

## Agriculture Appraisal Summary Guidelines – Typical Levels

\*Land must be devoted to agricultural production at a level of intensity that is common for such land in the local area\*

\*All minimum acres does not include one (1) acre home site\*

### **Livestock**

- 1) Native or Improved Pasture, Must be Fenced & Maintained, Water Source & Marketing
- 2) A Minimum of at least ten (10) acres (NOT INCLUDING A ONE (1) ACRE HOME SITE) is typically needed to meet local levels

### **Cattle**

#### • **Cow/Calf**

- 1) At least five (5) animal units (AU) of reproducing cows to qualify
- 2) Land can be partially wooded but must have enough grass and other food sources to support minimum requirements
- 3) Proof of rotational grazing
- 4) The operation is in the business of raising beef for sale to either marketing outlets or the operators for breeding stock

#### • **Feeder/Stock**

- 1) This operation is in the business of raising beef for a marketing outlet. Must be on feed including pasture for 150 days
- 2) Land can be partially wooded but must have enough grass and other food sources to support minimum requirements
- 3) Proof of sales transaction

### **Equine**

- 1) Breeding Operations Only: At least five (5) animal units of reproducing mares, a stud on location, artificial insemination or available stud service.
- 2) Land can be partially wooded but must have enough grass and other food sources to support minimum requirements
- 3) Proof of sale of offspring
- 4) The operations in stabling, training or recreational use of horses is not considered agricultural use

### **Goats/Sheep**

- 1) At least two (2) animal units (AU) of reproducing ewes/does to qualify
- 2) Land can be partially wooded but must have enough grass and other food sources to support minimum requirements
- 3) Proof of sale of offspring
- 4) SHEEP - This operation should be raising sheep for wool or sale as livestock
- 5) GOATS - Type of breed and is usually in the business of mohair or meat market production

### **SWINE (Special Operation) these operations are non-typical for the area...**

- 1) Each application will be considered on its own merits
- 2) A Minimum of at least 10 acres is typically needed to meet local levels

- 3) This operation involves the raising of Hogs for the pork meat market.
- 4) A Minimum intensity requirements for breeding: 8 Sows (w/litters) =1AU; 8AU=40 Sows per 10 acres\* & \*1 Boar = 1AU; 1AU = 5 Boars per 10 acres \*
- 5) Only the land used for Breeding & Raising / Grazing will be considered
- 6) Proof of Sale of Offspring will be required annually

#### **Hay**

- 1) A minimum of at least five (5) acres (NOT INCLUDING ONE (1) ACRE HOME SITE) is required
- 2) Hay production should be 3,000 pounds per acre on normal years \*no drought\*
- 3) The hay must be marketable
- 4) Land should be fertilized, weed controlled, maintained & top-dressed later as needed
- 5) Proof of baling receipts, proof of sales
- 6) Mowing land to clear grass/weeds DOES NOT qualify for agricultural production. The cutting and bailing of unmanaged vegetation DOES NOT qualify for hay production.

#### **Crop Land**

- 1) A minimum of at least five (5) acres is required
- 2) Common cropland operations involves the cultivation of the soil for planting grain crops with the intent to harvest for sale or for feed \*wheat, oats, grain sorghum, soybeans, corn and cotton\*
- 3) Crop production activities include: shredding previous crop, apply herbicide, tillage, insect control, planting, harvest & fertilize
- 4) Cropland should typically produce at least one (1) harvest per typical year \*no drought\*

#### **ORCHARDS & VINEYARDS: (MUST BE A COMMERCIAL OPERATION)**

- 1) A Minimum of at least 5 acres is required  
 ORCHARDS: 14 NATIVE PECAN TREES OR 35 IMPROVED PECAN TREES PER ACRES  
 35 PEACH TREES PER ACRE
- 2) This operation is in the business of cultivating & growing of trees or grapevines that produce crops of nuts & fruits.
- 3) Each application will be considered on a case by case basis
- 4) Will need a written production plan to start
- 5) MUST DO WRITTEN REPORT - EVERY 3 YEARS  
 a. *Showing Proof of Income*      b. *RECIPTS: Weed & Insect Control; Fertilize management & harvest*
- 6) This type of operation depends on a good source of water

#### **Bees:**

Our degree of intensity standard is set as follows:

- 1) A minimum of five (5) acres with six (6) colonies
  - a) for each additional two (2) acres one (1) additional colony is required
  - b) a maximum of twenty (20) acres with a minimum of (13) colonies
- 2) The colonies must be located on the property seven (7) months of the year
- 3) Map indicating hive location on property (Google map accepted)
- 4) Submit plan (business and landscape)
- 5) Bee pastures should provide adequate habitat for sustaining production
- 6) Hives maintenance and monitoring required

- a) Hives must be of proper and durable construction
- b) Area around hives must be kept clean of debris and mowed
- c) Hives to be centrally located on property
- 7) Copy of export, import or intra-state permits
- 8) Provide harvest data
- 9) Hives must be registered with Apiary registry serviced and have proper branding
- 10) Complete and submit bee keeping questionnaire to Coryell CAD
- 11) Inspection required every 3 years by Texas Apiary inspectors
- 12) No combining of neighboring properties to make the minimum acreage

**TRUCK FARMING: (MUST BE A COMMERCIAL OPERATION)**

- 1) A Minimum of at least 5 acres is required
- 2) This operation is in business of cultivation the soil for planting vegetables
- 3) Will need a written production plan to start
- 4) MUST DO WRITTEN REPORT ANNUALLY -
  - a. This type of operation depends on a good source of water
  - b. Some type of irrigation equipment should be evident.
  - c. Proof of Produce sold wholesale or to the public