

Montague CAD Beekeeping Supplement



This packet acts as a supplement to our AG use packet. Inside you will find information regarding how to qualify for AG use based on beekeeping only. Please note, you must fill out the AG application along with the supplemental beekeeping annual report.

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Montague County Appraisal District Beekeeping Guidelines

Sec. 23.51(2) "Agricultural use" includes the use of land to raise or keep bees for pollination or for the production of human food or other tangible products having a commercial value, provided that the land used is not less than 5 or more than 20 acres.

Our degree of intensity standard is set at a minimum of six colonies (hives) and 5 acres. The minimum degree of intensity was established using Section 131.001 Texas Agriculture Code's definition on apiary, which is a place where six or more colonies of bees or nuclei of bees are kept. A colony is the hive and its equipment and appurtenances including bees, honey, pollen, and brood.

The Montague County Appraisal District's degree of intensity is 6 hives on the first 5 acres with one hive per additional 2.5 acres up to 20 acres. This will give a range of 6-12 hives for a minimum requirement or an average of 0.6 hives per acre (12/20). Example below for 16.3

| ACRES | HIVES |
|-------|-------|
| 5 | 6 |
| 7.5 | 7 |
| 10 | 8 |
| 12.5 | 9 |
| 15 | 10 |
| 17.5 | 11 |
| 20 | 12 |

The productivity value for beekeeping will be based upon the Orchard productivity value. The hives must be maintained and kept alive. Hives must be located on the property at least 7 months of the year and must be active and maintained. Hives should be situated up off of the ground. Flowering plants should be planted to support hives if the hives are in areas where there is limited vegetation that requires pollination. Provide a copy of a map with the vegetation and hive placement on it.

When property owners initially qualify for agricultural appraisal they must show proof of history for agricultural use/beekeeping for any of the five out of seven preceding years. One way to do this is to ask for export, import or intra-state permits, which are required by the Texas Apiary Inspection Service to transport hives.

Montague County requires an annual report to be submitted by April 30th each year in order to continue to qualify for the 1-D-1 Agricultural Valuation. The report is available on our website – montaguecad.net



2026 BEEKEEPING ANNUAL REPORT

RETURN TO: Montague County Appraisal District
7549 State Hwy 175 - PO Box 121
Montague, TX 76251

Phone: 940-894-2081 | montaguecad.net | mctad@windstream.net

IMPORTANT INFORMATION FOR OWNERS: Article 8, Sec. 1-d-1, Texas Constitution, and Chapter 23m Subchapter D, Tax Code, provide for appraisal of agricultural land based on the land's ability to produce agricultural products. Land qualifies for 1-D-1 appraisal if it has been used for agriculture in the past, used to protect federally listed endangered species under a federal permit or used for conservation or restitution projects provided for under certain federal and state statutes and is currently used for agriculture at the same level as typical prudent producers in your area. If you have questions on completing this application or on the information concerning additional taxes and penalties, you may want to consult the State Comptroller's Manual for the Appraisal of Agricultural Land and/or the appraisal district staff.

You must complete this annual report in full and file it no later than April 30th of every year in order to continue receiving the agricultural appraisal. Failure to turn in the annual report as required can result in the loss of the agricultural valuation and a possible rollback of taxes.

| DEGREE OF INTENSITY | |
|---------------------|-------|
| ACRES | HIVES |
| 5.00 | 6 |
| 7.50 | 7 |
| 10.00 | 8 |
| 12.50 | 9 |
| 15.00 | 10 |
| 17.50 | 11 |
| 20.00 | 12 |

Our degree of intensity standard is set at a minimum of six colonies (hives) and 5 acres. The minimum degree of intensity was established using Section 131.001 Texas Agriculture Code's definition of an apiary, which is a place where six or more colonies of bees or nuclei of bees are kept. A colony is the hive and its equipment and appurtenances including bees, comb, honey, pollen, and brood. For each additional 2.5 acres one additional hive is required is less than 2.5 acres, no additional hive is required. For example: if a property owner has 16.3 acres of land used for beekeeping a minimum of 10 hives would be needed to qualify (first 5 acres six hives, additional 10 acres 4 hives, remaining 1.3 acres no hives). The productivity value for beekeeping will be based upon the dry cropland productivity value. The hives must be maintained and kept alive. The Montague County Appraisal District will approve the agricultural productivity appraisal on the total acreage, not just the area where the hives sit.

