

REGENERATIVE ACTIVITY AT COMSTOCK FARM



**Aerial view
Comstock Farm
1954**



In the beginning, there was hay

Between 2000 and 2017 production dropped from 70 tons to 30 tons; one cutting per year





Neighbor's Canadian thistle, knapweed, foxtail



Hoary cress

Hay fields declined and weeds advanced



White top



Prolific annual weeds 6-03



Moral of the story, “reality is nuanced”

Occasional burning is considered productive for releasing nutrients, stimulating growth; common practice in restoration



**Burning sends carbon from the field into the atmosphere.
After a few burning years, ditches and fields
were losing vegetative cover, opening the door
for expanding weed invasions.**

**Quit burning 2007; increased mowing hay fields off season
Continue to maintain a burn pile; expanding composting**



CStwP 2017-1 Contract Map
8193271707M

Date: 9/12/2017

Customer(s): EDGAR S KLEINER
District: CARSON VALLEY CONSERVATION DISTRICT
Approximate Acres: 43.7
Legal Description: Farm 363, Tract 395, Fields 1 - 10
T12N, R20E, Section 18

Field Office: MINDEN SERVICE CENTER
Agency: USDA - NRCS
Assisted By: JIM GIFFORD
State and County: Douglas County, Nevada



Legend

Practices (polygons)

<all other values>

Practice code, notes

- 315, Herbaceous Weed Control: Chemical - Spot Treatment - 13.3 acres - CIN 1 (2018)
- 340, Cover Crop: Basic Organic/Non-Organic - Winter Kill - 0.6 acres - CIN 2 (2018)
- E340106Z3, Intensive Cover Cropping (orchard/vineyard floor) to increase soil health and OM - CIN 3 (2018)
- CStwP_Plan_2017-1



NRCS Field designations at Comstock Farm

- Fields 1,3,4 Maintained hay fields; **Regenerative seeding** 10-22
- Field 2,10 Maintains wetlands; physical and chemical treatments
- Field 3 NRCS Fallow field 2022
- Field 5 Experimental native seed production fields
Great Basin wildrye, Penstemons, Sulfur buckwheat
Blue area NRCS **green manure field** 2017-19
NRCS Monarch seeding 2021-
Regenerative seeding 1-24
- Field 6 Vineyard with NRCS **groundcover seeding** 11-18

NRCS groundcover establishment

Annual weeds 6-19



**Vineyard cover crop seeding
11-18**



**Grass groundcover
5-23**

**Sheep and Hard Fescue
and remnant Tall fescue**



COMSTOCK FARM BLACKWATER CONSTRUCTED WETLANDS

**Aerial view
Comstock Farm
2019**





NRCS Green manure cover crop 7-19



DAIKON RADISH

BILL TO: COMSTOCK FARM 917 STATE ROUTE 88 GARDNERVILLE, NV 89460

GARDNERVILLE, NV 89460 **seeded daikon radish 5-2-18 2 lb**

Blnd No	Quantity		Lot Number	Description
	PLS	Bulk		
1		12.00	TS991520	CEREAL RYE FALL V.N.S
1		12.00	Y16-16-CO-4	CEREAL OATS SPRING VNS
1		8.40	B1-16-52V	VETCH, HAIRY
1		6.00	17-0024	CLOVER ALSIKE
1		12.00	L106-17-5GC	RYEGRASS ANNUAL GULF

47.21 50.40



Monarch garden; seeded 12-21

Comstock Seed

DATE OF QUOTE: December 7, 2021
 QUOTE EXPIRES: January 6, 2022

QUOTE BY: ED

CUSTOMER: COMSTOCK FARM

TELEPHONE:

FAX:

PROJECT NAME: POLLINATOR SEED BLEND

PROJECT #:

PRICING: Bulk

AREA: Area 1		Total Area: 0.50 Acres		
SPECIES	LBS/ACRE	SEEDS/LB	SEEDS/FT SQ	% SEEDS *
MILKWEED SHOWY p	2.00	87,000.00	3.99	9.67
MILKWEED THIN LEAF p	3.00	100,000.00	6.89	16.66
BEEPLANT, YELLOW p	1.00	65,900.00	1.51	3.66
BEEPLANT ROCKY MOUNTAIN	1.00	65,900.00	1.51	3.66
YARROW WHITE	0.15	2,770,000.00	9.54	23.08
LUPINE BLEND p	1.00	20,000.00	0.46	1.11
PENSTEMON BLEND p	1.00	550,000.00	12.63	30.55
BUCKWHEAT SULFUR p	1.00	209,000.00	4.80	11.61
	10.15		41.33	100.00%

* - "% SEEDS" IS YOUR DESIRED PROPORTIONAL REPRESENTATION OF EACH SPECIES FOR THE SITE OR IN OTHER WORDS, HOW MANY PLANTS OF EACH TYPE DO YOU WANT TO SEE GROWING.



