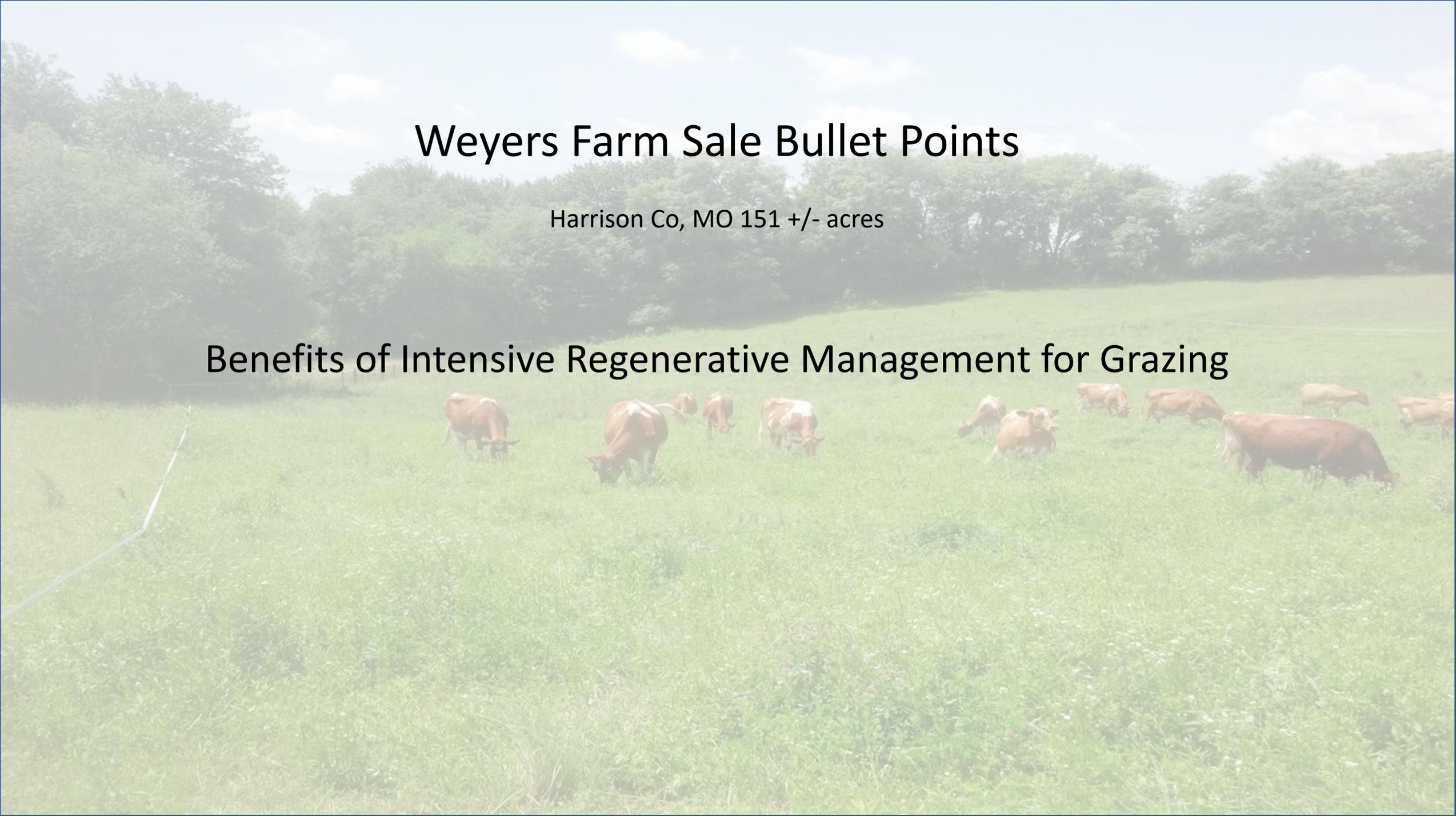


Weyers Farm Sale Bullet Points

Harrison Co, MO 151 +/- acres

Benefits of Intensive Regenerative Management for Grazing



Grassland Details

- Intensive management of grazing for 20 years. That management uses a short high impact from livestock along with a rest period for sufficient recovery.
- Regenerative rather than sustainable. Much grassland management could be described as sustainable, but why would one want to sustain a practice that has resulted in a monoculture with poor cover that is weedy and erodible? Regenerative management encourages a biology that builds organic matter, rejuvenates soil building organisms, builds ground cover, improves percolation rate of water, and encourages diverse grazable plant species. All this results in a much higher productivity.
- Infrastructure includes waterlines and high tensile electric fencing that allows a nearly infinite choice of paddock size and orientation throughout the farm.
- Frequent (daily in recent years) moves of the livestock to a different paddock allows plant recovery and enables species that do not tolerate constant grazing to thrive. The result is a diverse sward including native warm season grasses as well as the common cool season grasses that survive a more abusive management system.
- Regenerative management results in increased activity of soil organisms and result in improved fertility. There have been no chemical fertilizers applied to improve productivity. Vigorous grazing of plants and rotational high impact grazing diminish competition from weed species. No herbicides have been used to control weeds.
- Farm has been managed organically except that in recent years brush stumps have been painted with herbicide to prevent regrowth. Organic management enables natural biological processes that help manage pests, build natural fertility of soils, and provide a healthy environment for birds and other wildlife.

Wildlife

- Improved habitat for wildlife has been one of the objectives of farm management for 20 years.
- Interior fencing is all smooth, single wire, hi-tensile that has very little restriction to wildlife movement.
