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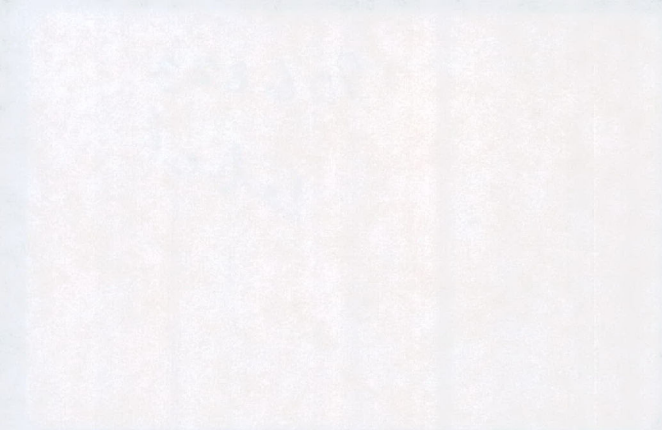
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The remainder of the page is mostly blank with some faint, illegible markings and noise, possibly due to scanning artifacts or extremely faded text. There are a few small black specks scattered across the page, particularly on the right side.

Summary

The 1990 Texas rural land market registered a median price of \$650 per acre, unchanged from 1989. There were 3,874 sales recorded. The 1990 statistics indicate a virtually flat state-wide land market; this marks the first time since 1986 that the median price has not declined. Sales volume increased to nearly 4 percent more than 1989, and the median tract size dropped to 135 acres from 141 acres. This decline in size reversed the trend begun in 1987. Nevertheless, state-wide median tract size remains well above the 1986 benchmark of 113 acres.

These combined facts suggest that the state-wide rural land market has stabilized after several years of decline. Table 1 and Figures 1 and 2 record the development of rural land prices in Texas from 1966 to 1990 in both nominal and real terms (nominal prices are adjusted for inflation). As the table shows, sizable state-wide declines in median price per acre followed the 1986 oil price collapse. From its historic high in 1985 at \$1,050 per acre, the median price registered 17 and 20 percent declines in the following two years. In 1988 and 1989, declines moderated to 6 and 2 percent respectively. The declines had destroyed more than 38 percent of the 1985 median price by 1989. However, the small drop registered from 1988 to 1989 hinted that the market was nearing bottom. The 1990 median price provides further evidence to support that conjecture.

This analysis presents general trends in Texas land markets. The data are highly aggregated and do not represent land prices or values for any particular farm, ranch or tract. The information provides a general guide to land market developments.

1990 Prices in Perspective

The 1990 median at \$650 per acre returns the market to 1979-80 levels. Gone are the gains registered in the early 1980s; landowners find that the net worth of their holdings have eroded. The decline, however, influenced the market more forcefully than even this comparison indicates. Specifically, when considering the real price per acre (the economic position of the market in 1966 dollars), the 1990 real median price of \$162 per acre dropped 5 percent from the 1989 level because of inflation. Thus, although the market appeared flat, landowners saw inflation continue to consume the worth of their land-based investments, and Texas rural land prices have fallen below the 1966 median price of \$172. The compound return on an acre of Texas rural land acquired in 1966 and sold in 1990 was zero after rounding (see Table 1).

All of the price growth registered through the 1970s and 1980s had evaporated by 1990.

Year-to-year changes in the deflated median price indicate three distinct eras for Texas rural land prices between 1966 and 1990. From 1966 to 1974, real land prices increased with large real gains accruing in 1973-74. This era was characterized by *sustained growth*. Substantial gains in 1973-74 followed the Russian wheat sale and the oil embargo with the resulting price increase and growth in the Texas population. Following these real gains, the market changed little through 1985. A real price increase ratcheted the median price upward in 1982 after adoption of a capital gains income tax cut. However, the real price varied between \$271 and \$321 per acre from 1975 through 1985, barely keeping up with inflation on the average (1982 excluded). From the mid-1970s through the mid-1980s, *real price stability* characterized the Texas rural land market. The most recent era, one of *real price declines*, began in 1986 with a sizable drop to a real median price of \$258 per acre. That era persisted from 1986 through 1990, when the real price per acre at \$162 fell below the 1966 median of \$172 per acre. Therefore, the state-wide land market began the final decade of the century with prices below 1966 levels.

Table 1. Nominal and Real Changes in Median Price of Texas Rural Land, 1966-90

Year	Median Tract Size (acres)	Nominal			Real		
		Median Price per Acre	Year-to-Year Percentage Change	Annual Compound Pretax Growth Rate from 1966	Deflated Median Price per Acre*	Year-to-Year Percentage Change	Annual Compound Pretax Growth Rate from 1966
1966	120	\$ 172	****	****	\$172	****	****
1967	110	187	9	9	182	6	6
1968	101	200	7	8	187	3	4
1969	100	225	13	9	199	6	5
1970	107	245	9	9	205	3	4
1971	110	265	8	9	212	3	4
1972	120	295	11	9	228	8	5
1973	153	350	19	11	256	12	6
1974	150	425	21	12	280	9	6
1975	126	461	8	12	278	-1	5
1976	128	475	3	11	271	-3	5
1977	121	513	8	10	275	1	4
1978	126	576	12	11	287	4	4
1979	132	625	9	10	279	-3	4
1980	138	715	14	11	282	1	4
1981	124	808	13	11	289	2	4
1982	105	946	17	11	318	10	4
1983	113	985	4	11	321	1	4
1984	125	1,000	2	10	314	-2	3
1985	118	1,050	5	10	317	1	3
1986	113	870	-17	8	258	-19	2
1987	130	700	-20	7	200	-22	1
1988	139	661	-6	6	181	-10	0
1989	141	650	-2	6	171	-6	0
1990	135	650	0	6	162	-5	0

*In 1966 dollars

Source: Real Estate Center at Texas A&M University

Local Land Market Developments

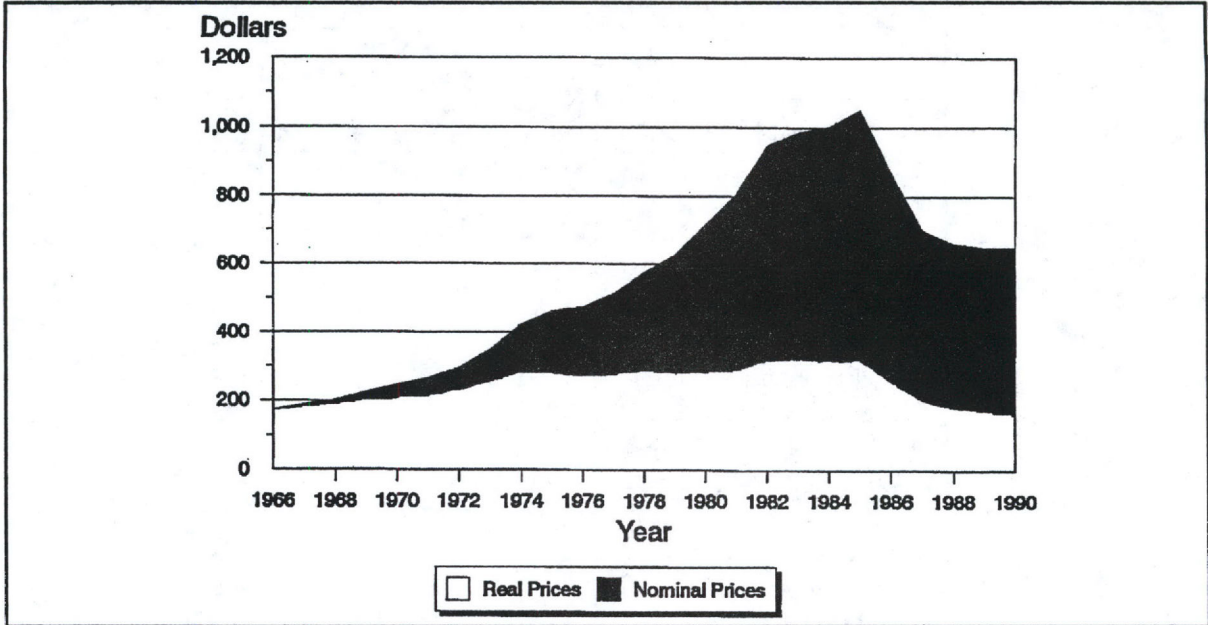
The depths of decline registered in nominal median prices for local Texas markets throughout the 1980s are shown in Table 2 (see Figure 3 for location). As indicated in the *Peak Year* column, regional land prices peaked at different times. Although the state-wide market peaked in 1985, Panhandle—North and Lower Rio Grande Valley land markets peaked as early as 1981. Both areas contain sizable acreage of strictly agricultural land.

In contrast, the Hill Country—West, Fort Worth Prairie, Dallas Prairie and Blacklands—North markets continued to post price increases until 1986. Land markets in these areas have thrived on non-agricultural demand for years and thereby were

insulated from the vagaries of agricultural income. These areas continued to advance even after agricultural areas began to decline. However, buyers in these markets were not shielded from the impact of the 1986 state-wide recession. As the recession reduced discretionary income, market prices began to fall.

