

RAREBREED LEGACY FARMS

COMPREHENSIVE AGRICULTURAL BUSINESS PLAN

Existing Farm Operations | Land Access | Phased Expansion

Prepared by Tammy Rorie
Owner & Farm Operator

High Point, North Carolina | October 2026

Rooted in Peace. Growing with Purpose. Sharing the Harvest.

Prepared for NC FarmLink, prospective landowners, and agricultural partners. This plan distinguishes established operations from proposed growth and uses financial decision frameworks where verified figures are not yet available.

2026 OPERATIONS UPDATE

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Pollinator Habitat and Flower & Herb Expansion

In October 2026, RareBreed Legacy Farms completed preparation of an additional 15 × 20-foot (300-square-foot) outdoor growing area dedicated primarily to pollinator-supporting flowers and herbs. Planting is forthcoming using seasonally appropriate varieties selected to provide nectar, pollen, and habitat for bees, butterflies, and other beneficial insects. This area is prepared but not yet planted, and no established pollinator population or production yield is claimed.

Updated Growing-Space Inventory

Growing space	Previously documented	October 2026 updated
Outdoor beds / containers	28 spaces; 1,006 sq ft	29 spaces; 1,306 sq ft
New pollinator flower/herb area	Not included	1 area; 300 sq ft
Greenhouse	200 sq ft	200 sq ft
Aqua Garden shed	64 sq ft	64 sq ft
Combined nominal footprint	1,270 sq ft	1,570 sq ft

This update supersedes earlier growing-space counts in the Executive Summary, Existing Farm Assets and Capacity, and Appendix A. The combined footprint includes greenhouse and shed facilities and does not represent total cultivated acreage. Existing October 16 livestock inventory remains a dated baseline.

Stewardship and Production Goals

The pollinator area complements existing ecological pest management, soil stewardship, seed-saving, flower and herb production, and biodiversity objectives. Site-specific future growth will continue to be phased according to capacity, land suitability, costs, and written permissions.

Agricultural Background

Tammy Rorie's agricultural roots began on a family farm in Chatham County, North Carolina, where she helped tend chickens, plant and harvest crops, preserve food, and perform everyday farm responsibilities. This experience predates and is distinct from her approximately five years of independent farm operation.

1. Executive Summary

RareBreed Legacy Farms is an established, family-operated diversified agricultural operation based in the High Point, North Carolina area. Tammy Rorie has agricultural roots from growing up on a family farm in Chatham County, North Carolina, and approximately five years of independent hands-on farming experience, including four to five years of farm-related income-producing activity. Present work encompasses vegetable and herb growing, flowers, greenhouse propagation, heirloom seed preservation, chickens, quail, rabbits, vermiculture, and practical agricultural education.

The farm currently uses approximately one acre across the home property and adjoining land used with permission. It manages 29 outdoor growing spaces with 1,306 square feet of nominal bed and container footprint, a 200-square-foot greenhouse, and a separate 64-square-foot water-growing shed. A dated October 16, 2026 inventory documented 11 chickens, 21 quail and 3 rabbits. These counts represent a dated baseline, not a promise of permanent stock levels.

RareBreed Legacy Farms seeks approximately 2-5 additional usable acres within roughly one hour of High Point. An affordable long-term lease, shared-use agreement, or stewardship partnership is preferred, with lease-to-own or purchase considered if feasible. Additional land would allow more dependable crop rotation, isolation for seed stewardship, increased nursery and crop production, and carefully evaluated perennial growing.

The farm will prioritize crops, propagation, and seed preservation as its initial expansion enterprises. Poultry, rabbits, vermiculture, and educational activities will remain complementary, with site-specific expansion only where practical, lawful, and expressly permitted. Growth will be measured against actual costs, production capacity, labor, and seasonal cash flow rather than speculative sales targets.

2. Mission, Vision and Values

Mission: Grow useful food and plants, care responsibly for land and animals, preserve practical agricultural knowledge, and share skills and harvests across generations.

Vision: A peaceful, financially resilient multigenerational farm where stewardship, learning, and community connection remain central, and financial stability supports the mission rather than replacing it.

Operating principles:

- Care for soil, water, animals, and neighboring property responsibly.
- Document growing results, seed characteristics, animal care, and enterprise costs.
- Expand at a pace supported by household capacity, reliable land access, and financial performance.
- Respect written land agreements, permitted uses, and the needs of landowners and neighbors.
- Preserve practical knowledge and make family learning part of everyday farm life.

