

Truelove Glenn Ranch, 2203 Freedom Trail - Agricultural Status and Opportunities

This writeup describes what is already in place on the property and the potential uses and income generating opportunities.

- **Tax exemptions in place**

- The property currently holds an Agricultural Tax Exemption
- The property has quite a bit of wildlife, including whitetail deer and axis deer, and the current property management meets the requirements for a wildlife exemption if desired to move that direction vs. an agricultural exemption.

- **Structures**

- Lower area:
 - Large barn in the lower orchard area.
 - Nearly new Kubota tractor with front end loader, mower, grapple, and tiller, included with the property sale.
 - The barn contains quite a bit of valuable building material and items recovered from the house during the renovation that could be used.
 - Pump room with storage in the lower orchard area
- Upper area near house:
 - Covered deck area near the house, currently used for firewood storage (was used as a BBQ area). Lighted with electrical and water hook ups.
 - Pump house near the house for the well water and the rainwater, with a 5000 gallon storage tank. Rainwater goes through a triple filtration and UV system. It is easy to switch between using rainwater and well water.
 - Two interconnected 30,000 gallon rainwater storage tanks (60,000 gallon total capacity) hooked up to gutters around the house. For every 1 inch of rain, we collect about 8000 gallons of water.
 - Strong Trinity reservoir well located near the house, depth of 550-620 feet, and the pump installed at about 485 feet. Pump, well pipe, and controller all replaced in 2020 and the well was cleaned out and tested. Tested rate at 12+ GPM.

- **Fencing**

- The property is high fenced around the entire exterior property line, so the full 124.24 acres are behind high fence. The exterior fence was recently completely walked to check for any breaches or damage.
- High fenced around the house with electric gate to protect the garden area, front lawn, and the small vineyard.
- High fenced around the orchard and barn area - approximately 2 acres behind high fence

- **Irrigation**

- New irrigation well pump installed in the alluvial well located in the northwest pasture. We don't have a rate on this well, but it has pumped strong for us.
- Pump house has pumps and valves that can direct irrigation water to various locations in the lower pastures. It also can direct water to the pond and pull water from the pond for irrigation needs. Includes an irrigation hose reel.
- In the lower high fenced orchard area, there is irrigation installed with two zones:

- Pecan trees - each tree individually drip irrigated off one zone
 - Fruit trees – each tree individually drip irrigated off second zone
- In the area near the house:
 - Wine grapes and table grapes that are fully irrigated and on trellises, with the proper grape drip irrigators and drip rate
 - Raised stone planter bed is irrigated
 - A wooden cedar fence was added for aesthetics and as a trellis for the blackberries which are irrigated
 - Olive trees, blueberries, strawberries, and asparagus that are all irrigated
 - Large container garden area on the side of the garage with rust proof metal containers on a gravel bed on top of heavy weed block – each container is irrigated.
 - Raised container beds on the back patio were irrigated with lines running from behind the patio wall. Those lines are easily reinstalled.
 - Stone flower bed border in the front of the house and part of the front yard are irrigated and piping is buried with sprinkler heads to expand to the rest of the lawn.
- **Greenhouse**
 - Large custom-built greenhouse, with AC and heater, sink, electrical outlets, and water spigots inside
 - Sky lights and lots of windows for ample lighting for optimized growing year-round.
 - A number of raised container beds with irrigation in place for each bed.
 - A hydroponics nutrient film technique system for growing vegetables and strawberries.
 - Hand painted floor done with concrete paint and a protective epoxy sealant.
- **Currently planted:**
 - Northwest lower pasture – about 10 acres, planted with Coastal and Tifton grass for hay production. This is fertile soil that can be used for other purposes (see under “Opportunities”). This pasture is irrigated.
 - High fenced orchard area – about 2 acres, planted with the following (see the table for a full description). Each tree/plant is irrigated. Many of the trees, though currently small, are already producing fruit. The pecan trees will start to produce in about 5 more years. All the trees were selected for their viability in this area. They are all paired with the correct pollinator trees for best fruit production and have the proper spacing between trees.
 - Pecans
 - Apples
 - Pears (the Williams variety was added as it is ideal for making pear brandy)
 - Plums
 - Peaches
 - Figs
 - Pomegranates

- Persimmons
- Goji berries
- Near the house – each tree/plant is irrigated. All plants have been producing though the wine grapes will need another year or two to have wine quality grapes.
 - Table grapes
 - Wine grapes
 - Blackberries
 - Blueberries
 - Strawberries
 - Asparagus
 - Olive trees
 - Lavender