Monarch garden 9-22

**Perennial clover dominant
and persistent with
Yarrow, vetch, and sunflowers
But where's the Milkweed,
Penstemons, and Sulfur flower?**

Comstock Seed

From: 917 Highway 88
Gardnerville, NV 89460

1 of 30

Mix Name: **Custom Mix**

8-01550

Mix #: **237098**

Cover crop 2023

% Pure	Common Name	Variety	G + D or H	Origin
16.94	CEREAL RYE	Gazelle (S)	92 + 0 = 92	CAN
16.89	TRITICALE	Gunner (S)	99 + 0 = 99	MT
16.83	PEAS	Arvika/Austrian Peas	93 + 1 = 94	MT
8.47	SAINFOIN	Shoshone	96 -TZ	MT
8.46	VETCH, HAIRY	VNS	97 + 0 = 97	
8.45	LENTIL	Avondale	98 + 0 = 98	MT
8.42	RYEGRASS, ANNUAL	Meroa	97 + 0 = 97	OR
3.37	RYEGRASS, PERENNIAL	Nui (F)	96 + 0 = 96	NZ
3.22	INTERMEDIATE WHEATGRASS	Oahe	95 + 0 = 95	SD
3.18	PASTURE BLEND	Oro Verde	0 + 0 = 0	USA
1.69	CRESTED WHEATGRASS	Newkirk	96 + 0 = 96	CAN
1.68	BLUEGRASS, KENTUCKY	Ginger	96 + 0 = 96	OR
1.66	FORAGE RADISH	Groundhog	98 + 0 = 98	MT

0.16 Other Crop Date Tested: 22-Oct-21

0.60 Inert Matter Hard Seed: 0.17

0.00 Weed Seed Noxious Weed: NONE FOUND

Net Weight: 47.53 Lbs. PLS 50.00 Lbs. Bulk

Coverage: 50.000 Bulk #

NOTICE TO BUYER LIMITATIONS OF WARRANTIES AND REMEDIES

Crop yield and quality are dependent upon many factors beyond the control of the labeled seller and NO WARRANTY is made for crop yield and quality. The labeled seller warrants that all seed sold has been labeled as required under applicable state and federal seed law and that the seed conforms to the label description, within recognized tolerances. THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION ON THE LABEL.

No claim shall be asserted against the labeled seller unless Buyer reports to the labeled seller within a reasonable period after discovery (not to exceed thirty days), any condition that might lead to a complaint. BUYER'S EXCLUSIVE REMEDY FOR ANY CLAIM OR LOSS RESULTING FROM BREACH OF WARRANTY, BREACH OF CONTRACT OR NEGLIGENCE (INCLUDING BUT NOT LIMITED TO INCIDENTAL OR CONSEQUENTIAL DAMAGES) SHALL BE LIMITED TO REPAYMENT OF THE PURCHASE PRICE.

By acceptance of the seed, Buyer agrees the terms and conditions stated above are a benefit to the bargain and constitute the entire agreement between Buyer and the labeled seller. Buyer shall return the original unopened seed package to the labeled seller within twenty days of receipt for a refund of the purchase price if not accepted under these terms.

NOTICE: REQUIRED ARBITRATION / CONCILIATION / MEDIATION

The seed laws of several states including Arkansas, California, Colorado, Florida, Georgia, Idaho, Illinois, Indiana, Minnesota, Mississippi, Montana, North Dakota, South Carolina (Section 46-21-260), South Dakota, Texas and Washington require arbitration, conciliation or mediation of disputes involving alleged defective seed before certain legal actions may be maintained against a seller. North Carolina offers an alternative to court action that allows claims to be investigated and heard before the Special Seed Board. A complaint (sworn for AR, CO, FL, IL, IN, MN, MS, MT, NC, SC, TX, WA; signed only, CA, GA, ID, ND, SD) must be filed with the Department of Agriculture or Seed Commissioner (IN) or State Plant Board (AR) or Commissioner of Agriculture (NC) within such time to permit an inspection of seed, crops or plants (by an Arbitration Committee - AR, ID, MS, SC). In NC, failure to follow this procedure will limit the amount of damages recoverable. Certified copy of complaint must be sent by registered mail to the labeled seller as provided in individual state law. Information about these requirements may be obtained from the state Department of Agriculture.

