REAL ESTATE CENTER

# Texas Rural Land Prices, 1992



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# Real Estate Center

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# Contents

## Summary

In 1992, Texas rural land markets recovered from the modest decline posted in 1991 (Table 1). The 8 percent increase nearly shifted the statewide median price to 1989-90 levels as markets returned to normal following preoccupations with the Gulf War and recession in 1991. Markets recorded the 1992 increase in marginally more active trading with a trend toward sales of larger properties. These facts reveal a Texas land market that has remained virtually unchanged from 1989 through 1992.

After adjusting for inflation, the real price of Texas land in 1966 dollars posted a 4 percent recovery from 1991 levels (Figure 1). However, the 1992 market lost ground when compared to 1990 and earlier median real prices. In fact, the 1992 median real price fell well below the 1966 median price, indicating that current land markets have returned to levels that prevailed more than 25 years ago (Figure 2).

Current price levels reflect the decline that began in the early 1980s as agricultural incomes and oil industry profits began to falter. Statewide and regional prices recorded substantial declines during the 1980-92 period (Table 2). However, that trend appears to have halted in 1991 (Table 3).

Despite the posted increase in median price from 1991 to 1992, statistical testing indicated no identifiable overall market trend. Matching the statewide price increases, some land market areas registered higher prices but others posted declines (Table 3 and Figures 3 through 5). Nevertheless, most areas appear to have stabilized.

Analysis of the statewide sales yields the following information:

- Statewide median price of **$645 per acre**
  - **8 percent increase** from 1991 median price
  - **0.8 percent decline** from 1989-90 median prices
  - **39 percent cumulative decline** from 1985 to 1992 statewide or **7 percent compound annual decline**
- Inflation adjusted median price of **$149 per acre**
  - **4 percent increase** from 1991 real median price per acre
  - **8 percent decline** from 1990 median price
  - **13 percent** lower than the $172 real median price per acre for 1966

## Regional Trends

Regional trends in median prices revealed little substantive change in most land market areas (LMA) in the state (Figure 5). Although several areas posted sizeable percentage shifts, the median prices had previously fallen to low levels, thus enlarging the percentage change. For example, the Trans-Pecos (LMA 8) registered a $10-per-acre increase from $50 per acre in 1991 to $60 in 1992. Although this shift represented a 20 percent rise in median price, the $10 shift is nearly insignificant. Also, price changes in many LMAs appear to be confined to a particular locale within the area. Therefore, only five areas registered statistically significant price increases: LMAs 7, 11, 14, 15 and 19. With the exception of LMA 19, these area shifts appear to be more associated with changes in the kind of properties sold than with an overall price trend. For example, in LMA 7 sales revealed a trend toward larger acreages and an increase in the number of sales. This supply pressure and the larger tract size combined to drive 1992 prices lower. Analysis of the regional statistics for those areas registering statistically significant shifts reveals the following facts (Tables 3 and 7; Figures 3 through 5):

- **Rolling Plains–Central (LMA 7).** Land markets in this region posted an unreasonably large increase in 1991 as primarily prime properties sold in an inactive

## Table 1. Nominal and Real Changes in the Median Price of Texas Rural Land, 1966-92

| 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 | 5 | 162 | -5 | 0 |
| **1991** | 138 | 600 | -8 | 5 | 143 | -12 | -1 |
| **1992** | 145 | 645 | 8 | 5 | 149 | 4 | -1 |

*In 1966 dollars

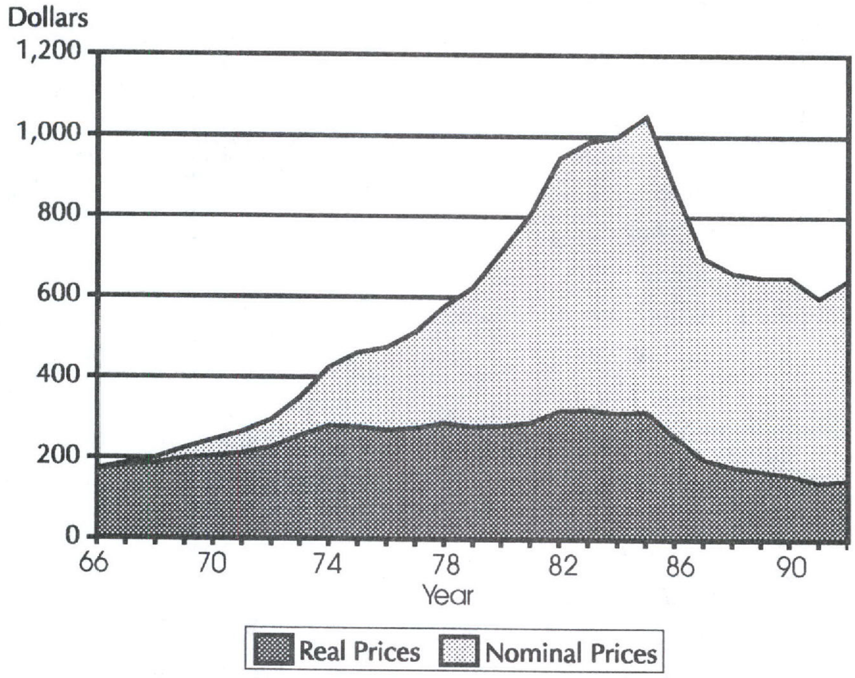
**Source: Real Estate Center at Texas A&M University**

