

# >>> AGRICULTURE NEWS <<<

June 2025



## TOP NEWS OF THE MONTH

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Preparing your land and livestock for  
inevitable drought conditions.

PLANNING FOR DROUGHT

TOXIC ALGAE SAFETY



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How to identify and prevent harmful  
cyanobacteria blooms in waterways.

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New factsheet for landowners with  
landlocked property.

LANDLOCKED PROPERTY

UPCOMING EVENTS



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New World Screwworm update, drought stress on oak  
trees, 5hr CEU for private applicators, and more.



# Planning for Drought

Drought is an inevitable part of ranching in Texas, especially in Blanco County. While we can't control when the rain comes, we *can* control how we prepare. A thoughtful drought plan can ease financial pressure, support land recovery, and help maintain long-term sustainability.

## Start with Clear Goals

Every drought plan should begin by identifying your long-term goals. Whether it's preserving the value of your land, protecting your breeding herd, or maintaining financial stability, having specific, measurable goals helps guide your decisions when tough choices must be made.

## Know Your Resources and Options

Before drought hits, make a list of your available resources—extra hay, nearby pastures, and water sources. Being ready with alternatives can help you act quickly when conditions worsen.

## Develop Flexible Plans

Each part of your operation, whether cattle, sheep, hay, or wildlife, should have its own drought strategy. Know your peak forage production periods and the months when rainfall is most critical. If moisture doesn't arrive on time, be ready to adjust. Reducing stock or supplementing feed early can help minimize long-term damage.

## Monitor and Adjust as You Go

Once your plan is in motion, keep a close eye on conditions. Regularly check forage inventories and monitor trends. Document decisions and outcomes, so you can learn and improve your approach for the next time drought strikes.

Drought doesn't have to be devastating. With smart, flexible planning, landowners can make it through and even come out stronger. For more tools and resources on drought management, visit: [blanco.agrilife.org/range-management/](http://blanco.agrilife.org/range-management/)

# Toxic Algae Safety

As summer temperatures rise, so does the risk of harmful cyanobacteria blooms, commonly known as blue-green algae. These blooms can pose serious health threats to people, pets, and livestock. Brittany Chesson, an aquatic vegetation management specialist with Texas A&M AgriLife Extension Service, highlights that warm, nutrient-rich, and stagnant water creates ideal conditions for these toxic bacteria to thrive.

## Recognizing a Bloom:

- Appear in various colors; green, blue, red, or purple
- A key indicator is the presence of dead fish or frogs
- Some blooms may not be visible

## Health Risks:

- Symptoms range from skin irritation to severe liver or neurological damage
- Neurotoxins can cause rapid disorientation or death in pets

## Prevention:

- Avoid disposing of grass clippings or leaf litter into bodies of water
- Refrain from fertilizing near ponds or lakes
- Implement nutrient management early to prevent bloom formation



Harmful cyanobacteria blooms can appear in many colors, including green, blue, red and more. While the appearance of a bloom can be varied, a tell-tale sign is the presence of dead aquatic life. (Brittany Chesson/Texas A&M AgriLife)



**READ MORE**

# Landlocked Property

Texas A&M AgriLife Extension has released a new fact sheet to help landowners navigate the complexities of landlocked property, a common issue in rural Texas where a parcel lacks legal access to a public road.

## Key Topics Covered:

- Definition and causes of landlocked property
- Texas laws on easements by necessity and implied easements
- Statutory remedies for landlocked landowners
- Practical tips for resolving access issues amicably
- Important considerations before purchasing rural land

For more information, you can access the full fact sheet by clicking the image below.



**TEXAS A&M AGRILIFE EXTENSION**

**Landlocked Property Law in Texas**

Tiffany Dowell Lashmet<sup>1</sup> and Karli Kaase<sup>2</sup>

AGEC-PU-198  
May 2025

One common legal myth circulating in Texas is that property cannot be landlocked because a neighboring landowner is required to allow entry. This is simply not true. Any landowner relying on a handshake agreement or crossing the property of another without permission has the potential to find themselves in a precarious legal situation. Any landowners in this situation should take the time now to address this issue and ensure legal access exists.