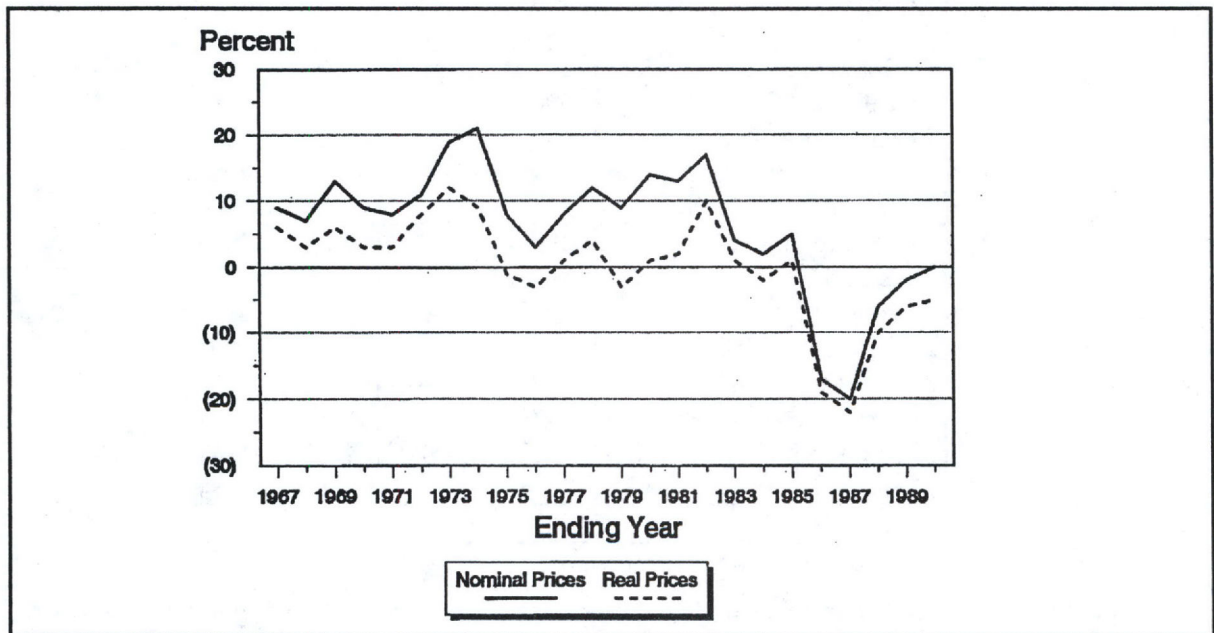
The *Trough Year* column reveals the differences between local markets through variations in the timing of recovery. Agricultural areas typically reached bottom in 1987 as farm income began to improve. However, areas such as the Hill Country and Highland Lakes, dominated by nonagricultural buyers, continued to fall in 1990. Stability in those markets depends on returning prosperity in the nonagricultural sector of the economy. The 1989

Figure 1. Texas Nominal and Real Median Price per Acre for Texas Rural Land, 1966-90



Source: Real Estate Center at Texas A&M University

Figure 2. Nominal and Real Year-to-Year Change in Median Price for Texas Rural Land, 1967-89



Source: Real Estate Center at Texas A&M University

Table 2. Cumulative Percentage Reductions in Texas Rural Land Median Price per Acre, 1980-90

Land Market Area	Trough Year	Percentage Change from Market Peak		Peak Year
		To Low	To 1990	
1 Panhandle—North	1987	-57	-40	1981
2 Panhandle—Central	1987	-47	-30	1982
3 South Plains	1987	-54	-41	1982
4 Permian—West	1987	-55	-27	1983
5 Canadian Breaks	1988	-46	-37	1982
6 Rolling Plains—North	1987	-42	-36	1984
7 Rolling Plains—Central	1990	-38	-38	1982
8 Trans-Pecos	1986	-70	-65	1983
9 Edwards Plateau—West	1990	-57	-57	1985
10 Edwards Plateau—South	1990	-56	-56	1985
11 Rio Grande Plains	1989	-42	-37	1984
12 North Central Plains	1990	-31	-31	1985
13 Crosstimbers	1989	-40	-32	1985
14 Hill Country—North	1990	-44	-44	1985
15 Hill Country—West	1990	-44	-44	1986
16 Highland Lakes	1990	-60	-60	1985
17 Hill Country—South	1990	-55	-55	1985
18 San Antonio	1990	-48	-48	1984
19 Coastal Prairie—North	1989	-39	-38	1984
20 Coastal Prairie—South	1990	-46	-46	1984
21 Coastal Prairie—Middle	1988	-41	-38	1984
22 Texoma	1989	-30	-27	1985
23 Fort Worth Prairie	1990	-36	-36	1986
24 Dallas Prairie	1990	-45	-45	1986
25 Blacklands—North	1990	-23	-23	1986
26 Blacklands—South	1990	-62	-62	1985
27 Brazos	1990	-39	-39	1982
28 Houston	1988	-49	-44	1984
29 Northeast	1989	-42	-35	1985
30 Piney Woods—North	1990	-30	-30	1984
31 Piney Woods—South	1988	-52	-45	1984
32 Lower Rio Grande Valley	1988	-57	-53	1981
33 El Paso	1988	-52	-41	1984
State	1990	-38	-38	1985

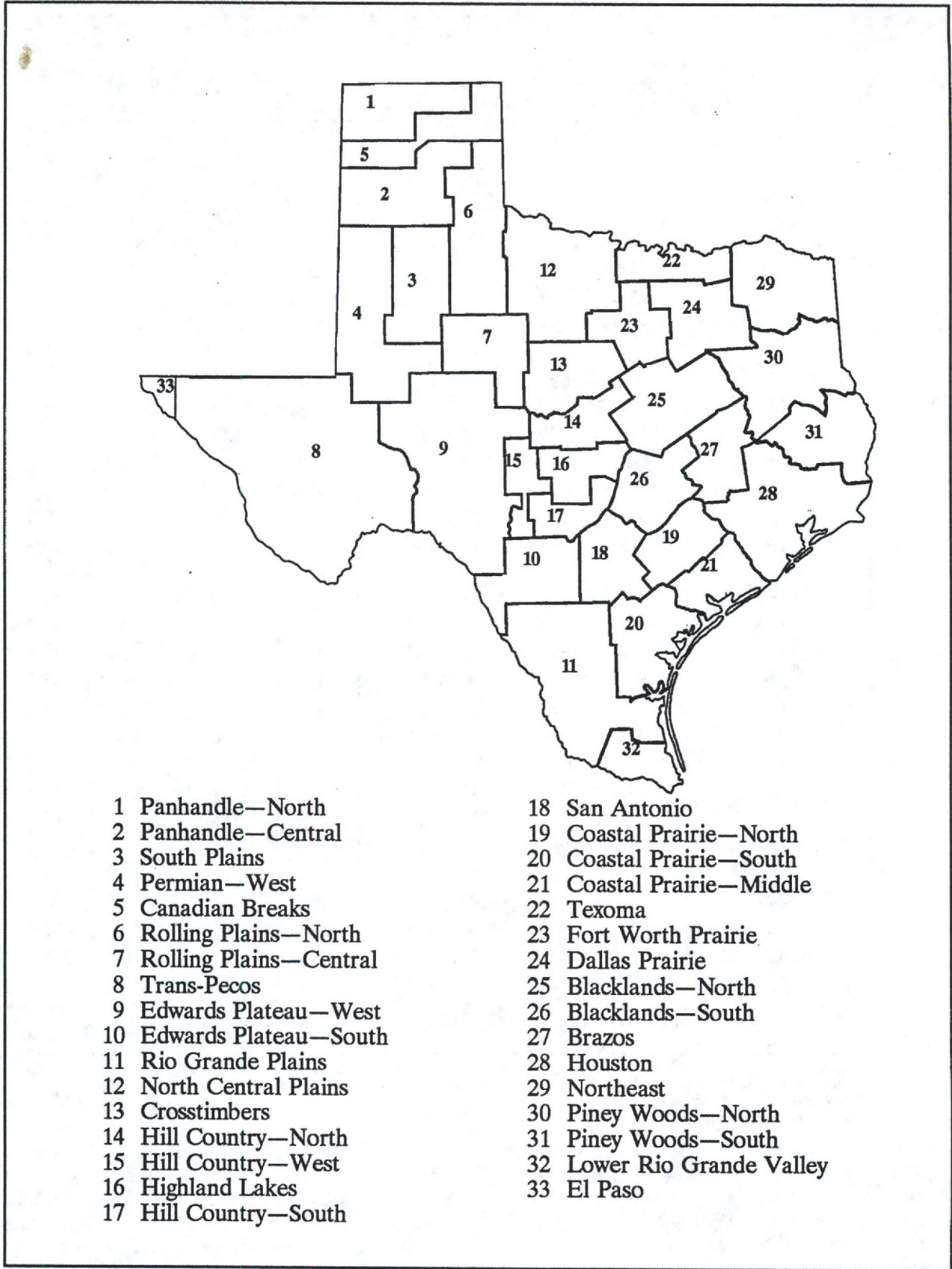
Source: Real Estate Center Texas A&M University

and 1990 state-wide median prices indicate either a bottoming of the market or at least a respite from the erosion registered in the era of price declines. Local trends, however, vary from the overall market dynamics (see Table 2). The land market areas (LMAs) listed in the table correspond to the areas outlined in Figure 3. Each area contains land with similar characteristics that is subject to similar eco-

nomie influences. Median prices for these areas reflect local market movements.