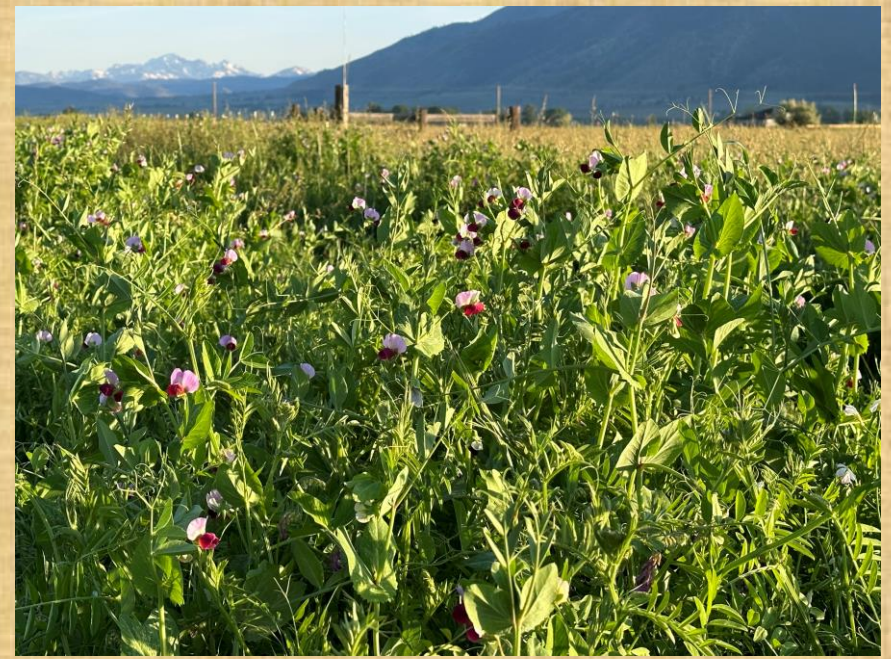
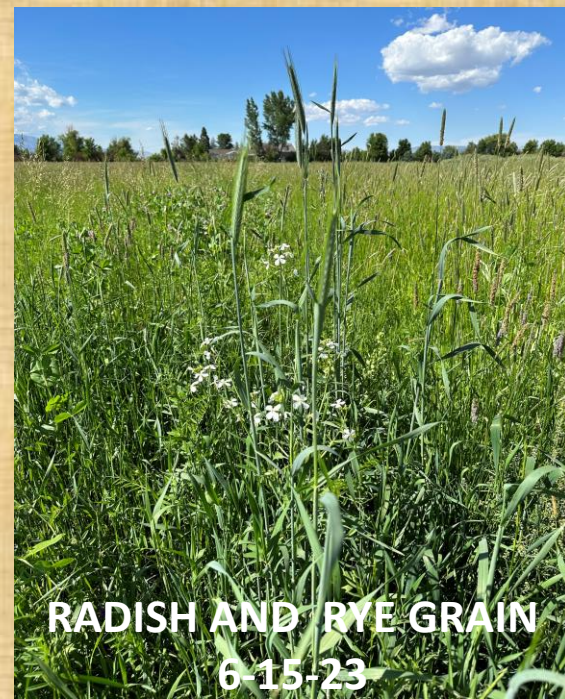
Will Call:
Comstock Farm

