

# Summit Farms

*“Growing and Gathering Together”*

## Whole Farm Plan Draft

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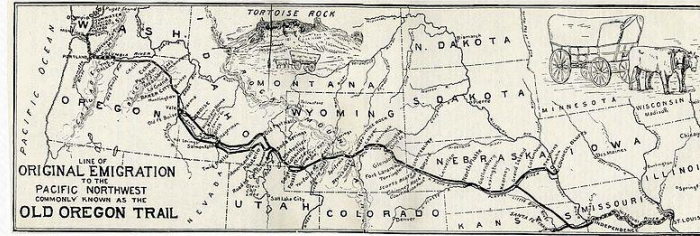
Mitch & Michelle Lewis



February 7, 2023



# History



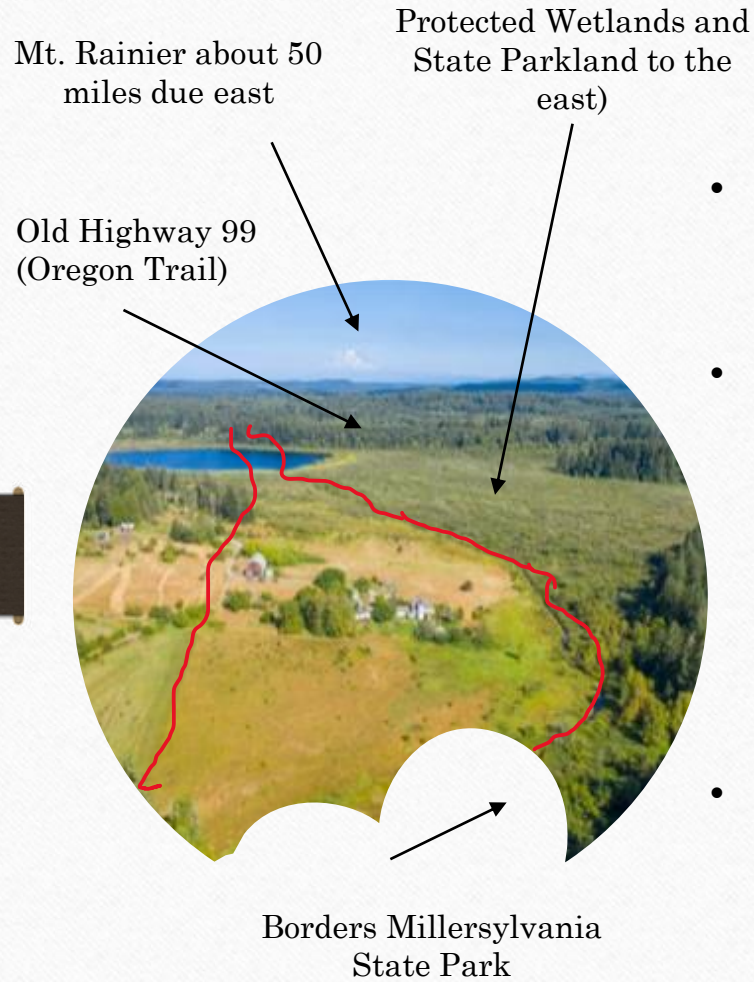
Last Name	First Name	Middle Name	Birth Place	County	Y
Pitman	Jesse E		Indiana	Thurston	1910
Pitman	Annie C		Indiana	Thurston	1910
Pitman	Naoma M		Kansas	Thurston	1910
Pitman	Roy E		Kansas	Thurston	1910
Pitman	May E		Kansas	Thurston	1910
Pitman	Phyllis P		Kansas	Thurston	1910
Pitman	Vernon P		Kansas	Thurston	1910
Pitman	Vinton P		Kansas	Thurston	1910
Pitman	Effie E		Kansas	Thurston	1910
Pitman	Ruby		Kansas	Thurston	1910

Name:	Jesse Emmett Pitman
Gender:	Male
Birth Date:	2 Dec 1867
Death Date:	11 Jul 1935
Cemetery:	Masonic Memorial Park
Burial or Cremation Place:	Tumwater, Thurston County, Washington, United States of America
Has Bio?:	Y
Father:	David Pitman
Mother:	Rachel Pitman
Spouse:	Anna Catherine Pitman
Children:	Vernon Perry Pitman Phyllis Pearl Hoyt Ruby Helland Effie E Van Mechelen
URL:	<a href="https://www.findagrave.com/m">https://www.findagrave.com/m</a>

- **Puget Lobe Glacier covered this area (and our farm) past Rocky Prairie** from ~17,000 to ~11,000 years ago and ice was up to 700' thick. Lushootseed-speaking Native Americans have lived in our areas for 10,000+ years, along with Nisqually, Chehalis and many others.
- **In 1844 George W. Bush** helped finance five families including Michael Simmons from Missouri on the Oregon Trail were amongst the first non-natives to settle in what is now Tumwater (Bush Prairie/Butternut Tree). **What is now Millersylvania was homesteaded in 1855**, sold to John Miller. Donated property to state in 1921 and developed extensively by the 1930s CCC.
- **In 1907, Jesse and Annie Pitman left Kansas with their eight children** and homesteaded the **original 320 acres as a dairy farm**, The Pitman family retained the land until the 1950's where portions were sold and eventually eight other properties were subdivided, leaving ours as original.



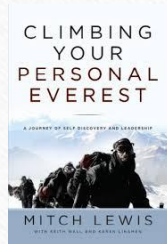
# About Summit Farms



- Summit Farms is a **small family-owned sustainable farm, environmentally managed, growing to organic practices**, utilizing the best growing methods of our Pioneers and Native Americans combined with modern, regenerative ways.
- **The twenty-eight beautiful acres of Summit Farms are situated near Millersylvania State Park** and include a 1910 two-story Gambrel barn and Event Center, Farm Store/Welcome Bar, Milk Parlor, a 1912 three-story original farmhouse along with a recently restored century old Root Cellar, two Greenhouses, five full RV hook-up spaces (open seasonally), a private Cedar-lined authentic Finnish steam sauna and fields to grow and play in. **We want all our visitors to experience their own joy and happiness when here.**
- **We are zoned Agri-Tourism for Thurston County, and our intention is to show how small family farms can still thrive** and help lead the way for solving food insecurities along with managing droughts. By protecting valuable farmland, strengthening the local food systems to enjoy the benefits of good nutrition, health, community health, and strong economic development and environmental stewardship **to nurture a more vibrant local food system, and more visitors and tourism for the local community.**



# Our Story (Part 1)





# Our Story (Part 2)



## 5G-enabled farms could ward off food insecurity and unlock \$100 billion in global profits by 2030



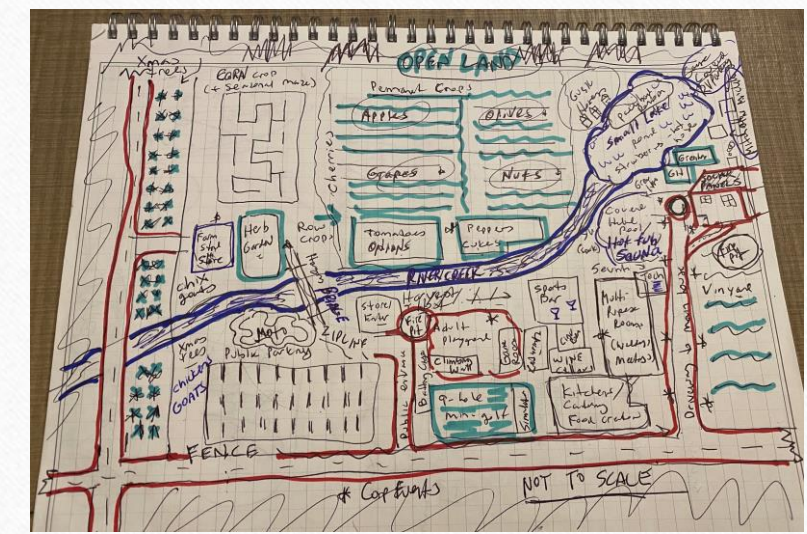
HOW 5G IS CHANGING EVERYTHING

PRESENTED BY

5G FOR BUSINESS

- Some farms in Washington are piloting 5G-enabled agritech as food insecurity is forecast to rise.
- Federal cash for the Food Resiliency Project dried up, but the state and partners have growth plans.
- This article is part of "How 5G is Changing Everything," a series about transformational 5G tech across industries.

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# Our Farm Goals



1. To have fun and find peace, happiness and satisfaction through farming and hospitality.
2. Manage time and labor constraints through focused growing, automation, repeatability, tools expertise
3. To be profitable and cash-flow positive while minimizing our big risks while growing.
4. To create a self-sustaining multi-generational farm.
5. To bring joy to others visiting – “The best day of their lives”.
6. Soil regeneration / carbon sequestration via crops and trees; eco-system for birds, bees and butterflies
7. Over time, build capabilities to live off our own land – growing, (food), water (storage), power (generator/batteries/solar), livestock (chickens, sheep), & wilderness skills



# Our Farm Goals (cont.)



## 1. Joy and Happiness

- We want to be able to find joy and happiness; peace and serenity with our farm and for our visitors to experience themselves. Over time, we look to automate more, get farm-hands, and support to reduce stress.

## 2. Financially Self-Sustaining

- To achieve 20% Op Margin (profitability) / cash-flow positive on a yearly basis; starting with seasonal months and to grow income and profits to reinvest in capital improvements. The farm, should provide 75% of our monthly income, including paying ourselves.

## 3. Family Farmers First

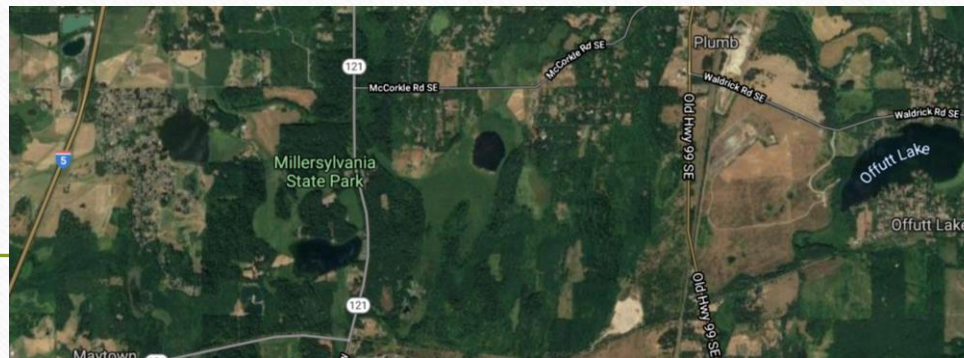
- Through the organic certification process, we practice regenerative farming practices so the land can be fertile for generations to come. We want to be known as quality first, local farmers with expertise in succulents, salsa/pickle produce from 'seed-to-sauce', and offer a variety, yet focused, selection of starts to produce to processed.

## 4. Multi-Generational Sanctuary

- As we continue to preserve and build out the farm, our goal and intention is that in the next 15-20 years, our children/grandchildren will want to live and take-over. We'll start by recruiting young apprentices and family visits.



# Mission, Vision and Strategy



## Mission

- To restore, preserve, regenerate and cultivate the beautiful property to which we are environmental stewards.

## Vision

- To build a multi-generational, sustainable, profitable, “spicy” small family-farm and an agri-tourist destination with an emphasis on community and food resiliency.