The *Trend Analysis* column in Table 3 shows the percentage change in median price per acre from 1989 to 1990. In 18 LMAs, median prices showed relatively small (less than 10 percent) changes from 1990 as evidenced in the flat state-wide results. In

Figure 3. Texas by Land Market Area



Source: Real Estate Center at Texas A&M University

Table 3. Trends in Texas Rural Land Markets, 1989-90

Land Market Area	Median Price per Acre		Trend Analysis			Volume of Sales Analysis			
			Change 1989-90		Test	Number of Sales		Change 1989-90	
	1989	1990	per Acre	(%)		1989	1990	Number	(%)
1	\$ 300	\$ 372	\$ 72	24	*	76	73	-3	-4
2	318	349	31	10		175	116	-59	-34
3	450	469	19	4		170	136	-34	-20
4	425	404	-21	-5		167	185	18	11
5	218	189	-29	-13		NA	NA	NA	NA
6	207	219	12	6		119	93	-26	-22
7	378	375	-3	-1		124	128	4	3
8	75	75	0	0		NA	NA	NA	NA
9	281	250	-31	-11		107	114	7	7
10	597	560	-37	-6		132	115	-17	-13
11	394	425	31	8		84	56	-28	-33
12	400	398	-2	-1		194	183	-11	-6
13	428	485	57	13		128	162	34	27
14	541	500	-41	-8		126	160	34	27
15	545	464	-81	-15		47	51	4	9
16	943	806	-137	-15		64	56	-8	-13
17	1,835	1,236	-599	-33	*	NA	NA	NA	NA
18	900	827	-73	-8		83	118	35	42
19	978	1,000	22	2		198	183	-15	-8
20	761	700	-61	-8		113	95	-18	-16
21	800	800	0	0		103	139	36	35
22	700	734	34	5		120	127	7	6
23	1,300	1,097	-203	-16		70	92	22	31
24	1,225	1,000	-225	-18		134	115	-19	-14
25	850	770	-80	-9	*	214	279	65	30
26	1,200	957	-243	-20	**	157	153	-4	-3
27	1,196	1,061	-135	-11		192	200	8	4
28	1,467	1,566	99	7		151	173	22	15
29	516	575	59	11		208	267	59	28
30	874	850	-24	-3		141	119	-22	-16
31	803	880	77	10		NA	35	NA	NA
32	1,250	1,329	79	6		56	73	17	30
33	4,109	3,107	(1,002)	-24		NA	NA	NA	NA
State	\$ 650	\$ 650	\$ 0	0		3,737	3,874	137	4

Note: Test column shows the result of a Mann-Whitney test of the indicated changes

* Indicates significance at the 95 percent level; all others showed no statistically verifiable trend.

** Indicates significance at the 99 percent level.

Source: Real Estate Center at Texas A&M University

ten LMAs, however, median prices declined more than 10 percent in 1990, indicating weakness in many local land markets. On the positive side, three areas posted a 1990 median more than 10 percent above 1989 levels.

Market-wide trends from 1989 to 1990 are shown in LMAs with an asterisk(s) in the Test column, Table 3. Statistical testing identified the Panhandle—North (LMA 1) as particularly vigorous, with prices moving strongly upward on a broad

base and the numbers of sales remaining nearly constant.

Other areas with statistically significant trends deteriorated. The Hill Country—South (LMA 17) fared poorly with the median price per acre dropping from \$1,835 in 1989 to \$1,236 in 1990. This highly scenic area had resisted sizable price declines throughout the 1980s; however, in 1990 prices fell dramatically as sales activity increased. Declines also plagued the Blacklands—North (LMA 25) and Blacklands—South (LMA 26). Even the prospect of the supercollider project could not prevent the Blacklands—North decline from a median of \$850 per acre in 1989 to \$770 in 1990. The adjacent Blacklands—South (LMA 26) registered a substantial 20 percent fall from \$1,200 per acre in 1989 to \$957 in 1990. Dormant markets around Austin and active rural markets combined to make the 1990 market one of the weakest on record for this area.

The remaining areas with declines of greater than 10 percent included Canadian Breaks (LMA 5), Edwards Plateau—West (LMA 9), Hill Country—West (LMA 15), Highland Lakes (LMA 16), Fort Worth Prairie (LMA 23), Dallas Prairie (LMA 24) and Brazos (LMA 27). Testing in these areas did not verify the changes as regionwide. This test result frequently indicates that the observed declines are centered in particular locations within the area. For example, in the Highland Lakes area, activity in the Gillespie County market was light. Because prices in this county typically are among the highest in the area, lack of activity there results in a dearth of high priced sales. Conversely, in the Hill Country—West, Menard County contributed an unusually large number of sales at low prices. Similarly, the Brazos market area decline stems from reduced activity in its higher priced counties.

The Canadian Breaks and Fort Worth Prairie areas adjusted to a more normal distribution of sales in 1990 after 1989 market activity centered in particular parts of those areas. Similarly, the statistically significant increase in the Northeast (LMA 29) area occurred when the 1990 market returned to a normal pattern after numerous sales of acquired properties by lenders in specific counties in 1989. However, declines in the Edwards Plateau—West and Dallas Prairie do not appear to be associated with any particular county.

At the local level, the 1990 rural land market presented a confusing picture with most areas revealing little movement up or down. Broad-based increases appear to have been confined to farming areas in the Panhandle while broad-based declines

centered in the Hill Country. Most local markets evidenced little change.

Variations in Local Land Markets

Local median prices exemplify typical local markets. However, prices within those land market areas vary with location and quality. The degree of local variation inherent in the 1990 Texas rural land market is shown in Tables 4 through 6. The lower and upper price per acre quartiles, which are the 25th and 75th percentiles respectively, are given in Table 4. Of all reported sales, 25 percent are equal to or less than \$413 per acre statewide. Similarly, 75 percent of 1990 reported sales ranged at or below \$1,000 per acre. Individual quartiles indicate these quantities for each local market.

The owner of a typical acre of rural land could expect to sell at the median price. However, the median from a set of sales only estimates the median for all land. Therefore, the real median may differ from the estimate. A statistical device called a *confidence interval* provides the likely precision of the estimated median relative to all land. A 95 percent confidence interval for the median price in each area is presented in Table 5. The confidence interval for the state-wide median of \$650 per acre ranges from \$625 to \$665 per acre. Chances are 19 to one that the typical acre of Texas rural land in 1990 should have commanded a price between \$625 and \$665. Intervals for each land market area express similarly interpreted ranges for each local market.

The limits of the confidence interval in Table 5 relative to 1989 median prices for each land market area are shown in Table 6. The median price per acre from 1989 may have declined 4 percent or increased 2 percent in 1990 according to limits of the confidence interval.

Tract Size Variations

Size of tracts sold can influence the price per acre. Specifically, price per acre typically declines as property size increases. Thus, size variations can affect the median price observed in a market. Consequently, price changes in areas with statistically significant shifts in the size of tracts sold could be associated with size and not with market shifts. In other words, a shift could result from a change in market composition rather than a trend in prices. For example, high cattle prices may encourage the purchase of ranch land while low cotton prices might discourage farmland acquisition. More ranches probably would sell in such a market. Because ranches generally are larger than farms, the typical size would expand and price per acre would

Table 4. Distribution of Nominal Price per Acre of Texas Rural Land, 1990

Land Market Area	Number of Sales	Price per Acre		
		Lower Quartile*	Median	Upper Quartile**
1 Panhandle—North	73	250	372	475
2 Panhandle—Central	116	248	349	519
3 South Plains	136	375	469	600
4 Permian—West	185	275	404	550
5 Canadian Breaks	NA	150	189	243
6 Rolling Plains—North	93	150	219	291
7 Rolling Plains—Central	128	283	375	475
8 Trans-Pecos	NA	49	75	165
9 Edwards Plateau—West	114	188	250	400
10 Edwards Plateau—South	115	400	560	878
11 Rio Grande Plains	56	330	425	550
12 North Central Plains	183	305	398	521
13 Crosstimbers	162	350	485	714
14 Hill Country—North	160	400	500	650
15 Hill Country—West	51	356	464	729
16 Highland Lakes	56	638	806	1,006
17 Hill Country—South	NA	748	1,236	1,633
18 San Antonio	118	646	827	1,258
19 Coastal Prairie—North	183	700	1,000	1,450
20 Coastal Prairie—South	95	550	700	926
21 Coastal Prairie—Middle	139	608	800	1,100
22 Texoma	127	500	734	1,031
23 Fort Worth Prairie	92	713	1,097	1,852
24 Dallas Prairie	115	721	1,000	1,525
25 Blacklands—North	279	600	770	1,000
26 Blacklands—South	153	675	957	1,359
27 Brazos	200	842	1,061	1,865
28 Houston	173	1,000	1,566	2,344
29 Northeast	267	435	575	879
30 Piney Woods—North	119	725	850	1,123
31 Piney Woods—South	35	750	880	1,100
32 Lower Rio Grande Valley	73	1,000	1,329	2,005
33 El Paso	NA	2,900	3,107	3,425
State	3,874	413	650	1,000

*Twenty-five percent of the sales had prices equal to or less than this price.