The Montague Appraisal District degree of intensity is 6 hives on the first 5 acres with 1 hive per additional 2.5 acres up to 20 acres. This will give a range of 6-12 hives.

OWNER INFORMATION

| | | | |
|------------------|----------------|----------------|------|
| PROPERTY ID#: | TOTAL ACREAGE: | PRIMARY PHONE: | |
| OWNER NAME: | EMAIL: | | |
| MAILING ADDRESS: | CITY: | STATE: | ZIP: |

PROPERTY DESCRIPTION

Use blank pages if more space is needed

| | | |
|---------------|----------|----------|
| PROPERTY ID#: | GEO ID#: | ACREAGE: |
| PROPERTY ID#: | GEO ID#: | ACREAGE: |
| PROPERTY ID#: | GEO ID#: | ACREAGE: |

BEEKEEPING OPERATION QUESTIONS

Use blank pages if more space is needed

| | |
|---|--|
| When did you first receive bees on this property? <small>***Please attach a copy of the apiary receipt from your purchase***</small> | |
| When did you obtain your equipment for beekeeping? | |
| What type of bees are you raising? | |
| How many hives do you have on the property? | |
| Who manages the bee colony? | |
| Do you use a third-party bee wrangler? If yes, list their name: | |
| Describe your beekeeping training or education: | |
| Describe your queen replacement: | |
| Describe your Africanized bee prevention: | |

BEEKEEPING OPERATION QUESTIONS - CONTINUED

Use blank pages if more space is needed

| | |
|--|--|
| Describe your fire ant prevention: | |
| Describe your pollination sources/location(s): | |
| Describe planting for your pollination plan: | |
| Describe relocation or movement of hives (if any): | |
| Describe your winterization technique(s): | |
| Describe the products you expect to harvest: | |
| Describe your expected production yield for the current year: | |
| Describe how you are making your product: | |
| Describe prevention/control of diseases, parasites, fungal and bacterial growth: | |

You are REQUIRED to provide recent evidence of use. Evidence can be any or all of the suggested following documentation:

1. Export, import or intra-state permits, required by the Texas Apiary Inspection Service to transport hives (if any)
2. Receipts for purchase of hives, bees, supplies, pesticides, mediation, equipment, etc.
3. Written agreements with operators or wranglers (if any)
4. Recently dated pictures of the hives, production, equipment, operation, etc.
5. Marketing materials, price listings, pamphlets, fliers, etc. (if any)
6. Sample of receipts of your products
7. Map with location of hives and plant life
8. List of vegetation for hive's food source (all plant life intended to support hives)

Bees must be (1) alive; (2) maintained; (3) active; (4) producing; and (5) located on land receiving the agricultural appraisal. Failure to meet these requirements will result in loss of the agricultural special valuation appraisal.

OWNER SIGNATURE & DATE

The owner's signature is required for the form to be a valid submission. If the signature is omitted, the form is incomplete.

Under Section 37.10, Texas Penal Code, if you make a false statement on this form, you could receive a jail term of up to 1 year and a fine of up to \$2,000, or a prison term of 2 to 10 years and a fine of up to \$5,000

| | |
|-------------------|--------|
| PRINT NAME: | |
| OWNER SIGNATURE : | DATE : |

If you have any questions or need any assistance in completing the annual update, please contact our office directly to ensure your form is completed in full.

