

Legacy Portfolio: Within Farm's Reach Educational Estate Trust and Association

1. Trust Charter

This Trust shall be known as the Within Farm's Reach Educational Estate Trust.

Its purpose is to steward the 6.2-acre agro-botanical and historical property in Southwestern Ontario dedicated to ecological sustainability, education, and community enrichment.

The Trust holds all land and assets collectively and is governed by a Council of Stewards.

Amendments to this Charter require an eighty percent 'yeah' vote. On dissolution, assets are to be transferred to a like-minded educational entity.

2. Organizational Structure

Key Roles:

- Founding Trustee: Legacy holder and mission visionary.
- Council of Stewards: 5-12 members overseeing governance.
- Educational Coordinator: Manages programming and outreach.
- Nursery & Agroenterprise Manager: Oversees plant propagation and product fulfillment.
- Stewardship Lead: Maintains the estate and sustainability systems.
- Membership Coordinator: Handles sponsor communications.
- Treasurer: Manages funds, audits, and sponsor distributions.
- Advisory Council: Expert advisors in education, ecology, and culture.

3. Manifesto

We treat this land not as a commodity, but as a living commons. We reject extractive economics and replace it with stewardship and trust.

Through heritage apples, walnut tinctures and pickles, hydrangeas, ginkgo art, firebush, ferns, and naturally occurring botanicals, we create a place where the wisdom of nature meets the creativity of human care through sustainable membership and education in alignment with the missions and visions of the 'kiss the earth' and commonground.org.

This is not a business. It is a promise. A sanctuary. A legacy in which one may help carry it forward.

4. Prospectus Overview

Location: 6.2 acres, 7 km from Lake Erie, Port Stanley, and St. Thomas.

Assets: Two streams run through this historic home, geothermal + heat recovery operating for cost reduction, with propagation potential within the grounds in the forms of heritage apple trees, black walnut trees, multiple black raspberry patches, ginkgo other valuable shrubbery, and a solid outbuilding. Wind, solar, and wood boiler potential for complete off-grid.

Natural cultivation streams:

- Climbing tree hydrangea propagation (2,000+ per year)
- Heritage apple tree propagation (300/year)
- Ferns for floral and fern root sales (>10,000)
- Walnut tinctures -> pickled walnuts
- Ginkgo leaf for tea
- Holiday wreaths
- Heritage apple wine (3,600 bottles/year)
- Weddings and local events (max 3/year)

Association Membership:

- Trust association memberships are 100% tax deductible

Education:

- Scheduled educational events (max 6/year)

Estimated annual gross: \$100K–250K

Trust capital value: \$1.85M–3.1M

5. Vision Deck Summary

Slide Highlights:

- Our Four Pillars: Ecology, Education, Enterprise, Ethics
- What Lives on the Land: 170-year-old home, rich ecosystems, food forests
- Why a Trust: No private ownership, only collective stewardship
- Join Us: Become a sponsor, educator, retreat host, or member

This is an invitation to walk a new path—where land is not sold, but protected; where profit follows purpose; where your legacy roots deeply.