market. The 1992 decline reflected a return to a more active market with a more typical mix of properties. Thus, the posted decline reflects a market correction that does not indicate a price trend for all land in the area.

- **13 percent price decline** in an active market where prices had risen unrealistically in 1991

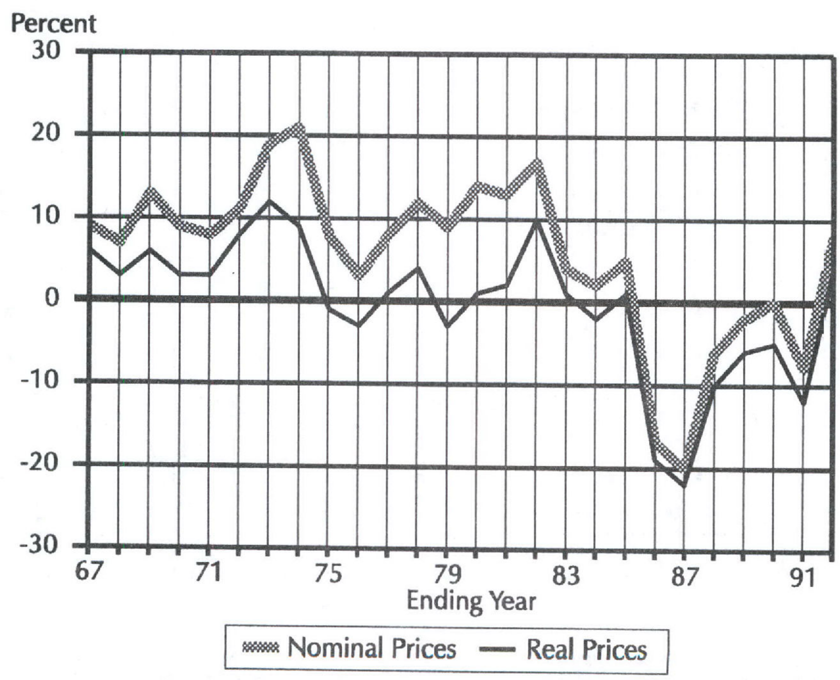
- **22 percent increase** in acreage of typical tract sold
- **86 percent increase** in number of reported sales
- **$350 median price per acre** for 1992
- **191-acre** typical tract size

