

**FARM- & RANGELAND**

**DEVELOPMENT PLAN for KENAI BOROUGH OWNED LAND Parcel # 18521053**

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The following plan is designed and submitted by  
Robert Gibson for ALASKA LAND & CATTLE COMPANY.

**Land parcel Description**

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The total land parcel size is 280 acres of undisturbed land  
The land has never been cultivated and is massively overgrown by alder patches and thick willow brush.  
There are some open alpine meadow patches of land with very thick tussock forming  
Calamagrostis reed grass as well as other grasses and forbes.  
Some noxious weeds has been found throughout these meadows.  
The terrain is undulating and steep with multiple deep ravines parts of which will have to be graded  
To provide access to farmable fields.  
This land parcel is located 22 miles outside of the city of Homer proper.  
There is no electricity nor any landline or cellular service provided in the vicinity.  
The parcel is transected by the Basargin Road and the Echo Lake gravel pit.

**Mission Statement and Use of Land**

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It is our desire to develop this virgin land for the purpose of  
Production of Hay  
Development and creation of Pastured land for livestock.  
Utilize a portion of the land (Described in Contract as Managed Forestry) to harvest Forestry Products.

**Fencing of Leased lands**

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Alaska Land & Cattle Company practices a Holistic and Permaculture approach to dealing with the land.  
Therefore we will use the grazing technique called Rotational Grazing in which livestock is moved  
frequently from paddock to the next paddock giving the grazed vegetation a better chance for

regenerated growth Upon which that regenerated area is again visited by livestock for fresh new grazing.

In this grazing method there is no need for permanent fencing , as the fences have to be moved frequently.

#### **Barn yard site**

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A barn site of up to 3 acres in size will be created to provide ample space for

Hay Storage facilities

Tool Sheds

Livestock Sorting Corrals

Loading

Farm Machinery and Implements Storage

Cattlemen's Cabin

The Barnyard Site will be permanently fenced and marked for information of it's existence to the public

And trail users.

Location of the Barnyard Site is marked on attached map with the label B.

#### **Water**

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Given the fact of Rotational Grazing It is obvious that drinking water stations for livestock also have to be rotated in their locations.

Therefor no permanent water troughs will be installed.

However, depending of weather and climatic conditions it may become necessary to excavated one or several ponds within the grazing area.

If that need arises the landowner will be notified.

#### **Access**

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A few graded pads will later be constructed for egress to the different fields.

#### **Livestock to graze the leased land**

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Beef Cows , Horses , Sheep and Goats.

Each animal will be verified and inspected by a licensed veterinarian or skilled livestock manager prior to placement on the land.

Each animal will carry proper identification as required by Alaska Department of Agriculture.

Identification by bhy Branding and a numbered Ear Tag.

Sheep and Goats will be registered with a Scrapie NJumber identifier.

#### **Development Work Schedule and Time Table**

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The first 2 years will be mainly concentrated on clearing vegetation to give room for hay fields and p0astures.

There is a fairly good amount of vegetative biomass already on the land so we will initially allow some grazing with a controlled numbers of livestock on select and suitable meadow open land sections.

Weather allowing we will attempt to seed in some cleared areas.