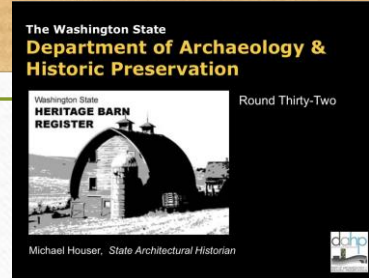
## Strategy

- We are **Family Farmers First**, specializing in seed to table, from starts to produce to processed with a focus on salsa, pickling, succulents and microgreens through diversified routes to market.
- We are active in our **Community** through buying local, relationships, partnerships and mutual growth objectives.
- We are in the **Hospitality** business - helping others to experience farm-life and also to find peace, joy and serenity while visiting or staying.



# Progress To-Date (Feb. 2023)

- February – May 2021, **offer on property and close date**. Live in RV until July/August.
- May 2021 – December 2021 - **Preservation, restoration, rebuilding, livability projects**, plus tractor, implements, ATV, mower, tools ...
- May – October 2021, **experimental growing year in greenhouse** and some small outdoor areas.
- July 2021, Joined **Violet Prairie Grange** and 2022 Board member.
- September 2021, met with **Conservation Land Trust** about possible legacy and preservation.
- January 2022, Big Red Barn accepted as **WA State Heritage Listed Historic Barn**.
- March 2022, accepted into **Olympia Farmers Market**, 25 weekends sold in 2022 and clientele.
- May 2022, accepted into **Thurston Bountiful Byway**, (Visitors Bureau)
- June 2022, **hosted two open-to-public speaking events** in Barn (Bush/Leschi Event Center)
- July 2022, nominated and accepted as **Thurston Agritourism Committee member**.
- August 2022, Listed and opened Summit Farms **Historic Farm and Barn on HipCamp** – successful first season.
- August 2022, began work with **Small Business Development Council (SBDC)** and **Thurston Economic Development Council (EDC)**.
- September 2022, achieved **Certified Tourism Ambassador certification**
- October 2022, **hosting first Farm to Table** for 6-10 FAM and travel writers
- October-December, **completed WSU Extension Course – Cultivating Success**, including Whole Farm Plan.
- October - January, Thurston Conservation District (TCD) **Voluntary Conservation Plan (VCP)**
- January 2023 – Meeting with and completed application for **US Fish & Wildlife, NRCS, State and County for Conservation Plan and EQIP**

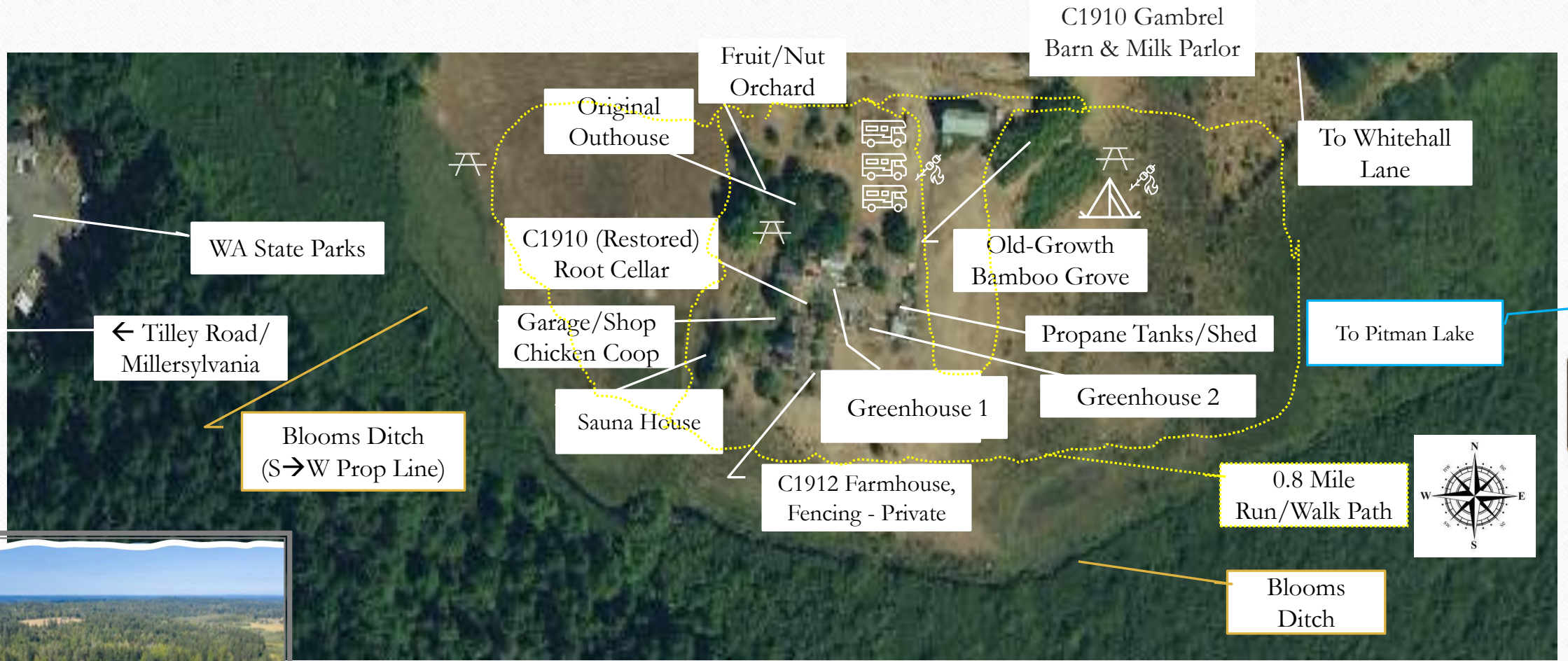




# Restoration/Preservation Gallery

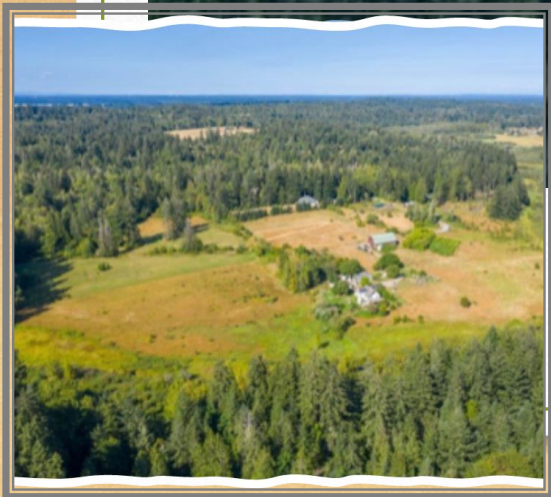






# Summit Farms Map

(with other buildings relative to barn to North arrow for reference)







# Summit Farms 2023 Grow Plan



## General Farm Requirements (include challenges & possible solutions)

<p><b>Climate:</b> First frost 4/15, last frost 11/15 (average), a lot of warm hot summer days and cold winter, with some snow, plus much ground and other fog.</p>	<p><b>Soils:</b> As described before, great soil, but waiting for analysis and how best to grow and where and what! Main issue is “tilling”, weed prevention, irrigation, nutrients and mulch along with fencing.</p>
<p><b>Water:</b> Getting from where it is to where we need it.</p>	<p><b>Buildings &amp; Fencing:</b> As described previously, our main work is perimeter fencing if we wanted livestock, but for now it fencing for field crops to keep away rabbits and deer and critters.</p>
<p><b>Machinery:</b> We need tillers and a few other bits, but otherwise in good shape, except for knowing how to use overall.</p>	<p><b>Labor:</b> Our key requirement is to get a near full time helper by March/April 2023 for planting and maintenance. And again at harvest time.</p>
<p><b>Regulatory/Liability Factors:</b> We are looking to see what is allowed under Agritourism RCWs, but we have a lot of leeway, we think.</p>	<p><b>Cover Crop Plan</b> None yet, but a must for us!</p>
<p><b>Crop Rotation Plan</b> This is per raised bed and field as per field plans.</p>	<p><b>Soil Conservation Practices to be used:</b> Reduced till to no-till. Regenerative. Natural.</p>
<p><b>Pollinator Habitat Plans:</b> As presented, our three bee colonies will be relocated for maximum benefit to them /us.</p>	<p><b>Field Layout (bed size and length, map attached)</b> See maps.</p>
<p><b>Methods for Monitoring Effectiveness of Plan</b> This has to be a living document that the co-owners review all the time and adjust and document.</p>	



# 2023 Draft Grow Plan & Strategy



Our overall strategy is to be the best growers from seeds to starts to produce to processed:

1. (Most) every ingredient needed to make salsas and sauces, pickles and relish, catering to community tastes from extra-spicy to super-mild varieties.
2. We are experts in growing, propagating and dividing common to exotic, hardy varieties of succulents including cacti.
3. We sell pumpkins, sunflowers and bamboo on a U-Pick (seasonal) basis.
4. Our quality, seasonal vegetable produce includes herbs, lettuce/microgreens, carrots ...



- **Seasonal Starts and Produce:** Onions (red/white/yellow), Cucumbers (pickling), Tomatoes/Tomatillos, Peppers to Jalapeno, Cayenne/Cheyenne, to Primotalii), Garlic (Music/Hardneck)
- **Herb Starts and Produce:** Cilantro, Basil, Dill, Lemon Herb.
- **Early season:** mature Strawberry starts, mature Artichoke plants.
- **Succulents:** We grow and propagate a wide variety of local and Southwest cacti and succulents, with an emphasis on uniqueness of container, quality and longevity of plant, and hardiness.
- **Sunflowers:** We plant and grow several varieties of Sunflowers, from mini to giants; largely for the beauty, birds and bees, but we also sell seasonal starts and occasionally the cut flowers, while saving seeds for replanting and eating.
- **Bamboo:** Our old-growth bamboo grove has some specimens over 35 feet tall and we can sell these in (transportable) lengths that people use for walking sticks, plant support, or even crafts like wind-chimes or flutes. We're also open for u-cut by appointment.
- **Pumpkins** – We are targeting to have a Pumpkin Patch open on the farm during October, and selling starts and produce as available. While it's not our market focus, our 2023 grow plan also includes Gourds/Squash, Beans, Lettuce, Artichokes, Corn for both personal consumption, some sales and donation to local food banks.
- **Gourmet Finished Goods** such as Salsas, Pickles & Relishes (planned 2024 season) – We are hoping to have our Commercial Food Processing License to allow us to sell shelf-stable and/or refrigerated products at the Farmers Market. While that process is pending, we're looking to sell 'Salsa Bags' which would contain the tomatoes/tomatillos, onions, peppers, garlic and cilantro for customers to build their own.