**Figure 1. Real and Nominal Price per Acre for Texas Rural Land, 1966-92**




Source: Real Estate Center at Texas A&M University

**Figure 2. Changes in Nominal and Real Prices of Texas Rural Land, 1967-92**




Source: Real Estate Center at Texas A&M University

## Table 2. Cumulative Percentage Reductions in Nominal Texas Rural Land Median Price per Acre, 1980-92

| Land Market Area | Year of Trough | Percentage Change from Market Peak: To Low | Percentage Change from Market Peak: To 1991 | Year of Peak |
|---|---|---|---|---|
| 1 Panhandle–North | 1987 | -57 | -40 | 1981 |
| 2 Panhandle–Central | 1987 | -47 | -30 | 1982 |
| 3 South Plains | 1987 | -54 | -46 | 1982 |
| 4 Permian–West | 1987 | -55 | -36 | 1983 |
| 5 Canadian Breaks | 1988 | -46 | -40 | 1982 |
| 6 Rolling Plains–North | 1987 | -42 | -37 | 1984 |
| 7 Rolling Plains–Central | 1992 | -42 | -42 | 1982 |
| 8 Trans-Pecos | 1991 | -77 | -72 | 1983 |
| 9 Edwards Plateau–West | 1991 | -61 | -54 | 1985 |
| 10 Edwards Plateau–South | 1992 | -60 | -60 | 1985 |
| 11 Rio Grande Plains | 1992 | -50 | -50 | 1984 |
| 12 North Central Plains | 1992 | -34 | -34 | 1985 |
| 13 Crosstimbers | 1991 | -44 | -40 | 1985 |
| 14 Hill Country–North | 1991 | -50 | -44 | 1985 |
| 15 Hill Country–West | 1991 | -45 | -32 | 1985 |
| 16 Highland Lakes | 1992 | -60 | -60 | 1985 |
| 17 Hill Country–South | 1991 | -67 | -60 | 1985 |
| 18 San Antonio | 1991 | -53 | -52 | 1984 |
| 19 Coastal Prairie–North | 1992 | -43 | -43 | 1984 |
| 20 Coastal Prairie–South | 1991 | -50 | -47 | 1984 |
| 21 Coastal Prairie–Middle | 1992 | -45 | -45 | 1984 |
| 22 Texoma | 1991 | -33 | -30 | 1985 |
| 23 Fort Worth Prairie | 1991 | -46 | -45 | 1986 |
| 24 Dallas Prairie | 1992 | -48 | -48 | 1986 |
| 25 Blacklands–North | 1991 | -35 | -31 | 1986 |
| 26 Blacklands–South | 1992 | -64 | -64 | 1985 |
| 27 Brazos | 1990 | -39 | -39 | 1982 |
| 28 Houston | 1992 | -54 | -54 | 1984 |
| 29 Northeast | 1989 | -42 | -29 | 1985 |
| 30 Piney Woods–North | 1992 | -34 | -34 | 1984 |
| 31 Piney Woods–South | 1992 | -53 | -53 | 1984 |
| 32 Lower Rio Grande Valley | 1992 | -61 | -61 | 1981 |
| 33 El Paso | 1988 | -52 | -25 | 1984 |
| State | 1991 | -43 | -39 | 1985 |

Source: Real Estate Center at Texas A&M University

- **Rio Grande Plains (LMA 11).** Drought conditions in the northern counties of this area combined with weak demand to cause a market decline. Recreational buyers were too few to offset the downward pressures, and median prices fell on a broad front.

    - **16 percent price decline** in relatively inactive markets
    - **36 percent increase** in acreage of typical tract sold
    - **24 percent drop** in number of reported sales
    - **$335 median price per acre** for 1992
    - **703-acre** typical tract size

- **Hill Country–North (LMA 14).** In 1992 the numbers of small properties selling increased. Consumers dominated the market with a mix of retirees and weekend ranchers bidding up prices. However, this swing to the consumer was not so strongly supported by borrowed funds as were previous consumer markets. Many of the buyers converted funds from savings or invested retirement funds. The upward trend also should reach into larger properties as attractive smaller properties become more scarce.

    - **11 percent price increase** in relatively active markets
    - **9 percent decrease** in acreage of typical tract sold
    - **31 percent increase** in number of reported sales
    - **$500 median price per acre** for 1992
    - **197-acre** typical tract size

- **Hill Contry–West (LMA 15).** During 1992, strong demand for small properties propelled the prices upward in this region. At the same time, large properties (1,000 acres plus) faced a slack demand resulting in an unusually large number of small property transactions. A trend may emerge toward the breakup of larger properties for resale as small tracts if this demand pattern continues.

    - **26 percent price increase** in relatively inactive markets
    - **28 percent decline** in acreage of typical tract sold
    - **22 percent drop** in number of reported sales
    - **$565 median price per acre** for 1992
    - **216-acre** typical tract size

- **Coastal Prairie–North (LMA 19).** Farmers and ranchers in LMA 19 saw low prices for crops, escalating expenses and poor growing conditions. This reduced profits in 1991-92, causing financial hardship for many. Reflecting this financial stress, land markets suffered from slack demand. The downtrend appeared to prevail throughout the region.

