What Do You Have…
And What Do You Want?
Turning Dreams Into Reality

Adapted by: Mark Apel and Anna Van Devender, University of Arizona Cooperative Extension

Developed by:
Doug Stienbarger, Washington State University Cooperative Extension
Bob Hamblen, Colorado State University Extension
David Martin, Montana Dept. of Natural Resources and Conservation
What we’ll be covering

- Stewardship and the whole-property approach
- The good, the bad, and the ugly of small-acreage properties
- Your goals for your property
- Your existing resources (financial and physical)
- Making a map of your property
- Understanding the constraints on your property (legal and physical)
- Refining your goals
What’s a steward, anyway?

**steward**

–*noun* 1. a person who manages another’s property or financial affairs…

**Environmental stewardship:**

The responsibility to take care of our natural resources to ensure that they are sustainably managed for current and future generations
What does it mean to be a steward of a small-acreage property?

“The practice of carefully managing land usage to ensure natural systems are maintained or enhanced for future generations.”

-The Land Stewardship Center
Looking at your whole property

- Your property is a system of interconnected parts
- The parts are interrelated and rely on functions of other parts
- Looking at the whole helps you see the interactions and cause and effect relationships
Setting goals for your property

- Why did you buy your particular property?
- What do you want your property to look like?
- What would you like to accomplish on your property?
Do you want:

- A more attractive property?
- A more valuable property?
- A more productive property?
- To maintain what you already have?
- To add to your physical structures?
- To own large animals?
- To attract wildlife?
- To make some money?
- To spend less time working on your property?
Developing goals for sustainability

- Environmental concerns
- Economic factors
- Social issues

USDA SARE
## Diane’s goals

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<th>Goal</th>
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<tr>
<td></td>
<td>2001</td>
<td>Spring: mow, fertilize, and broadcast alfalfa amongst grass &lt;br&gt;Summer: build barn, corral &lt;br&gt;Summer: finish perimeter fencing of pastures 3, 4, and 5 &lt;br&gt;Fall: plant lawn, trees, get horses</td>
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<td>2002</td>
<td>Winter: install sprinkler system in lawn area &lt;br&gt;Summer: finish interior of upholstery shop</td>
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<td>2003-2004</td>
<td>Winter: finish basement</td>
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<td>2005-2006</td>
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NRCS, Bozeman, Mont.
Summary

- The whole-property approach guides the stewardship of your land.

- Goals shape your vision for your land.
Inventorizing Your Resources
In the west, land is divided into Townships and Ranges starting at different Principle Meridians. Each T/R area is 6 miles on a side. Begin counting from the point where the Principle Meridian and the Base Line meet.
Gila and Salt River Meridian
Each Township / Range area has 36 sections

**Section 1, T2S, R2E**

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Each Township/Range equals approximately 36 square miles (23,040 acres)

1 Section = 1 square mile = 640 acres
Legal Descriptions:

Start from the smallest area and proceed to the larger area. Descriptions are usually written in terms of halves or quarters.

A = NW 1/4, Section 13, T2S, R2E (160 acres)

B = SE 1/4, SE 1/4, Section 13, T2S, R2E (40 acres)
Try your skills!

Write legal descriptions for the numbered boxes

Section 13, T2S, R2E
Calculating acreages

- Break areas into rectangles and triangles with known distances for their sides.
- For rectangles, multiply one side times the other to get the square footage.
- For triangles, multiply one side times the other and divide by two.
- Divide results by 43,560 to get the number of acres (one acre = 43,560 square feet).
Example:

**Area C** = 200 x 135 = 27,000 square feet divided by 43,560 square feet per acre = 0.62 acres

Pond area in C (using triangular areas) = 50 x 35 = 1,750 square feet/2 = 875 square feet; 30 x 50 = 1,500/2 = 750 square feet; total pond area = 875 + 750 = 1,625 square feet of pond

Usable area = 27,000 – 1,625 = 25,375 square feet/43,560 = .58 acres

Try your skills: Calculate the acreage of AREA F
A map of your property

Should show:

- Buildings: house, barns, shed, etc.
- Facilities: pastures, fences, wells, septic tanks, power lines, sewer lines, etc.
- Assets: existing vegetation, pastures, streams, ponds, wetlands, irrigation, defensible space, related features
- Problems: easements, weedy areas, etc.
- What your neighbors are doing
Acres = 25

Animals = 6 cows, 1 horse, 3 goats

Pastures = 1

Months animals grazed = 9

Soils = sandy clay loam, silt

Grasses present = Tall fescue, orchardgrass, clover, bentgrass

Weeds present = Canada thistle, pigweed
Does this look familiar?
Questions to ask when refining your goals

- How much time do you have?
- How much money do you have?
- Who is really going to do the work?
Your financial resources

What you have in mind...