<b>Seeds to Sale Summit Farms 2023 Grow and Sell Plan</b>											
<b>Product</b>	<b>Starts</b>	<b>Sales Strategy</b>						<b>Route To Market</b>			
		<b>Produce</b>	<b>Processed*</b>	<b>Home Use</b>	<b>Indoor</b>	<b>Staggered</b>	<b>Test/Exp</b>	<b>Farmers Mk</b>	<b>U-Pick</b>	<b>"Wholesale"</b>	
<b><u>Tomato</u></b>	Y	Y	Y	Y		Y		Y		Y	
<b><u>Peppers</u></b>	Y	Y	Y	Y		Y		Y		Y	
<b><u>Onions</u></b>		Y	Y	Y				Y			
<b><u>Garlic</u></b>		Y	Y	Y				Y			
<b><u>Cucumbers</u></b>	Y	Y	Y	Y				Y			
<b><u>Herbs</u></b>	Y	Y	Y	Y	Y	Y	Y	Y		Y	
<b><u>Microgreens</u></b>		Y		Y	Y	Y	Y	Y		Y	
<b><u>Squash/Pumpkins</u></b>	Y	Y		Y				Y	Y		
<b><u>Sunflowers</u></b>	Y					Y		Y	Y		
<b><u>Other</u></b>											
Carrots	Y	Y	Y	Y		Y		Y			
Radishes	Y		Y	Y		Y					
Lettuce		Y		Y		Y		Y			
Artichokes	Y							Y			
Corn	Y			Y			Y	Y			
Watermelon	Y	Y	Y	Y			Y	Y	Y		
Peas	Y	Y		Y		Y		Y			
Strawberries	Y							Y			
<b><u>Succulents</u></b>	Y				Y	Y		Y			





















# Crops Planned for Production – Grow and Sell Plan

## Peppers

Peppers									
<a href="#">Shishimai</a>		Johnny's	1/7/2023	100	#	\$ 17.68	\$	0.18	
<a href="#">Red Rocket Organic Cayenne Pepper Seed</a>		Johnny's	1/7/2023	1000	#	\$ 17.39	\$	0.02	
<a href="#">Helios (F1) Habanero Pepper Seed</a>		Johnny's	1/7/2023	250	#	\$ 28.70	\$	0.11	
<a href="#">Hot Paper Lantern Organic Habanero Pepper Seed</a>		Johnny's	1/7/2023	250	#	\$ 14.71	\$	0.06	
<a href="#">Spitfire (F1) Anaheim Pepper Seed</a>		Johnny's	1/7/2023	100	#	\$ 13.91	\$	0.14	
		Johnny's	1/7/2023	100	#	\$ 16.61	\$	0.17	














# Crops Planned for Production – Grow and Sell Plan

## Sunflowers











Sunflowers													
<a href="#">Sunbright Supreme (F1) Sunflower Seed</a>		Johnny's	1/7/2023	250	#	\$ 10.20	\$ 0.04						
<a href="#">Teddy Bear Sunflower Seed</a>		Johnny's	1/7/2023	0.25	Pound	\$ 16.15							
<a href="#">Gummy Bear Sunflower Seed</a>		Johnny's	1/7/2023	250	#	\$ 9.80	\$ 0.04						
<a href="#">Strawberry Blonde (F1) Sunflower Seed</a>		Johnny's	1/7/2023	500	#	\$ 20.20	\$ 0.04						
<a href="#">Gold Rush (F1) Sunflower Seed</a>		Johnny's	1/7/2023	2000	#	\$ 44.20	\$ 0.02						





# Crops Planned for Production – Grow and Sell Plan

## Pumpkins, Squash and Zucchini




Pumpkins									
<a href="#">Champion Treated (F1) Pumpkin Seed</a>		Johnny's	1/7/2023	250	#	\$ 17.91	\$ 0.07		
<a href="#">Pipsqueak PMR Treated (F1) Pumpkin Seed</a>		Johnny's	1/7/2023	250	#	\$ 33.12	\$ 0.13		
<a href="#">Kakai Pumpkin Seed</a>		Johnny's	1/7/2023	1/4 Lb.	#	\$ 30.82			
<a href="#">Naked Bear (F1) Pumpkin Seed</a>		Johnny's	1/7/2023	250	#	\$ 35.67	\$ 0.14		
Squash & Zucchini									
<a href="#">Multiolk (F1) Yellow Summer Squash Seed</a>		Johnny's	1/7/2023	250	#	\$ 13.41	\$ 0.05		
<a href="#">Noche (F1) Zucchini Squash Seed</a>		Johnny's	1/7/2023	250	#	\$ 33.92	\$ 0.14		
<a href="#">Golden Glory (F1) Zucchini Squash Seed</a>		Johnny's	1/7/2023	250	#	\$ 32.01	\$ 0.13		
<a href="#">Honey Bear (F1) Acorn Squash Seed</a>		Johnny's	1/7/2023	250	#	\$ 16.54	\$ 0.07		
<a href="#">Starry Night PMR Organic (F1) Acorn Squash Seed</a>		Johnny's	1/7/2023	100	#	\$ 21.19	\$ 0.21		
<a href="#">Jester (F1) Delicata Squash Seed</a>		Johnny's	1/7/2023	250	#	\$ 16.32	\$ 0.07		


















# Crops Planned for Production – Grow and Sell Plan

## Peas and Corn

Peas													
<a href="#">Sugar Ann Organic Pea Seed</a>		Johnny's	1/7/2023	1	Lb.	\$ 15.73							
<a href="#">Sugar Snap Organic Pea Seed</a>		Johnny's	1/7/2023	1	Lb.	\$ 15.73							
<a href="#">Oregon Giant Pea Seed</a>		Johnny's	1/7/2023	1	Lb.	\$ 10.65							

Corn													
<a href="#">Latte Treated (F1) Corn Seed</a>		Johnny's	1/7/2023	1000	#	\$ 14.96	\$ 0.01						
<a href="#">Sugar Buns Treated (F1) Corn Seed</a>		Johnny's	1/7/2023	1000	#	\$ 11.38	\$ 0.01						
<a href="#">Miniature Colored Popcorn Corn Seed</a>		Johnny's	1/7/2023	0.25	Lb.	\$ 9.43							

# Crops Planned for Production – Grow and Sell Plan Salad and Herbs

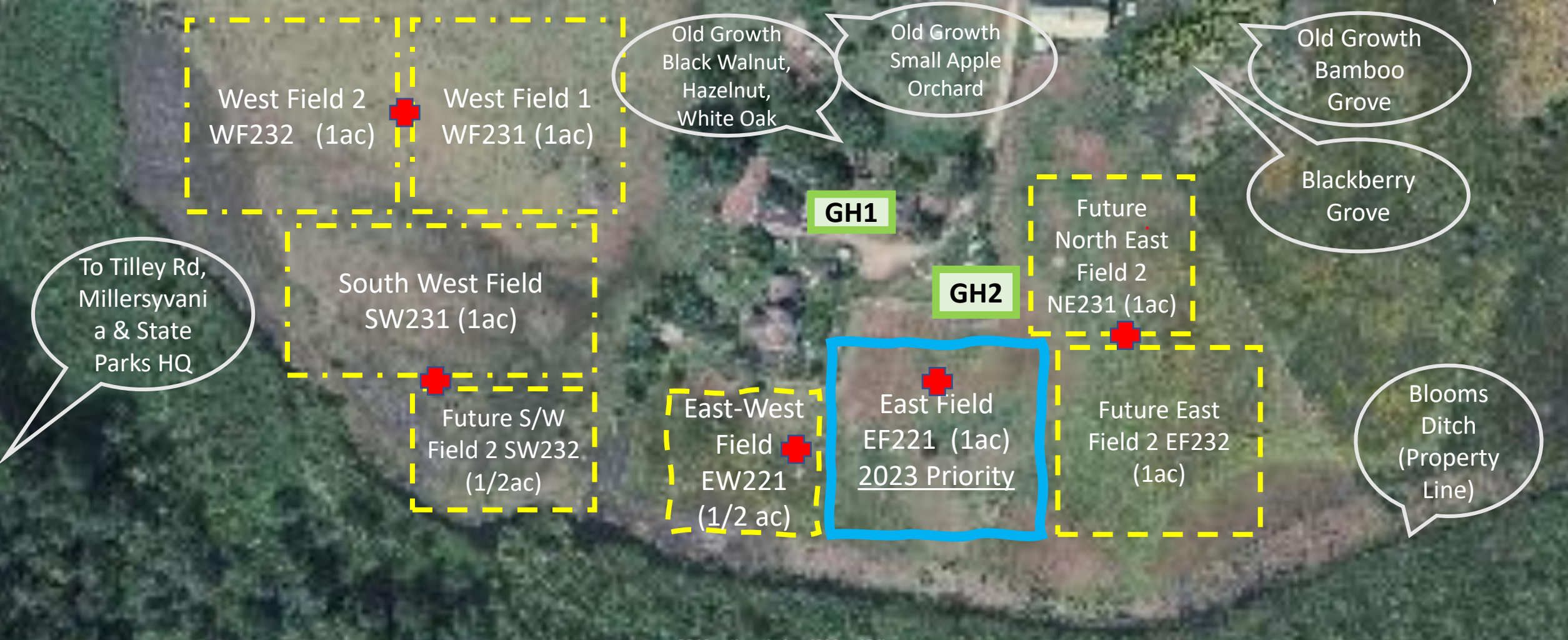
Salad and Herbs									
<a href="#">Primero</a> <a href="#">Organic (F1) Cabbage Seed</a>		Johnny's	1/7/2023	250	#	\$ 15.11	\$ 0.06		
<a href="#">Prospera® Compact DMR (PL4)</a> <a href="#">Organic Pelleted (F1) Basil Seed</a>		Johnny's	1/7/2023	1000	#	\$ 6.95	\$ 0.01		
<a href="#">Prospera® DMR (CG1)</a> <a href="#">Organic Pelleted (F1) Basil Seed</a>		Johnny's	1/7/2023	1000	#	\$ 6.95	\$ 0.01		
<a href="#">Cinnamon</a> <a href="#">Basil Seed</a>		Johnny's	1/7/2023	1	Oz.	\$ 7.40			
<a href="#">Everleaf Thai Towers</a> <a href="#">Basil Seed</a>		Johnny's	1/7/2023	250	#	\$ 12.70	\$ 0.05		
<a href="#">Catnip</a> <a href="#">Herb Seed</a>		Johnny's	1/7/2023	0.5	Oz.	\$ 10.75			
<a href="#">Cruiser</a> <a href="#">Cilantro Seed</a>		Johnny's	1/7/2023	0.25	Lb.	\$ 10.30			
<a href="#">Bouquet</a> <a href="#">Organic Dill Seed</a>		Johnny's	1/7/2023	0.25	Lb.	\$ 10.65			
<a href="#">Teddy</a> <a href="#">Dill Seed</a>		Johnny's	1/7/2023	0.25	Lb.	\$ 16.00			
<a href="#">Orange Thyme</a> <a href="#">Thyme Seed</a>		Johnny's	1/7/2023	500	#	\$ 21.20	\$ 0.04		







**North Property Line**



2012 orthotic.jpg (600 x 454)

 Soil Testing Sites 10/27/22

# 2023 and Future Grow Areas by Soil Testing Sites

# Individual Stewardship Plan

## INDIVIDUAL STEWARDSHIP PLAN

### LEWIS FAMILY

Summit Farms  
11815 Whitehall Ln SE  
Olympia, WA 98501  
707-540-5547

#### Property Description<sup>1</sup>

Parcel Number - 12735310100, 12735240300  
Section, Township, Range - S:35 T:17N R:2W  
Zoning - Rural Residential/Resource One Dwelling Unit  
Per Five Acres (RRR 1/5)  
WRIA (Watershed) - 23 Upper Chehalis  
Critical Areas Present  Wetlands  
 Flooded areas  
 Critical Aquifer Recharge areas  
 Habitat Conservation Areas  
 Geologically Hazardous Areas  
Current Use\* - Yes

#### Climate<sup>2</sup>

Elevation<sup>3</sup> - 218 ft  
Average Annual Precipitation - 49.3 inches  
Average Annual Temperature - Min: 41.4 °F Max: 60.5°F Average: 50.9°F  
Growing Season Length - 203 days

#### Farm and Vicinity Description

The Lewis family owns 27.7 acres in two parcels between Millersylvania State Park and Pitman Lake. This property was once part of a large farm site that was broken up into smaller parcels. The landowner does not have livestock on the property at this time, but their future plans may include a couple of goats and a flock of chickens. Since purchasing this property, the landowner has planted a hedgerow of trees, planted some orchard trees, and grown crops in their raised beds. The landowner wants to build a sustainable

<sup>1</sup> Parcel information comes Thurston County Geodata

<sup>2</sup> Climate data comes from Northwest Climate Toolbox, 1971-2000 period mean

<sup>3</sup> Elevation data from Puget Sound LIDAR Consortium

\*Current use refers to land classified as Designated Forest Lands, Open Space, Open Space - Timber Land, or Open Space - Farm & Agriculture.