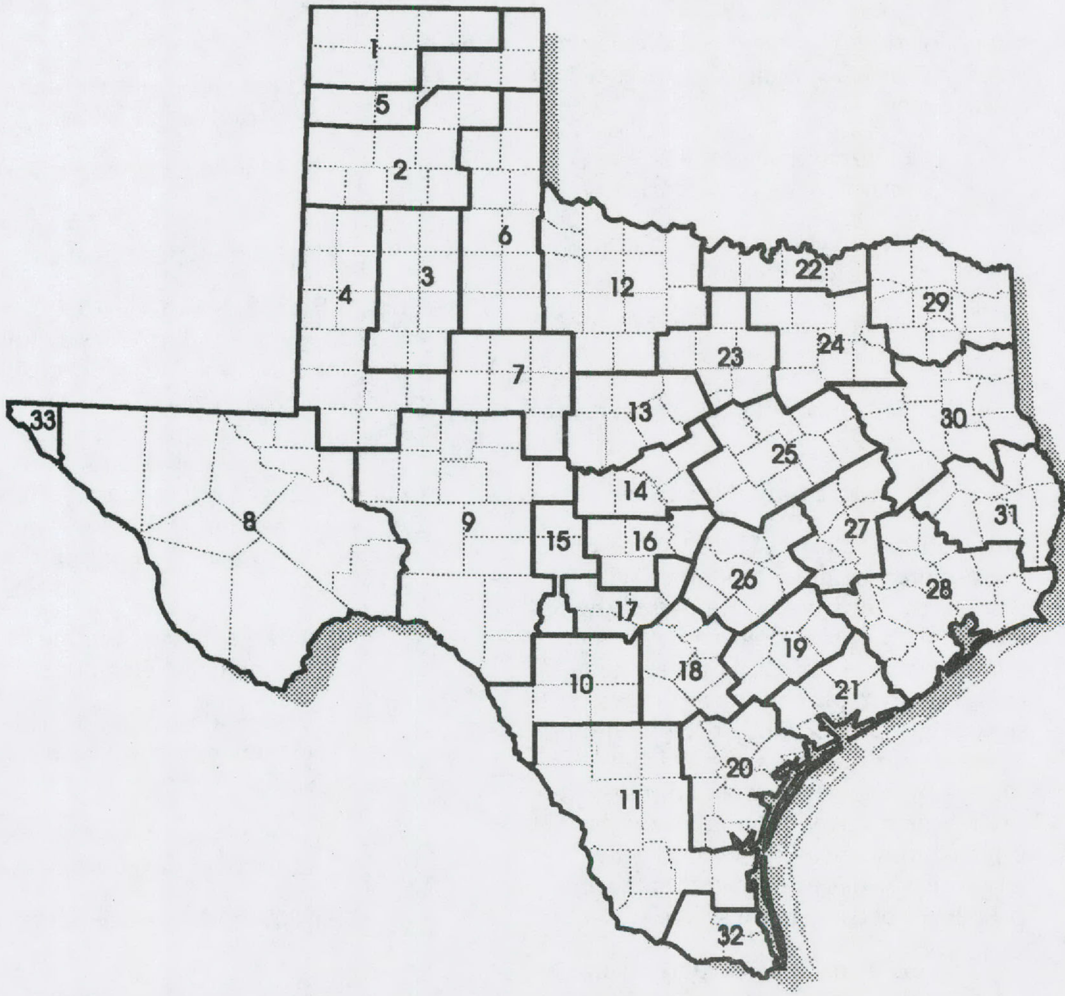
    - **9 percent price decline** in normally active markets
    - **4 percent increase or little change** in acreage of typical tract sold
    - **1 percent drop or little change** in number of reported sales
    - **$909 median price per acre** for 1992
    - **82-acre** typical tract size

## Outlook

Surveying current land market conditions reveals some potential influences on 1993-94 prices:

- Consumption buying activity depends on nonfarm incomes
- Low returns for alternative investments may make land attractive
    - Low interest rates
    - Risky stock market
- Cropland markets are beset by uncertainties
- Proposed changes in farm programs
- Environmental regulations

