

Disclosure Statements should include: Manure Storage Facilities

What's behind the Barn?

Should be a question asked when buying a farmstead.



Manure storage facilities can be easily overlooked when new buyers purchase farmsteads. New owners can unknowingly inherit a liability and a financial burden to properly abandon an unused storage facility because of state law, environmental concerns and safety issues.



These unused Manure Storage Facilities may go relatively unnoticed yet a new property owner would be responsible to remove over a ½ million gallons of animal waste. This means finding the appropriate amount of cropland to safely spread this waste and incurring the cost of dismantling the facility.

Technically speaking a **“Manure or Animal Waste Storage Facility”** means any earthen, concrete, wooden, steel or otherwise fabricated structure intended to temporarily store an accumulation of animal waste. In most cases the storage facility receives manure from the barn via a pump and buried pipe. For this reason a Manure Storage Facilities can often be a couple hundred feet from the barn and may appear as a grassy or weedy area not associated with the farmstead.

Examples:



Earthen Storage Facility



Roofed Storage Structure



Plastic Lined Storage Pond



Pre-Qualified Slurry Store Structure

The State of Wisconsin’s Administrative Code (NR 151) currently requires the proper abandonment of Waste Storage Facilities that are no longer intended to be utilized and where animal waste has not been added or removed in the previous two years. Financial assistance is typically available for the proper abandonment of a Manure Storage Facility but this financial assistance does not cover the cost of disposal of the animal waste. Costs can range from \$5,000 to \$50,000 to abandon an unused Waste Storage Facility.

The County Land and Water Conservation Department (LWCD) can help you identify if a Waste Storage Facility exists on a parcel and explain the rules and regulations that apply to the continued maintenance or the abandonment of the facility. Permits are required from the County LWCD for the construction, modification or abandonment of a Waste Storage Facility.



“Disclosure”

The importance of a buyer having the landowner/seller disclose their manure storage facility is a liability, environmental and safety issue. The storage facility and transfer system is typically forgotten by the farmer when the animals are sold. This can mean the storage facility was never cleaned out or properly abandoned. There could be anywhere from a few hundred to a million gallons of animal waste stored in the facility that the new owner has inherited.

In many cases the County LWCD will assist with proper permits, technical assistance and potential financial assistance with abandoning a Waste Storage Facility. To locate your County Land and Water Conservation Department visit the following web site: http://www.walce.org/county_sites.asp



Information provided by:

Wisconsin Association of Land Conservation Employees