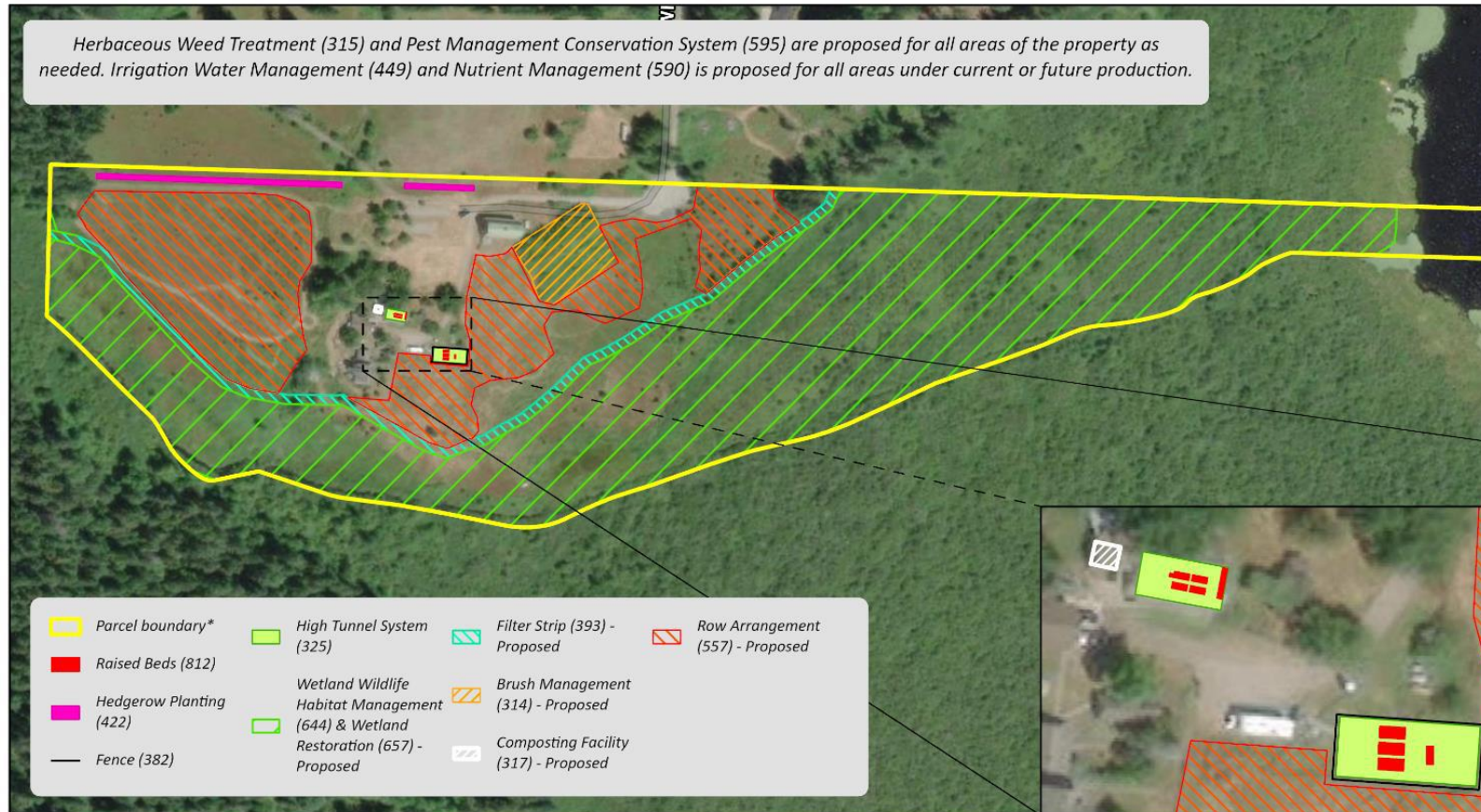
Assisted by: Kendall Carman, Thurston Conservation District



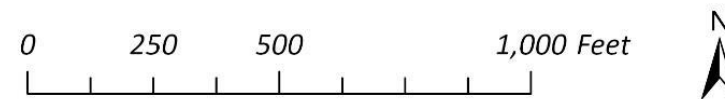
# Conservation Practices on Property

This map shows the approximate extent of voluntary conservation practices both existing and planned across the property. NRCS conservation practice codes are provided for each practice.

Herbaceous Weed Treatment (315) and Pest Management Conservation System (595) are proposed for all areas of the property as needed. Irrigation Water Management (449) and Nutrient Management (590) is proposed for all areas under current or future production.



Map prepared by TCD on 12/21/2022  
 Coordinate System: NAD 1983 HARN StatePlane  
 Washington South FIPS 4602 Feet

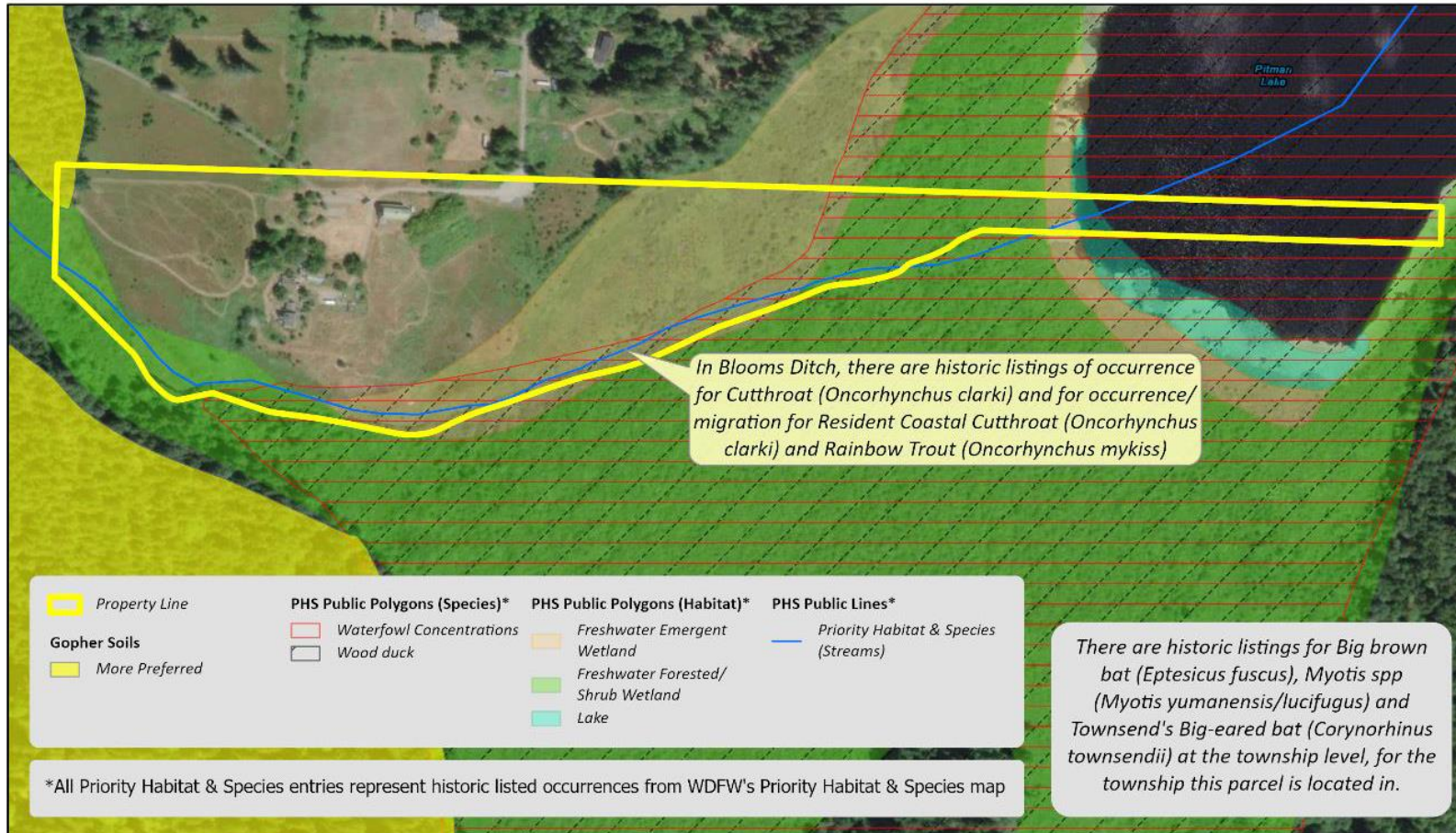


Service Layer Credits: Hybrid Reference Layer: Esri Community Maps Contributors, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, World Imagery: Maxar, Microsoft, World Imagery: Maxar. Data credits: Thurston Geodata, WA DNR

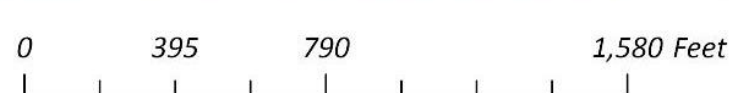


# Fish and Wildlife Habitat Conservation Areas

Species and types of habitat considered as priorities for conservation and management.

