



## **Wildlife Management- An Attractive Alternative to Traditional AG**

**Tim Milligan  
Landowner Services  
Plateau Land & Wildlife Management**



- Private company, est. 1997
- Founders helped establish WMV law
- Central Texas Based
- Serving Texas Landowners
- Staff Wildlife Biologists
- Trained, dedicated field technicians
- Registered Property Tax Consultants

# BRAUN & GRESHAM

ATTORNEYS AT LAW

*Advocates for you and your land.*



- Property Tax
- Powerline Routing
- Conservation Real Estate
- Risk Management
- Estate Planning
- Conservation Easement
- Water Rights
- Condemnation





*Rural Land.  
Real Knowledge.  
Real Value.*

- Rural Real Estate Specialists
- Knowledge of land, income and sales tax advantages
- Work with buyers and sellers



# Why Wildlife Management?

- Increased land management options
- No livestock or crop production requirements
- Enhance land beauty
- Revenue Through Hunting or Nature-Tourism
- Increased options for absentee landowners
- Enhance Habitat & Wildlife Diversity
- Increased property value!



A great solution for many landowners and their families.





What liability?

Where are my cows?



# What are your property management goals?

- Recreational enjoyment?
- Financial return?
- Conserve Native Habitat?
- Hunting?
- Produce a commodity?
- Preserve a lifestyle?
- Leave a legacy for your family?

## What can I do?

**BEFORE**



**AFTER**





# This could be your land





# What is Wildlife Management Tax Valuation?

- Alternative agricultural use
- Allows you to improve your property while maintaining lower Ag property taxes
- Must be currently in Ag valuation
- Tax valuation same as Ag valuation
- Manage property for native wildlife
- Activity based program
- 7 activity categories (50+ practices)
- Perform 3 wildlife practices annually

# Not Anti-Ag





# Pro-Wildlife



# ANY Indigenous Wildlife

- White-tailed deer
- Wild Turkey
- Songbirds
- Bats
- Quail
- Doves
- Reptiles





# Minimum Requirements

## 3 of 7 Practices

- Habitat control
- Erosion control
- Predator control
- Supplemental food
- Supplemental water
- Supplemental shelter
- Census



Promotes good stewardship!

**I want to see this.**





# Not this.



# Pro porch





**And other fine uses of my time.**



# More of this.





**And less of this.**



# Frequently Asked Questions

- Is Wildlife Management Valuation an *additional* property tax break?
- Can part of my land be in Ag & part in WM?
- Can I move back to Ag once I'm in WMV?
- Can I still keep *some* livestock?
- Is fencing required?
- Is there a minimum acreage?
- What activities are best for *my* property?
- What activities have the most lasting impacts?
- What next?





Thank You!

## **Plateau Land & Wildlife Management**

*Working with **you** to protect and enhance  
**your** land!*

**512-894-3479**

***TMilligan@plateauwildlife.com***

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# Estate Planning

As part of a webinar on

## Ownership to Stewardship

WE ARE ADVOCATES FOR YOU AND YOUR LAND



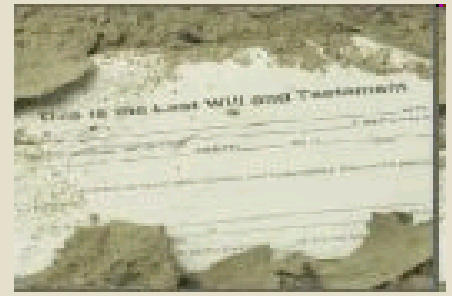


# Estate Planning for Legacy Land



Your goals should guide the planning process.

