

### Opportunity

Our current 120+ shareholders value their agricultural cooperative as an ideal opportunity to enjoy:

- Self-Sufficiency – Providing for their family's essential needs without having to rely on markets or the government for food, water, power or sanitation.
- Family – Providing children a more carefree rural lifestyle, where they can learn to work.
- Safety – Creating a place of safety for their families, from things either now or in the future, and
- Health – The health benefits of growing your own more-nutritious, non-GMO food untainted by pesticides and herbicides.



### Benefits

A share in the Utah OSR Land Cooperative gives you these benefits:

1. A cooperative's equivalent of a title to 2 acres at the Riverbed Ranch farm-steading community (it's called a "proprietary occupancy agreement" and can be bought and sold).
2. Several acre-feet of water rights,
3. A vote in the cooperative,
4. Opportunity for group purchases of products and services needed to build your homestead.
5. Opportunity to sell your products and services through the co-op,
6. First stab at job openings within the cooperative, and
7. The opportunity to create "sub-cooperatives" to provide jobs and goods and services to the co-op members and/or outside customers using some of the 500+ acres of farmland.

### Features

The Utah OSR Land Cooperative's Riverbed Ranch farm-steading community will feature:

- High-speed satellite Internet through Starlink or Hughesnet,
- A K-12 school, and other community services (listed below).
- A future BMX bicycle course and Tough Mudder course for kids and teens to burn off their extra energy,
- A greenbelt running up the middle of the community, with a hiking trail, honeybee-friendly trees, a road, and maybe someday, a creek.
- An RV and camping park where shareholders can live while building out their homesteads. Later, guests can stay and enjoy the community. This is under construction now.
- Co-op store for importing & exporting goods.



### **Additional Community Services**

Similar to an industrial park, the Utah OSR Land Cooperative has set aside 45 acres for the following privately owned and operated services (which will likely all be staffed by local residents):

1. Academy of Self-Reliance higher-learning and research campus, including a ropes course.
2. The OSR K-12 campus,
3. Assisted Living / Retirement Home
4. Whole Health / Life Coach clinic
5. Child Rescue Home ("Fresh Start program")
6. Young Mothers Home
7. Equine / Canine Therapy Barn



### **Anticipated Ways for Residents to Earn Income**

- The Utah OSR Land Co-op itself, down the road, will hire a few employees.
- Construction workers can get hired to build homes at the Riverbed Ranch now.
- Sub-cooperatives, like a dairy, courier service, c-store, etc. will need managers and workers.
- The seven support services listed above will all need to be staffed as well.
- Telecommuting – currently residents are using satellite Internet services.
- Selling your surplus produce through the co-op under the Riverbed Ranch brand.
- Providing goods and/or services through your home-based business.

### **Learn More**

- Watch our [intro video](#) giving the backstory and progress of "Operation Self-Reliance" at [Riverbed-Ranch.com/handout](http://Riverbed-Ranch.com/handout).
- Join the [Academy of Self-Reliance Facebook Group](#) where you can meet and share ideas with the other 1,600+ people interested in becoming more self-reliant.
- Join the **OSR Academy Chat** Facebook group (befriend [Jesse Fisher](#) so he can add you). This group is where current shareholders and those interested in becoming shareholders can network, share ideas, ask questions, and get to know each other.
- Visit our website, [Riverbed-Ranch.com](http://Riverbed-Ranch.com), or that of the Academy of Self-Reliance's [About page](#) (be patient, this site load slowly).
- Read through the [Q&A section of the Academy's website](#).

### Obligations

Each shareholder agrees to build the following within 3 years:

- A passive solar home, of at least 600 square feet, that requires little or no energy to heat or cool. We recommend at least 800 square feet of living space.
- Shop or Barn for animals and/or storage (no minimum size)
- Greenhouse, minimum 600 square feet, 1,200 recommended.
- Garden/orchard
- 6" well with 2 horse power pump with 400' of lift.
- County-approved septic system.



Each prospective shareholder is also required to submit a general plan for funding the above build-out before the shareholder agreement is approved. The Utah OSR Land Cooperative is an agricultural co-op organized under Title 3 of the Utah Code. So, your 2 acre lot needs to be agriculturally productive – producing at least \$1,000 of goods every census year. Two ways to accomplish that:

1. Owner/Operator makes the land productive, or
2. You own, but someone else operates.

You don't have to live on your land, it just needs to be agriculturally productive.

### Costs

Initial – A share in the Utah OSR Land Cooperative costs \$30,000.

Anticipated Costs – These vary widely depending on how large of a home you plan on building, how much of the labor you will do yourself, and, whether or not you work through the co-op to achieve savings. Below are some **very rough ballpark estimates** of different sized passive solar homes. *The OSR Land Cooperative can help reduce many of these expenses either through group purchases or other arrangements..*

*Approximate* Costs for core infrastructure (roughly \$100k):

- Water well (including materials and labor): \$30,000.
- Greenhouse: \$1,500 to \$35,000.
- Septic: \$6,500 to \$12,000.
- Solar system: \$19,250 on average.

House & Barn *Approximate* Costs (ranging from an 800 sq ft home to a 2400 sq ft home):

- Barn or shop: \$1,500 to \$35,000.
- Home's construction materials: \$70,000 to \$160,000 or more.
- Heavy equipment work: \$7,000 to 15,000.
- Labor (~\$40 / sq ft): \$32,000 to \$96,000.

Totals could range anywhere from \$225,000 to \$448,000 or higher, depending on your choices.

### Learn More

1. Have you read the [FAQ section](#) on the AcademyOSR.com website yet?
2. And if you love diving into the gory details, here's the [Co-op's Bylaws](#)

### How to Join

- Print and **fill out the Shareholder Agreement** linked to at the very bottom of this web page: <http://bit.ly/OSR-Agreement> (the capitalization matters)
- **Create a general Transition Plan** (1-page) including time frames and how you will fund the initial building out of your homestead. It would be wise to include your "Plan B", in case you lose your current employment. (Don't over-think this, it's just to show you've thought through how you will transition to living at Riverbed Ranch, and, the assets you can bring to bear in building out your homestead. Plan on needing *at least* \$225,000 to complete everything).
- **Contact the Utah OSR Land Co-op** (801-494-1849) for an appointment with an OSR Qualifying Representative to review your application and to pay for your share.
- **Pick your lot** – some do so strategically, others walk around until one speaks to them. Here's the most recent [Riverbed Ranch lot map](#). (loads slowly)

### Contact

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