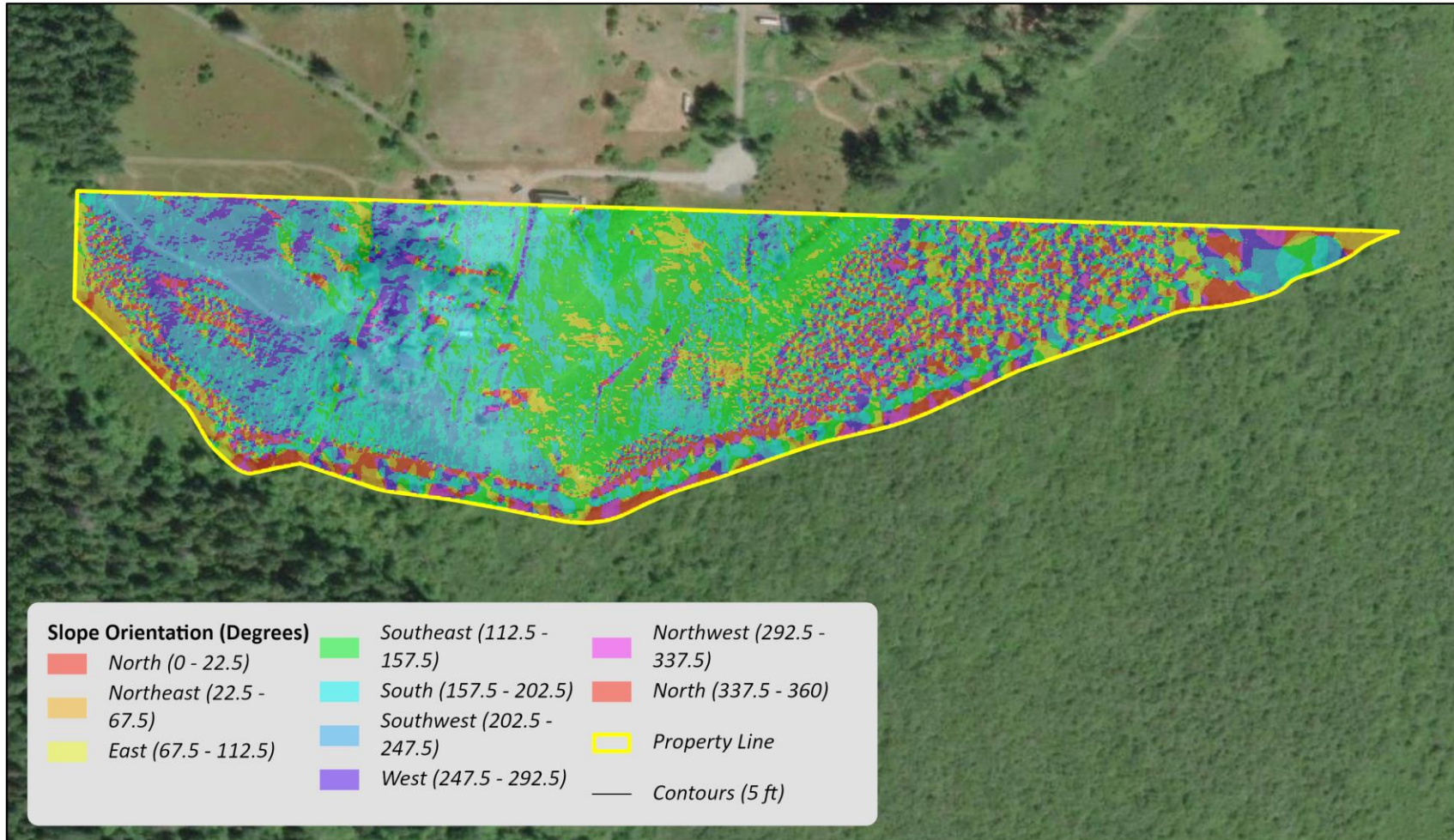


Map prepared by TCD on 12/21/2022  
 Coordinate System: NAD 1983 HARN StatePlane  
 Washington South FIPS 4602 Feet



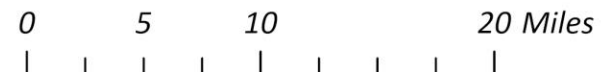


# Slope Direction Map



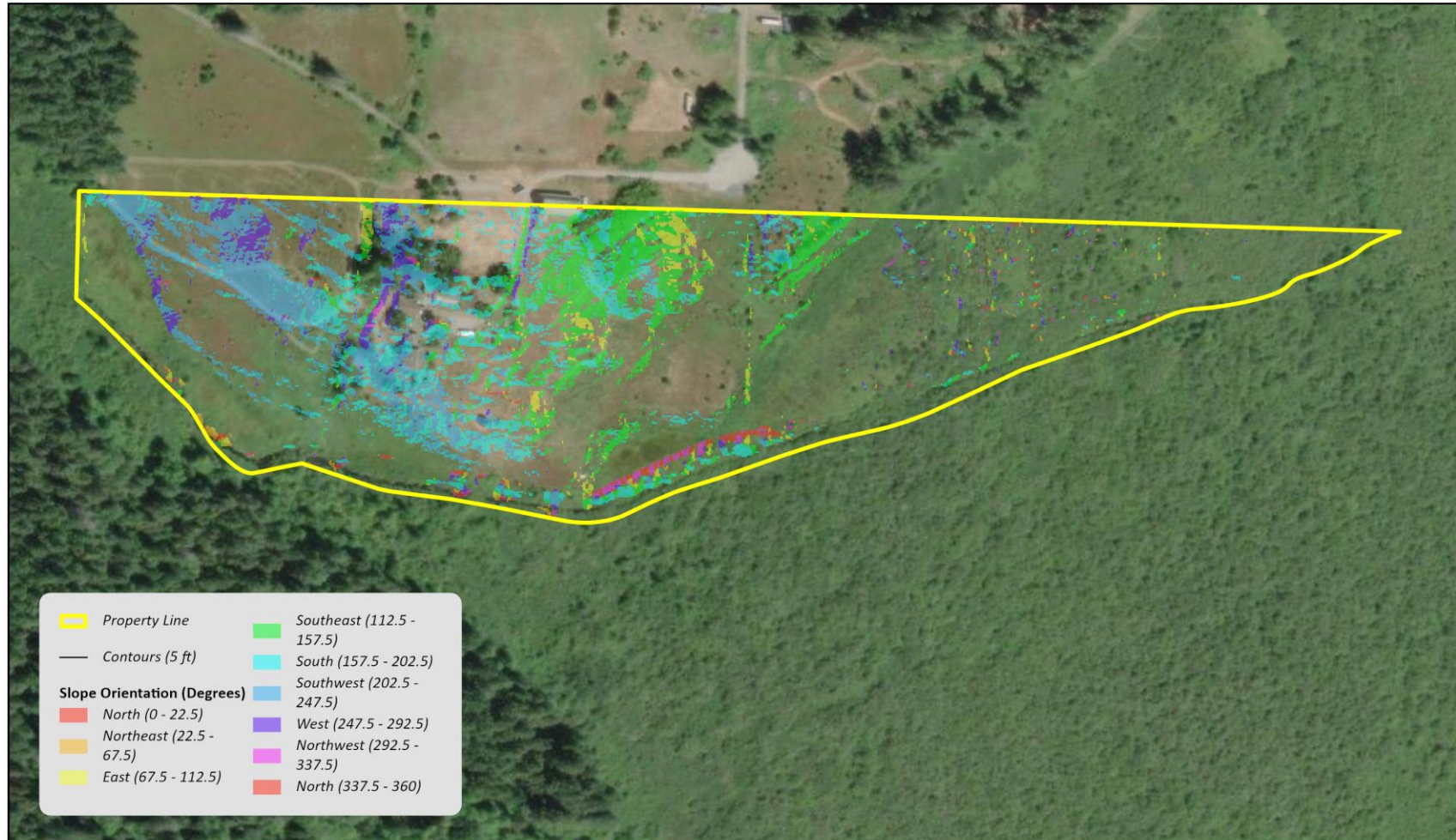
Map prepared by TCD on 12/8/2022

Coordinate System: NAD 1983 HARN StatePlane  
Washington South FIPS 4602 Feet



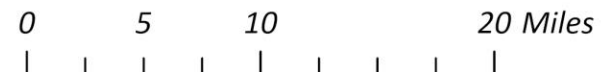


# Slope Direction Map (in areas where slope >5°)



Map prepared by TCD on 12/8/2022

Coordinate System: NAD 1983 HARN StatePlane  
Washington South FIPS 4602 Feet







# TCD Results/Recommendations for East Field 1 (EF221)



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## Soil Test Report—Vegetables

Mitch Lewis  
11815 Whitehall Lane SE  
Olympia, WA

Sample ID	EF221
Date	2022-11-15
Fertilizer Preferences	Organic
Fertilizer Rate	Lbs. and oz. per 1000 sq. ft.

### Narrative

Levels of nitrate-nitrogen are at moderate levels. This could represent leftover nitrogen from the previous season that was unused by vegetables. A standard annual application of nitrogen will be needed next spring. Sulfate-sulfur is at very high levels. These high levels could be from the breakdown of soil organic matter, or previously applied fertilizer. Much of the sulfate-sulfur here may be lost due to leaching. Sulfur will be provided this coming year from the breakdown of soil organic matter and sulfate fertilizer.

Levels of potassium are below optimal. I recommend adding potassium fertilizer to raise levels in the soil to the optimal level. Phosphorus is at low levels in the soil and is needed by your vegetables. I recommend an application of phosphorus fertilizer.

I've recommended feathermeal/bloodmeal for nitrogen, bonemeal for phosphorus, and potassium sulfate for potassium. When all three of these nutrients are needed, it can sometimes make more sense—and be more affordable - to apply a fertilizer that supplies all three such as manure. A source such as bagged chicken manure, with a nutrient analysis (look for the NPK rating on a bag) would be ideal, and I'd be happy to recalibrate my recommendations if you have a particular product in mind. Alternatively, if you find a bulk source of manure without an analysis, you could run a manure test with us. If that source is suitable as a fertilizer, I'd be happy to provide rate recommendations based on any manure test results.

Soil organic matter is high in the soil at 8.9%. High soil organic matter can have benefits such as increased water and nutrient holding capacity. This may improve your soil's ability to hold onto nutrients like magnesium and calcium which are both low in the soil. If not already, consider growing overwintering cover crops in future seasons. For perennials, consider adding compost.

Soil pH is at 5.1 and is below the optimal range for most vegetables (6.5-7.5). An application of limestone will be needed this fall or coming spring to raise soil pH. Due to the high amounts of limestone needed to change the soil pH, and annual application limits, more limestone will need to be added the following year. I recommend testing again at this same time next year to check-in on soil pH. Because magnesium is low in your soil, I recommend adding magnesium-rich dolomite limestone. This will increase soil pH and raise magnesium at the same time.

### Results

	Results	Rating	Short Interpretation	Recommendation
Nitrate-Nitrogen	12 ppm	Medium	Soil nitrate-nitrogen is at moderate levels, likely representing leftover nitrogen unused by vegetables. A standard annual application of nitrogen will be needed next spring.	Add a standard application of nitrogen fertilizer next spring. Consider planting overwintering cover crops.
Phosphorus	8 ppm	Below optimal	Your vegetables would benefit from additional phosphorus.	Add phosphorus fertilizer
Potassium	94 ppm	Below optimal	Your vegetables would benefit from additional potassium.	Add potassium fertilizer
Calcium	2.1 meq/100 g	Below optimal	Calcium is low in the soil.	Calcium will be provided with limestone.
Magnesium	0.5 meq/100 g	Below optimal	Magnesium is low in the soil.	Magnesium will be provided with dolomite limestone.
Sulfate-Sulfur	37 ppm	Very high	Soil sulfate-sulfur is at very high levels. This likely reflects sulfate-sulfur released by the breakdown of soil organic matter, or possibly sulfur left over from previous fertilizer applications. This sulfate-sulfur will likely leach with seasonal rains.	Sulfur will be provided from the breakdown of soil organic matter and sulfate fertilizer.
Soil pH	5.1	Strongly acidic/well below optimal	Soil pH is below the optimal range for most vegetables (6.5-7.5).	Add limestone to raise soil pH.
Organic Matter	8.9%	High	High organic matter can have benefits for soil health such as increased nutrient and water holding capacity.	No action needed.

### Recommended Fertilizers

Fertilizer	Nutrients Added	Amount	When to Apply
Bloodmeal (12-0-0) or Feathermeal (12-0-0)	Nitrogen	15-25 lbs. per 1000 sq. ft.  (10-15 lbs per 1000 sq. ft. 4-6 weeks later, for high nitrogen demanding vegetables)	At planting time next spring for first application. Incorporate through tilling.  For second application for high N-demanding vegetables, apply 4-6 wks. later. Mix into the first few inches of the soil. Take care not to disturb establishing roots.
Bonemeal (4-17-0)	Phosphorus, Nitrogen	13 lb. 8 oz. per 1000 sq. ft.	At same time listed above for the first application of bloodmeal/feathermeal.
Potassium sulfate (0-0-50) 18% S, a.k.a. (potash of sulfate)	Potassium, Sulfur	5 lbs. 9 oz. per 1000 sq. ft.	At same time listed above for the first application of bloodmeal/feathermeal.
Dolomite lime, a.k.a. dolomitic lime (107-score lime)*	Magnesium, Calcium	183 lbs. per 1000 sq. ft..  More limestone will be needed at the same time the following year to make the full	Apply this fall if the soil is not too wet. Mix well into the top 6 inches of soil through tilling. Ideally, till prior to planting overwintering cover crops. If this is not possible, apply in spring (time 1-2 weeks from nitrogen fertilizer application.)