28 ACRE DRILL SEEDING 10-22

Rich Wilkinson Great Plains drill

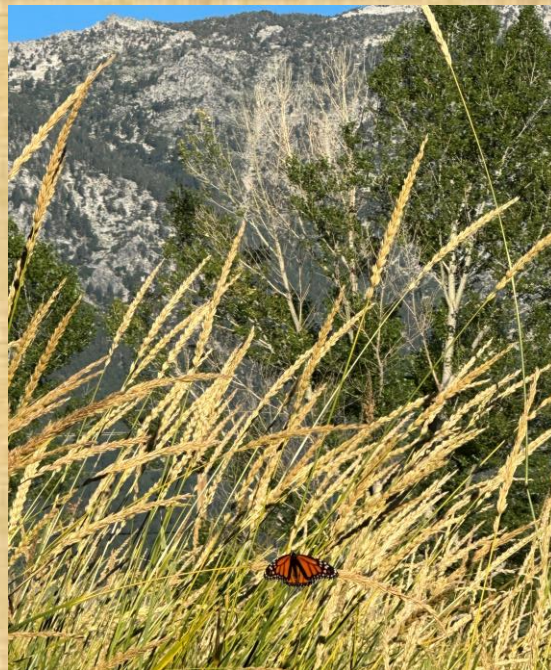
FIELDS 1,3,4





**COVER CROP
SUCCESS**

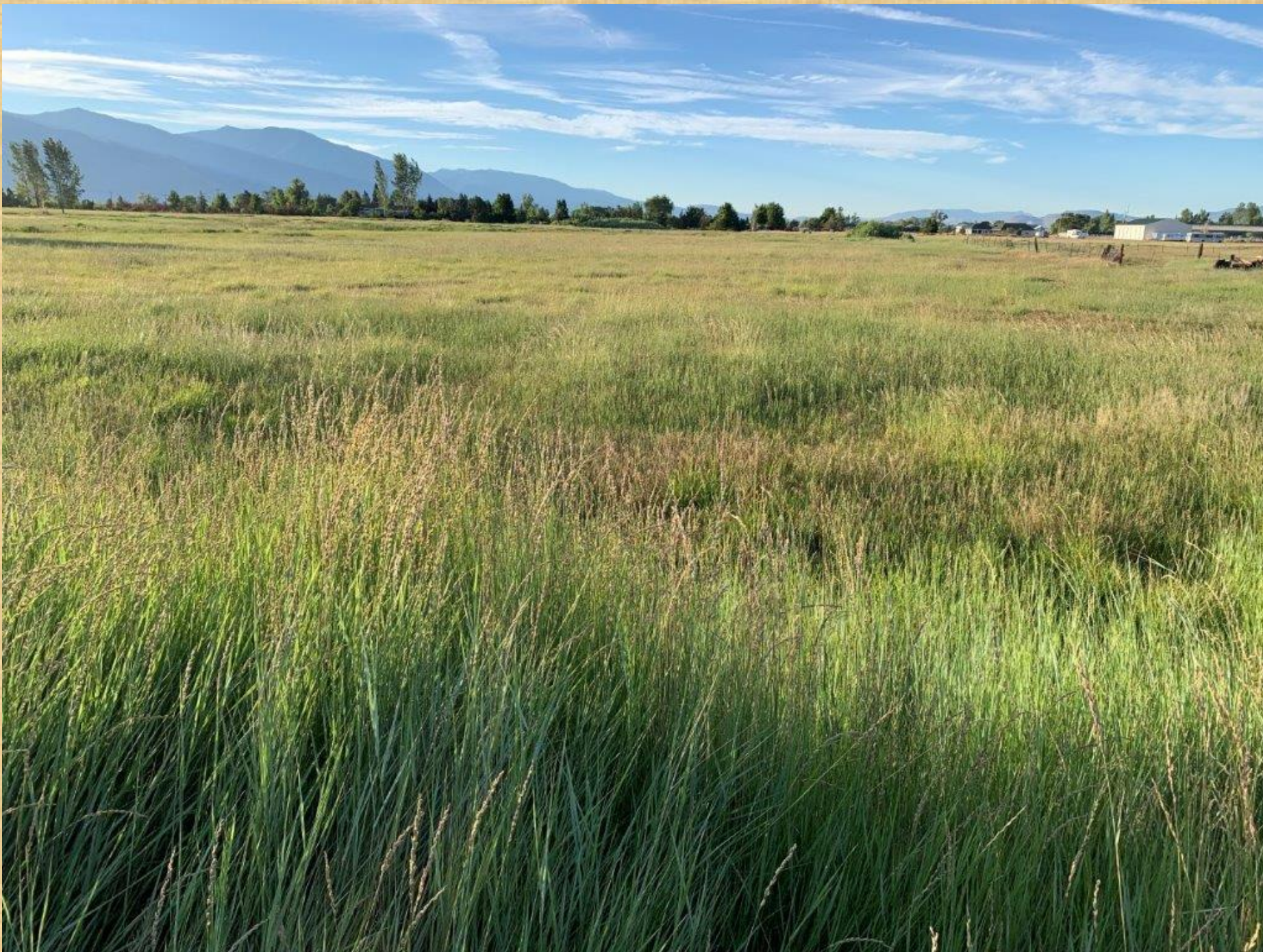




MILKWEED MONARCH HABITAT SUMMER 2023



Asclepias speciosa and fascicularis have increased 10-fold on the farm in the last three years