Submit your annual update and any additional documents through one of the following methods:

- **Mail:** You can send the documents by mail to our office Montague County Appraisal District, PO Box 121, Montague, TX 76251.
- **In-Person:** If you prefer, you are welcome to visit our office during business hours and provide the documents in person.
- **Dropbox:** If the office is closed, documents can be left in the locked dropbox next to the door.
- **E-Mail:** mctad@windstream.net

Montague County Tax Appraisal District

PO Box 121
 Montague, TX 76251
 Phone: (940) 894-6011 Fax (940) 894-6599
 Website: montaguecad.net Email: mctad@windstream.net

APPLICATION YEAR 2026

For Office Use Only
 Approved _____ Disapproved _____
 Date ____/____/____
 Appraiser: _____

Open-Space Land In Agricultural Use Appraisal Special Valuation Application

Texas Constitution, Article VIII, Sec. 1-D-1

This Application must be filed out between January 1st and April 30th of year
 Requesting special valuation (or) deadline of July 15th with penalty.

Step 1:

Identification of Applicant

Owner Name: _____

Mailing _____

Address: _____

Phone Numbers: Home: _____

Work: _____

Birth Date*: _____

*(if owned by an individual)

| Type of Current Operation (Circle Primary) | |
|---|---------------------|
| A. Cow/Calf | B. Feeder/Calf |
| C. Horses* | D. Exotic Game |
| E. Row Crop | F. Wildlife Mgmt ** |
| G Orchard | H. Hay |
| I. Other | |
| *Horse operators - Fill out Supplement B | |
| **Wildlife Mgt. Request Separate Application | |

Additional information available on our web site, montaguecad.net

THIS LAND IS CURRENTLY BEING USED FOR AGRICULTURAL PURPOSES.

Yes* _____ No _____ If No Explain: _____

*If leased - complete Supplement A

Step 2: Describe the Property

| Prop ID # | GEO ID # | NBR. OF ACRES IN TRACT | NUMBER OF ACRES IN: | | | | | | |
|-----------|----------|------------------------|---------------------|------------|----------|------------------|----------------|--------|------------|
| | | | ORCHARD | IRRIG CROP | DRY CROP | IMPROVED PASTURE | NATIVE PASTURE | TIMBER | NON-AG USE |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

YOU MAY CONTINUE THIS LISTING ON A MULTI-ACCOUNT FORM AVAILABLE AT THE MCAD OFFICE

TOTAL ACRES SUBJECT TO THIS APPLICATION: _____

1. Do you rent or lease other land from someone else adjoining this property? Yes _____ No _____
2. If Yes, how many acres adjoining? _____
3. Please describe anything else about your operation that should be considered in approving this application.

ANY PERSON WHO MAKES A FALSE ENTRY UPON THE FORGOING RECORD SHALL BE SUBJECT TO ONE OF THE FOLLOWING PENALTIES: (1) IMPRISONMENT OF NOT MORE THAN 10 YEARS NOR LESS THAN 2 YEARS. (2) A FINE OF NOT MORE THAN \$5,000 OR BOTH SUCH FINE NOT TO EXCEED \$2,000 OR BOTH SUCH FINE AND IMPRISONMENT AS SET FORTH IN SECTION 37.10 OF THE PENAL CODE.

I have read the entire application before signing, verified this information and initialed each page where indicated. IF NOT COMPLETED IN FULL, THE APPLICATION WILL BE DENIED.

