



Plateau

Land & Wildlife
Management

An Introduction to Wildlife Management Exemption

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Landowner Services

HELLO AND WELCOME!

- Do you own property in Ag or Wildlife Management?
- Are you familiar with Wildlife Management Valuation?
- Exemption vs Valuation
- Ask Questions
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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

The background is a dark olive green with intricate, light-colored topographic contour lines. A faint, light-colored grid is overlaid on the image. Several clusters of small, light-colored squares are scattered across the background, resembling a star map or data points. A large, faint, light-colored arc is also visible, passing through the center of the image.

ME

WHAT ARE OUR OPTIONS FOR 1-D-1 OPEN SPACE?

- Agricultural Production
- **Wildlife Management**
- Timber Production
- EcoLab



The background is a dark olive green with a complex topographic map pattern of white contour lines. A light gray grid is overlaid on the map. Several small, light gray dots are scattered across the background, some forming small clusters. The text is centered in the middle of the image.

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
- 5 year plan and annual report

WHY LANDOWNERS CHOOSE WILDLIFE MANAGEMENT

- 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



State & County Requirements

THE TEXAS CONSTITUTION

Section 23.51(7), Tax Code Wildlife Management



“...Actively using land that at the time the wildlife management began... to propagate a sustaining breeding, migrating or wintering population of indigenous wild animals for human use, including food, medicine, or recreation...”

- Proposition 11 passed by voters in 1995
- Amended Art. VIII, §1-d-1 of Constitution
- Ag valuation for property in wildlife management - allows landowners to better protect and conserve wildlife habitat

PRIVATE LAND IN WILDLIFE MANAGEMENT

- Passed by voters in 1995 over 20 years ago
- Over 5 million acres in Wildlife Management state-wide
- Plateau helps over 300 landowners each year make that switch successfully & has converted 1,000,000 acres

APPLICATION PROCESS

- Filing deadlines January 1 – April 30
- Written Wildlife Management Plan
- Required county forms
- Documentation of active management
- Documentation of previous activities

Wildlife Management Activities

The good stuff!

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



Bushnell

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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 an informed & educated plan makes Wildlife Management easier to maintain.



A photograph of a savanna or woodland landscape. The foreground is filled with tall, green grass. Several trees with dark, gnarled trunks and dense green foliage are scattered throughout the scene. A dirt path or clearing is visible in the middle ground. The overall atmosphere is peaceful and natural.

Personally, I want to see this.

A wide-angle photograph of a dry, open landscape. The foreground is a flat, brownish field with sparse, low-lying vegetation. A wire fence runs across the lower portion of the frame. In the distance, a line of green trees and shrubs marks the horizon. The sky is filled with large, white, fluffy clouds. The overall scene suggests a dry, possibly overgrazed, area.

I don't want to see this.



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 4,300 landowners in 138 counties
- More than 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

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 WEBINAR ATTENDEES

ABOUT 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

PLATEAU PRODUCTS & SERVICES

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



FAMILY OF COMPANIES



BRAUN & GRESHAM
ATTORNEYS AT LAW



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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?

FREE WILDLIFE EXEMPTION WEBINAR SERIES

Consider rejoining us this fall to learn more about the Wildlife Management exemption, region-specific property tax options and appropriate Wildlife Management activities.

Join Us:

- Each Thursday for “Wildlife Exemption Q&A Webinars”
- To learn more about “Wildlife Management Options for Central/South-Central/East Texas Landowners”
- To learn more about “Property Taxes in Central/South-Central/East Texas: What are your options?”

Register at www.plateauwildlife.com/webinars

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Questions?

THANK YOU!

Plateau Land & Wildlife Management

Less work, more enjoyment.

Tim Milligan

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