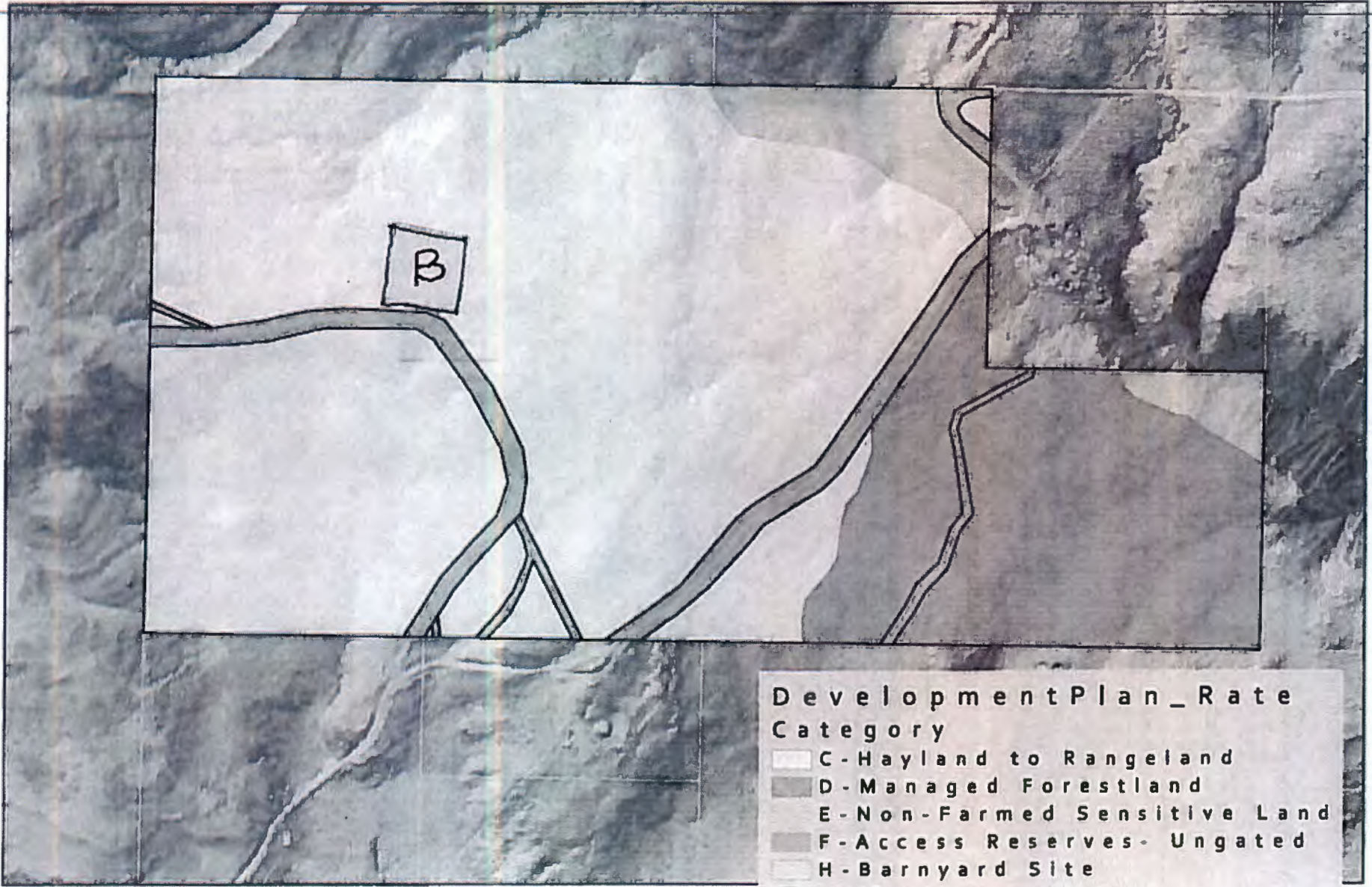
Third year continued clearing of bru8sh and alders growths with more areas seeded in.

Consecutive years will hopefully see the first harvest of our efforts..

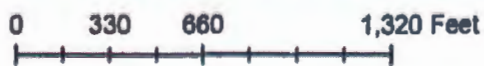
# Agriculture Lease Rate Map

Township 04 South, Range 11 West

Section 22: NW1/4 & NW1/4NE1/4 & S1/2NE1/4, Seward Meridian, containing 280 +/- acres

