduct certain compatible uses on the easement area; however, the authorization must be in writing and provided by NRCS.

I would like to visit with you at your earliest convenience to review the terms of the easement and our respective roles. Please contact me at [provide contact information] or by letter, and let me know a convenient time.

If you have any questions regarding this easement, please contact me. I look forward to working with you.

Sincerely,

[Name of NRCS Representative]
[Title of NRCS Representative]

Enclosure