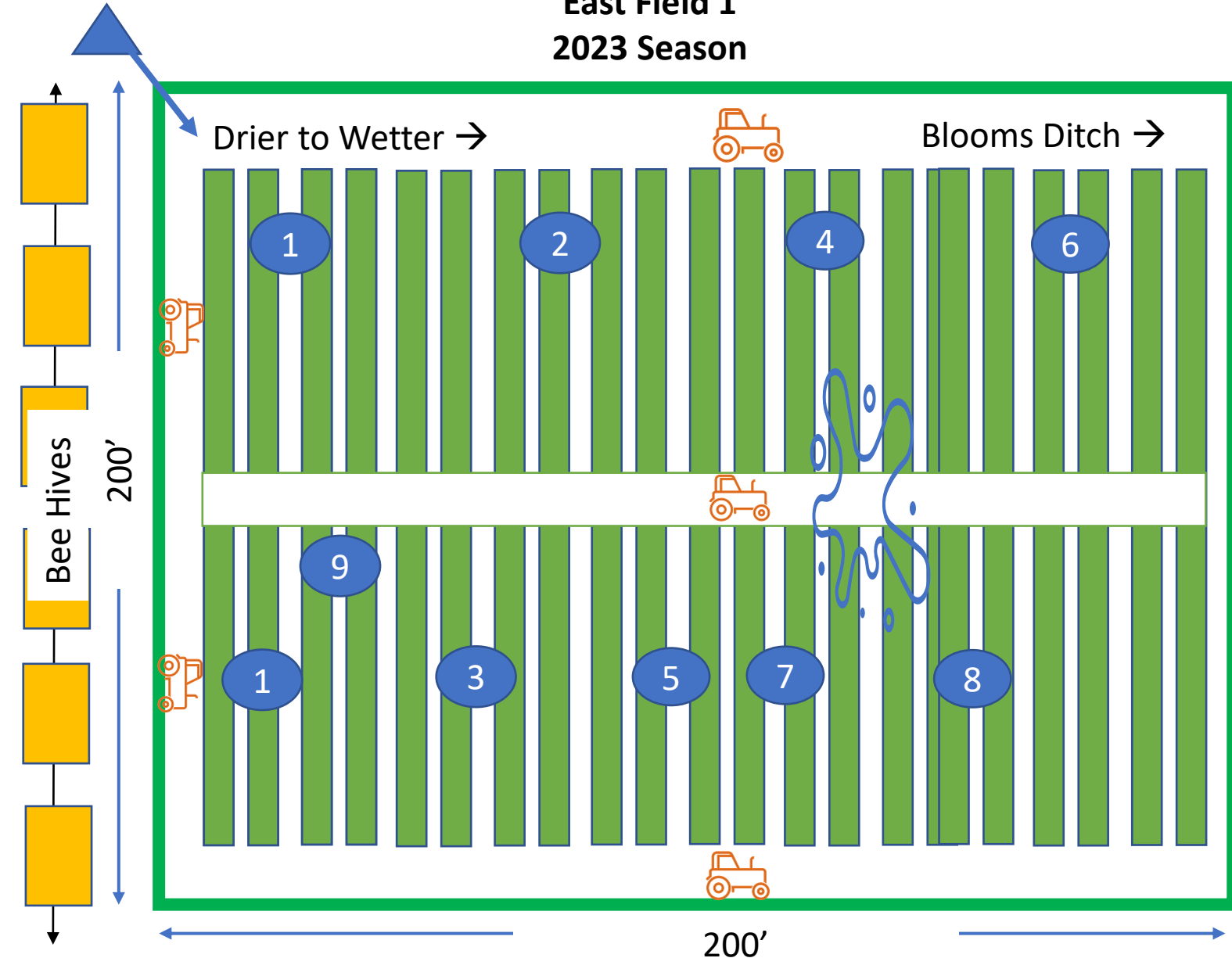
\*This recommended rate assumes you are using limestone of a certain lime score, which measures its strength in changing your soil pH. If you use limestone of a different strength, contact me to recalculate the rate.

\*\*If you use no-till or reduced-till practices, do not apply this amount of lime. Please contact me for an alternative approach, involving surface application of smaller amounts of lime over multiple years.



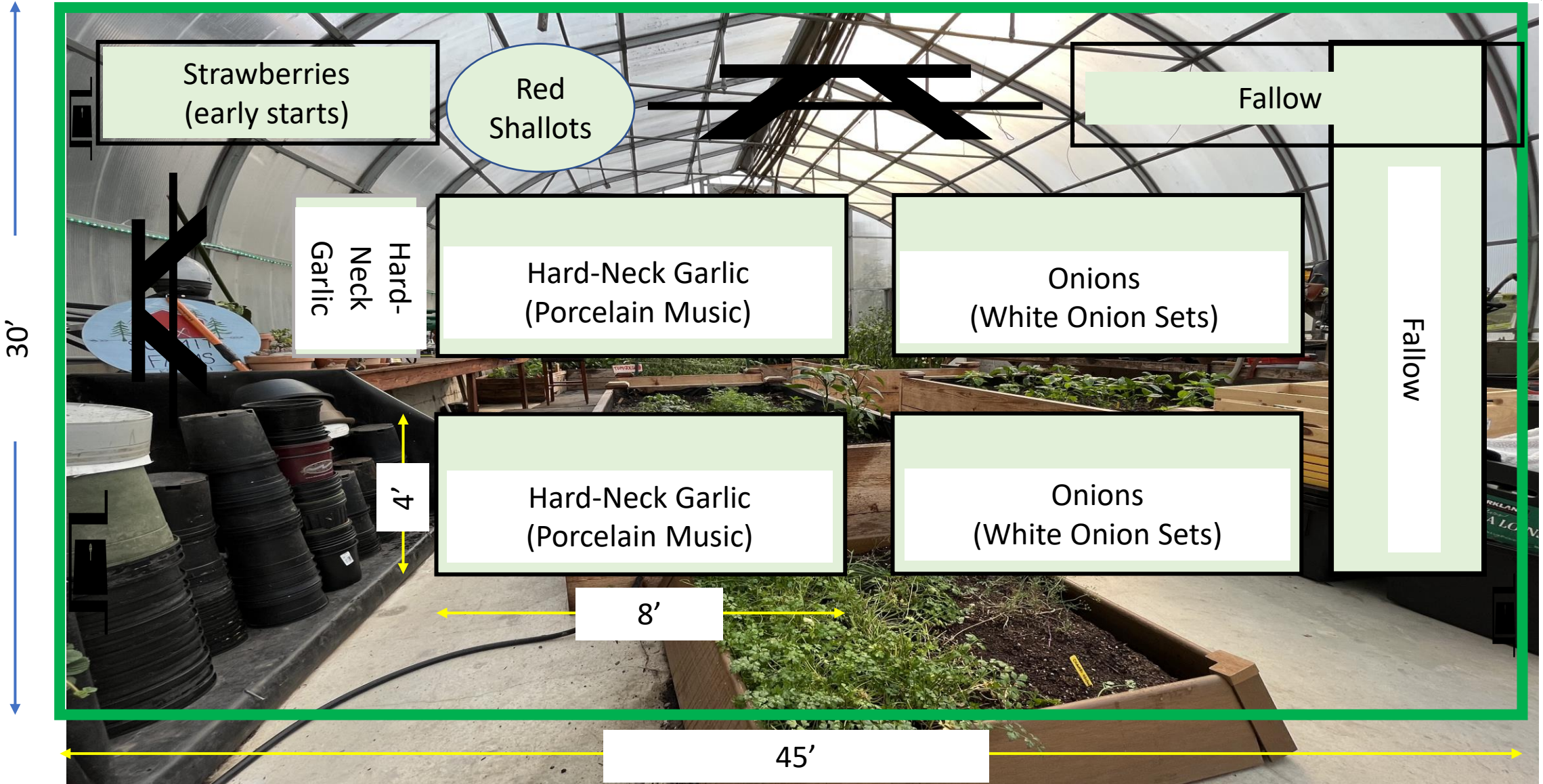
Water Source

### East Field 1 2023 Season



2023 Candidate Field Crops	2024 Rotated Crops
(1) Sunflowers	
(2) Pumpkins /Gourds	
(3) Carrots	
(4) Zucchini, Butternut Squash	
(5) Onions	
(6) Watermelons	
(7) Garlic	
(8) Potatoes	
(9) Field Mushrooms	

