

An Introduction to Wildlife Management Exemption

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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
- 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





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

- Agricultural Production
- Wildlife Management
- Timber Production
- EcoLab







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 <u>native wildlife</u>
- 7 activity categories (50+ practices)
- Perform 3 wildlife practices annually
- 5 year plan and annual report



WHY LANDOWNERS CHOOSE WILDLIFE MANAGEMENT

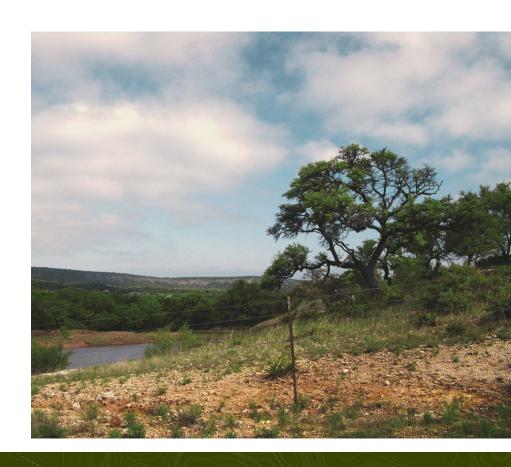
- Increased land management options
- No livestock or crop production
- Potential revenue through hunting or nature-tourism
- Increased options for nonresident landowners
- Enhance habitat & wildlife diversity

- Increased property value & marketability
- Favorable tax treatment
- Reduce costs and work
- Can fit any budget
- Enhanced scenic beauty & resale 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**





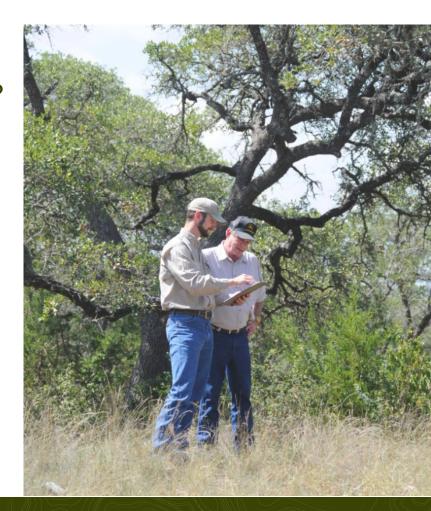
Is Wildlife Management Right for You?

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.











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











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





THANK YOU!

Plateau Land & Wildlife Management Less work, more enjoyment.

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