**Seventy-five percent of the sales had prices equal to or less than this price.

NA indicates fewer than 30 sales reported.

Source: Real Estate Center at Texas A&M University

drop. However, as commodity prices returned to a more normal relationship, the mix of properties would include more farmland and the typical price per acre would rise. Observing price changes alone would be misleading in both cases. Basic economic conditions affecting land prices remained the same; only the size of the tracts sold changed in this hypothetical example.

Analyses of tract size in the 1990 Texas rural land market are presented in Tables 7 through 9. Interpretation of the tables parallels the discussion of Tables 4 through 6. Only the Canadian Breaks registered a significant shift in properties for which the median rose 128 percent—from 480 acres to 1,092. This large expansion in tract size reflects the disproportionate number of large acreage tracts

**Table 5. Confidence Intervals of 95 percent
for Median Price per Acre, 1990**

Land Market Area	Number of Sales	Price per Acre		
		Lower Limit	Median	Upper Limit
1 Panhandle—North	73	\$ 339	372	\$ 402
2 Panhandle—Central	116	300	349	400
3 South Plains	136	440	469	500
4 Permian—West	185	362	404	452
5 Canadian Breaks	NA	150	189	236
6 Rolling Plains—North	93	175	219	250
7 Rolling Plains—Central	128	333	375	400
8 Trans-Pecos	NA	50	75	136
9 Edwards Plateau—West	114	218	250	270
10 Edwards Plateau—South	115	510	560	610
11 Rio Grande Plains	56	347	425	470
12 North Central Plains	183	360	398	413
13 Crosstimbers	162	425	485	506
14 Hill Country—North	160	460	500	531
15 Hill Country—West	51	392	464	540
16 Highland Lakes	56	700	806	940
17 Hill Country—South	NA	750	1,236	1,523
18 San Antonio	118	750	827	900
19 Coastal Prairie—North	183	875	1,000	1,042
20 Coastal Prairie—South	95	625	700	792
21 Coastal Prairie—Middle	139	738	800	900
22 Texoma	127	633	734	824
23 Fort Worth Prairie	92	825	1,097	1,487
24 Dallas Prairie	115	900	1,000	1,200
25 Blacklands—North	279	725	770	800
26 Blacklands—South	153	868	957	1,000
27 Brazos	200	1,000	1,061	1,225
28 Houston	173	1,375	1,566	1,758
29 Northeast	267	522	575	640
30 Piney Woods—North	119	800	850	924
31 Piney Woods—South	35	750	880	1,041
32 Lower Rio Grande Valley	73	1,100	1,329	1,800
33 El Paso	NA	2,300	3,107	6,000
State	3,874	\$ 625	650	\$ 665

NA indicates fewer than 30 sales reported.

Source: Real Estate Center at Texas A&M University

sold in 1990. The apparent price decline for the Canadian Breaks indicates the sale of many more ranches in 1990 compared to 1989. Similarly, tract size in the Panhandle—North shrank by a sizable acreage. Although this change was not statistically significant, reduced size would tend to increase the median price per acre. Therefore, the 24 percent

increase indicated in Table 3 for the Panhandle—North may overstate the strength of this market.

Conclusions and Outlook

The 1990 state-wide market provides evidence that the long slide in Texas land prices has abated. However, analysis of sales does not point to a

**Table 6. Limits of the 95 Percent Confidence Interval
on Price per Acre as a Percentage of 1989 Median Price**

Land Market Area	Percent Change		
	Lower Limit	Median	Upper Limit
1 Panhandle—North	13	24	34
2 Panhandle—Central	-6	10	26
3 South Plains	-2	4	11
4 Permian—West	-15	-5	6
5 Canadian Breaks	-31	-13	8
6 Rolling Plains—North	-15	6	21
7 Rolling Plains—Central	-12	-1	6
8 Trans-Pecos	-33	0	81
9 Edwards Plateau—West	-22	-11	-4
10 Edwards Plateau—South	-15	-6	2
11 Rio Grande Plains	-12	8	19
12 North Central Plains	-10	-1	3
13 Crosstimbers	-1	13	18
14 Hill Country—North	-15	-8	-2
15 Hill Country—West	-28	-15	-1
16 Highland Lakes	-26	-15	0
17 Hill Country—South	-59	-33	-17
18 San Antonio	-17	-8	0
19 Coastal Prairie—North	-11	2	7
20 Coastal Prairie—South	-18	-8	4
21 Coastal Prairie—Middle	-8	0	13
22 Texoma	-10	5	18
23 Fort Worth Prairie	-37	-16	14
24 Dallas Prairie	-27	-18	-2
25 Blacklands—North	-15	-9	-6
26 Blacklands—South	-28	-20	-17
27 Brazos	-16	-11	2
28 Houston	-6	7	20
29 Northeast	1	11	24
30 Piney Woods—North	-8	-3	6
31 Piney Woods—South	-7	10	30
32 Lower Rio Grande Valley	-12	6	44
33 El Paso	-44	-24	46
State	-4	0	2

Source: Real Estate Center at Texas A&M University

rising market statewide. Rather, local changes suggest that regional weakness persists and that any broad-based recovery in land prices will be gradual.

In the 1970s and early 1980s, all land categories found ready buyers. However, the market decline throughout the 1980s caused buyers to change

their focus. Quality has assumed a much greater importance in the 1990s. The result is a two-tier market with high quality properties attracting strong bids while unexceptional and poor properties generate little or no interest. Clearly, this renewed emphasis on quality will strengthen prices for quality properties and weaken prospects for average-to-poor tracts.

Table 7. Tract Size Changes in Texas Rural Land Sold, 1989-90

Land Market Area	Median Size Acres		Shifts in Size		
			Change 1989-90		
	1989	1990	Acres	(%)	Test
1 Panhandle—North	471	322	-149	-32	
2 Panhandle—Central	320	320	0	0	
3 South Plains	178	160	-18	-10	
4 Permian—West	189	180	-9	-5	
5 Canadian Breaks	480	1,092	612	128	(*)
6 Rolling Plains—North	205	210	5	2	
7 Rolling Plains—Central	154	160	6	4	
8 Trans-Pecos	5,528	6,118	590	11	
9 Edwards Plateau—West	452	488	36	8	
10 Edwards Plateau—South	174	191	17	10	
11 Rio Grande Plains	743	669	-74	-10	
12 North Central Plains	160	162	2	1	
13 Crosstimbers	165	159	-6	-4	
14 Hill Country—North	186	201	15	8	
15 Hill Country—West	235	305	70	30	
16 Highland Lakes	156	141	-15	-10	
17 Hill Country—South	155	147	-8	-5	
18 San Antonio	99	97	-2	-2	
19 Coastal Prairie—North	86	78	-8	-9	
20 Coastal Prairie—South	152	136	-16	-11	
21 Coastal Prairie—Middle	100	120	20	20	
22 Texoma	80	79	-1	-1	
23 Fort Worth Prairie	58	72	14	24	
24 Dallas Prairie	74	73	-1	-1	
25 Blacklands—North	96	100	4	4	
26 Blacklands—South	82	90	8	10	
27 Brazos	79	68	-11	-14	
28 Houston	70	60	-10	-14	
29 Northeast	94	85	-9	-10	
30 Piney Woods—North	79	86	7	9	
31 Piney Woods—South	55	61	6	11	
32 Lower Rio Grande Valley	41	39	-2	-5	
33 El Paso	79	65	(14)	-18	
State	141	135	-6	-4	

Note: Test column shows the result of a Mann-Whitney test of the indicated changes
 * Indicates significance at the 95 percent level; all others showed no statistically verifiable trend.
 ** Indicates significance at the 99 percent level.

Source: Real Estate Center at Texas A&M University

The farm program adopted in 1990 threatens to reduce agricultural income. Some farmers may experience financial difficulties when faced with the unfolding operating environment. This may give potential buyers of farmland a reason to wait, but long-term effects of these changes are uncertain. Although price declines do not appear imminent, the recovery in farmland areas may waver.

