

MINUTES OF MEETING

AGRICULTURAL ADVISORY BOARD

Notice is hereby given that the members of the Agricultural Advisory Board of Comal Appraisal District will meet at the Appraisal District Office located at 900 S. Seguin Avenue, New Braunfels, TX on Wednesday, October 6, 2025, at 8:30 a.m.

Members present: Craig Elbel, Hal Herbelin, Jerry Voges, Keith Weidner, Glenn Avriett, Robert Beach, Jason Woody, & Kameron Koepp.

CAD Staff present: Jeffrey Booker, Jeremy Brehm, Brandon Voigt, Angela Martin & Jason Miller.

AGENDA

- 1.) Call Meeting to Order
 - a. Jeremy Brehm called meeting to order at 8:31 am.
- 2.) Discussion and Presentation of 2025 Farm & Ranch Survey.
 - a. Board input on cash & share leases. Cash lease typical for Comal.
 - i. Per Kameron Koepp \$50 an acre for dry crop land.
 - ii. Per Hal Herbelin & Keith Weidner \$10 an acre native pasture & \$20 an acre for improve pasture.
 - b. Hunting leases/expenses & fence expenses. Hunting lease license typical for Comal at \$20 an acre. Keith Weidner states \$0.60 an acre for liability expenses.
 - c. Brush Control
 - i. It is typical and the landowner pays for the cost.
 - ii. Jerry Voges states \$500 an acre but clearing should last 20-30 years.
- 3.) Discuss typical intensity levels for operations in Comal County.
 - a. Current standard 3AU & ranchettes typical.
 - i. Improved pasture 5 acre. Native Pasture Good 15 acres & Native Pasture Average 25 acres. No change to standards.
 - ii. Hal Herbelin agreed with 3AU.
 - iii. Dry Crop land 2 cuttings typical (weather dependent)
- 4.) Discuss changing classes of native pasture/improved pasture.
 - a. Discussed with board of IPF (Improved Pasture Fair) for 2026 year. Hal Herbelin Recommended keeping current standards.
- 5.) Discuss Typical Cost of Ag Operations in Comal County.
 - a. What are the Costs?
 - i. Fencing – \$13-\$15 per acre.
 - ii. Liability Insurance, etc... Board stated \$500 for \$1 million for about 4,500 acres.
- 6.) Discussion of typical hunting lease income – Board discussed hunting lease incomes.
 - a. Keith Weidner states smaller the acreage the higher the price per acre.
- 7.) Discuss Member Terms
 - a. Member term expiring 12/31/2025
 - i. Craig Elbel, Kyle Koepp, Jerry Voges, Keith Weidner, & Robert Beach are willing to serve again.
- 8.) Discuss any concerns the Ag Advisory Board may have.
- 9.) Adjourn meeting – Meeting adjourned by Jeremy Brehm at 10:07 am.