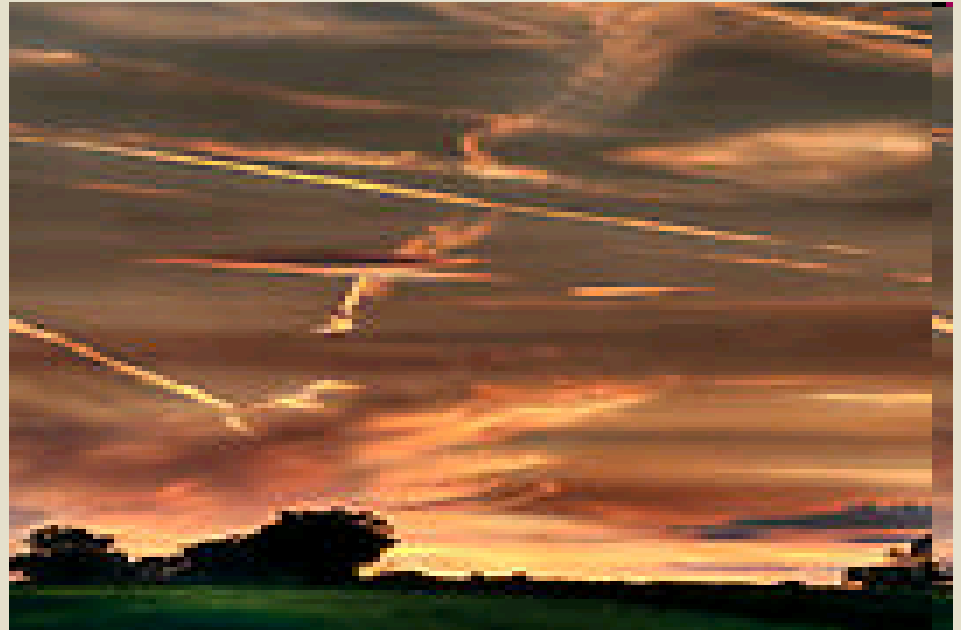
# Estate Planning - A Layman's Definition



1. **PROTECT** our property;
2. **PROVIDE** for ourselves & our loved ones without giving up control of our affairs;
3. **PLAN** for the possibility of our own disability;
4. **GIVE** what we own to who we want, the way we want them to receive it, and when we want them to receive it;
5. **SAVE** every tax dollar, professional fee and court cost that are legally possible to save.



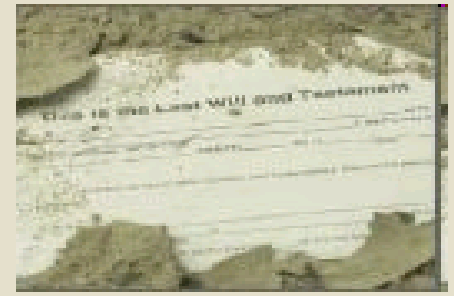
# Estate Planning Challenges





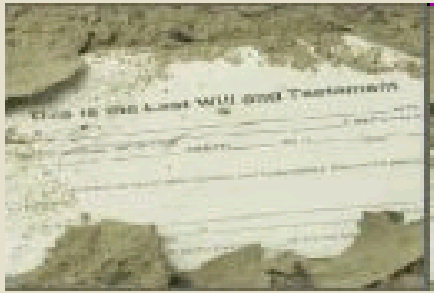
# Challenge 1

## Asset Protection



- Bankruptcy & Divorce (creditors & predators)
- Condemnation
- Leasing issues
- Property Tax
- Management - fences, wildfire, invasive & endangered species, government assistance
- Resource Inventory: water quality, income sources, future income potential





# Challenge 2

## Disability Planning



### Planning Options:

- ❖ Do nothing → “No Plan” plan requires  
Court guardianship for assets & person
- ❖ Do something:
  - powers of attorney
  - revocable trust
  - advance declaration of guardian



# Challenge 3

## Leaving a Legacy



- Who wants to be a steward?
- How do you balance your gifts to family?
- How will the steward afford the management?
- How much do you want to influence future uses



