



# Loans for Your Farm or Ranch

Type of Loan	Purpose	Maximum Loan Amount	Rates and Terms
<b>Direct loans are made and serviced directly by USDA Farm Service Agency (FSA)</b>			
<p><b>Direct Farm Ownership</b></p> <p><a href="#">Go &gt;</a></p>	<p>These loans can help you purchase or enlarge a farm or ranch, make a down payment on a farm or ranch, construct a new or improve an existing farm or ranch building, pay closing costs, and pay for soil and water conservation and protection.</p>	<p>\$300,000</p>	<p>Term: Up to 40 years</p> <p>Interest rate: fixed</p>
<p><b>Direct Down Payment</b></p> <p><a href="#">Go &gt;</a></p>	<p>These loans can help you purchase a farm or ranch. They require a 5% down payment.</p>	<p>The lowest of the following:</p> <ul style="list-style-type: none"> <li>• 45% of the farm or ranch</li> <li>• Purchase price up to \$667,000</li> <li>• 45% of the appraised value up to \$667,000</li> <li>• FSA portion cannot exceed \$300,000</li> </ul>	<p>Term: Up to 20 years</p> <p>Interest rate: fixed</p>

<p><b>Microloans</b></p> <p><a href="#">Go &gt;</a></p>	<p>Microloans can be used for all approved operating expenses as authorized by the FSA Operating Loan Program, including but not limited to: Initial start-up expenses; annual expenses such as seed, fertilizer, utilities, land rents; marketing and distribution expenses; family living expenses; purchase of livestock, equipment, and other materials essential to farm operations; minor farm improvements such as wells and coolers; hoop houses to extend the growing season; essential tools; irrigation; and/or delivery vehicles.</p> <p>Note: Microloans are a simplified, streamlined program requiring less paperwork and less farm management experience than some other lending programs.</p>	<p>\$50,000</p>	<p>Term: 1-7 years, depending upon purpose.</p> <p>Interest rate: fixed</p>
<p><b>Direct Operating</b></p> <p><a href="#">Go &gt;</a></p>	<p>These loans can help you purchase livestock, equipment, marketing costs, land and water development, pay closing costs and borrower training costs, refinance farm-related debts, and pay for minor real-estate repairs and annual operating expenses.</p>	<p>\$300,000</p>	<p>Term: 1 to 7 years</p> <p>Interest rate: fixed</p>

<p><b>Direct Emergency</b></p> <p><a href="#">Go &gt;</a></p>	<p>These loans can help you if you suffered a qualifying loss caused by natural disasters that damaged your farming or ranching operation. Emergency loan funds may be used to restore or replace essential property and working capital, pay all or part of production costs associated with the disaster year, pay essential family living expenses, reorganize the farming operation, and refinance certain debts.</p>	<p>The lowest of the following:</p> <ul style="list-style-type: none"> <li>• 100% actual or physical losses</li> <li>• \$500,000</li> </ul>	<p>Term: 1 to 7 years (possibly up to 20 years) for non-real estate purposes</p> <p>Up to 40 years for physical losses on real-estate</p> <p>Interest rate: fixed</p>
<p><b>Farm Storage Facility Loan Program</b></p> <p><a href="#">Go &gt;</a></p>	<p>To build or upgrade permanent facilities to store commodities; cover the structure and equipment required to get fruits and vegetables washed, treated, and packed along with the cold storage that had been previously covered exclusively.</p>	<p>\$500,000</p>	<p>Loan terms are 7 years, 10 years, or 12 years, depending on the amount of the loan.</p>
<p><b>Youth Loans</b></p> <p><a href="#">Go &gt;</a></p>	<p>To establish and operate income-producing projects of modest size in connection with their participation in 4-H clubs, FFA, and similar organizations. A Youth loan is available to persons between the ages of 10 and 20 years.</p>	<p>\$5,000</p>	<p>Term: 1 to 7 years</p> <p>Interest rate: fixed</p>

**Guaranteed loans are made and serviced by commercial lenders like banks or credit unions.**

<p><b>Guaranteed Farm Ownership</b></p> <p><a href="#">Go &gt;</a></p>	<p>These loans can help you purchase or enlarge a farm or ranch, construct a new or improve an existing farm or ranch building, pay closing costs, refinance qualifying debt, and pay for soil and water conservation and protection. There is a fee of 1.5% of the loan amount.</p>	<p>The maximum loan amount is adjusted annually for inflation and is currently \$1,392,000.</p>	<p>Term: Up to 40 years</p> <p>The interest rate is negotiated by you and your lender and may be fixed, variable, or both</p>
<p><b>Guaranteed Operating</b></p> <p><a href="#">Go &gt;</a></p>	<p>Guaranteed Operating Loans (OL) may be used to purchase livestock, farm equipment, feed, seed, fuel, farm chemicals, insurance, and other operating expenses. Operating Loans can also be used to pay for minor improvements to buildings, costs associated with land and water development, family living expenses, and to refinance debts under certain conditions. There is a fee of 1.5% of the loan amount.</p>	<p>The maximum loan amount is adjusted annually for inflation and is currently \$1,392,000.</p>	<p>Term: 1 to 7 years</p> <p>The interest rate is negotiated by you and your lender and may be fixed, variable, or both.</p>

**Guaranteed Conservation**

**Go >**

These loans can help you complete a conservation practice in an approved conservation or forest stewardship management plan.

The maximum loan amount is adjusted annually for inflation and is currently \$1,392,000.

Term: Up to 20 years  
The interest rate is negotiated by you and your lender and may be fixed, variable, or both.