

# Within Farm's Reach Estate Trust & Educational Association: Prospectus & Executive Summary

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Within Farm's Reach Estate Trust & Educational Association is a 6.2-acre agro-botanical sanctuary in Southwestern Ontario. It integrates historical stewardship, regenerative land practices, and ecological education into a self-sustaining trust model.

## Property Overview

- 6.2 acres with two natural streams, mature forest cover, and heritage gardens
- 170-year-old historic house, solid outbuilding, geothermal and exhaust heat recovery systems
- Located 7 km from Lake Erie, Port Stanley, and St. Thomas
- School bus routes, proximity to grocery, and highway access

## Agro-Botanical Production Streams

- 2,000+ climbing hydrangeas propagated annually
- 300 heritage apple trees via air layering
- 3-acre fern bed for cut flower and root propagation
- Walnut-based tinctures and pickled products
- Ginkgo leaf packaging (ornamental and botanical)
- Annual apple wine production from heritage trees

## Sustainable Infrastructure

- Geothermal augmented and heat-exhaust recovery heating system reducing energy consumption by 36.1%
- Pool site for pond or water feature reactivation

## Governance Model

- Private Educational Trust (not-for-profit, non-charitable)
- Governed by a Council of Stewards
- No land ownership transfer — assets held collectively

## **Revenue and Support Structure**

- Nursery and plant product sales
- Membership and sponsorship tiers (annual benefits)
- Educational programs and seasonal events
- Estimated gross potential: CAD \$100,000–250,000/year
- Low taxation due to trust model

## **Call to Action**

We are seeking visionary supporters, founding members, and aligned institutions to help anchor this living system. Support may come in the form of donations, memberships, or collaborative initiatives.

## **Contact & Next Steps**

To inquire, visit the estate, or request the full financial breakdown, please contact the Founding Team at: [you@yourtrustemail.org](mailto:you@yourtrustemail.org)