# Giving To Whom & How

- Tools for Asset Replacement
- Trusts or Entities

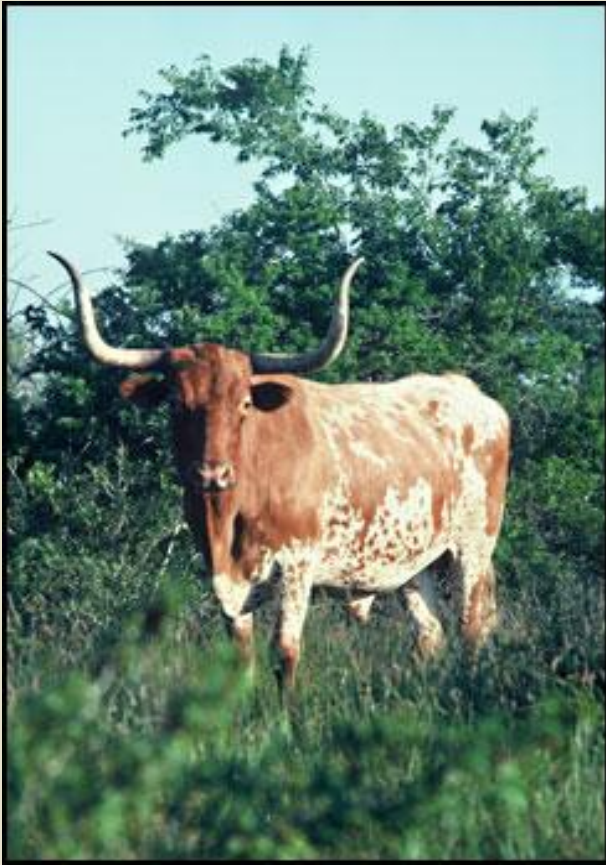
Asset Replacement Trust (ILIT)

Land Management Trusts

LLC or FLP



# Long-Term Strategies

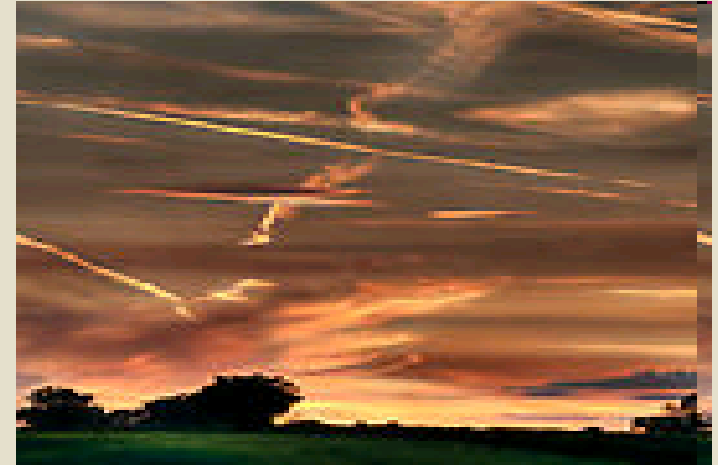


- Conservation Easement  
Donations or Sales
- Deed Restrictions
- Mitigation Banks