NRCS
Fallow field 7-22

**REGENERATIVE SEEDING IN
GREAT BASIN WILD RYE ROWS**

1-24

**Current groundcover
between rows**

annual broadleaf weeds





BAYS

1 2 3 4 5 6 7 8 9 DR

Each bay contains a unique cover crop seed blend and variable application techniques



**Grass left standing until early spring mowing
3' snow drifts settled in western rows**

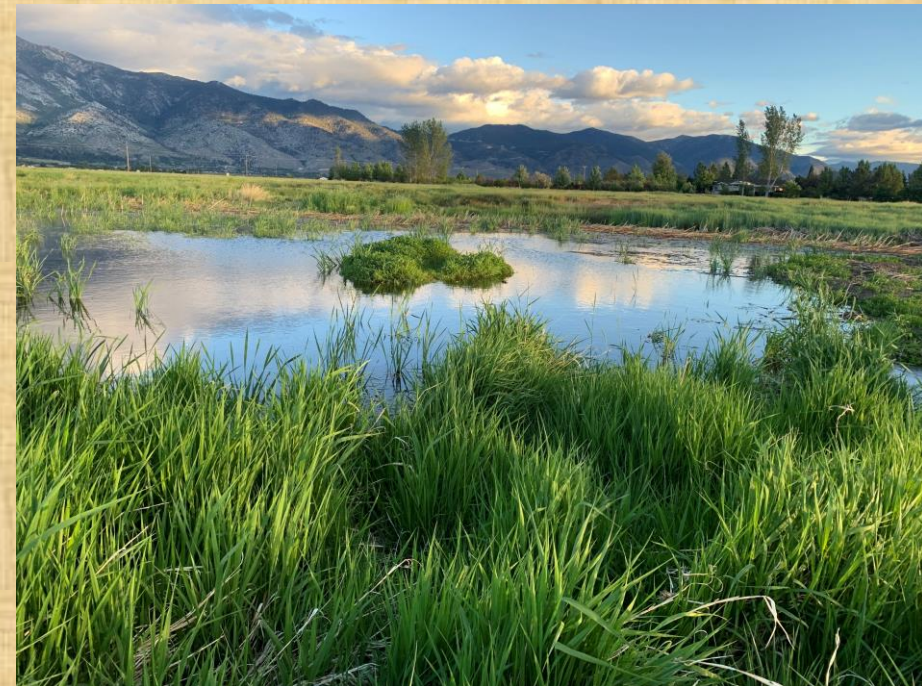
1-24 COVER CROP SEEDING		COVER CROP SEEDING 1-24								
SPECIES		Bulk LBs Seeded								
Date		26-Jan	20-Jan	21-Jan	21-Jan	23-Jan	26-Jan	27-Jan	28-Jan	30-Jan
Seeding method			ddsd	dsd	dsd	sdd	dsd	dsd	dsd	dsd
		Bay 1	Bay 2	Bay 3	Bay 4	Bay 5	Bay 6	Bay 7	Bay 8-9	Ditch road
	Annual rye L73	2	2	2	2	2	2		2	2
	Radish	1	1	1	1	1	1	1	1	
	Lentils	2	2	2	2	2	2	2	2	
	Peas	2	2	2	2	2	2	2	2	
	Millet	1	1	1	1	1	1	2	2	2
	Crimson clover	1	1	1	1	1	1	1	1	1
	Hycon Rose clover	1	1	1	1	1	1	1	1	1
	Wheat winter Ray	2		2						
	Barley spring Lavina				2					
	Oats spring Monida					2				
	Oats spring Ajay							5		
	Triticale						2			
	Quickguard									5
	Hairy vetch								2	
	Wildflowers annual	1								
		13	10	12	12	12	12	14	13	11

Unlike spring 2022 seeding which also contained perennial pasture species as well

CRANES ON THE FARM



Home sweet home



Questions?