**Figure 3. Texas Land Market Areas**




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

Source: Real Estate Center at Texas A&M University

**Figure 4. Median Price per Acre for Texas Rural Land, 1992**

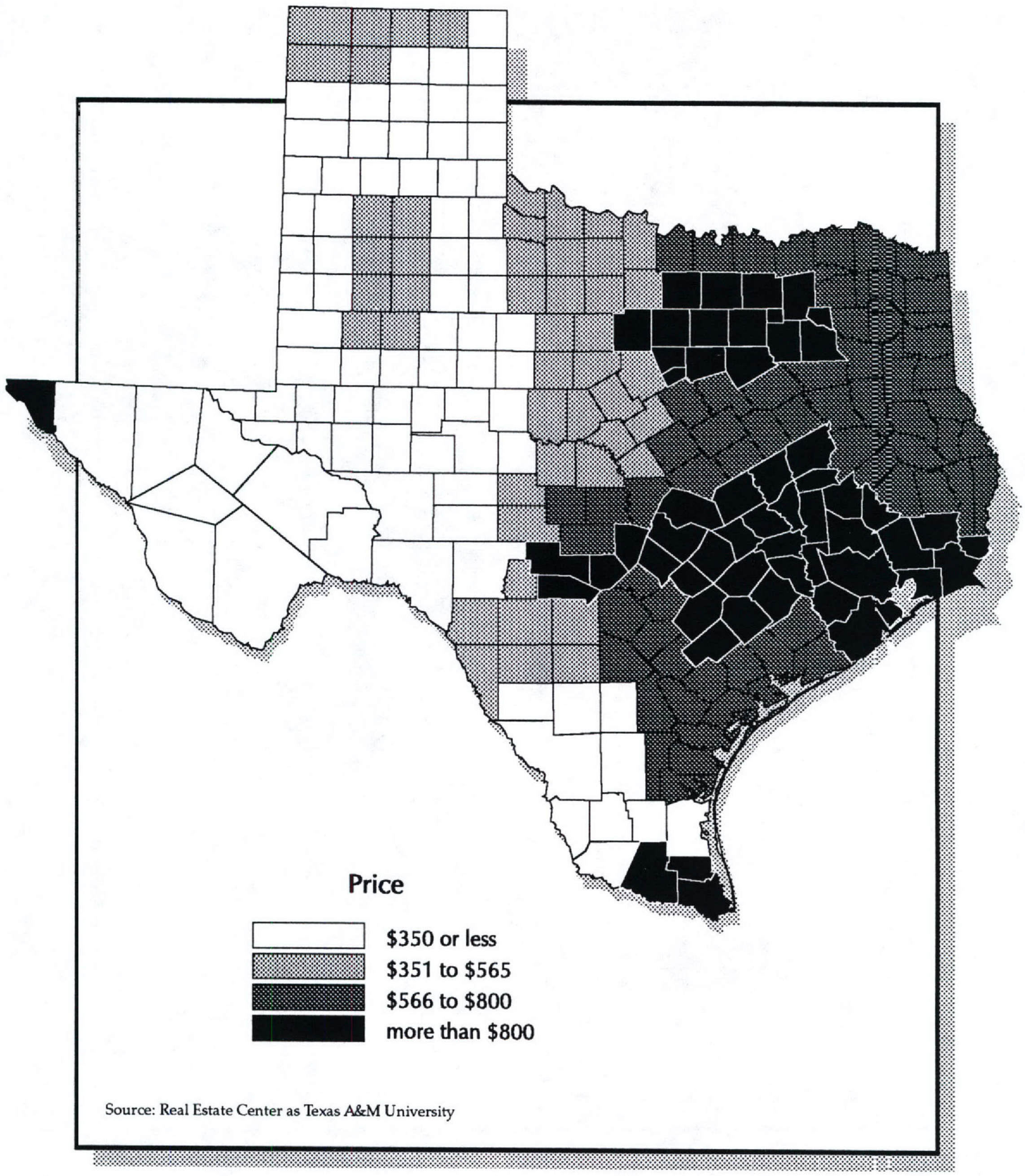
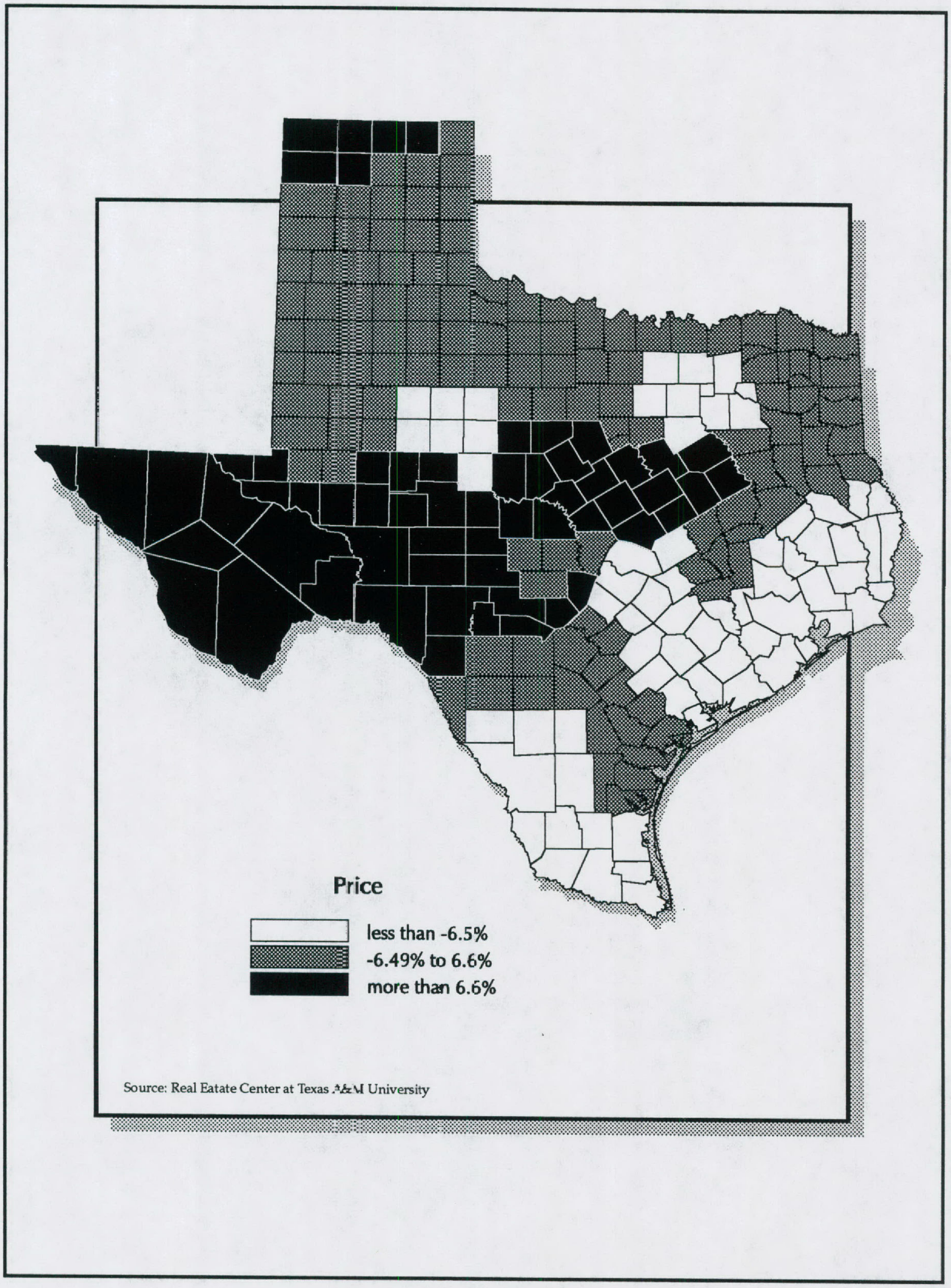


