

## **Dixon Ranch Review**

### **Grazing Club Meeting 9/8/04**

#### **Strengths**

Forages  
Grazing plan/fencing structure  
Scale of ranch  
History of good husbandry  
Good water system  
Family relation's land as neighbors  
Aesthetics/beauty  
Overall good management  
Flexibility – partnership with Josey Ranch  
No debt and subsidy-free  
Location  
Owner wants to contribute to society  
4-ecosystem blocks in place  
Few plant problems  
Not over capitalized

#### **Opportunities**

Education venue for education  
- Water, ranch management, upland game, etc.  
Niche market in association with education  
- Overnight and day visits  
Improvement (dramatic) in 4-ecosystem blocks  
Wildlife recreational opportunities  
Partnerships with communities, schools, neighbors, etc.  
Teach academia that there are better ways than  
“traditional” low stocking rate management  
Create low cost and stable operation  
“Put and take” stocking  
Multi-species grazing  
Native seed harvesting  
Large potential customer base for grass finished beef  
“Heritage” advertising  
Management with endangered species present

#### **Continue**

Educational direction  
Ongoing brush management  
Planning grazing and thinking  
Water developments  
Stay out of debt  
Promote concepts  
Good management  
Subdividing pastures

#### **Weaknesses**

Proximity to large metroplex  
- Urban encroachment  
Absence of non-livestock income  
Reduction in energy flow – weeds  
No on-site residence  
Need more stock and stocking density  
Lack of scheduled sales plan  
Specific goals with time line  
Monitoring system  
History of spot grazing  
No burning – strategically  
Single species grazing

#### **Threats**

Urban sprawl / encroachment  
Water run-off issues from neighbors  
Financial value of land  
Poaching and vandalism  
Liability due to proximity of cities  
Transits between operations  
Access and egress to ranch during rains  
SW Toll Road condemnation

#### **Stop**

Low stocking density

#### **Start**

Yearlong forage flow plan  
Increase stocking density  
Organic certification  
Develop educational “hook”  
Monitor and research  
- photo points  
- transects  
- economics  
Develop wildlife lease  
Develop niche market for grass-finished beef  
Forage tissue tests over seasons for primary forages  
Explore opportunities to use “natural”/organic  
by-products on “weaker” sites by increasing  
organic matter in soil (from cities)  
Strategic burning  
Begin promoting concepts of Dixon Foundation  
Plan for livestock programs relative to current market  
Clarification of long-term goals