

Ranking Pool Report

Ranking Pool ACEP ALE FY 2026
MA

Program ACEP

Pool Status Active

Tags

Template ACEP-ALE (ProTracts)

Template Status Active

Existing Practice Included No

Last Modified By Rita Thibodeau

Last Modified 01/13/2026

National Pool No

Include States MA (Admin)

Land Uses and Modifiers

Land Use	Grazed	Wildlife	Irrigated	Hayed	Drained	Organic	Water Feature	Protected	Urban	Aquaculture
Associated Ag Land	--	--	--	--	N/A	--	--	--	--	--
Crop	--	--	--	--	--	--	--	--	--	--
Farmstead	--	--	--	N/A	N/A	--	--	--	--	--
Forest	--	--	--	N/A	N/A	--	--	--	--	--
Other Rural Land	--	--	--	N/A	N/A	--	--	--	--	--
Pasture	--	--	--	--	--	--	--	--	--	--
Range	--	--	N/A	--	N/A	--	--	--	--	--
Water	N/A	--	N/A	N/A	N/A	--	--	--	--	--

Resource Concern Categories

Categories			
Category	Min %	Default %	Max %
Animals (Livestock production limitation)	0	5	50
Animals (Terrestrial habitat)	0	--	40
Long term protection of land	35	45	75
Plants (Degraded plant condition)	0	5	50
Plants (Pest pressure)	0	5	40
Soil (Concentrated erosion)	0	5	30
Soil (Soil quality limitations)	0	5	50
Soil (Wind and water erosion)	0	5	40
Water (Field pesticide loss)	0	5	20
Water (Field sediment, nutrient and pathogen loss)	0	5	50
Water (Salt losses to water)	0	5	20

Categories

Category	Min %	Default %	Max %
Water (Source water depletion)	0	5	40
Water (Storage and handling of pollutants)	0	5	40

Animals (Livestock production limitation)

Resource Concern	Min %	Default %	Max %
Livestock Health (Feed and forage balance)	0	40	100
Livestock Health (Inadequate livestock shelter)	0	15	100
Livestock Health (Inadequate livestock water quantity, quality and distribution)	0	45	100

Animals (Terrestrial habitat)

Resource Concern	Min %	Default %	Max %
Terrestrial Habitat (Terrestrial habitat for wildlife and invertebrates)	0	100	100

Long term protection of land

Resource Concern	Min %	Default %	Max %
Threat of conversion	100	100	100

Plants (Degraded plant condition)

Resource Concern	Min %	Default %	Max %
Plant Health (Plant productivity and health)	0	50	100
Plant Health (Plant structure and composition)	0	50	100

Plants (Pest pressure)

Resource Concern	Min %	Default %	Max %
Plant Health (Plant pest pressure)	0	100	100

Soil (Concentrated erosion)

Resource Concern	Min %	Default %	Max %
Soil Erosion (Bank erosion from streams, shorelines or water conveyance channels)	0	20	100
Soil Erosion (Classic gully erosion)	0	40	100
Soil Erosion (Ephemeral gully erosion)	0	40	100

Soil (Soil quality limitations)

Resource Concern	Min %	Default %	Max %
Soil Health (Aggregate instability)	0	15	100

Soil (Soil quality limitations)

Resource Concern	Min %	Default %	Max %
Soil Health (Compaction)	0	15	100
Soil Health (Concentration of salts or other chemicals)	0	15	100
Soil Health (Organic matter depletion)	0	20	100
Soil Health (Soil organism habitat loss or degradation)	0	20	100
Soil Health (Subsidence)	0	15	100

Soil (Wind and water erosion)

Resource Concern	Min %	Default %	Max %
Soil Erosion (Sheet and rill erosion)	0	50	100
Soil Erosion (Wind erosion)	0	50	100

Water (Field pesticide loss)

Resource Concern	Min %	Default %	Max %
Water Quality (Pesticides transported to groundwater)	0	50	100
Water Quality (Pesticides transported to surface water)	0	50	100

Water (Field sediment, nutrient and pathogen loss)

Resource Concern	Min %	Default %	Max %
Water Quality (Nutrients transported to groundwater)	0	20	100
Water Quality (Nutrients transported to surface water)	0	20	100
Water Quality (Pathogens and chemicals from manure, biosolids or compost applications transported to groundwater)	0	20	100
Water Quality (Pathogens and chemicals from manure, biosolids or compost applications transported to surface water)	0	20	100
Water Quality (Sediment transported to surface water)	0	20	100