As more and more rural land is divided up and sold, understanding the law related to landlocked property becomes increasingly important for both landlocked owners and neighboring landowners as well so that each party understands his or her rights and obligations.

Owners of landlocked property face several issues. First, they may choose to sell or not sell their property because they cannot legally physically access the land. Second, there can be significant issues with the marketability of landlocked property. For example, title companies are usually unwilling to insure title to a property that lacks legal access. This may cause problems because some potential cash buyers may be unwilling to purchase land without title insurance, and any buyer who wants to borrow money to purchase the property will be unable to do so, as loans will require title insurance. Further, landowners are usually unable to use landlocked property as collateral to borrow from lending institutions.

Although there is no automatic right to access landlocked property in Texas, there are a number of options a landlocked owner may consider and seek to utilize in an attempt to gain legal access. Understanding the law related to each of these options is important for landlocked owners who may need to determine if they can prove the elements to obtain

legal access. This understanding is equally important, however, for neighboring landowners who may seek to use the law to prevent a landlocked owner from obtaining legal access.

Five legal options could be used to gain legal access to landlocked property:

- 1. Obtain an express easement from a neighboring landowner.** This is certainly the simplest way to obtain access to landlocked property. It involves an agreement between a landlocked owner who is willing to give the landlocked owner access through the neighboring property. Critically, any express easement should be in writing, be signed by the grantor, specifically identify the property and any details or limitations on easement use, and be filed in the county deed records. If an easement is not recorded in the deed records, it is very difficult to enforce against future owners of the property.
- 2. Prove an easement by necessity.** Texas law recognizes the implied easement by necessity doctrine. This means that if a landlocked owner needs to cross another's property, a landlocked owner must file suit in court and prove: (1) unity of ownership of the alleged dominant and servient estates before severance (in other words, the landlocked property and tract across which access is sought must have, at one time, been owned

<sup>1</sup>Professor and Extension Specialist, Agricultural Law, Texas A&M AgriLife Extension

<sup>2</sup>Student Assistant, Texas A&M University

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# Upcoming Events



## LIVE EDUCATIONAL WEBINAR

### New World Screwworm Update/Q&A

Registration : <http://tx.ag/NWSwebinar>

More Information:  
[tx.ag/NewWorldScrewworm](http://tx.ag/NewWorldScrewworm)

FREE

9 June, 2025 | 2:00 pm - 4:30 pm CST

#### Speakers Include:



##### Dr. Sonja Swiger

Professor & Extension Specialist in Entomology, AgriLife Extension



##### Dr. Philip Kaufmann

Professor & Department Head for Entomology, AgriLife Extension



##### Dr. Terry Hensley

Assistant Agency Director for Diagnostic Services, TVMDL



##### Dr. Thomas Hairgrove

Professor & Extension Specialist Veterinarian, AgriLife Extension



##### T.R. Lansford

Deputy Executive Director/Assistant State Veterinarian, TAHC

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Questions about New World Screwworms?  
[Click here](#) for a comprehensive collection of resources.

# Upcoming Events

## Trouble With Trees?

**Let's talk about it.**

Many oak trees are dead or dying. This discussion will help you understand whether your trees are showing symptoms of drought stress or oak wilt. This event is free to attend.

**July 1, 2025 9:30 AM - 10:30 AM**

Blanco County Community Resource Center  
206 S US HWY 281 Johnson City, TX

Questions? Contact the AgriLife Extension office at 830-868-7167





LIVING IN THE

Texas Hill Country

# Live Webinar

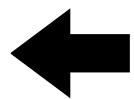
**Every Tuesday starting July 1, 2025**

**12:15 - 1:00 PM**

Streaming live on Living in the Texas Hill Country Facebook page & group.