Rangeland markets are active but at prices below recent levels. Areas such as the brush country of the Rio Grande Plains (LMA 11) have improved with the influx of oil-related income from horizontal drilling and vastly lower land prices. Land in these areas will continue to sell at low prices. However, prospects for areas such as the Hill Country—South (LMA 17) appear less

Table 8. Acreage Distribution of Texas Rural Land Sales in 1990

Land Market Area	Number of Sales	Size in Acres		
		Lower Quartile*	Median	Upper Quartile**
1 Panhandle—North	73	260	322	640
2 Panhandle—Central	116	160	320	554
3 South Plains	136	130	160	320
4 Permian—West	185	160	180	345
5 Canadian Breaks	NA	636	1,092	2,880
6 Rolling Plains—North	93	140	210	637
7 Rolling Plains—Central	128	108	160	320
8 Trans-Pecos	NA	1,789	6,118	13,101
9 Edwards Plateau—West	114	207	488	1,671
10 Edwards Plateau—South	115	98	191	427
11 Rio Grande Plains	56	286	669	2,388
12 North Central Plains	183	100	162	320
13 Crosstimbers	162	95	159	295
14 Hill Country—North	160	135	201	320
15 Hill Country—West	51	146	305	638
16 Highland Lakes	56	83	141	431
17 Hill Country—South	NA	91	147	630
18 San Antonio	118	59	97	178
19 Coastal Prairie—North	183	47	78	141
20 Coastal Prairie—South	95	80	136	320
21 Coastal Prairie—Middle	139	63	120	240
22 Texoma	127	42	79	135
23 Fort Worth Prairie	92	38	72	167
24 Dallas Prairie	115	40	73	124
25 Blacklands—North	279	50	100	193
26 Blacklands—South	153	46	90	145
27 Brazos	200	43	68	119
28 Houston	173	40	60	142
29 Northeast	267	50	85	156
30 Piney Woods—North	119	56	86	153
31 Piney Woods—South	35	45	61	115
32 Lower Rio Grande Valley	73	20	39	75
33 El Paso	NA	45	65	127
State	3,874	64	135	291

*Twenty-five percent of the sales had prices equal to or less than this price.

**Seventy-five percent of the sales had prices equal to or less than this price.

NA Signifies fewer than 30 sales reported.

Source: Real Estate Center Texas A&M University

optimistic. As noted, this area recorded a 33 percent price decline. Although this drop was precipitous, the 1990 median exceeds the median for the adjacent Highland Lakes (LMA 16) and San Antonio (LMA 18) areas by approximately \$400 per acre. Motivated sellers and reluctant buyers may combine to move this market lower.

Lack of financing remains a major concern. Many traditional lenders such as local banks and life insurance companies continue to shun rural land markets. Seller financing and the Farm Credit Bank of Texas remain the primary sources of purchase money for rural land.

Table 9. Confidence Intervals of 95 percent for Tract Size of Texas Rural Land, 1990

Land Market Area	Number of Sales	Acres		
		Lower Limit	Median	Upper Limit
1 Panhandle—North	73	320	322	513
2 Panhandle—Central	116	299	320	320
3 South Plains	136	160	160	203
4 Permian—West	185	177	180	238
5 Canadian Breaks	NA	636	1,092	2,764
6 Rolling Plains—North	93	160	210	320
7 Rolling Plains—Central	128	158	160	214
8 Trans-Pecos	NA	1,920	6,118	10,372
9 Edwards Plateau—West	114	320	488	645
10 Edwards Plateau—South	115	135	191	283
11 Rio Grande Plains	56	490	669	1,052
12 North Central Plains	183	158	162	186
13 Crosstimbers	162	126	159	184
14 Hill Country—North	160	182	201	235
15 Hill Country—West	51	216	305	350
16 Highland Lakes	56	99	141	216
17 Hill Country—South	NA	99	147	274
18 San Antonio	118	76	97	110
19 Coastal Prairie—North	183	69	78	91
20 Coastal Prairie—South	95	107	136	169
21 Coastal Prairie—Middle	139	98	120	149
22 Texoma	127	56	79	92
23 Fort Worth Prairie	92	51	72	91
24 Dallas Prairie	115	53	73	84
25 Blacklands—North	279	85	100	107
26 Blacklands—South	153	70	90	100
27 Brazos	200	57	68	79
28 Houston	173	53	60	78
29 Northeast	267	72	85	97
30 Piney Woods—North	119	74	86	109
31 Piney Woods—South	35	50	61	80
32 Lower Rio Grande Valley	73	30	39	45
33 El Paso	NA	28	65	300
State	3,874	128	135	142

NA indicates fewer than 30 sales reported.

Source: Real Estate Center Texas A&M University

Inventories of acquired properties continue to affect local markets. However, most of the lender-owned rural land in the Panhandle has returned to private hands. Lenders in the Hill Country and surrounding area may accumulate more property until widespread markets strengthen. Federal Deposit Insurance Corporation (FDIC) and Resolution Trust Corporation (RTC) inventories have not surfaced as a widespread major influence in the rural land market. Although questions remain, most observers do not believe the FDIC or RTC hold significant amounts of rural land.

On the positive side, real estate agents and sellers of acquired properties report greater buyer activity in rural land markets. These reports suggest that some buyers believe current prices are a bargain and have moved to acquire land before the market recovers. The fact that real prices have declined to 1966 levels justifies this belief and merits consideration by potential land buyers.

Appendix A

Inventory of Texas Rural Land

The following tables contain statistics on land devoted to different agricultural uses. These estimates are derived from data collected by the State Property Tax Board from tax rolls in each Texas school district. The tables include the total area in acres and square miles, median school property taxes based on both agricultural value and market value, median estimated income and median assessed value for each type of land. Because all Texas land is subject to school taxes, this inventory covers the entire stock of rural land devoted to agricultural uses.

Open-space taxation is based on land productivity and open-space taxes depend on the estimated net income. Market-value taxation ignores productivity valuation and bases taxes on current land values. The assessed market value serves as a base for school taxes.

Land Class	Area			School Property Taxes		Estimated Net Income (\$/acre)	Assessed Market Value (\$/acre)
	Acres	Square Miles	Percent of Total	Open Space (\$/acre)	Market Value (\$/acre)		
Improved pasture	216	0	0	1.00	8.18	13.82	865
Irrigated cropland	550,350	860	13	1.96	4.68	26.10	456
Native pasture	2,235,130	3,492	52	0.33	0.85	4.36	90
Nonirrigated cropland	1,540,045	2,406	36	0.98	1.93	12.85	229
Other	1,301	2	0	5.28	0.02	59.85	2
Total	4,327,042	6,761	100				

Land Class	Area			School Property Taxes		Estimated Net Income (\$/acre)	Assessed Market Value (\$/acre)
	Acres	Square Miles	Percent of Total	Open Space (\$/acre)	Market Value (\$/acre)		
Barren land	7,804	12	0	0.12	0.14	1.24	13
Improved pasture	27,119	42	1	0.38	1.04	5.03	111
Irrigated cropland	750,377	1,172	15	2.47	5.03	33.72	508
Native pasture	2,155,262	3,368	43	0.37	1.12	4.90	104
Nonirrigated cropland	2,078,485	3,248	41	1.23	2.08	15.88	215
Other	8	0	0	3.07	0.00	47.62	0
Total	5,019,055	7,842	100				

South Plains Land Market Area 3		Area		School Property Taxes		Estimated Net Income	Assessed Market Value
Land Class	Acres	Square Miles	Percent of Total	Open Space (\$/acre)	Market Value (\$/acre)	(\$/acre)	(\$/acre)
Barren land	166,173	260	4	0.31	0.50	4.24	57
Improved pasture	9,163	14	0	0.42	2.20	5.34	237
Irrigated cropland	795,189	1,242	17	2.90	5.52	40.08	592
Native pasture	1,440,921	2,251	30	0.31	0.77	3.96	85
Nonirrigated cropland	2,317,687	3,621	49	1.56	2.76	21.52	303
Other	838	1	0	0.80	0.00	15.35	0
Total	4,729,971	7,391	100				

Permian—West Land Market Area 4		Area		School Property Taxes		Estimated Net Income	Assessed Market Value
Land Class	Acres	Square Miles	Percent of Total	Open Space (\$/acre)	Market Value (\$/acre)	(\$/acre)	(\$/acre)
Barren land	172,286	269	3	0.04	0.15	0.64	17
Improved pasture	108,079	169	2	0.35	0.94	5.47	121
Irrigated cropland	979,139	1,530	15	2.24	4.53	28.29	482
Native pasture	2,622,085	4,097	41	0.22	0.83	2.89	85
Nonirrigated cropland	2,474,605	3,867	39	1.27	2.41	16.35	265
Orchard	1,264	2	0	2.90	10.77	29.88	1,188
Other	6,807	11	0	1.57	0.02	21.84	3
Total	6,364,265	9,944	100				

Canadian Breaks Land Market Area 5		Area		School Property Taxes		Estimated Net Income	Assessed Market Value
Land Class	Acres	Square Miles	Percent of Total	Open Space (\$/acre)	Market Value (\$/acre)	(\$/acre)	(\$/acre)
Barren land	19,940	31	1	0.04	0.36	0.62	45
Irrigated cropland	48,320	76	1	1.08	4.03	17.02	385
Native pasture	2,648,455	4,138	81	0.29	1.17	3.42	123
Nonirrigated cropland	531,666	831	16	0.90	2.48	10.60	230
Other	6,371	10	0	1.33	0.01	14.89	1
Total	3,254,752	5,086	100				

