

FAMILY FARM STEWARDSHIP & TRANSITION PLAN

A long-term plan for responsible land stewardship, farm continuity, and a path to ownership

Purpose

We are seeking a farm or rural property where our family can live, learn, contribute, and ultimately become long-term stewards of the land. We are especially interested in working with a farmer or landowner who wants their property cared for and its agricultural character continued through a rent-to-own, lease-to-own, owner-financed, or similar mutually beneficial transition.

Our Vision

Our goal is not simply to acquire acreage. We want to build a family life centered around growing food, caring for the land, learning practical farming skills, and preserving what previous generations have built. We hope to create a productive, beautiful property that remains rural in character and can be passed forward to the next generation.

Priority	Plan
Land stewardship	Maintain and improve the property with a long-term mindset
Agriculture	Fruit trees, seasonal vegetables, food forest and regenerative practices
Farm transition	Learn from the current owner and preserve useful farm knowledge
Ownership	Work toward purchase through rent-to-own, owner financing or negotiated terms
Supplemental income	Small-scale, compatible farm and nature-based uses where legally permitted

Background & Experience

I do not come from a traditional full-time farming background, and I believe it is important to be straightforward about that. My experience has been hands-on and personal: I have grown many fruit trees, maintained seasonal vegetable gardens, and developed a strong interest in growing food, land stewardship, and sustainable living. I enjoy the work and want to deepen my knowledge through real experience.

One of the things I value most in a farm transition is the opportunity to learn from someone who has spent years working the property. A retiring farmer's knowledge of the soil, water, weather, crops, infrastructure, and history of a farm can be as valuable as the physical property itself. I would welcome mentorship and want to preserve that knowledge rather than starting over without it.

Agricultural Plans & Practices

Our initial approach would be practical and gradual. We would first learn the property, maintain existing productive areas, and avoid making unnecessary changes. From there, we would expand activities that fit the land.

Planned practices may include maintaining and planting fruit and nut trees; seasonal vegetable production; perennial edible landscaping and food-forest systems; composting and soil building; mulching and erosion control; responsible water management; pollinator-friendly plantings; and maintaining pastures, trails, fences, barns, gardens, and other existing infrastructure as appropriate.

We are interested in regenerative principles and improving soil and ecosystem health over time, while remaining flexible enough to learn what actually works on the specific farm.

Family & Legacy

This would be our family's home, not a short-term investment. A major motivation is giving our children the opportunity to grow up connected to land, food, seasons, responsibility, and community. We want them to understand where food comes from and what it means to care for something over many years.

We are particularly interested in properties where the current owner wants the farm's story to continue. Where appropriate, we would be interested in maintaining established orchards, gardens, farm names, traditions, infrastructure, or agricultural uses rather than erasing the property's history.

Long-Term Property Plan

Our first priority would be the farm itself and establishing a stable family home. Over time, and only where zoning, permits, conservation restrictions, and the land itself allow, we may add a small number of complementary nature-based uses. These could include a few cabins or glamping accommodations, educational farm experiences, workshops, wellness or yoga gatherings, and small family or music gatherings.

The intention is not large-scale commercial development. Any supplemental use would be designed to help support the property financially while preserving its rural character, agricultural value, privacy, natural beauty, and relationship with neighbors.

Proposed Transition / Purchase Structure

We are open to several structures depending on what works best for the owner. These may include a traditional purchase, owner financing, rent-to-own, lease-to-own, a long-term lease with an option to purchase, or another professionally documented arrangement.

For a transitional arrangement, we would want clear written terms covering payment obligations, maintenance responsibilities, improvements, insurance, taxes, purchase price or purchase-price formula, option periods, default provisions, and the treatment of improvements made during the lease period. Both parties should have independent legal and financial advice before entering a final agreement.

What We Offer a Landowner

We offer genuine interest in the land and a long-term commitment to becoming capable stewards. We are willing to learn, work, maintain the property, communicate openly, and build a transition that respects both the owner's financial needs and their emotional connection to the farm.

We understand that for many farmers, selling a farm is different from selling an ordinary piece of real estate. Decades of work, memories, and family history can be tied to the property. Our hope is to create an arrangement where the owner can feel confident that the next chapter of the farm is being built thoughtfully.

Ideal Property

We are most interested in a rural property with usable acreage, reliable water, room for fruit trees and gardens, and ideally an existing home or realistic housing potential. Existing barns, workshops, fencing, established plantings, creeks, springs, ponds, trails, and other farm infrastructure are all valuable to us.

We are particularly interested in Western North Carolina and the greater Asheville region, while remaining open to the right property and the right relationship with an owner.

Closing Statement

We are looking for more than a transaction. We are looking for a place where our family can put down roots, become better farmers and land stewards, and continue something worth preserving. If a landowner is approaching retirement or considering the future of their farm, we would be grateful for the opportunity to talk, learn about the property, and explore whether there is a transition structure that works well for everyone.

Planning note: Specific agricultural, lodging, event, and development activities would be pursued only after confirming applicable zoning, permitting, conservation-easement, insurance, and other legal requirements for the individual property.