**Figure 5. Percentage Change in Median Price per Acre for Texas Rural Land, 1990-91**



## Table 3. Trends in Texas Rural Land Markets, 1991-92

| Land Market Area | Median Price ($/acre) | | Trend Analysis | | | Volume of Sales Analysis | | | | Land Market Area |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | Change 1991-92 | | | Number of Sales | | Change 1991-92 | | |
| | 1991 | 1992 | $/ac | % | Test | 1991 | 1992 | Number | % | |
| 1 | 305 | 375 | 70 | 23 | | 70 | 73 | 3 | 4 | 1 |
| 2 | 339 | 350 | 11 | 3 | | 116 | 107 | -9 | -8 | 2 |
| 3 | 451 | 435 | -16 | -4 | | 134 | 106 | -28 | -21 | 3 |
| 4 | 365 | 350 | -15 | -4 | | 158 | 127 | -31 | -20 | 4 |
| 5 | 190 | 180 | -10 | -5 | | 37 | NA | NA | NA | 5 |
| 6 | 204 | 217 | 13 | 6 | | 133 | 118 | -15 | -11 | 6 |
| 7 | 402 | 350 | -52 | -13 | ** | 100 | 186 | 86 | 86 | 7 |
| 8 | 50 | 60 | 10 | 20 | | NA | NA | NA | NA | 8 |
| 9 | 225 | 270 | 45 | 20 | | 118 | 120 | 2 | 2 | 9 |
| 10 | 525 | 513 | -12 | -2 | | 133 | 161 | 28 | 21 | 10 |
| 11 | 400 | 335 | -65 | -16 | * | 74 | 56 | -18 | -24 | 11 |
| 12 | 391 | 381 | -10 | -3 | | 186 | 196 | 10 | 5 | 12 |
| 13 | 398 | 428 | 30 | 8 | | 96 | 104 | 8 | 8 | 13 |
| 14 | 450 | 500 | 50 | 11 | ** | 127 | 167 | 40 | 31 | 14 |
| 15 | 450 | 565 | 115 | 26 | ** | 65 | 51 | -14 | -22 | 15 |
| 16 | 846 | 800 | -46 | -5 | | 87 | 99 | 12 | 14 | 16 |
| 17 | 900 | 1,077 | 177 | 20 | | NA | NA | NA | NA | 17 |
| 18 | 748 | 762 | 14 | 2 | | 126 | 138 | 12 | 10 | 18 |
| 19 | 1,000 | 909 | -91 | -9 | ** | 225 | 222 | -3 | -1 | 19 |
| 20 | 652 | 683 | 31 | 5 | | 137 | 154 | 17 | 12 | 20 |
| 21 | 775 | 700 | -75 | -10 | | 131 | 131 | 0 | 0 | 21 |
| 22 | 666 | 704 | 38 | 6 | | 126 | 199 | 73 | 58 | 22 |
| 23 | 945 | 959 | 14 | 1 | | 95 | 106 | 11 | 12 | 23 |
| 24 | 971 | 907 | -64 | -7 | | 124 | 137 | 13 | 10 | 24 |
| 25 | 650 | 695 | 45 | 7 | | 237 | 243 | 6 | 3 | 25 |
| 26 | 973 | 892 | -81 | -8 | | 191 | 183 | -8 | -4 | 26 |
| 27 | 1,134 | 1,069 | -65 | -6 | | 195 | 251 | 56 | 29 | 27 |
| 28 | 1,542 | 1,302 | -240 | -16 | | 133 | 90 | -43 | -32 | 28 |
| 29 | 628 | 630 | 2 | 0 | | 199 | 219 | 20 | 10 | 29 |
| 30 | 800 | 800 | 0 | 0 | | 117 | 153 | 36 | 31 | 30 |
| 31 | 900 | 748 | -152 | -17 | | 35 | 32 | -3 | -9 | 31 |
| 32 | 1,200 | 1,091 | -109 | -9 | | 66 | 84 | 18 | 27 | 32 |
| 33 | 2,534 | 3,950 | 1,416 | 56 | | NA | NA | NA | NA | 33 |
| State | 600 | 645 | 45 | 8 | | 3,811 | 4,087 | 276 | 7 | State |

Note: *Test* column shows the result of a Mann-Whitney test of the indicated changes.
*Indicates significance at the 95 percent level.
**Indicates significance at the 99 percent level.
All others showed no statistically verifiable trend.
NA indicates fewer than 30 sales
**Source: Real Estate Center at Texas A&M University**

- Continuing erosion of property rights
- Changes in water rights

Sales from 1991 to 1992 indicated markets that reflected few surprises. Prices generally were unchanged with some improvement in areas where amenities attract consumer uses of rural land. Consequently, the typical transaction completed in those scenic regions compared to the amount of land required for an agricultural enterprise. Purchases in an improving consumer market depend on the health of the nonagricultural economy as nonfarmers dedicate their income to rural land purchases. Areas dominated by farmer-rancher buyers evidenced little pressure on prices in either direction. However, land market participants indicated a shortage of quality properties among offerings. If demand were stimulated, the lack of attractive properties could create upward pressure on the price of desirable properties.

The potential for a recession foreseen by some analysts following the federal tax increase and a continuing trend toward downsizing among businesses may slow growth in nonfarm incomes. To the extent that these trends materialize, the brisk demand in the Hill Country and other scenic areas will slacken. Competition for properties likely will decline in response to these developments. While 1993 and 1994 prices in these areas probably will not decline markedly, they most likely will not increase either. A holding pattern may develop as potential sellers wait for these temporary woes to pass.

Investors who consider land as an alternative to potentially risky or poorly performing financial investments are likely to choose between properties with solid productive capabilities and land with a potential for substantial appreciation. These investors probably will seek either prime cropland or land that is in the path of progress near cities and towns. However, most of these buyers abandoned the land market during the past decade as income tax incentives to own land and value appreciation evaporated. These buyers have not yet resurfaced as a substantial influence on land prices. Prospects for the appearance of large numbers of these buyers in 1993-94 appears unlikely.