 Signature of Applicant

____/____/____
 Date

PRIOR AGRICULTURAL USAGE:

Is this the first application by you on this land? Yes _____ No _____ (If No, what year? _____)
 Has Open Space been denied to you on this land? Yes _____ No _____ (If Yes, what year? _____)
 Has Open Space been granted to previous owners on this land? Yes _____ No _____

HISTORY OF AGRICULTURAL USEAGE:

LIST THE PRINCIPAL USE OF THE LAND DESCRIBED ON PAGE ONE FOR THE PAST SEVEN YEARS, INCLUDE BOTH AGRICULTURAL AND NON-AGRICULTURAL USE OF THE LAND.

| YEARS | AGRICULTURAL USE* <i>SPECIFY: (ROW CROP, HAY, COWS, PIGS, GOATS, HORSES ETC)</i> | ACRES | NON-AGRICULTURAL-USE (Homesite, Rent House etc.) | ACRES |
|----------|---|-------|---|-------|
| 1.) 2026 | | | | |
| 2.) 2025 | | | | |
| 3.) 2024 | | | | |
| 4.) 2023 | | | | |
| 5.) 2022 | | | | |
| 6.) 2021 | | | | |
| 7.) 2020 | | | | |

AGRICULTURAL USE – Includes, but is not limited to, the following activities: (1) cultivating the soil; (2) producing crops for human food, animal feed, planting seed, or for the production of fibers; (3) floriculture (cultivation of ornamental and flowering plants), viticulture (cultivation of grapes), and horticulture (cultivation of fruits, vegetables, shrubs and cut flowers); (4) raising or keeping livestock; (5) raising or keeping exotic animals or fowl for the production of human food or fiber, leather, pelts or other tangible products having a commercial value; (6) planting cover crops or leaving land idle for the purpose of participating in a governmental program provided the land is not used for residential purposes or a purpose inconsistent with agricultural use or leaving the land idle in conjunction with normal crop or livestock rotation procedures; (7) wildlife management; and (8) beekeeping.

OPERATIONAL QUESTIONNAIRE FOR CURRENT AG USE:

Livestock Principal Operation: Yes _____ No _____

- How many head of Domestic Livestock do you raise on this Property? Year Average: _____
 Cattle _____ Horses _____ ***Goats/Sheep _____ Other _____
- Is the property listed on this application fenced (perimeter)? Yes _____ No _____
- If the land shown on this application is less than 10 acres, is its use in conjunction with an adjoining larger operation of ten acres or more of vacant land? Yes _____* No _____

*If yes, please explain: _____

*****Goats/Sheep - 3 to 4 required per acre (minimum) with a 10 acre minimum**

Cropland Principal Operation: Yes _____ No _____

- List the Principal crop grown. _____
- List any secondary crop grown. _____
- In an average year, what is your yield per acre? Principal _____ Secondary _____
- What is your cost per acre to product this yield? Principal _____ Secondary _____
- If the land shown on this application is less than 15 acres (Hay Crop) or 20 acres (Row Crop), is its use in conjunction with an adjoining larger operation? Yes _____* No _____*If yes, please explain: _____

Initial Here

IMPORTANT INFORMATION An application for open-space special valuation does not have to be filed annually once such valuation is granted; however, the Chief Appraiser may require a new application to be filed to confirm that the land is currently eligible for agricultural use special valuation. If not completed in full, the application **WILL BE DENIED**.

The property subject to open space valuation must show a history of five years out of the last seven years of agricultural use, if not inside an incorporated city or town. If the property falls into an incorporated city or town it must show a five-year history of continuous agricultural use out of the past five years in order to qualify for special valuation.

If the application is granted after being filed late (only until certification), the owner is liable for a penalty of 10% of the difference in the amount of the tax imposed on the property and the amount that would have been imposed if the property were taxed at market value.

You must notify the Chief Appraiser in writing if you: stop using your property for agricultural use (e.g., you voluntarily decide to stop farming); change the category of your use (e.g., you change from dry cropland to improved pasture); you change the level of your use (e.g., you substantially increase or decrease the number of cattle you raise); you change the nature of your use (e.g., you switch from growing corn to growing ornamental plants); you enter, leave, or change governmental programs (e.g., you put 100 acres in CRP); or if you begin using your land for something other than agriculture (e.g., you build a shopping center on most of your land). You must deliver this notice no later than April 30 following the change in use or eligibility. If your land receives agricultural appraisal and you fail to notify the Chief Appraiser of a change in agricultural use, you may be required to pay a penalty. You will be required to pay a substantial additional tax plus interest (a rollback tax) if you stop using all or part of the property for agriculture. In addition, a penalty will be imposed if the owner fails to notify the Chief Appraiser in writing before May 1, after the eligibility for agricultural use land valuation ends or after a change in category of agricultural use. This penalty will be equal to 10% of the difference between the taxes imposed on the property in each year that the property was erroneously allowed special valuation and the taxes that would otherwise have been imposed.