3. Business Identity and Management

RareBreed Legacy Farms is the farm-facing operating identity used in this plan. Tammy Rorie serves as Owner & Farm Operator, with day-to-day production and stewardship supported as a family-operated farm. Legal applicant, registration status, tax treatment, and insurance arrangements will be documented in corresponding applications or agreements rather than presumed here.

Management responsibilities include crop and propagation scheduling, livestock care, seed documentation, purchasing, recordkeeping, customer communication, equipment maintenance, and property stewardship. Expansion decisions will be made only after evaluating available time, physical workload, seasonal demands, and reliable assistance.

4. Existing Farm Assets and Capacity

Current land: Approximately one acre used across home and adjacent permitted land.

Outdoor growing: 28 beds/containers; 1,306 sq ft nominal footprint.

Greenhouse: 20 x 10 ft (200 sq ft); electricity, heating equipment, ventilation, irrigation and hose access.

Aqua Garden shed: 8 x 8 ft (64 sq ft); water-based plant growing; fish stocking is not current.

Livestock baseline, 16 Oct 2026: 11 chickens; 21 quail (18 females, 3 males); 3 rabbits.

Equipment: Tiller, mower, trailer, wheelbarrows, irrigation and propagation supplies.

The combined 1,570 square-foot bed and facility footprint is a nominal infrastructure measure, not total plantable acreage. Paths, work surfaces, access, and other non-growing areas are not included in the production-footprint calculation.

5. Existing Agricultural Experience and Methods

Agricultural roots and practical experience. Tammy Rorie's agricultural background began growing up on a family farm in Chatham County, North Carolina, where she helped tend chickens, plant and harvest crops, preserve food, and participate in daily farm life. She now brings approximately five years of independent hands-on farming experience through RareBreed Legacy Farms, including several years of farm-related income-producing activity.

Crop and greenhouse production. Current activities include seasonal vegetables, culinary herbs, flowers, seed starts, rooted cuttings, and propagation of edible and ornamental plants. Greenhouse systems support seedling production, potting, watering, and season extension.

Seed stewardship and variety integrity. The farm keeps grow-out records describing seed supplier, variety, planting conditions, observed characteristics, and results. It already uses intentional isolation and hand-pollination. Records also note unexpected varietal differences, including some squash, pumpkin, and bean grow-outs, and inform subsequent seed-saving decisions.

Animal husbandry. Chickens are kept in a mixed flock using two coops and runs. Quail are housed in cages and an aviary; rabbits are housed with supervised exercise space. Management includes feeding, sanitation, observation, and appropriate housing.

Soil and water practices. Existing practices include composting, vermiculture, use of suitably managed rabbit manure, companion planting, home soil-testing kits, water-conscious irrigation, and organic-oriented/ecological pest management. No claim of certified organic status is made.

6. Enterprise Portfolio and Priorities

Primary: vegetables and herbs; nursery plants and propagation; heirloom seed stewardship.

Selective: flowers and perennials.

Complementary: chickens, quail, rabbits, vermiculture and soil amendments.

Long term: structured education and knowledge-sharing opportunities where permitted.

The land-expansion strategy concentrates on agricultural production, propagation, seed stewardship, and complementary livestock enterprises. Each enterprise will be evaluated for market demand, operating capacity, land suitability, and contribution to long-term resilience.

7. Land Access Strategy

Land sought: Approximately 2-5 additional usable acres, ideally within about an hour of High Point. Preferred tenure is an affordable long-term lease, shared-use agreement, or stewardship partnership. An initial 3-5-year term is workable where suitable, while longer terms are preferable for permanent beds, perennial plantings, or significant improvements. Lease-to-own or purchase may also be considered if feasible.

Essential site characteristics: dependable legally usable water; suitable soils, drainage, sunlight and small-equipment access; clear boundaries; written permission for proposed crops, greenhouse, storage, fencing and animal uses; safe vehicle access; realistic security and maintenance arrangements; and a total annual cost that fits the farm's verified budget.

Landowner partnership approach: Before beginning work, document rent, lease duration and renewal, utilities, maintenance, improvements, access, insurance, termination, permitted visitors, animal limits, and disposition of installed infrastructure. Improvements requiring landowner consent should be approved in writing.

8. Proposed Land Use and Phasing

Initial: Soil testing; access and water assessment; modest annual crop and nursery expansion.

After initial production: Rotations; seed isolation plots; flower and herb production.

Longer term: Perennials, additional soil-building infrastructure or permitted animal uses.

The farm will preserve adequate space for pathways, buffers, equipment access, erosion protection, and seed isolation rather than attempting to cultivate every acre intensively.

