



The Importance of Updating Your Wildlife Management Plan

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Understanding Wildlife Management

- Alternative agricultural use
- Must be currently in Ag valuation
- Tax valuation same as Ag valuation
- Manage property for native wildlife
- 7 activity categories (50+ practices)
- Perform 3 wildlife practices annually

Why landowners choose Wildlife Management Valuation

- Tired of traditional Ag
- Change of lifestyle or priorities
- Want to improve property
- Property resale value
- Limits liability (livestock)
- Possibly less effort and cost
- More freedom and choices
- Because it is enjoyable



Why do I need a plan?

- It's required
- It's the best way to reach your goals
- Proper planning leads to better results
- Helps with budget – it doesn't all have to be done at once
- Timing of activities is important – fire ants, quail surveys
- It tells the appraisal district what you are doing – your Ag use

**How you maintain your Ag valuation is
a personal choice and you have
options.**

Your plan identifies those options.

Wildlife management activities

Minimum requirements: Must complete 3 of 7 activities

1. Habitat control
2. Erosion control
3. Predator control
4. Supplemental food
5. Supplemental water
6. Supplemental shelter
7. Census



Habitat control

Game population management

Brush management

Riparian management



Erosion control

Pond/tank construction

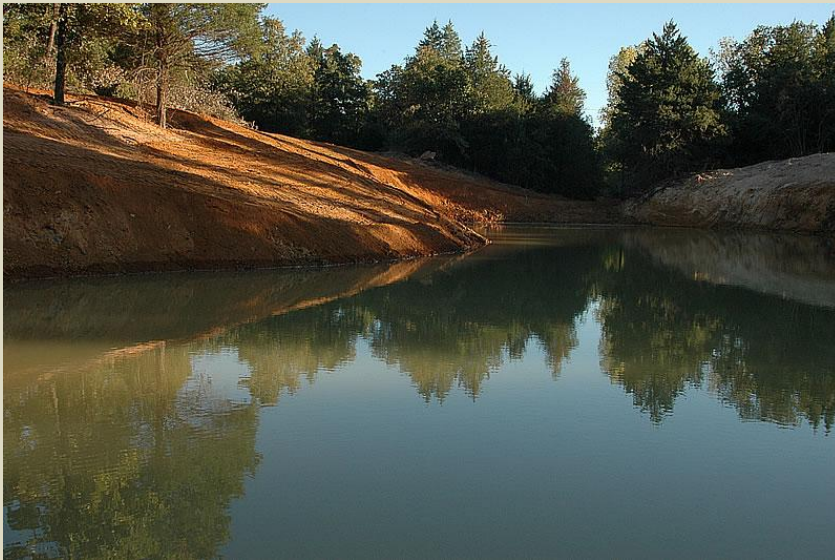
Streamside, pond, wetland re-vegetation

Dam construction/repair

10 year wildlife management activity **

** Enhanced recreational value

** Increased property value



Predator control

Feral animals (hogs, cats, etc.)

Imported Red Fire Ant control

Native predators (skunks, raccoons)



Supplemental food

Grazing management

Food plots

Feeders & mineral supplementation



Supplemental water

Wildlife rain collectors

Wells, troughs, windmill overflow

Spring development/enhancement



Supplemental shelter

Nest boxes, bat boxes

Brush piles & slash retention

Pasture management (strip mowing)



Census

Spotlight counts

Harvest data collection

Songbird count



Now you have a plan to follow

- Keep up with and document your activities
- Be ready to report on what you have done at any time
- Use your plan to reach your goals and stay on track
- Use Plateau to answer questions and provide help with activities as needed
- Consider having Plateau maintain your plan with an annual service agreement – get it done and done right
 - Like having your own ranch manager with you all the way
- Have Plateau follow your activities with an annual report
- **Keep your plan updated to get the most out of it**

Why update my plan?

- Management should be dynamic and adaptive
- If something isn't working or practical anymore change what you are doing
- Opportunity to ensure your activities are sufficient to meet your goals and protect your valuation
- Stay ahead of the CAD – sometimes they “expect” you to update your plan when it runs its stated course, even though legally they have to ask you to do that
- Guidelines and recommendations do occasionally change and it helps ensure your plan reflects latest information

When do I update my plan?

- May depend on your plan – Plateau 5 year
- As requested by the appraisal district
- When changes are made to management focus – target species, major change to activities
- Change in ownership name or acreage
- Kind of like an estate plan – any time something has changed that impacts your goals or direction for your property

Benefits of updating my plan

- Chance to adjust activities – what is working and what is not
- Check up on existing activities – are you getting what you want out of the plan you have
- Identify new opportunities – your property changes when you are in wildlife management and after a period you can do things you may not have thought possible
- What can I do now that I don't have livestock tearing everything up

What are the options I have?

- Update your plan with a simple change of years if nothing has changed – less advisable, but it works
- Update your plan with a biologist phone consultation to get more out of the update
- Update your plan with a biologist site visit to note changes to habitat and update activities based on current conditions



Have Plateau update and re-file your plan

- Peace of mind and professional results
 - Simple update: \$395
 - Full update with biologist phone consultation: \$695 (\$625)
 - Full update with biologist site visit: \$995 (\$895)
 - Plateau Annual Report: \$495
 - Plateau Annual Service Agreements: price is variable
- Plateau summer re-file and update sale on 2013-2017 plans now through 8/31: 10% off a plan update with either a biologist phone consultation or a biologist site visit

Have Plateau update and re-file your plan

- Not a Plateau landowner – we can still help
 - Wildlife management plan review phone consultation: \$450
 - Wildlife management plan review site visit: \$795
 - Plateau wildlife management plan: price variable
 - Ask us about our summer promotions!



Recap

- Get a plan – a good one can make all the difference
- Follow that plan and monitor results
- Document what you've done – for you and the county
- Keep your plan current – like any other plan it only works if you use it
- Have Plateau help you when it's time to update
- Lean on Plateau when you have questions or are unsure
- Get involved and stay involved with Plateau – Kameron Bain, your account manager, your biologist and everyone else
- Plateau annual report
- Plateau annual service agreement

Why work with Plateau?

- Professional service
 - Ex: why hire a CPA for your income taxes?
- Land & wildlife is our only business
- Largest wildlife management firm in Texas
- We complete over 200 Wildlife Management Plans per year
- More than 2,700 landowners in 90+ counties
- 650,000 acres converted by Plateau
- We will provide a professional plan that will pass muster and help you reach your goals
- We can help with all aspects of 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

Plateau Land & Wildlife

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INTEGRATED LAND ADVISORS

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REAL ESTATE



WILDLIFE

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Plateau
Land & Wildlife
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PLATEAU
EXCHANGE

Thank you!

Plateau Land & Wildlife Management

Working with you to protect and enhance your land!



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