Plant	Varieties Planted (# trees/plants)	Location	Date Planted
Wine Grapes	Sangiovese - Grafted, Root Stock 9 x 101-14 (9)	Near house	April 2021
	Viognier - Grafted, Root Stock 9 x 101-14 (9)		
Table Grapes	Einsett red seedless (1)	Near house	April 2021
	Flame red seedless (1)		
	Thompson white seedless (1)		
Olive Trees	Mission (4)	Near house	Feb 2021
	Arbequina (8)	Near house	March 2020
Blackberries	Rosborough (10)	Near house	Feb 2021
	Sweetie Pie thornless (4)	Near house	March 2020
Blueberries	Sunshine Blue	Near house	March 2020
Strawberries	Sequoia	Near house	March 2021
	Ozark Beauty		
Asparagus	Mary Washington	Near house	March 2021
Apple Trees	Honeycrisp (2)	Orchard	April 2021
	Fuji (1)	Orchard	March 2020
	Mollie's Delicious	Orchard	March 2020
Pear Trees	Shinko Asian (1)	Orchard	March 2020
	Pear (1)		
	Kieffer (1)	Orchard	Feb 2022
	Bartlett/William (2)		
Peach Trees	Loring (2)	Orchard	March 2020
	La Felician (1)		
Plum Trees	Methley (2)	Orchard	April 2021
Fig Trees	Texas Everbearing (2)	Orchard	April 2021
Persimmon Trees	Fuyu (2)	Orchard	March 2020
Pomegranate Trees	Pomegranate (2)	Orchard	March 2020
Goji Berries	Goji Berry (2)	Orchard	April 2021
Pecan Trees	Kanza (6) - orange stripe	Orchard	Feb 2021
	Pawnee (6) - red stripe		
	Wichita (1) - inner location, inside loop		
	Podsednik (1) - outer location, inside loop		

- **Opportunities for further agricultural development and income generation in four primary areas**
 - Current high fenced two acre orchard area
 - The existing area has space for expansion to add more fruit or pecan trees or a large vegetable garden
 - Has ready access to both water and electricity
 - A number of the fruit trees are already producing fruit showing the viability of the soil for an orchard. The pecan trees will start producing in about 5 more years.
 - Adjoining two acre area next to the orchard
 - This area already has two sides high fenced, so just two sides would need to be high fenced if so desired to have it fully contained
 - The area has water access
 - Could easily be used as an expansion to the adjoining orchard or as a vineyard.
 - 10 acre northwest pasture
 - This area was formerly used for cattle and then converted to hay production
 - Fertile, well drained soil that has irrigation in place
 - Has two sides currently high fenced
 - Could be used for a good sized vineyard, fruit orchard, and/or pecan orchard. As demonstrated by the test vineyard by the house, certain varieties thrive in this area. Viognier and Sangiovese wine grapes are doing well up by the house.
 - 10 acre northeast pasture
 - This area has always been left open for wildlife grazing, but it could be used for agriculture if so desired.
 - It is not irrigated and is only high fenced on one side.
 - The soil is fertile and drains well, so good agricultural potential here.
 - Orchard and vineyard potential – additional notes
 - Fruit orchard production has been small to date, considering the trees are young, but most trees have produced fruit already so this bodes well for future production as the trees mature.
 - The Williams (aka Barlett) Pear variety was added at the suggestion of a sommelier noting that they do well in this area and are ideal for making pear brandy, which is becoming very popular here in the US. The Williams Pear is the variety most used in Europe where most pear brandy is currently made. Pear brandy fetches a high margin, so a good income producer.
 - There are a number of grape varieties that do well in this area, and we sought the advice from a number of experts at vineyards in the area before we planted our test vineyard by the house. We were going to expand plantings for our Viognier and Sangiovese varieties which have done well so far. One variety that we would plant

next is Picpoul Blanc, a grape that does well here and is in high demand by local wineries - we were told by winemakers that they would buy all that we could produce.

- We are fortunate to have a healthy bee and butterfly population up at the house and in the orchard. We have encouraged this through our plantings, including wildflowers. We also use only organic, bee and butterfly friendly products. We had in our longer term plans to put in bee hives for honey production.
- Finally we feel that a well maintained vineyard adds a wonderful aesthetic to the property.
- Pond and creek – both the pond and creek are stocked with fish, including nice size catfish and bass. There is potential to raise catfish or tilapia for sale in the pond. It is a deep pond with a natural spring feeding it. It would just need an aeration system for fish farming.