Water (Salt losses to water)

Resource Concern	Min %	Default %	Max %
Water Quality (Salts transported to groundwater)	0	50	100
Water Quality (Salts transported to surface water)	0	50	100

Water (Source water depletion)

Resource Concern	Min %	Default %	Max %
Water Quantity (Groundwater depletion)	0	35	100
Water Quantity (Inefficient irrigation water use)	0	35	100
Water Quantity (Surface water depletion)	0	30	100

Water (Storage and handling of pollutants)

Resource Concern	Min %	Default %	Max %
Water Quality (Nutrients transported to groundwater)	0	25	100
Water Quality (Nutrients transported to surface water)	0	25	100
Water Quality (Petroleum, heavy metals and other pollutants transported to groundwater)	0	25	100
Water Quality (Petroleum, heavy metals and other pollutants transported to surface water)	0	25	100

Practices

Practice Name	Practice Code	Practice Narratives	Practice Type
Acquisition Process - Buy-Protect-Sell Transfer	LTAPBPST	00N	Easements
Acquisition Process - Environmental Database Records Search	LTAPERS	00N	Easements
Acquisition Process - Ingress Egress	LTAPIE	00N	Easements
Acquisition Process - Appraisal Technical Review First Review	LTAPTR1	00N	Easements
Acquisition Process - Appraisal Technical Review Second Review	LTAPTR2	00N	Easements
Long-Term Protection of Land - Maximum Duration Allowed by State Law	LTPMAS	00N	Easements
Long-Term Protection of Land - Permanent Easement	LTPPE	00N	Easements

Ranking Weights

Factors	Algorithm	Allowable Min	Default	Allowable Max
Vulnerabilities	Default	5	15	20
Planned Practice Effects	Default	5	5	10
Resource Priorities	Default	35	40	50
Program Priorities	Default	40	40	50
Efficiencies	Default	0	0	0

Display Group: ACEP ALE FY 2026 MA (Active)

 An asterisk will be displayed to show that it is a conditional section or conditional question.

Survey: Applicability Questions

Section: Applicability		
Question	Answer Choices	Points
This assessment seeks to protect agricultural lands with an ACEP-ALE easement or 30-year contract?	YES	--
	NO	--

Survey: Category Questions

Section: Category		
Question	Answer Choices	Points
Is this assessment located within the state of Massachusetts?	Massachusetts	--
	Otherwise	--

Survey: Program Questions

Section: National Questions		
Question	Answer Choices	Points
National 1: Percent (acres) of parcel containing prime farmland soils, soils of statewide or unique agricultural importance, or locally important agricultural land	Greater than 90%	75
	Greater than 80% and less than or equal to 90%	60
	Greater than 70% and less than or equal to 80%	45
	Greater than 60% and less than or equal to 70%	30
	Greater than 50% and less than or equal to 60%	10
	Less than 50%	0
National 2: Percent of total offered acres in the following land uses: cropland, pastureland, grassland, or rangeland.	Greater than 90%	30
	Greater than 75% and less than or equal to 90%	20
	Greater than 50% and less than or equal to 75%	10
	Less than or equal to 50%	0
National 3: Ratio of the total acres of land in the parcel to be protected to average farm size in the county according to the most recent USDA Census of Agriculture (USDA - NASS - Census of Agriculture)	Greater than 2:1	20
	Greater than 1:1 and less than or equal to 2:1	10
	Less than 1:1	0
National 4: Decrease in the percentage of acreage of farm and ranch land in the county in which the parcel is located between the last two USDA Censuses of Agriculture (USDA - NASS - Census of Agriculture)	More than 15%	5
	More than 10% and less than or equal to 15%	4
	More than 5% and less than or equal to 10%	3
	More than 0% and less than or equal to 5%	2
	0% or less	1
National 5: Decrease in the percentage of acreage of permanent grassland, pasture, and rangeland, other than cropland and woodland pasture, in the county in which the parcel is located between the last two USDA censuses of agriculture (USDA - NASS - Census of Agriculture)	Decrease	1
	0% or Increase	0
National 6: Percent population growth in the county as documented by the U.S. Census Bureau (Census Bureau Home Page)	Greater than State Rate	3
	Less than the State Rate	0