Rolling Plains—North Land Market Area 6		Area			School Property Taxes		Estimated Net Income	Assessed Market Value
Land Class	Acres	Square Miles	Percent of Total	Open Space (\$/acre)	Market Value (\$/acre)	(\$/acre)	(\$/acre)	
Barren land	126,101	197	2	0.03	0.20	0.62	38	
Improved pasture	36,252	57	1	0.46	1.16	7.04	153	
Irrigated cropland	62,346	97	1	1.42	2.78	18.43	306	
Native pasture	4,576,935	7,151	72	0.21	0.66	3.42	94	
Nonirrigated cropland	1,512,357	2,363	24	0.74	1.87	11.83	203	
Orchard	80	0	0	0.30	0.42	8.20	93	
Other	32	0	0	4.33	0.00	57.66	0	
Total	6,314,103	9,866	100					

Rolling Plains—Central Land Market Area 7		Area			School Property Taxes		Estimated Net Income	Assessed Market Value
Land Class	Acres	Square Miles	Percent of Total	Open Space (\$/acre)	Market Value (\$/acre)	(\$/acre)	(\$/acre)	
Barren land	143,180	224	4	0.14	0.42	1.49	36	
Improved pasture	205,111	320	5	0.94	3.93	10.42	333	
Irrigated cropland	5,243	8	0	1.85	5.01	17.05	427	
Native pasture	2,078,800	3,248	51	0.37	2.45	3.63	196	
Nonirrigated cropland	1,613,170	2,521	40	1.27	5.25	13.64	470	
Orchard	278	0	0	1.38	5.83	13.90	586	
Other	1,834	3	0	0.94	0.05	12.07	5	
Total	4,047,616	6,324	100					

Trans-Pecos Land Market Area 8		Area			School Property Taxes		Estimated Net Income	Assessed Market Value
Land Class	Acres	Square Miles	Percent of Total	Open Space (\$/acre)	Market Value (\$/acre)	(\$/acre)	(\$/acre)	
Barren land	2,674	4	0	0.01	0.12	0.15	10	
Irrigated cropland	153,970	241	1	1.06	2.28	13.47	204	
Native pasture	16,340,806	25,533	99	0.06	0.56	0.84	55	
Orchard	1,898	3	0	1.73	2.34	23.85	247	
Total	16,499,348	25,780	100					

Edwards Plateau—West Land Market Area 9							
Land Class	Area			School Property Taxes		Estimated Net Income (\$/acre)	Assessed Market Value (\$/acre)
	Acres	Square Miles	Percent of Total	Open	Market		
				Space	Value		
			(\$/acre)	(\$/acre)			
Barren land	34,257	54	0	0.03	0.79	0.34	78
Improved pasture	25,886	40	0	0.39	3.29	5.04	364
Irrigated cropland	104,588	163	1	1.74	6.07	23.65	683
Native pasture	11,615,785	18,150	95	0.23	1.74	3.21	200
Nonirrigated cropland	481,555	752	4	0.87	4.13	9.50	400
Orchard	1,319	2	0	1.20	4.35	17.24	500
Other	8,129	13	0	0.65	0.00	10.82	0
Total	12,271,519	19,174	100				

Edwards Plateau—South Land Market Area 10							
Land Class	Area			School Property Taxes		Estimated Net Income (\$/acre)	Assessed Market Value (\$/acre)
	Acres	Square Miles	Percent of Total	Open	Market		
				Space	Value		
			(\$/acre)	(\$/acre)			
Barren land	278,055	434	7	0.25	5.23	3.10	551
Improved pasture	188,602	295	4	0.65	6.68	7.59	576
Irrigated cropland	208,580	326	5	2.85	10.01	34.90	926
Native pasture	3,222,302	5,035	76	0.41	5.05	5.40	509
Nonirrigated cropland	318,478	498	8	1.24	6.92	14.68	681
Orchard	10,342	16	0	3.61	17.18	46.28	1,754
Total	4,226,359	6,604	100				

Rio Grande Plains Land Market Area 11							
Land Class	Area			School Property Taxes		Estimated Net Income (\$/acre)	Assessed Market Value (\$/acre)
	Acres	Square Miles	Percent of Total	Open	Market		
				Space	Value		
			(\$/acre)	(\$/acre)			
Barren land	14,828	23	0	0.17	1.46	1.71	117
Improved pasture	377,473	590	4	0.72	5.01	6.96	383
Irrigated cropland	42,356	66	0	2.09	9.29	28.14	1,000
Native pasture	8,564,083	13,381	93	0.51	3.94	5.02	336
Nonirrigated cropland	229,268	358	2	1.50	5.46	12.97	452
Orchard	1,111	2	0	3.07	10.30	28.16	758
Total	9,229,119	14,420	100				

North Central Plains Land Market Area 12							
Land Class	Area			School Property Taxes		Estimated Net Income (\$/acre)	Assessed Market Value (\$/acre)
	Acres	Square Miles	Percent of Total	Open	Market		
				Space (\$/acre)	Value (\$/acre)		
Barren land	54,685	85	1	0.21	1.34	2.74	149
Improved pasture	133,524	209	2	0.69	3.69	8.65	358
Irrigated cropland	61,344	96	1	1.76	5.60	21.91	438
Native pasture	5,199,642	8,124	71	0.37	2.74	4.05	276
Nonirrigated cropland	1,856,869	2,901	25	1.24	4.68	15.78	424
Orchard	1,610	3	0	2.67	7.33	33.62	698
Other	6,107	10	0	0.56	0.01	7.09	1
Total	7,313,781	11,428	100				

Crosstimbers Land Market Area 13							
Land Class	Area			School Property Taxes		Estimated Net Income (\$/acre)	Assessed Market Value (\$/acre)
	Acres	Square Miles	Percent of Total	Open	Market		
				Space (\$/acre)	Value (\$/acre)		
Barren land	209	0	0	0.19	0.29	2.18	20
Improved pasture	111,423	174	3	0.73	5.50	8.74	568
Irrigated cropland	31,601	49	1	2.66	7.42	31.12	797
Native pasture	2,705,483	4,227	74	0.49	4.61	5.48	409
Nonirrigated cropland	782,126	1,222	21	0.92	5.70	10.99	574
Orchard	10,732	17	0	2.24	7.30	29.13	766
Other	2,579	4	0	1.99	0.02	25.52	2
Total	3,644,153	5,694	100				

Hill Country—North Land Market Area 14							
Land Class	Area			School Property Taxes		Estimated Net Income (\$/acre)	Assessed Market Value (\$/acre)
	Acres	Square Miles	Percent of Total	Open	Market		
				Space (\$/acre)	Value (\$/acre)		
Barren land	10	0	0	0.35	2.98	4.36	300
Improved pasture	123,304	193	4	0.79	4.47	9.84	501
Irrigated cropland	7,139	11	0	1.80	7.17	23.78	770
Native pasture	2,349,326	3,671	83	0.56	4.11	7.12	449
Nonirrigated cropland	348,637	545	12	0.98	4.65	12.82	510
Orchard	5,621	9	0	3.27	11.04	44.15	1,264
Other	482	1	0	2.35	0.02	32.84	2
Total	2,834,519	4,429	100				

Hill Country—West Land Market Area 15		Area		School Property Taxes		Estimated Net Income	Assessed Market Value
Land Class	Acres	Square Miles	Percent of Total	Open Space (\$/acre)	Market Value (\$/acre)	(\$/acre)	(\$/acre)
Improved pasture	98,873	154	7	0.61	5.66	8.09	600
Irrigated cropland	988	2	0	0.63	6.60	8.34	700
Native pasture	1,359,689	2,125	92	0.32	3.65	5.20	362
Nonirrigated cropland	16,492	26	1	0.53	7.08	7.47	639
Orchard	980	2	0	2.91	21.59	33.52	2,127
Total	1,477,022	2,308	100				

Highland Lakes Land Market Area 16		Area		School Property Taxes		Estimated Net Income	Assessed Market Value
Land Class	Acres	Square Miles	Percent of Total	Open Space (\$/acre)	Market Value (\$/acre)	(\$/acre)	(\$/acre)
Barren land	83,604	131	3	0.25	7.28	3.06	666
Improved pasture	111,675	174	5	0.67	9.20	9.33	961
Irrigated cropland	8,434	13	0	1.35	7.32	15.22	940
Native pasture	2,167,372	3,387	89	0.48	7.15	6.62	774
Nonirrigated cropland	62,169	97	3	0.80	8.47	9.21	1,083
Orchard	2,905	5	0	2.12	22.74	33.89	2,045
Total	2,436,159	3,806	100				

Hill Country — South Land Market Area 17		Area		School Property Taxes		Estimated Net Income	Assessed Market Value
Land Class	Acres	Square Miles	Percent of Total	Open Space (\$/acre)	Market Value (\$/acre)	(\$/acre)	(\$/acre)
Improved pasture	30,822	48	2	0.60	16.08	7.29	1,510
Irrigated cropland	217	0	0	1.58	37.15	18.84	3,558
Native pasture	1,594,604	2,492	96	0.43	10.18	5.25	1,073
Nonirrigated cropland	38,994	61	2	0.83	13.55	10.08	1,408
Orchard	1,037	2	0	2.25	28.21	26.72	2,605
Other	2,431	4	0	0.52	0.10	5.99	10
Total	1,668,105	2,606	100				