What you can afford....
Making your funds match your goals

- What are your financial resources?
- What can you realistically afford to spend?
- Have you included the cost of on-going maintenance?
- Have you considered property taxes and insurance costs?
Your human resources

WSU Extension
Your human resources

- How much time do you have?
- How much time do your family members have?
- Do you have a full-time job?
- Do your family members have jobs?
- When will you and your family members be available to work?
- Do they share your goals and aspirations for the property?
How will the work get done?

- What do you want to accomplish?
- What will it cost?
- How long will it take?
- Do you need hired labor?
- How much time will you need to pay for, and at what cost?
- Do you need a written estimate and/or contract?
Are you interested in a business?

- What do you want to sell?
- Have you identified a market?
- Does a business enterprise mesh with your other goals?
- What is your business mission and goals?
- Can you afford to launch a business?
- What are the applicable regulations?
- Do you have a business plan?
- Can you answer any of these questions?
Inventorying Constraints
What can you do: Identifying limitations

- Good-neighboring limitations
- Legal limitations
- Natural resource limitations
Being a good neighbor....

- These issues are generally issues of community relationships.
- They consist not only of the impacts activities on your property will have on your neighbors’ properties, but also the impact your neighbors’ activities will have on your property.
Issues to consider

- Dust and odors

USDA, NRCS

WSU Clark County Extension
Issues to consider

Weeds
Issues to consider

Pets
Issues to consider

Slow-moving equipment
Issues to consider

Fire danger
Issues to consider

Viewshed

UNCE, Reno, Nev.
Good neighboring questions...

- What land uses are occurring adjacent to your property now?
- Where are your neighbors’ living areas in relation to your planned activities or structures?
- Is land being developed near your property?
- What types of land uses will occur adjacent to you in the future?
- How can you plan for changes?
Legal limitations

- Water rights
- Regulations – federal, state, county, city
- Zoning
- Covenants, codes and restrictions (CC&Rs)
- Easements
- Setbacks
Federal regulations

- Wetlands
- Clean Water Act
- Clean Air Act
State and local regulations

- Health regulations
  - Wells
  - Septic systems
  - Hired labor
  - Food processing
- Native Plant law
- Noxious weeds
- Chemical use
- Open Range
- Mineral Rights
State and local regulations

- Right to farm ordinances
- Nuisance laws
- Leash laws
- Animal issues
- Easements
- Trespass prevention (dense development next to farming)
Other local regulations

- Junk ordinance
- Light Pollution (Dark Skies) ordinance
- Noise regulations for businesses
- Clearing/grading ordinances
- Ridge top development ordinance
- Sign ordinance
Are you in the zone?

Zoning issues limit or establish:

- The allowed uses for your land
- Minimum acreage per dwelling unit
- The number and types of animals you can have
- A ratio of site coverage to lot size
- Setbacks from property boundaries and roads
Covenants, conditions and restrictions (CC&Rs)

- Setbacks and/or easements
- Fences
- Landscaping
- Animals
- Noise
- Dust
- Outbuildings
- Access limitations
Water resource limitations

- Do you have surface water (streams, creeks, or ponds) on your property?
- Do you have water rights to use some of this surface water?
- Do you need to worry about flooding?
- Do you have a high water table?
Other physical limitations

- Roads - Access
  - Private road or county-maintained?
  - Asphalt, gravel or dirt?
  - Wash crossings

- Terrain
  - Steep slopes?
  - Floodplains?
Have your goals changed?
Goal-setting is a balancing act

Your goals as landowners:
Are they realistic?
Do they reflect your priorities?

Your investments:
Money, time, maintenance

Your resources:
Soil, water, plants, animals and man-made features
Tools You Can Use

✓ Photo-documentation
✓ Notebook Resources
✓ My Land Plan.org
Living On the Land

mylandplan.org
Living On the Land
What’s in Your Notebook?

- Glossary
- Photo-documentation Info
- Goal-setting Activity Sheet
- Legal Descriptions Activity
- Calculating Acreages
- Inventorying Property Facilities and Assets Activity Sheet
- Zoning Regulations pertaining to your rural area
- Supplemental Info you can use
Arizona’s Changing Rural Landscapes
(http://rurallandscapes.extension.arizona.edu)

Contact: Mark Apel
University of Arizona
1140 N. Columbo Dr.
Sierra Vista, AZ 85635
tel: 520-458-8278, ext. 2181
email: mapel@cals.arizona.edu