

>>> AGRICULTURE NEWS <<<

September 2025



TOP NEWS OF THE MONTH

**SEEDING ANNUAL
WINTER GRASSES**

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Now is the perfect time to prepare for annual winter grasses.

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Everything you need to know about drafting a leasing agreement.

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HAY LEASING

UPCOMING EVENTS

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September 24- Habitat at Home
October 6-7- Water Screening
October 9- Becoming a Master Gardener
Every Tuesday- Live webinar for new landowners



Seeding Annual Winter Grasses

Winter annual grasses, like wheat, oats, and ryegrass, are a great way to boost forage production during the cooler months. Proper establishment and management can lead to healthy pastures and productive grazing.

Planting Basics

- **Timing:** Seed in early October for best results.
- **Soil Prep:** A firm, weed-free seedbed ensures good seed-to-soil contact and higher germination rates.
- **Temperature:** Cool-season grasses grow best when soil temperatures are still above 50°F.

Seeding Tips

- **Rates:** Adjust according to species and intended use. Wheat, oats, and ryegrass each have different recommendations.
- **Methods:** Drill seeding is preferred for better seed placement, but broadcasting is also effective if soil is prepared well.

Fertilization & Water

- **Soil Testing:** Check soil nutrients before planting. Nitrogen is often the most limiting for winter grasses.
- **Irrigation:** Keep soil moist during establishment, especially in dry periods.

Grazing Management

- Allow pastures to establish before grazing: forage should be 6–8 inches tall, well tillered, and rooted.
- Avoid grazing below 3–4 inches to protect leaves and roots.
- Rotational grazing is recommended to maximize forage use and maintain plant health.

With proper planning, winter annuals can provide nutritious forage for livestock and help maintain productive pastures throughout the cooler months.

Table 2. Comparable characteristics of winter pasture crops under irrigation or adequate rainfall.

	Oats	Wheat	Ryegrass	Rye	Triticale
Fall ¹	Excellent	Fair	Good+	Good+	Good
Winter ¹	Fair	Good	Good	Good	Good
Spring ¹	Good	Good	Excellent	Fair	Good+
Late spring ¹	Poor	Poor	Good	Poor	Fair
Winter hardiness	Poor	Fair	Good	Excellent	Good
Disease tolerance	Poor	Fair	Excellent	Good	Fair
Grazing quality	Excellent	Excellent	Excellent	Excellent	Excellent
Hay quality	Good	Good	Excellent	Good	Good
Planting rate (lbs/acre)	75–100	75–100	15–25	75–100	75–100

¹ Production Times: Fall, October–December; Winter, January–February; Spring, March–April; Late spring, May–June.



Texas Haying Lease Checklist

Taylor Harwood¹ and Tiffany Dowell Lashmet²

A haying lease is a written agreement between a landowner and a tenant that clearly defines their responsibilities, rights, and expectations for harvesting hay. A well-crafted lease helps protect both parties and supports a positive working relationship.

Important Lease Provisions to Consider

Basic Information

- **Parties Identified:** Include names, addresses, and contact details of the landowner and tenant.
- **Property Description:** Clearly outline boundaries and specify where haying is permitted; an overhead map can help.
- **Lease Term:** Define start and end dates, methods for termination, notice periods, and any automatic renewal provisions.
- **Purpose of Lease:** State that the lease covers only haying, and exclude rights such as grazing or hunting unless explicitly included.

Payment Terms

- **Price:** Specify the payment structure- per acre, per bale, or via crop share. Any shared expense obligations should be detailed.
- **Payment Method:** State acceptable payment forms (e.g., cash, check, Venmo, PayPal), payment due dates, and late-payment consequences.
- **Failure to Pay:** Clarify penalties, interest, and the landowner's right to terminate if payments become delinquent.

Obligations of the Parties

- Tenant: Might be required to fertilize, irrigate, apply herbicides, maintain fencing, harvest a certain number of times, or make improvements. Include responsibilities for sharing yield data or updates if desired.
- Landowner: Clearly describe any support or cost-sharing responsibilities related to hay production or property maintenance.
- Harvest Timing: Specify who decides when hay is cut and baled.

Lease Enforcement & Amendments

- Breach Clauses: Define actions that constitute a lease violation and outline the effect—such as termination or cure conditions.
- Property Access: Set terms for entry, designated access routes, equipment use, and notification requirements (e.g., prior notice before heavy machinery is used).
- Chemical Use & Liability: State whether the tenant may apply chemicals, who bears the cost, and whether liability insurance for herbicide/pesticide drift is required.
- Harvest Post-Lease: Address rights to harvest remaining forage after lease termination.
- Inspections & Damages: Specify the landowner's right to inspect and outline penalties or security deposit requirements for property damage.

Legal Protections

- Attorney's Fees: Option to include a clause allowing the prevailing party in a lease dispute to recover legal fees.
- Liability & Indemnification: Clearly state each party's protection if one is sued due to the other's actions.
- Transferability: Address whether subleasing or assignment is permitted, and under what conditions.
- Dispute Resolution: Consider adding a requirement for mediation or arbitration before litigation

Download the Checklist

For an in-depth reference and a printable version, including everything from basic lease elements to legal terms, download the Texas Haying Lease Checklist created by Texas A&M AgriLife Extension Service. Subscribe to the Texas Agriculture Law Blog to stay updated on various legal issues in the agriculture industry.