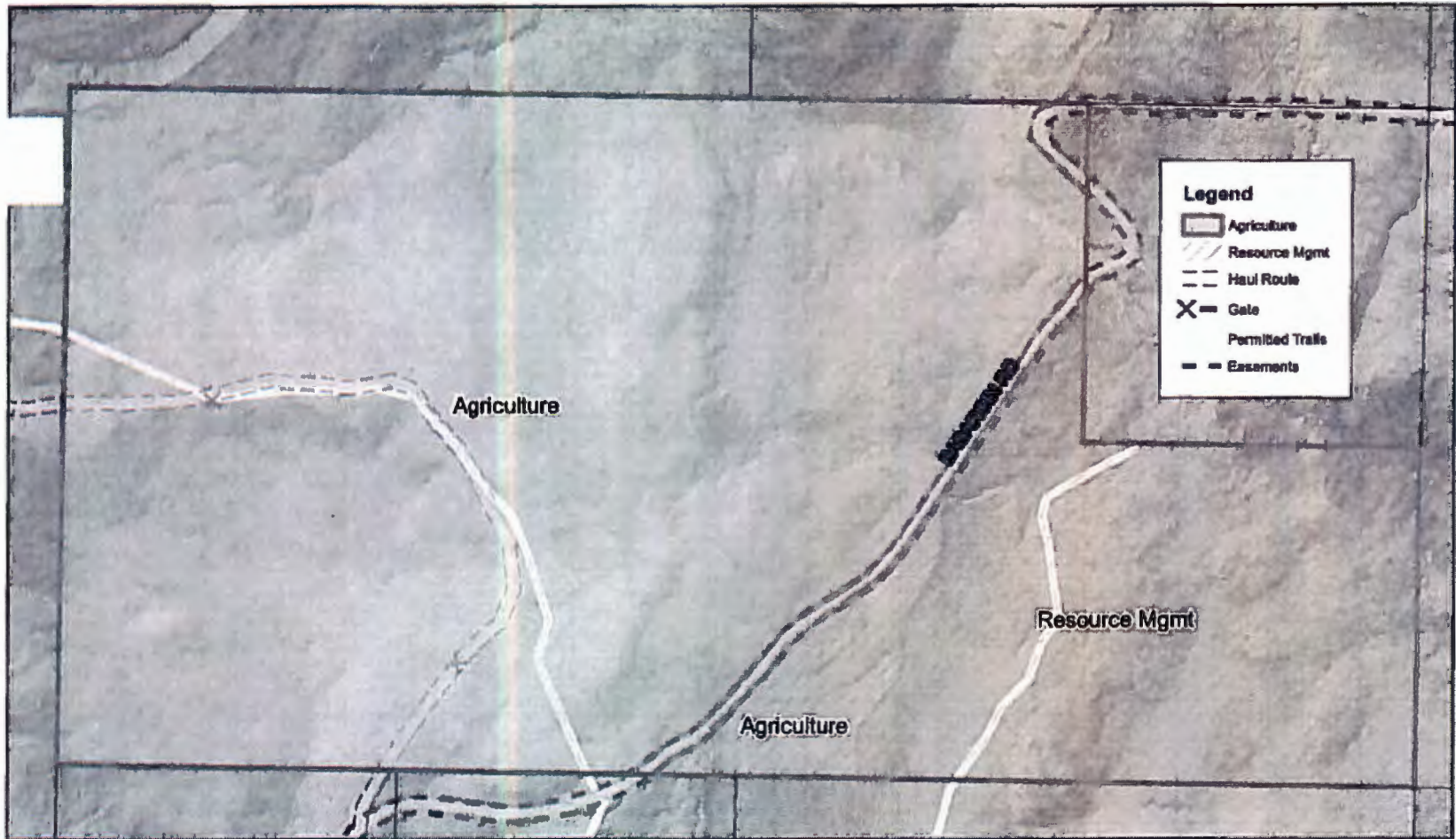


DevelopmentPlan_Rate Category	
[Light Gray Box]	C-Hayland to Rangeland
[Dark Gray Box]	D-Managed Forestland
[Medium Gray Box]	E-Non-Farmed Sensitive Land
[Light Gray Box]	F-Access Reserves-Ungated
[Light Gray Box]	H-Barnyard Site
[White Box]	<all other values>
[Thin Black Line]	Parcels



LMD 19-36; Agricultural Use Lease  
Alaska Land and Cattle Company

Ordinance 2020-XX



APN: 18521053 NW1/4 & NW1/4 NE1/4 & S1/2 NE1/4, Section 22,  
280 acres +/- Township 04 South, Range 11 West, Seward Meridian,  
Homer Recording District

N  
0 240 480 Feet  
jd-07.01.20