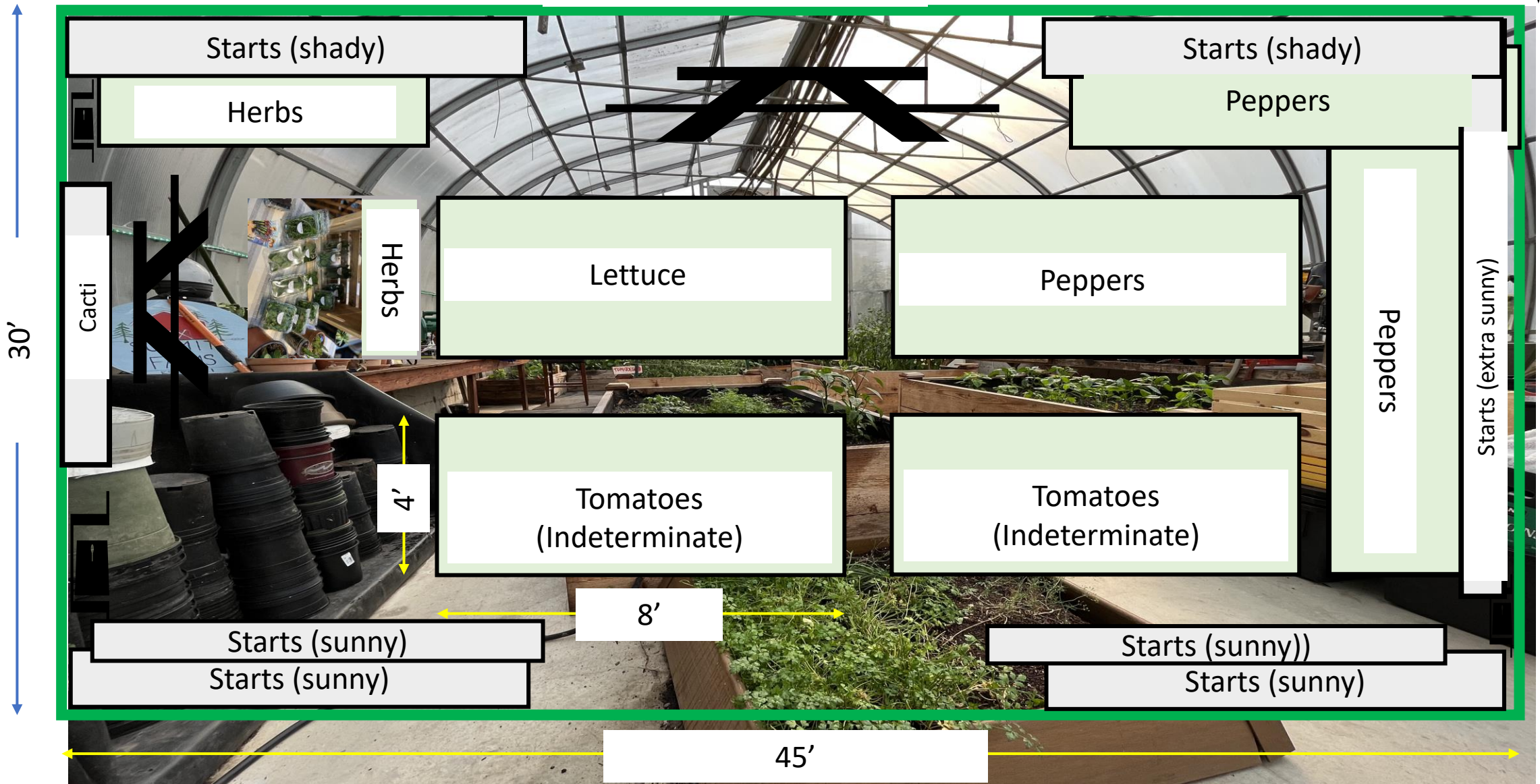
# Greenhouse 1 Winter 2022



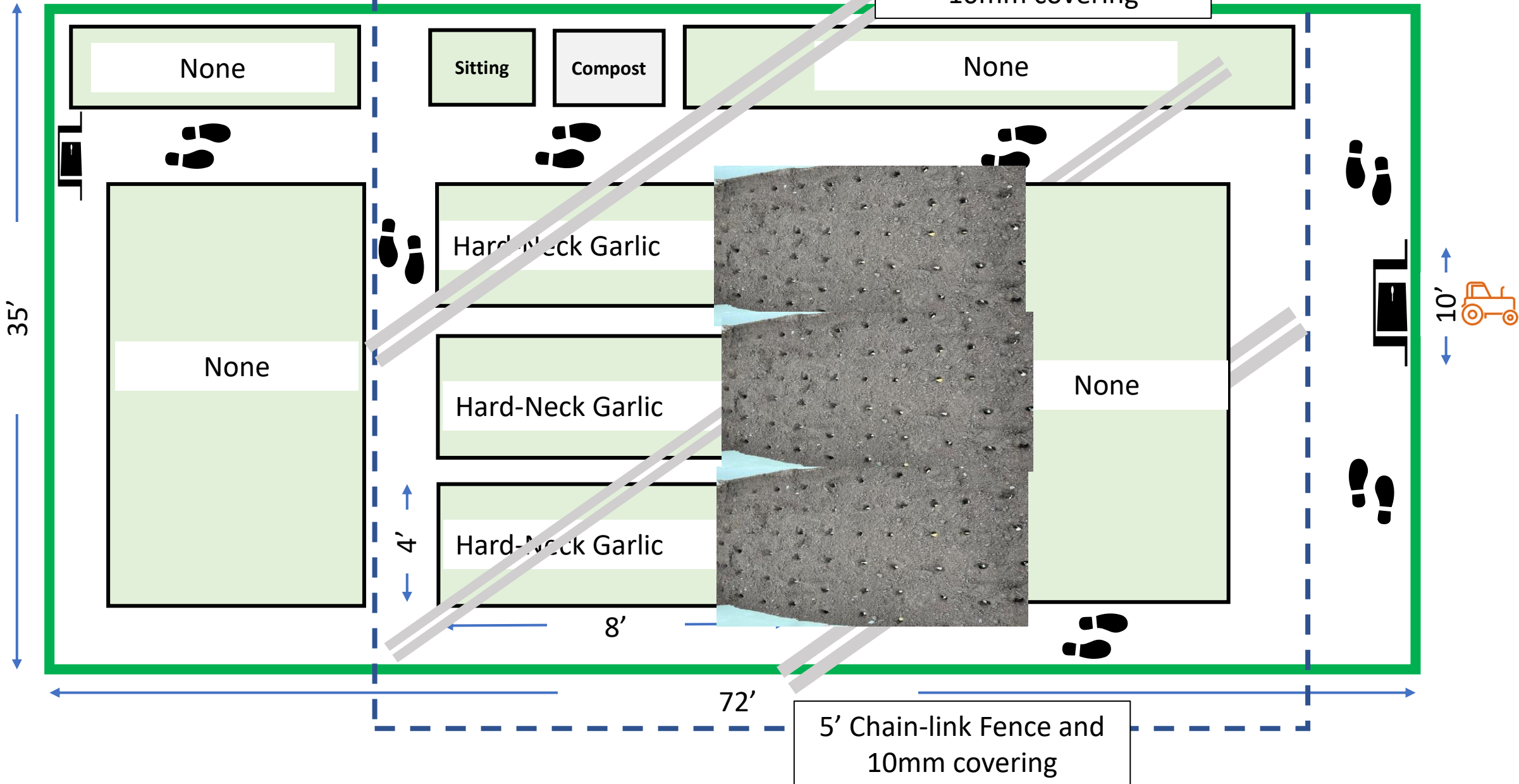


# Greenhouse 1

## Spring/Summer/Fall 2023

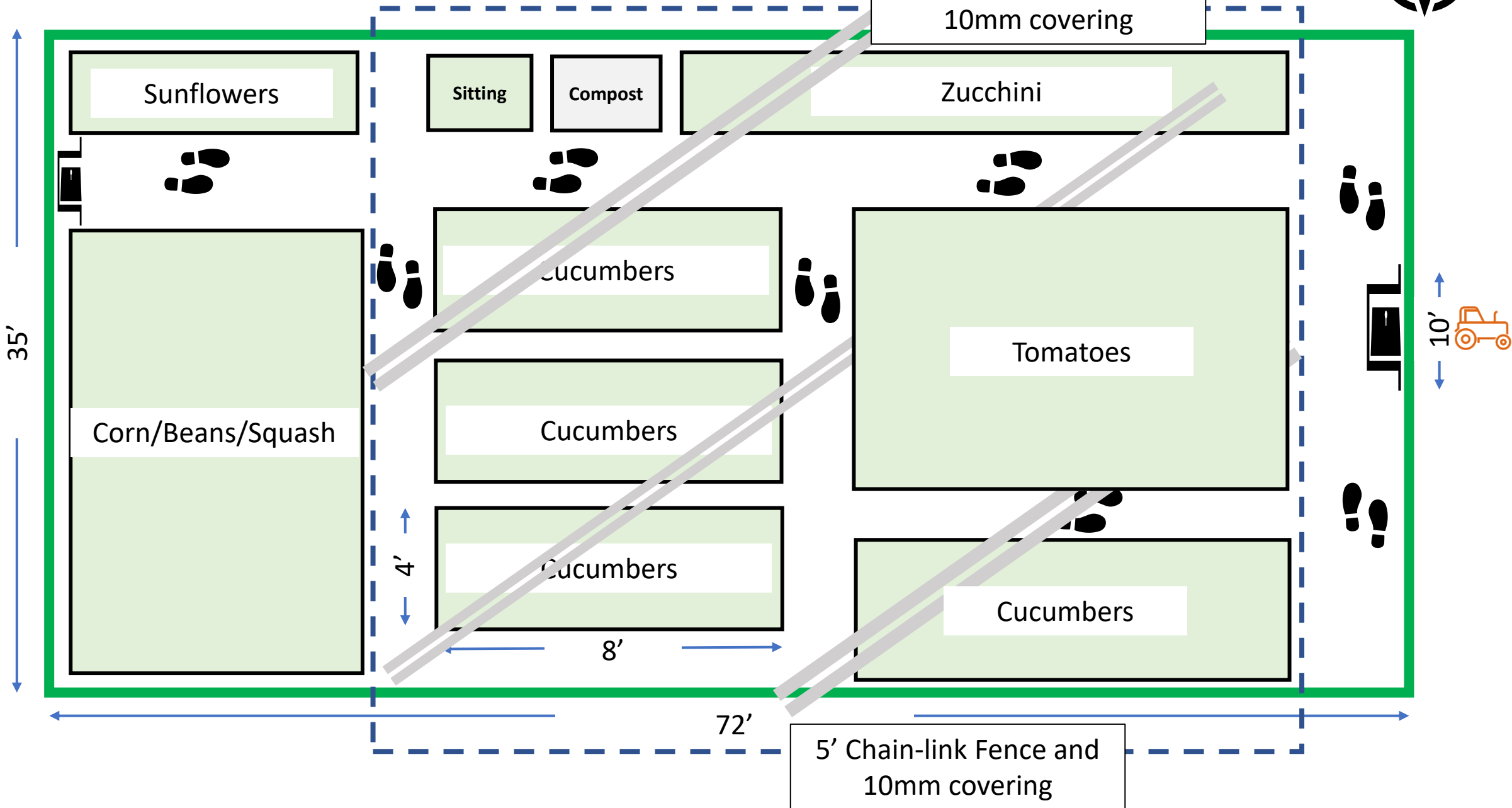


Greenhouse 2  
Winter 2022





# Greenhouse 2 Spring/Summer/Fall 2023

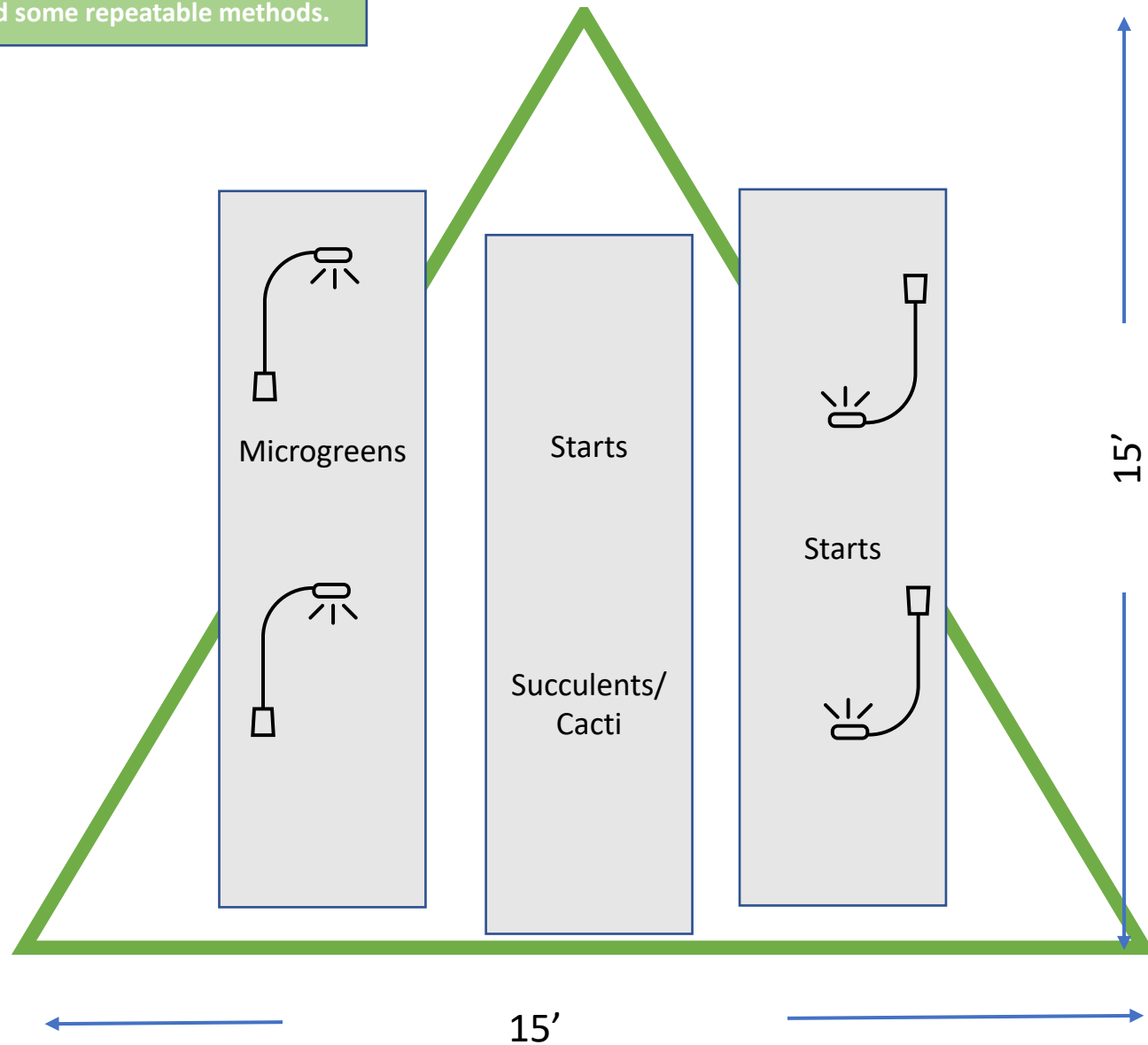
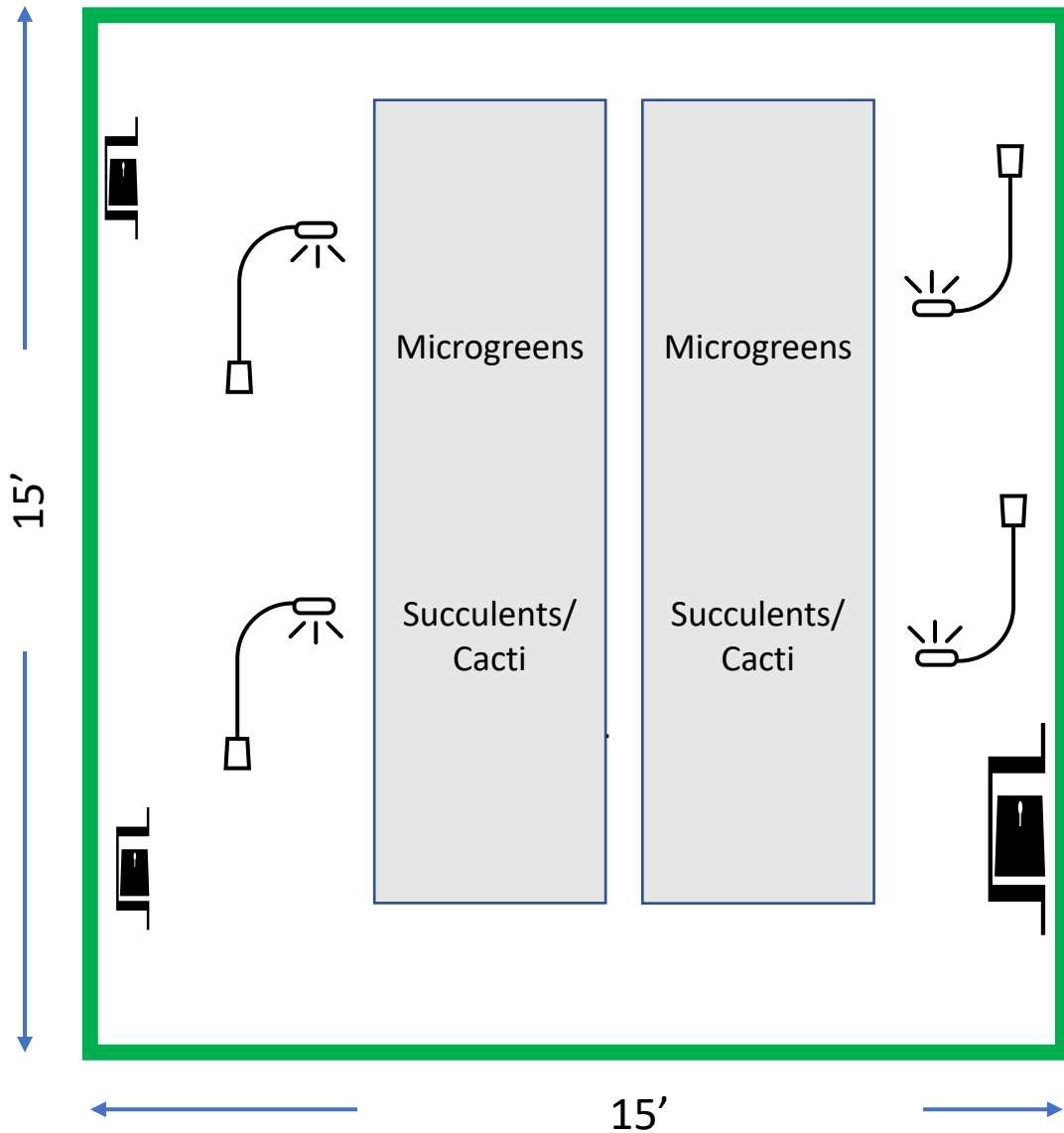




## GrowRoom 1 Year-Round

Microgreens are manual labor intensive due to light/dark, watering, monitoring, harvesting and packaging, but desirable. We will build some repeatable methods.

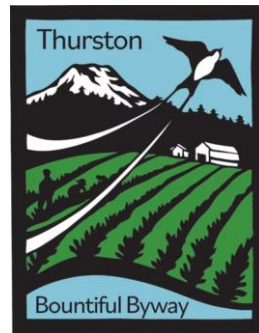
## GrowRoom 2 Year-Round





# Channels and Marketing Outlets

<https://summitfarms.co/>



## Experiences

### Corporate Events

We look forward to hosting you in the beautiful fully-renovated Gambrel Barn for your Small (leadership teams, board offsites) to Large Corporate (>100) Association, Sales, Event, or Reunions. For some of your special clients that are looking for a very special wedding venue, and have their own project manager, we're open to a "run of the place" event package through planners.

[Book Now](#)



### The Historic Barn Experience

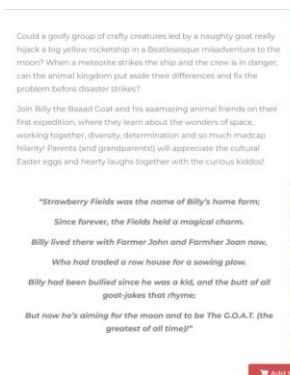
Are you looking to have fun and be a kid again? Or maybe you'd like your kiddos to see what it's like to swing in a barn? Summit Farms welcomes you to explore personal options in our beautiful, rustic barn. What we affectionately call the Big Red Barn was built in 1910 and for many decades was part of dairy farm. On the lower floor, you can still see where the cows were boarded and fed, connected to the restored Milk Parlor, and where we also have our Farm Store/Gathering Bar for visitors and events. The upper floor of the barn is truly spectacular, with all original beams. For musicians or those aspiring to be, we have a raised stage with semi-pro instruments including drums, keyboards, guitar, percussion, microphones, amp and 1000 watt speakers, together with a HD projector and ten-foot screen for those epic animated movies. We are zoned for and the upper floor is fully configurable for up to 100 guests for Conferences, Bands/Dance, Corporate Offsites, Board or Leadership Meetings, Reunions or just an intimate friends and family night away. We've got several swings suspended that provide for squeals of joy from folks of all ages, and did we mention the view is pretty nice too. We look forward to welcoming you and sharing this wonderful space!

[Book Now](#)

### RV & Tent Camping

Stay on a heritage 28ac working farm that is totally quiet and peaceful (yet 8 mins from I5). Full hook-ups for 3 RV's and 6 unique tent/camper drive-in sites. Fun, walk, yoga, stargaze, read, nap... includes access to historic barn with stage, instruments, AV/sound, billiard table, and swings. Optional sauna. Welcome!

[Book Now](#)





# Voice of our Customers

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*Lindsay says:*

*Beautiful property - very quiet and peaceful, yet everything we wanted to do in Olympia was a quick drive. Kids loved exploring the barn and playing on the swings!*

*Michael says:*

*Easy access from I5 and easy to find. The property is beautiful, and Mitch and Michelle were gracious hosts. This would be an ideal spot to stay with a group since the sites are spacious, especially for tent campers or off grid RVs.*

*Sherry says:*