Section: National Questions

Question	Answer Choices	Points
National 7: Population density (population per square mile) as documented by the most recent U.S.Census (Census Bureau Home Page)	Ratio greater than the or equal state population density	3
	Ratio less than the state population density	0
National 8: Existence of a farm or ranch succession plan or similar plan established to address agricultural viability for future generations.	YES	2
	NO	0
National 9: Proximity of the parcel to other protected land, such as compatible military installations; land owned in fee title by the United States or an Indian Tribe, State or local government, or by a nongovernmental organization whose purpose is to protect agricultural use and related conservation values; or land that is already subject to an easement or deed restriction that limits the conversion of the land to nonagricultural use or protects grazing uses and related conservation values.	Located within a mile radius	10
	Located with a 1/2 mile radius	10
	Located within a 1/4 mile radius	10
	Located outside a 1 mile radius	0
National 10: Proximity of the parcel to other agricultural operations and agricultural infrastructure.	100 acres or more of agricultural land / infrastructure w/in 2 miles of parcel	15
	50-100 acres of ag land / infrastructure w/in 2 miles	10
	less than 50 acres of ag land / infrastructure w/in 2 miles of parcel	5
National 11: Parcel ability to maximize the protection of contiguous or proximal acres devoted to agricultural use.	Parcel links two agricultural easements along 1 side	20
	Parcel expands protected agricultural lands on 2 or more sides	10
	Parcel is non-contiguous to an agricultural easement	0
National 12: Parcel is currently enrolled in a Conservation Reserve Protection (CRP) contract that is set to expire within a year and is a grassland that would benefit from protection under a long-term easement.	YES	5
	NO	0
National 13: Land is grassland of special environmental significance that would benefit from protection under a long-term easement.	YES	1
	NO	0
National 14: Percent of the fair market value of the agricultural land easement that is the eligible entity's own cash resources for payment of easement compensation to the landowner AND comes from sources other than the landowner.	Entity is contributing greater than 50% of its own cash resources.	10
	Entity is contributing equal to or less than 50% but greater than 30% of its own cash resources.	7
	Entity is contributing equal to or less than 30% but greater than or equal to 10% of its own cash resources.	3
	Entity is contributing less than 10% of its own cash resources.	0

Survey: Resource Questions

Section: State Questions

Question	Answer Choices	Points
----------	----------------	--------

Section: State Questions

Question	Answer Choices	Points
State 1: Loss of Farmland between the 2012 and 2017 (Ag Census). MA average = 6.1% decrease. Loss of Farmland is county based.	Greater than 10% decrease	10
	More than 5% and less than or equal to 10%	6
	More than 0% and less than or equal to 5% decrease	3
	an increase of farmland	0
State 2: The parcel is located in an area zoned for agricultural use.	YES	15
	NO	0
State 3: Parcel provides diversity of natural resources to be protected or improved.	Two or more natural resources to be protected	20
	One natural resource to be protected	15
State 4: Geographic regions where the enrollment of particular lands may help achieve national, state, and regional agricultural or conservation goals and objectives or enhance existing government or private conservation projects.	YES	15
	NO	0
State 5: Protecting the parcel provides multifunctional benefits of farm and ranch land protection including: Rural communities, economic, historic, and archaeological benefits, At Risk Species Protection, Reducing nutrient runoff and improving water quality, and other related benefits.	YES	15
	NO	0
State 6: Parcel qualifies for land that furthers a State or Local Policy eligibility- entities must document how the State or local policy is consistent with the purposes of ACEP-ALE and how preservation of the parcel is consistent with that policy.	YES	15
	NO	0
State 7: The parcel is located within a MA Source Water Priority Areas polygon:	Source Water Priority Area	--
	Otherwise	--
State 8: Proposed area is one contiguous parcel, not including bisection by a public way	YES	20
	NO	0
State 9: Cooperating Entitys average efficiency closing NRCS easements.	2 years or under to close	20
	Over 2 years to close	0
State 10: In the past year, Entity has met the following annual monitoring criteria:	annual monitoring of 95% of parcels	20
	annual monitoring of 75% of parcels	10
	None of the above	0
State 11: Eligible Entity has failed to enforce an FPP, FRPP, or ACEP-ALE funded easement or has not abided by the terms of the easement.	YES	0
	NO	10
State 13: Parcel boundary changes, excluding minor changes from a survey	Minus 20 points after application is submitted	-20
	No changes	10
State 12: Eligible entity meets one of the following criteria:	Is a Certified Entity	10
	OR for a non-certified eligible entity will attach the ALE minimum deed terms addendum as written	10
	OR a non-certified eligible entity will use of an EPD approved entity specific ALE deed template	10

Detailed Assessments

Name	Type	Jurisdiction	Status
------	------	--------------	--------