

# Managed Forest Law in Buffalo County





# Concerns with MFL and Buffalo County

Land Value

Aging population

School District Funding

Lack of Industry

Tax Break Abuse

Realtors using MFL as a selling point

Homesteading properties

# Wooded acres in Buffalo County

As of 2023 Buffalo County had 94,789.04 acres of woodland enrolled in the Managed Forest Law Program.

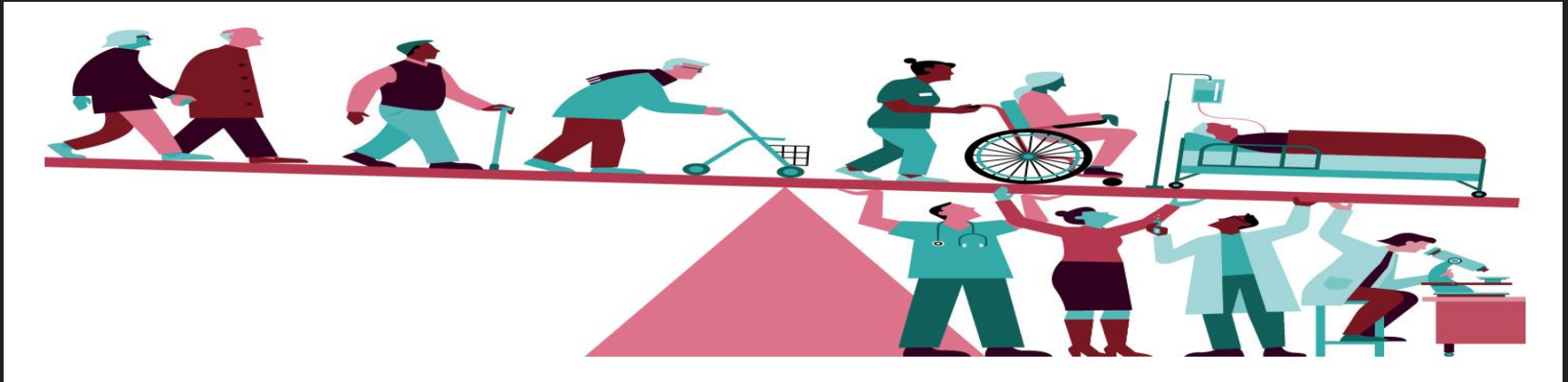
We had an additional 77,452.718 acres in Agricultural Forest and Productive Forest Lands.

Pastured woodland is not included in the above numbers.



Our land value has increased at astonishing rates with current land sales commonly between \$10,000 and \$15,000 per acre, not including the home values.

The high land value is greatly attributed to absentee landowners paying unreasonably high per acre rates.



High land values make it very difficult for young families to purchase property in Buffalo County.

Our population demographics are currently indicating that 24% of the population is over the age of 65. Within 5 years that number is expected to increase significantly.

my thoughts during finals week



Our school districts are coming to us with concerns about decreasing enrollment due to an aging population and concerns with decreasing in funding from the state making it difficult for them to offer the opportunities needed educate our future leaders adequately.



Buffalo County is very limited in the amount of industry that it holds, while this provides us with an opportunity to have some of the most scenic views in the state, it also hurts our economy.



We are seeing Realtors using the MFL program as an opportunity to sell land for a higher per acre pricing and in return tell buyers that the MFL program will let them pay extremely low taxes. The buyers often create multiple LLC's to enroll more acreage into the program.

We want to see families be able to keep property in the family as long as possible and understand that the MFL program is a great way to accomplish this. We also want to be able to draw younger people to the county and have them be able to purchase property. We believe that with some slight modifications to the MFL that this can be accomplished.



The integrity of MFL program's intent is crucial to maintain for everyone involved. We believe in supporting the timber industry, property owners and all others involved and impacted.

Buffalo County is unique in that the terrain here does not allow for the mechanical harvesting of timber. The hilly and steep terrain requires that our timber is hand cut.



# Our Proposal

**EVERY REALLY  
NEW IDEA  
LOOKS CRAZY  
AT FIRST.**

*— Alfred North Whitehead*



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A scenic view of a beach at sunset. The sky is a gradient of orange and yellow, transitioning to a pale blue at the top. In the foreground, the ocean is calm with gentle waves lapping at the shore. Several large, dark rock formations are visible in the water, silhouetted against the bright sky. On the left, a steep, rocky cliffside descends towards the beach. The overall mood is serene and contemplative.

Great ideas come from  
everywhere if you just listen and  
look for them. You never know  
who's going to have a great idea.

Sam Walton