San Antonio Land Market Area 18	Area			School Property Taxes		Estimated Net Income (\$/acre)	Assessed Market Value (\$/acre)	
	Land Class	Acres	Square Miles	Percent of Total	Open			Market
					Space (\$/acre)			Value (\$/acre)
Barren land	14,535	23	1	0.31	11.74	4.48	1,088	
Improved pasture	626,061	978	25	0.97	16.76	10.60	1,439	
Irrigated cropland	49,153	77	2	2.38	11.93	30.11	993	
Native pasture	1,377,047	2,152	54	0.54	12.93	6.24	1,197	
Nonirrigated cropland	481,600	753	19	1.30	15.29	13.70	1,354	
Orchard	2,976	5	0	3.76	41.65	41.96	3,857	
Other	631	1	0	1.39	0.06	15.27	6	
Total	2,552,003	3,988	100					

Coastal Prairie—North Land Market Area 19	Area			School Property Taxes		Estimated Net Income (\$/acre)	Assessed Market Value (\$/acre)	
	Land Class	Acres	Square Miles	Percent of Total	Open			Market
					Space (\$/acre)			Value (\$/acre)
Barren land	61,491	96	2	0.30	7.13	3.11	766	
Improved pasture	744,918	1,164	25	0.99	8.15	11.48	931	
Irrigated cropland	150,854	236	5	1.85	10.71	23.63	1,152	
Native pasture	1,823,504	2,849	62	0.68	8.06	8.16	865	
Nonirrigated cropland	175,880	275	6	1.21	10.37	16.17	1,024	
Orchard	1,651	3	0	1.32	11.84	18.90	1,447	
Timber	2,798	4	0	1.57	11.74	24.99	1,114	
Other	32	0	0	2.08	0.00	34.34	0	
Total	2,961,128	4,627	100					

Coastal Prairie — South Land Market Area 20	Area			School Property Taxes		Estimated Net Income (\$/acre)	Assessed Market Value (\$/acre)	
	Land Class	Acres	Square Miles	Percent of Total	Open			Market
					Space (\$/acre)			Value (\$/acre)
Barren land	70,615	110	2	0.37	4.79	3.73	559	
Improved pasture	475,709	743	12	0.99	9.69	10.72	800	
Irrigated cropland	3,052	5	0	3.16	48.60	39.71	4,900	
Native pasture	2,386,760	3,729	58	0.42	7.58	4.70	719	
Nonirrigated cropland	1,164,595	1,820	28	2.50	9.61	31.19	941	
Orchard	22	0	0	0.72	11.70			
Other	11,129	17	0	4.30	2.67	51.70	313	
Total	4,111,882	6,425	100					

Coastal Prairie—Middle Land Market Area 21							
Land Class	Area			School Property Taxes		Estimated Net Income (\$/acre)	Assessed Market Value (\$/acre)
	Acres	Square Miles	Percent of Total	Open Space (\$/acre)	Market Value (\$/acre)		
Barren land	133,139	208	5	0.24	4.38	2.75	444
Improved pasture	66,342	104	3	1.00	9.16	12.45	896
Irrigated cropland	351,671	549	14	2.39	7.28	29.13	737
Native pasture	1,338,525	2,091	54	0.65	7.57	7.96	739
Nonirrigated cropland	573,912	897	23	2.33	9.25	26.61	828
Orchard	1,286	2	0	2.40	16.65	29.13	1,788
Other	29,500	46	1	3.04	0.25	37.48	31
Total	2,494,375	3,897	100				

Texoma Land Market Area 22							
Land Class	Area			School Property Taxes		Estimated Net Income (\$/acre)	Assessed Market Value (\$/acre)
	Acres	Square Miles	Percent of Total	Open Space (\$/acre)	Market Value (\$/acre)		
Barren land	17,856	28	1	0.25	4.36	2.65	461
Improved pasture	249,022	389	13	1.20	8.02	15.57	798
Irrigated cropland	1,352	2	0	2.37	7.12	25.02	614
Native pasture	1,101,323	1,721	56	0.66	5.84	8.49	631
Nonirrigated cropland	551,873	862	28	1.69	8.25	18.92	770
Orchard	891	1	0	1.76	9.49	22.11	884
Other	42,834	67	2	0.43	0.68	5.10	85
Total	1,965,151	3,071	100				

Fort Worth Prairie Land Market Area 23							
Land Class	Area			School Property Taxes		Estimated Net Income (\$/acre)	Assessed Market Value (\$/acre)
	Acres	Square Miles	Percent of Total	Open Space (\$/acre)	Market Value (\$/acre)		
Barren land	66,305	104	3	0.47	8.14	4.23	636
Improved pasture	349,685	546	15	1.15	17.89	10.58	1,428
Irrigated cropland	7,119	11	0	2.37	15.25	26.77	1,616
Native pasture	1,622,948	2,536	71	0.69	15.08	7.51	1,147
Nonirrigated cropland	242,930	380	11	1.41	17.25	14.64	1,387
Orchard	9,608	15	0	2.47	16.38	31.12	1,453
Other	846	1	0	2.77	0.94	31.12	85
Total	2,299,441	3,593	100				

Dallas Prairie Land Market Area 24				School Property Taxes		Estimated Net Income	Assessed Market Value
Land Class	Area			Open Space	Market Value	(\$/acre)	(\$/acre)
	Acres	Square Miles	Percent of Total	(\$/acre)	(\$/acre)	(\$/acre)	(\$/acre)
Barren land	47,573	74	2	0.48	8.38	5.13	798
Improved pasture	599,057	936	21	1.19	24.34	13.06	2,059
Irrigated cropland	1,031	2	0	1.16	10.25	15.13	960
Native pasture	1,372,902	2,145	49	0.84	24.35	8.73	1,924
Nonirrigated cropland	740,715	1,157	26	2.12	24.23	23.40	2,100
Orchard	2,480	4	0	3.77	16.44	40.46	1,525
Timber	7,944	12	0	1.43	7.32	17.43	811
Other	27,055	42	1	1.04	0.37	11.03	34
Total	2,798,757	4,373	100				

Blacklands—North Land Market Area 25				School Property Taxes		Estimated Net Income	Assessed Market Value
Land Class	Area			Open Space	Market Value	(\$/acre)	(\$/acre)
	Acres	Square Miles	Percent of Total	(\$/acre)	(\$/acre)	(\$/acre)	(\$/acre)
Barren land	40,547	63	1	0.26	4.38	3.11	450
Improved pasture	850,753	1,329	18	1.02	6.48	14.03	681
Irrigated cropland	3,036	5	0	2.18	9.10	28.64	1,000
Native pasture	2,568,263	4,013	55	0.70	5.58	8.17	568
Nonirrigated cropland	1,159,371	1,812	25	1.68	7.76	21.02	799
Orchard	3,567	6	0	2.32	10.44	28.64	1,075
Timber	209	0	0	2.65	8.75	37.80	1,001
Other	2,414	4	0	1.05	0.02	14.15	2
Total	4,628,160	7,232	100				

Coastal Prairie—Middle Land Market Area 21							
Land Class	Area			School Property Taxes		Estimated Net Income (\$/acre)	Assessed Market Value (\$/acre)
	Acres	Square Miles	Percent of Total	Open Space (\$/acre)	Market Value (\$/acre)		
Barren land	133,139	208	5	0.24	4.38	2.75	444
Improved pasture	66,342	104	3	1.00	9.16	12.45	896
Irrigated cropland	351,671	549	14	2.39	7.28	29.13	737
Native pasture	1,338,525	2,091	54	0.65	7.57	7.96	739
Nonirrigated cropland	573,912	897	23	2.33	9.25	26.61	828
Orchard	1,286	2	0	2.40	16.65	29.13	1,788
Other	29,500	46	1	3.04	0.25	37.48	31
Total	2,494,375	3,897	100				

Texoma Land Market Area 22							
Land Class	Area			School Property Taxes		Estimated Net Income (\$/acre)	Assessed Market Value (\$/acre)
	Acres	Square Miles	Percent of Total	Open Space (\$/acre)	Market Value (\$/acre)		
Barren land	17,856	28	1	0.25	4.36	2.65	461
Improved pasture	249,022	389	13	1.20	8.02	15.57	798
Irrigated cropland	1,352	2	0	2.37	7.12	25.02	614
Native pasture	1,101,323	1,721	56	0.66	5.84	8.49	631
Nonirrigated cropland	551,873	862	28	1.69	8.25	18.92	770
Orchard	891	1	0	1.76	9.49	22.11	884
Other	42,834	67	2	0.43	0.68	5.10	85
Total	1,965,151	3,071	100				

Fort Worth Prairie Land Market Area 23							
Land Class	Area			School Property Taxes		Estimated Net Income (\$/acre)	Assessed Market Value (\$/acre)
	Acres	Square Miles	Percent of Total	Open Space (\$/acre)	Market Value (\$/acre)		
Barren land	66,305	104	3	0.47	8.14	4.23	636
Improved pasture	349,685	546	15	1.15	17.89	10.58	1,428
Irrigated cropland	7,119	11	0	2.37	15.25	26.77	1,616
Native pasture	1,622,948	2,536	71	0.69	15.08	7.51	1,147
Nonirrigated cropland	242,930	380	11	1.41	17.25	14.64	1,387
Orchard	9,608	15	0	2.47	16.38	31.12	1,453
Other	846	1	0	2.77	0.94	31.12	85
Total	2,299,441	3,593	100				