*Mitch and Michelle have a lovely farm and are gracious hosts. My visit was this fall, 2022. From my camping spot I could watch the deer each morning and evening emerging from the nearby forest to graze from the old apple orchard. My presence did not seem to deter them as they stood on hine legs to reach for the apples up in the trees. My time here was quite peaceful. The grounds were great for a walk through the fields. A stream borders the property where I spotted kayakers. There is a steamhouse which looked very inviting. I highly recommend this as a perfect stop to enjoy the PNW and the Washington State Capital of Olympia. Thank you Mitch and Michelle for sharing you beautiful piece of paradise.*





# Voice of our Customers

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**Adrian says:**

*Summit Farms is a spectacular spot. Very beautiful, quiet, with fantastic amenities, particularly if you have an RV, having full hook ups makes all the difference. The kids had a great time exploring the farm and playing in the barn (...the swings were particularly popular). Mitch and Michelle are lovely hosts, they made us feel very welcome. We will be returning!*

**Katie says:**

*We had a great time at Summit Farm! Beautiful property, easy RV hookups, and plenty of activities for the kids. We'd definitely return if we're back in the area!*

**Carla says:**

*I loved staying at this hidden away, picturesque gem in my 27' airstream. Plenty of room to navigate and explore*



# Top 10 Reasons for Events at Summit Farms

1. Location, Location, Location!
2. Partner Planning
3. Ideal Meeting Spaces
4. Safety and Security
5. Food and Beverage – Options Abound!
6. Entertainment/Speakers
7. Productivity
8. Working Farm
9. Stuff To Do
10. It's Personal



# Summary

## Our “Big Decisions”

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### Growing

- Crop choice and variety (done)
- We focus on varieties of key crops for max flavor profile, hardiness, yields, etc.
- Fields for 2023 preparation (till, lime, nutrients plus plastic weed barrier and irrigation)
- Make best use of available resources, supplies and community.

## Our “Big Rocks”

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### Projects and Decisions

- Cover Greenhouse 2 (by 3/23)
- Farmhand/Woofers (by 3/23)
  - One starts 3/6 and two others 3/26-4/27
- Experience Investments (4/23-4/24)
  - **Barn:** Bathroom, Electrical, Curtains, Clean behind Barn, downstairs interior painting, heating/cooling...
  - **Property:** Guest shower (first, solar) , north P/L privacy fencing, signage, security cameras/lighting, WiFi
- Food Processor License (by 3/24)
  - Build commercial kitchen in milk-parlor (\$\$\$)
- Certified Organic (by 4/24?)
  - Record keeping and documentation to support





“Here's to making memories, making mistakes  
Taking all the rules and making them break  
Here's to us being crazy fools  
Here's to me, here's to you  
Here's to the nights we won't remember  
With the friends we won't forget  
May we think of them forever  
As the days that were the best  
May we make some noise together  
**Make a beautiful mess**  
**And say we did it all**  
**Say we did it all”**

© 2020, Ringo Starr, *Here's to the Nights*

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*Thank You and Welcome Back  
to Summit Farms!*

