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Avalon Treasures

Farm Grant

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Bequeathed Farm

The PCs somehow gain possession of a small farm from the hands of the ruler of the kingdom. By owning this farm, they become free landowning members of society. This is a 3rd level treasure encounter for a standard campaign worth about 800 gps.

Description of the Property and Finances

The farm is surrounded by a small stone fence encircling the entire property. The land has been cleared of any unwanted trees and other wild growth. Two barns and a small stone house comprise the buildings in the area. The amount of land is equivalent to thirty modern acres and the ground is considered fertile for the purpose of growing most staple crops. The value of the land itself (without any of the live-stock and crops) is worth 600 gps. or 20 gps. per acre.

One barn contains all of the animals that are considered part of the farm. There is a pair of oxen (worth 30 gps.) and two dairy cows kept inside. (20 gps.) In addition, there are five pigs kept in the barn as well, (15 gps.) one light horse (75 gps.) and one hundred chickens. (2 gps.) All of these animals ensure that there is plenty of meat and milk at the farm at any given time.

In the other barn, all of the equipment necessary for tilling the fields and to maintain crops are stored. The hired hands also live in the loft of this barn. Among the more notable equipment is a cart and a wagon. The cart is used for carrying items around the farm while the wagon is reserved for taking trade goods to the nearest town. They are worth 50 gps. The common tools are worth a total of 8 gps.

The previous planted four acres of wheat and let the cattle feast on four acres by letting the field lay fallow. In addition, there are about two acres of apple trees (100 trees). The apple trees yield an average of 20 bushels per seasons. One hundred apple trees would bring about 2,000 bushels or 84,000 pounds of apples. A good year could easily bring in about 840 gps. per year for the apples. In addition, a total of 280 bushels of wheat can be harvested and it is worth about 168 gps. Some places and/or years may allow two crops, which yield about 336 gps. in a season. In addition, the farm could gain 5-10 gps. in mating fees for the cattle and a few gps. for the pigs if they are conservatively slaughtered. Therefore, a little over a thousand gps. are generated per year.

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