Access it here: [Texas Haying Lease Checklist](#)

\$35

Early Registration
 (ends 9/12/25)

\$45

Regular Registration



Habitat at Home

Bringing wildlife habitat and native landscapes to your home and land

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

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

Must Register Online



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

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



Water Well Screening

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**TEXAS
WELL
OWNER
NETWORK**

RESOURCES HELP LANDOWNERS PROTECT GROUNDWATER



The “Well Informed” Texas Well Owner Network (TWON) program is an educational program that gives well owners the opportunity to have their well water samples screened for common contaminants including total coliform bacteria, E. coli bacteria, nitrates and high salinity. The screening of the water samples is followed by a 1-hour explanation of the results, water well protection practices and focuses on wellhead protection and recommendations for remediating well contamination.

Well Informed Screening - October 6 & 7

Blanco AgriLife Extension Office: 200 N. Ave. G, Suite 7, Johnson City

- Samples should be collected in a new, unused 12-20 ounce water bottle
- Sample drop-off 8:30a.m. — 11:00a.m. Monday, October 6th at above location

(visit twon.tamu.edu for a printable version of collection instructions and sample information sheet)

Results & Interpretation meeting:

Tuesday, October 7th @ 9:00 a.m.
Community Resource Center
206 S Highway 281, Johnson City

The cost of each sample is \$15

Cash or check only

For more information, call or email Joel Pigg: 979-321-5946 | j-pigg@tamu.edu



Funding for the Texas Well Owner Network is through a Clean Water Act Section 319(h) nonpoint source grant provided by the Texas State Soil and Water Conservation Board and the U.S. Environmental Protection Agency. The project is managed by the Texas Water Resources Institute.

part of Texas A&M AgriLife Research, AgriLife Extension and the College of Agriculture and Life Sciences at Texas A&M University.

Become a Master Gardener!

Join the Blanco County Master Gardeners!

We're looking for individuals:

- ☛ Passionate about plants & ecosystem
- ☛ Eager to share that passion and knowledge with the community

The Blanco County Master Gardener Intern Class offers comprehensive training in horticulture, empowering you to educate your community!

Topics include:

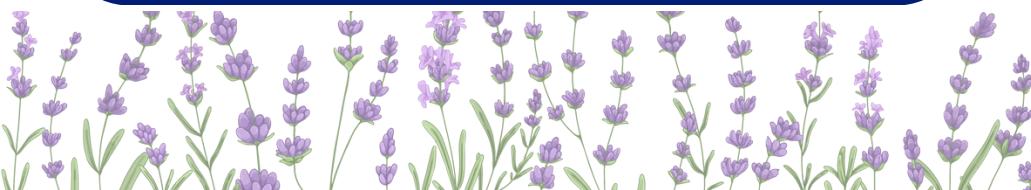
- Botany
- Soils
- Trees
- Diseases
- Propagation
- Vegetables & Herbs
- Rainwater Collection
- and More!



Information session:

October 9th 5:30 p.m.
 Blanco County Community
 Resource Center
 206 US-281, Johnson City, TX
 78636

Class will run
 January - May
 Online & in-person
 Visit our [website](#) to learn more!



830-868-7167



blancocmg2016@gmail.com



LIVING IN THE

Texas Hill Country

Live Webinar

Every Tuesday 12:15 - 1:00 PM



Facebook: Living in the
Texas Hill Country



YouTube: @AgriLifeLTHC



Spotify: Living in the Texas
Hill Country



Click the icon to access the page!

Hill Country **BACKYARD ORCHARDS & BEYOND**



Topics

- Reliable fruit varieties for the area
- Site selection for trees and small hobby orchards
- Information for organic and conventional growing methods
- 2 ISA Arborist CEUS included

October 3, 2025

10:00 AM - 12:00 PM

**Cost: \$15/person
Light refreshments
included.**

**Gillespie County
Extension Office
38 Business Court
Fredericksburg, TX 78624**

Scan the QR Code or visit gillespie-extension-inc.square.site to register online. A small additional fee applies to credit card payments. Call the office, (830) 997-3452 to register if paying by cash or check. Walk-ins welcome!



2025 CENTRAL TEXAS HAY PRODUCTION WORKSHOP



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Program begins at 9:00, registration begins at 8:30a.m.



Tuesday,
September 23, 2025

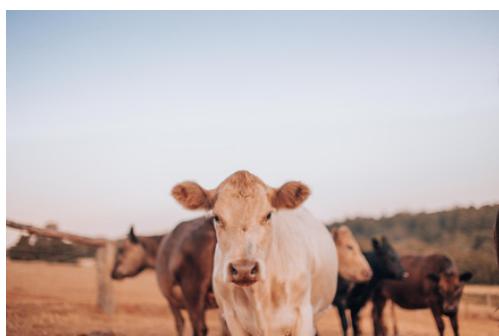
3 CEU'S OFFERED
• **1 GENERAL**
• **1 IPM**
• **1 DRIFT**

Held at the Burnet County
Agrilife Office
607 N. Vandever Burnet
TX, 78611

Topics Include:

- Crop Insurance
- Insects of Concern
- Pesticides Updates
- Drone Demonstration
- Sprayer Calibration
- Controlling Resistant Weeds Holistically

Pay at the door
\$40.00



RSVP BY SEPT 17

- 512-756-5463
KELLY.TARLA@AG.TAMU.EDU
- 607 N. VANDEVEER
BURNET, TX 78611

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

TEXAS A&M AGRILIFE EXTENSION



Carley Howell
Blanco County Extension Agent
Agriculture & Natural Resources

200 N Avenue G, Ste. 7
P.O. Box 189
Johnson City, TX 78636
Email: carley.howell@ag.tamu.edu
Contact: 830 868 7167

Extension programs of Texas AgriLife Extension Service are open to all people without regard to race, color, sex, religion, national origin, age, disability, genetic information, veteran status, sexual orientation, gender identity or any other classification protected by federal, state or local law. The Texas A&M University System, U.S. Department of Agriculture, and the County Commissioners Courts of Texas Cooperating.