# Basic Estate Plan Documents

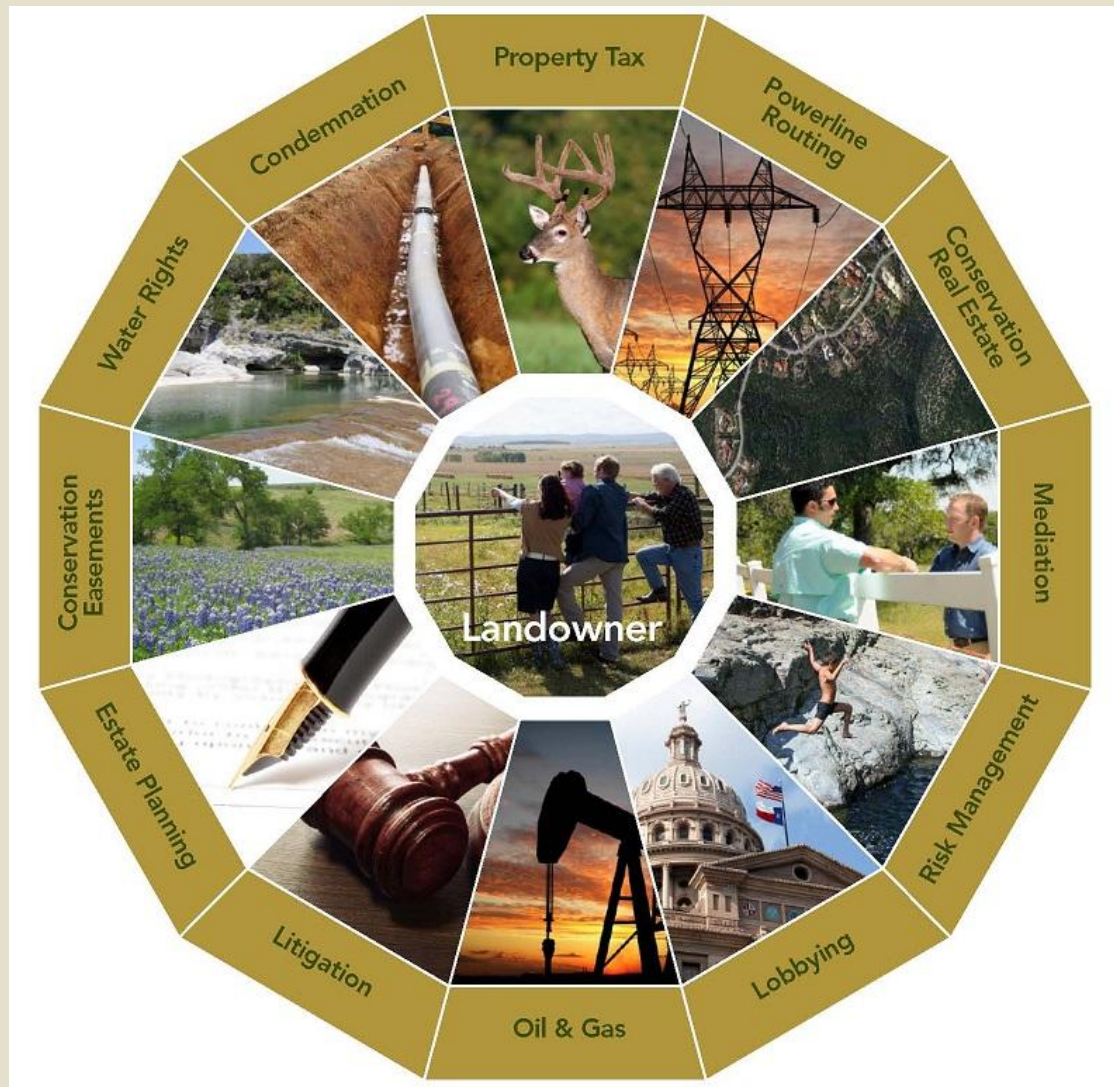
- Will
- Living Trust
- Financial Powers of Attorney
- Other Documents:
  - Medical POA, Living Will, HIPAA
  - Adv. Declaration of Guardian
  - Appt of Agent to Control Remains
  - Personal Property Memorandum



# Steps in the Planning Process

1. Information gathering
2. Comprehensive design consultation
3. Implementation of basic plan
4. Implementation of advanced plans as needed
5. Monitoring your strategy







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# BRAUN & GRESHAM

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***“Death, taxes, and childbirth! There's never a convenient time for any of them.”***

***Gone With the Wind***

Margaret Menicucci [mmenicucci@braungresham.com](mailto:mmenicucci@braungresham.com)  
(512) 894-5426 [www.braungresham.com](http://www.braungresham.com)

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