- Cattle have been excluded from ponds and drainage ways with occasional access of those areas by sheep and goats. Sheep and goats will not step into the water of a pond if they can avoid it.
- Rotational grazing allows ground nesting birds to hatch their brood between the separate grazings of a paddock.
- Rotational grazing encourages a diversity of forage species that provides habitat for animals and birds.
- The view from my house windows has revealed an eagle, otters, geese, ducks, bluebirds, turkeys, racoons, coyotes, and deer.
- Two deep (15' plus) ponds have recently been restocked with Channel Catfish, Bluegill, and Large Mouth Bass.

House

- Earth contact home. The lower 8 ft. uses insulated concrete forms: eight inches of concrete with 2" Styrofoam insulation inside and out. The concrete is reinforced with ½" rebar every 12" vertically and horizontally. Drains on top of the footings consist of 4" plastic pipe covered with a fabric sock then covered with a sand/gravel mix. Exterior concrete walls are wrapped with moisture barrier. Concrete floor has moisture barrier underneath with durable, and easy maintenance floor covering.
- Above the 8 ft. level it is a framed 6" wall with 5.5" fiberglass insulation. The vaulted roof/ceiling is insulated with R40 fiberglass insulation.
- Exceptionally low energy requirements for heating and cooling.
- Siding is fiber/cement and is hail proof and low maintenance.
- Propane, tankless water heater for energy efficiency and space saving (2 years old).
- 36" wide doors, 45" wide hallway, no step entry. Disability friendly.
- 8'x34' covered porch with paving tile floor.

Fruit trees

- Three producing apple trees, 1 pear tree (not producing yet), 2 peach trees (low production).

Other improvements

- Open shed (15'x32'), concrete block walls, new metal roof, wired for electricity.
- Metal garage (18'x30') wired, partial concrete floor, open ends.
- Metal open sided shed (18'x20'). Can be moved.
- Concrete block building (20'x20'), wired, good roof.
- Hoop house on skids and wood floor (8'x12'). Multipurpose: woodshed, hen house, tool storage, etc.
- Hoop house (8'x12') used for ATV shed.
- Livestock receiving/gathering paddock (approximately 4 acres) with 5 wire high tensile fence and fiberglass posts.