BEEKEEPING

The State of Texas has set a minimum of 5 acres and a maximum of 20 acres to qualify beekeeping as an agricultural use.

The applicant must provide a plan specifying the following: - Type of Bees; - Number of hives; - Map with location of hives and plant life; - List of vegetation for hive's food source (all plant life intended to support hives); - Marketing plan for production; - Size of property to be used for beekeeping; - Information about bee migratory habits.

Our degree of intensity standard is set at a minimum of six colonies (hives) on the first 5 acres with 1 hive per additional 2.5 acres up to 20 acres. The productivity value for beekeeping will be based upon the Dry Cropland productivity value. The hives must be maintained and kept alive. The agricultural productivity appraisal will be on the total acreage, not just the area where the hives sit.

Texas Apiary Inspection Service application and Supplemental Questionnaire are available upon request.

*Please initial **ALL** pages to acknowledge that you have read and understood each page.
ALL pages must be initialed and returned to MCAD before your application will be considered.*

Initial Here

SUPPLEMENT A

LEASE INFORMATION

To be filled out only if land is leased

Do you rent or lease this land to another person? Yes _____ No _____

Lessee Name: _____

Lessee Telephone: Home: _____

Address: _____

Work: _____

Cell: _____

- 1. Is your property for: Grazing _____ Crops _____
- 2. What type of lease agreement do you have? Share Lease _____ Cash Lease _____
- 3. If the type of lease is Share, what is your Percentage? _____
- 4. If the type is Cash, what is your annual rent? _____
- 5. What are some of your other considerations? (explain) _____

- 1. Is your land leased for hunting? Yes _____ No _____
- 2. How do you charge to hunt? Per acre _____ Per Gun _____ Per Person _____
Daily Fee _____ Other _____
- 3. How much do you receive annually? _____

SUPPLEMENT B

HORSE BREEDERS ONLY

Horse Qualifications: Land used primarily to raise or keep horses qualifies for agricultural appraisal. Land used primarily to train, show, race horses, to raise horses for recreation, or to keep horses in some other manner that is not incidental to breeding horses does not qualify. Similarly, land used as a stable where horses are kept, fed and cared for, is not being used primarily for an agricultural purpose, unless the stable is incidental to breeding and raising horses.

BY ANSWERING THE FOLLOWING QUESTIONS ABOUT YOUR OPERATION YOU WILL HELP THIS OFFICE TO BETTER QUALIFY YOU FOR OPEN SPACE APPLICATION.

- 1. The predominate breed of horses raised is. _____
- 2. How many horses do you have grazing on this tract? _____
- 3. How many head of breeding mares do you have? _____
- 4. How many breeding stallions do you have? _____
- 5. Do you operate a stud service of A/1 service? Yes _____ No _____
- 6. If yes, how many acres are devoted principally to such a service? _____
- 7. How are the foals sold? Trained _____ Untrained _____
- 8. If trained, how many acres are devoted principally to this portion of the operation? _____
- 9. How many acres of this tract is improved pasture? _____
- 10. Upon sale of the stock what is the average price per animal sold? _____
- 11. Describe the principal use of your horses. _____

Note! IN ORDER TO PROCESS THIS APPLICATION, COPIES OF BREEDING CERTIFICATES AND/OR REGISTRATION PAPERS ON ALL BROOD STOCK MUST BE SUBMITTED ALONG WITH THIS APPLICATION.

Initial Here