Get practical tips for managing your land and livestock in the Texas Hill Country.

This free, weekly 45-minute series, led by AgriLife experts, is designed for landowners with 5-50 acres and focuses on practical solutions tailored to our unique environment.



Click here  
to watch!

## Questions?

830-868-7167

carley.howell@ag.tamu.edu

# Land Management Workshop



**July 30, 2025**

REGISTRATION 8:30-9:00  
WORKSHOP 9:00-4:00

Blanco County Fairgrounds  
619 US-281, JOHNSON  
CITY, TX 78636

**ENTRY FEE  
\$35**

**Topics:**

New World Screwworm  
Insect control  
Wildlife & pesticides  
Unrestricted pesticides  
Picolinic acid (for Invora use)

**5hr CEU**

For private applicator  
license holders

1 GEN  
3 IPM  
1 Law & Reg

Lunch included.  
\$5 discount for  
families of same  
household.



**REGISTER BY JULY 14, 2025**  
**CALL 830.868.7167 TO REGISTER**

**FOR MORE INFORMATION, CONTACT**  
**CARLEY.HOWELL@AG.TAMU.EDU**

Tuesday, June 17th  
6:00 to 7:30 PM

# ■ INNOVATIONS IN HARMFUL ALGAL BLOOM PREVENTION

Stay ahead of the curve with this webinar showcasing the latest research from Texas A&M University AquaExtension. Over the past year, we have been conducting small-scale trials on an innovative product designed to prevent harmful algal blooms (HABs). **These blooms, that can be caused by blue-green algae and golden algae, can lead to livestock, companion animals, and/or fish kills, severely impacting the usability of your pond.**

In this 1-hour webinar we'll delve into the most recent findings from our research and discuss **practical applications for managing and mitigating HABs** in your aquatic systems. Learn how the findings from this research can possibly help safeguard your pond and improve its long-term functionality. **A 30-minute live Q&A session will follow the presentation.**

To register for this webinar, please visit the link below or scan the QR code.

<https://tx.ag/AlgalResearch>



**\$35  
1 CEU**

**\$35**

Early Registration  
 (ends 9/12/25)

**\$45**

Regular Registration



# Habitat at Home

Bringing wildlife habitat and native landscapes to your home and land

**Johnson City, TX**  
**September 24, 2025**  
**8am-3pm**

## Venue & Address:

Blanco County Fairgrounds  
 619 Hwy 281, Johnson City, TX 78636

## Program Agenda

8-8:30am	Registration
8:30-9am	Welcome & Introduction to Wildlife Management
9-10am	Land Resource Inventory and Habitat Suitability Assessment
10-10:15am	Break
10:15-11am	Species at Scales: What Wildlife Can You Manage on Your Size Property?
11-11:45am	Managing Wildlife Habitat Within Land-Use Restrictions
11:45-12:15pm	Lunch (provided with registration)
12:15-1pm	Choosing Scale-Appropriate Wildlife Management Practices
1-2:30pm	Building Wildlife Management Plans
2:30-3pm	Building Communities of Conservation

Agenda and presentation titles subject to change

## **Information:**

This program is designed to walk homeowners and landowners through the process of implementing wildlife habitats for properties of various sizes. From the home pollinator garden to homesteads and rural working lands, this series will focus on identifying which species can be appropriately managed on your property, implementing habitat management in urban/rural areas, and building a wildlife management plan.

**Lunch and all course materials provided with registration**

## **Register Online**



<https://tx.ag/2025habitatathome/>

Questions about the program should be sent to [chase.brooke@ag.tamu.edu](mailto:chase.brooke@ag.tamu.edu). Partial refunds can be requested up to 7 days from the start of the program.



**OUR WORK MAKES  
A DIFFERENCE.**  
**IN THE LIVES OF TEXANS AND  
ON THE ECONOMY.**

# TEXAS A&M AGRILIFE EXTENSION



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