Houston Land Market Area 28		Area		School Property Taxes		Estimated Net Income	Assessed Market Value
Land Class	Acres	Square Miles	Percent of Total	Open Space (\$/acre)	Market Value (\$/acre)	(\$/acre)	(\$/acre)
Barren land	60,602	95	1	0.50	13.74	5.36	1,129
Improved pasture	294,587	460	6	1.65	29.40	15.25	2,388
Irrigated cropland	526,288	822	12	2.92	16.97	27.62	1,424
Native pasture	1,865,912	2,915	41	0.95	22.25	8.38	1,810
Nonirrigated cropland	417,730	653	9	1.88	29.37	18.68	2,143
Orchard	3,169	5	0	3.83	32.11	46.13	2,619
Timber	1,368,632	2,138	30	3.77	14.58	35.88	1,267
Other	14,132	22	0	4.90	0.26	46.03	20
Total	4,551,052	7,111	100				

Northeast Land Market Area 29		Area		School Property Taxes		Estimated Net Income	Assessed Market Value
Land Class	Acres	Square Miles	Percent of Total	Open Space (\$/acre)	Market Value (\$/acre)	(\$/acre)	(\$/acre)
Barren land	31,934	50	1	0.02	0.51	0.26	53
Improved pasture	1,073,855	1,678	28	1.08	7.26	13.07	726
Irrigated cropland	4,376	7	0	2.76	3.22	37.35	350
Native pasture	1,183,275	1,849	31	0.60	6.33	7.61	635
Nonirrigated cropland	310,227	485	8	1.46	7.22	17.71	757
Orchard	2,510	4	0	2.30	9.48	28.35	1,012
Timber	1,162,650	1,817	30	1.17	5.95	15.87	602
Other	108,696	170	3	1.12	1.82	14.94	293
Total	3,877,523	6,059	100				

Piney Woods—North Land Market Area 30				School Property Taxes		Estimated Net Income (\$/acre)	Assessed Market Value (\$/acre)
Land Class	Area			Open Space Value (\$/acre)	Market Value (\$/acre)		
	Acres	Square Miles	Percent of Total				
Barren land	68,717	107	1	0.61	5.30	8.72	598
Improved pasture	986,002	1,541	20	1.07	9.07	11.83	782
Irrigated cropland	5,303	8	0	1.87	12.63	21.28	1,089
Native pasture	1,670,554	2,610	34	0.71	8.36	8.16	718
Nonirrigated cropland	65,274	102	1	1.01	9.46	10.96	827
Orchard	3,850	6	0	2.34	11.62	27.41	1,059
Timber	2,061,907	3,222	42	1.71	7.51	19.69	675
Other	47,627	74	1	0.95	0.02	10.04	2
Total	4,909,234	7,671	100				

Piney Woods — South Land Market Area 31				School Property Taxes		Estimated Net Income (\$/acre)	Assessed Market Value (\$/acre)
Land Class	Area			Open Space Value (\$/acre)	Market Value (\$/acre)		
	Acres	Square Miles	Percent of Total				
Barren land	894	1	0	1.17	6.67	11.21	513
Improved pasture	134,244	210	4	1.39	10.91	17.42	1,023
Native pasture	432,076	675	13	0.95	9.77	11.22	899
Nonirrigated cropland	2,258	4	0	1.36	9.21	17.44	1,018
Orchard	7	0	0	16.63	61.05	213.40	6,293
Timber	2,780,207	4,344	83	2.22	8.23	25.96	766
Other	550	1	0	1.17	0.46	10.94	35
Total	3,350,236	5,235	100				

Lower Rio Grande Valley Land Market Area 32							
Land Class	Area			School Property Taxes		Estimated Net Income (\$/acre)	Assessed Market Value (\$/acre)
	Acres	Square Miles	Percent of Total	Open Space (\$/acre)	Market Value (\$/acre)		
Barren land	47,503	74	3	0.20	4.83	2.49	501
Improved pasture	76,277	119	5	2.15	17.86	21.92	1,844
Irrigated cropland	441,238	689	29	4.46	21.56	53.47	2,042
Native pasture	530,173	828	35	0.48	12.54	6.39	1,145
Nonirrigated cropland	383,707	600	25	3.13	9.04	37.14	874
Orchard	40,958	64	3	5.53	35.70	70.27	3,366
Other	169	0	0	0.25	3.72	2.50	357
Total	1,520,025	2,375	100				

El Paso Land Market Area 33							
Land Class	Area			School Property Taxes		Estimated Net Income (\$/acre)	Assessed Market Value (\$/acre)
	Acres	Square Miles	Percent of Total	Open Space (\$/acre)	Market Value (\$/acre)		
Irrigated cropland	40,098	63	39	7.50	73.54	80.91	6,091
Native pasture	57,228	89	56	0.14	6.40	1.24	377
Orchard	4,379	7	4	10.25	111.15	94.65	8,801
Other	60	0	0	4.96	0.06	41.46	4
Total	101,765	159	100				

Appendix B
Texas Land Market Areas by Counties

Land Market Area 1

Dallam
Hansford
Hartley
Moore
Ochiltree
Sherman

Land Market Area 2

Armstrong
Briscoe
Carson
Castro
Deaf Smith
Gray
Parmer
Randall
Swisher

Land Market Area 3

Borden
Crosby
Dawson
Floyd
Garza
Hale
Lubbock
Lynn

Land Market Area 4

Andrews
Bailey
Cochran
Ector
Gaines
Hockley
Howard
Lamb
Martin
Midland

Terry
Yoakum

Land Market Area 5

Hemphill
Hutchinson
Lipscomb
Oldham
Potter
Roberts

Land Market Area 6

Childress
Collingsworth
Cottle
Dickens
Donley
Hall
Kent
King
Motley
Stonewall
Wheeler

Land Market Area 7

Fisher
Jones
Mitchell
Nolan
Runnels
Scurry
Taylor

Land Market Area 8

Brewster
Crane
Culberson
Hudspeth
Jeff Davis
Loving
Pecos

Presidio
Reeves
Terrell
Ward
Winkler

Land Market Area 9

Coke
Concho
Crockett
Edwards
Glasscock
Irion
Kinney
Reagan
Schleicher
Sterling
Sutton
Tom Green
Upton
Val Verde

Land Market Area 10

Frio
Maverick
Medina
Uvalde
Zavala

Land Market Area 11

Brooks
Dimmit
Duval
Jim Hogg
Kenedy
LaSalle
McMullen
Starr
Webb
Zapata

Land Market Area 12

Archer
Baylor
Clay
Foard
Hardeman
Haskell
Jack
Knox

Shackelford
Stephens
Throckmorton
Wichita
Wilbarger
Young

Land Market Area 13

Brown
Callahan
Coleman
Comanche
Eastland
Erath

Land Market Area 14

Hamilton
McCulloch
Mills
Lampasas
San Saba

Land Market Area 15

Kimble
Menard
Real

Land Market Area 16

Burnet
Gillespie
Llano
Mason

Land Market Area 17

Bandera
Blanco
Kendall
Kerr

Land Market Area 18

Atascosa
Bexar
Comal
Guadalupe
Karnes
Wilson

Land Market Area 19

Colorado
Dewitt
Fayette

Gonzales
Lavaca
Land Market Area 20
Aransas
Bee
Goliad
Jim Wells
Kleberg
Live Oak
Nueces
Refugio
San Patricio
Land Market Area 21
Calhoun
Jackson
Matagorda
Victoria
Wharton
Land Market Area 22
Cooke
Fannin
Grayson
Montague
Land Market Area 23
Hood
Johnson
Palo Pinto
Parker
Somervell
Tarrant
Wise
Land Market Area 24
Collin
Dallas
Denton
Ellis
Hunt
Kaufman
Rains
Rockwall
Van Zandt
Land Market Area 25
Bell
Bosque
Coryell
Falls
Freestone

Hill
Limestone
McLennan
Navarro
Land Market Area 26
Bastrop
Caldwell
Hays
Lee
Milam
Travis
Williamson
Land Market Area 27
Brazos
Burleson
Grimes
Leon
Madison
Robertson
Washington
Land Market Area 28
Austin
Brazoria
Chambers
Fort Bend
Galveston
Hardin
Harris
Jefferson
Liberty
Montgomery
Orange
San Jacinto
Walker
Waller
Land Market Area 29
Bowie
Camp
Cass
Delta
Franklin
Hopkins
Lamar
Marion
Morris
Red River
Titus

Upshur
Wood

Land Market Area 30

Anderson
Cherokee
Gregg
Harrison
Henderson
Houston
Nacogdoches
Panola
Rusk
Shelby
Smith

Land Market Area 31

Angelina
Jasper
Newton
Polk
Sabine
San Augustine
Trinity
Tyler

Land Market Area 32

Cameron
Hidalgo
Willacy

Land Market Area 33

El Paso

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