9. Customers, Markets and Sales Channels

Likely customer groups include local households seeking seasonal produce or eggs, home gardeners purchasing seedlings and herbs, seed savers and small growers, and families interested in agricultural learning. Customer demand and purchasing frequency will be validated through actual sales records, inquiries, and small seasonal trials.

Distribution may include direct local sales and advance orders, farm and brand website listings, appropriate community markets or partner channels after reviewing fees and permits, and educational descriptions and grow-out documentation.

10. Production and Operating Plan

Maintain seasonal planting calendars; track seed lots and germination; label varieties and propagation batches; record growing media, inputs, watering, transplant dates, harvest or sale quantities, and seed isolation and pollination methods.

Maintain daily livestock care routines, clean housing, predator protection, feed and water management, flock and breeding records, and periodic health observations. Mixed-flock chicken hatching eggs will not be represented as guaranteed purebred.

Use existing equipment where practical. New structures, fencing, utilities, or equipment will be acquired only when site permission and projected use justify their cost. Apply soil testing, erosion and runoff controls, responsible manure handling, pest monitoring, crop rotation, water conservation and biosecurity.

11. Financial Model and Capital Discipline

The farm has existing income-producing experience, but verified annual sales, cost totals, rent ceiling, and margins are not provided in this plan. Accordingly, this section defines the decision model rather than presenting invented revenue forecasts. Actual figures can be inserted from farm records before financing or binding lease commitments.

Budget categories: land rent; water and utilities; site preparation; infrastructure; crop inputs; animal expenses; business overhead; and contingency reserve.

For each enterprise, record units produced and sold, selling price, variable inputs, packaging, transport/market fees, spoilage, and labor hours. Compare expected contribution with rent, utilities, insurance, equipment, and other fixed costs before expanding.

Financial guardrails: Do not commit to land rent until household and farm cash obligations can be met under a conservative sales scenario; keep personal, boutique and farm finances identifiable; review production results after each season; maintain a reserve for animal care, water problems, crop failure and repairs.

12. Risk Assessment and Mitigation

Land tenure/restricted use: written lease, boundaries, permitted-use clauses and approvals.

Water/drainage: inspect source and capacity; plan irrigation, runoff control and backups.

Weather/pests/crop failure: diversification, monitoring, protected propagation and staged planting.

Seed cross-pollination: isolation planning, hand-pollination, labeling and records.

Animal disease/predators: biosecurity, secure housing, monitoring and emergency care plans.

Cash-flow pressure: conservative rent, phased investment, cost records and contingency reserve.

Labor/physical capacity: manageable enterprises, accessible workflows and realistic workload.

Regulatory/market changes: verify rules and demand before adding sales channels or product categories.

13. Milestones and Performance Measures

0-3 months: Complete FarmLink application; evaluate parcels; confirm costs and permitted uses.

3-6 months after access: Test soil; prepare limited production area; establish records and irrigation.

First full season: Operate crop/propagation and seed trials; test customer demand.

Year 2: Refine crop mix, rotation and seed plots; expand only if justified.

Years 3-5: Consider perennials, expanded education or other approved uses.

14. Community Learning and Multigenerational Legacy

Agricultural knowledge sharing is a core purpose, not a claim that a formal school or public venue already exists. Current family and informal teaching includes seed starting, growing, animal care, food preservation, and preservation of practical skills. As time, land agreements, safety, and resources permit, the farm may develop family-friendly demonstrations, plant-growing resources, and seasonal educational opportunities.

15. Implementation and Review

The farm will use this plan as a living operating guide. A seasonal review should compare actual production, sales, expenses, time requirements, animal welfare, soil condition, and household capacity against planned activities. The business plan will be updated as lease terms, customer demand, enterprise margins, and legal requirements become known.

Appendix A. Existing Growing-Space Inventory

6 x 6 ft containers: 15 (540 sq ft)

2 x 2 ft containers: 4 (16 sq ft)

4 x 4 ft beds: 4 (64 sq ft)

20 x 4 ft bed: 1 (80 sq ft)

6 x 5 ft beds: 2 (60 sq ft)

12 x 13 ft bed: 1 (156 sq ft)

30 x 3 ft side bed: 1 (90 sq ft)

Outdoor total: 28 1,306 sq ft)

Greenhouse: 1 (200 sq ft)

Aqua Garden shed: 1 (64 sq ft)

Appendix B. Records Maintained or Recommended

Seed inventory and grow-out records; crop logs; animal logs; enterprise invoices, sales receipts, costs, packaging, market fees and labor; and property records including lease, approved uses, soil tests, water arrangements, maintenance and improvements.