



Introduction to Wildlife Management Property Tax Valuation

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Hello and Welcome!

- Do you own property in Ag or Wildlife Management?
- Are you familiar with Wildlife Management Valuation?
- Exemption vs Valuation
- Are you familiar with Plateau Land & Wildlife?
- Do you like long wordy presentations?

Objectives

We'll cover:

1. An overview of Wildlife Management Tax Valuation
2. State & county requirements
3. The seven wildlife management activity categories
4. Concrete answers to any concerns you may have
5. How Plateau can help
6. Three key elements: Plan, Follow Through, and Document

What is Wildlife Management?

Understanding Wildlife Management

- Alternative agriculture use
- Property must have current Ag valuation
- Tax rate is 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

- Increased land management options
- No livestock or crop production
- Potential revenue through hunting or nature-tourism
- Increased options for non-resident landowners
- Enhance habitat & wildlife diversity
- Increased property value & marketability
- Favorable tax treatment
- Reduce costs and work
- Can fit any budget
- Enhanced scenic beauty & re-sale value
- Healthier wildlife populations
- Greater enjoyment of your property

What are your property management goals?

- Recreational enjoyment
- Financial return
- Conserve native habitat
- Hunting
- Producing a commodity
- Preserve a lifestyle
- Leave a legacy for your family





**“The landscape of any farm is the
owners portrait of himself”
- Aldo Leopold**

Property Tax Comparison

***Actual client comparison per HCAD**

21 acre property in Northern Hays County

- Market Value: \$383,320.00
 - 2.5% tax rate: \$9,583 annual property tax
- Appraised Ag Value: \$1,260.00
 - 2.5% tax rate: \$31.50 annual property tax
- \$9,551.50 annual tax savings

What are our options for 1-d-1 Open Space?

- Agricultural Production
- Wildlife Management
- Timber Production
- EcoLab



Wildlife Management Activities

Minimum requirements: must completely 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 Wildlife Management year 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



**Is Wildlife Management
right for you?**

Consider your options

- Which activities are best for you?
- Management that fits time and budget?
- Which species should I manage for?

Consult with a professional
Biologist!

Having a quality plan makes it
Easier to maintain.



Personally, I want to see this



Not this



Application Process

Filing deadlines January 1 – April 30

Written Wildlife Management Plan

Required county forms

Documentation of active management

Documentation of previous activities

**Why work with
Plateau?**

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
- More than 2,700 landowners in 90+ counties
- 1,000,000 acres converted by Plateau
- Complete plan implementation
- We're here to stay

Plateau Wildlife Management Plan includes:

- Consult with CAD & confirm tax status
- Site visit with a Plateau biologist
- Detailed discussion of WM activities & goals
- 5-year Wildlife Management Plan
- Three custom property maps
- Professional representation to the CAD
 - Filed and tracked
- Resource notebook

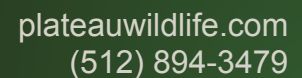
Plateau products & services

Plateau can HELP! You can view a full suite of products and services on our website at www.plateauwildlife.com



Frequently asked questions

- Is the Wildlife Management Valuation an additional property tax break?
- Can I move back to Ag once I'm in WMV?
- Can part of my land be in Ag & part in WMV?
- How many WM activities are required?
- Can I still keep some livestock?
- Is fencing required?
- Can the land be developed while in WMV?
- Is there a minimum acreage requirement for WMV?



Plateau

- 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



Family of Companies

BRAUN & GRESHAM
ATTORNEYS AT LAW



Plateau
Land & Wildlife
Management



PLATEAU
LANDGROUP

1031

PLATEAU
EXCHANGE

Thank you!

Plateau Land & Wildlife Management
Less work, more enjoyment.

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Wildlife Management plan pricing

- 0-30 acres: \$1,750.00
- 31-100 acres: \$1,995.00
- 101-201 acres: \$2,295.00
- 200+ acres: \$2,295.00 + \$1/acre
- 5,000+ acre properties per bid
- 10% discount for seminar attendees