Farmers and ranchers continue to contend with environmental and governmental influences on their businesses. The current situation threatens to reduce farm incomes as the federal government strives to cut the budget deficit by limiting payments to agriculture. Environmental and other governmental regulations also disrupt farm and ranch management programs, often squeezing profits in the process. Many of these influences have not taken specific form. However, landowners and potential landowners are increasingly aware of the possibility that actions on these fronts may substantially affect profitable land use.

Buyers from these groups likely will purchase with caution and may well choose to lease rather than purchase land whenever possible. They may be the most prevalent buyers of larger ranches and good quality cropland. Enthusiasm for land depends on resolution of concerns about potential negative influences on income possibilities. Current trends do not point to a flood of buyers for large ranches and cropland. However, an active group of buyers is quietly purchasing properties that fit production plans.

These factors point to markets that change little in 1993 and early 1994. However, if a recession is indeed in the offing, 1994 land markets may slow as income growth falters.

## Table 4. Distribution of Nominal Price per Acre for Texas Rural Land, 1992

| Land Market Area | Number of Sales | Price per Acre ($) | | |
|---|---|---|---|---|
| | | Lower Quartile | Median | Upper Quartile** |
| 1 Panhandle–North | 73 | $250 | $375 | $505 |
| 2 Panhandle–Central | 107 | 243 | 350 | 550 |
| 3 South Plains | 106 | 325 | 435 | 555 |
| 4 Permian West | 127 | 274 | 350 | 500 |
| 5 Canadian Breaks | NA | 154 | 180 | 233 |
| 6 Rolling Plains–North | 118 | 157 | 217 | 273 |
| 7 Rolling Plains–Central | 186 | 270 | 350 | 497 |
| 8 Trans-Pecos | NA | 54 | 60 | 77 |
| 9 Edwards Plateau–West | 120 | 167 | 270 | 386 |
| 10 Edwards Plateau–South | 161 | 371 | 513 | 875 |
| 11 Rio Grande Plains | 56 | 275 | 335 | 416 |
| 12 North Central Plains | 196 | 309 | 381 | 500 |
| 13 Crosstimbers | 104 | 340 | 428 | 727 |
| 14 Hill Country–North | 167 | 420 | 500 | 740 |
| 15 Hill Country–West | 51 | 377 | 565 | 962 |
| 16 Highland Lakes | 99 | 600 | 800 | 1,080 |
| 17 Hill Country–South | NA | 810 | 1,077 | 1,472 |
| 18 San Antonio | 138 | 589 | 762 | 1,203 |
| 19 Coastal Prairie–North | 222 | 649 | 909 | 1,210 |
| 20 Coastal Prairie–South | 154 | 524 | 683 | 800 |
| 21 Coastal Prairie–Middle | 131 | 549 | 700 | 930 |
| 22 Texoma | 199 | 485 | 704 | 965 |
| 23 Fort Worth Prairie | 106 | 700 | 959 | 1,500 |
| 24 Dallas Prairie | 137 | 700 | 907 | 1,322 |
| 25 Blacklands–North | 243 | 545 | 695 | 869 |
| 26 Blacklands–South | 183 | 700 | 892 | 1,250 |
| 27 Brazos | 251 | 795 | 1,069 | 1,652 |
| 28 Houston | 90 | 886 | 1,302 | 2,000 |
| 29 Northeast | 219 | 432 | 630 | 892 |
| 30 Piney Woods–North | 153 | 647 | 800 | 1,092 |
| 31 Piney Woods–South | 32 | 600 | 748 | 992 |
| 32 Lower Rio Grande Valley | 84 | 861 | 1,091 | 1,695 |
| 33 El Paso | NA | 2,400 | 3,950 | 5,500 |
| State | 4,087 | $400 | $645 | $969 |

*25 percent of the sales had prices equal to or less than this price.
**75 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**

## Table 5. Confidence Intervals of 95 Percent for Median Price per Acre, Texas Rural Land, 1992

| Land Market Area | Number of Sales | Price per Acre ($) | | |
|---|---|---|---|---|
| | | Lower Limit | Median | Upper Limit |
| 1 Panhandle–North | 73 | $284 | $375 | $450 |
| 2 Panhandle–Central | 107 | 300 | 350 | 398 |
| 3 South Plains | 106 | 400 | 435 | 500 |
| 4 Permian–West | 127 | 322 | 350 | 400 |
| 5 Canadian Breaks | NA | 155 | 180 | 229 |
| 6 Rolling Plains–North | 118 | 200 | 217 | 250 |
| 7 Rolling Plains–Central | 186 | 330 | 350 | 381 |
| 8 Trans-Pecos | NA | 54 | 60 | 77 |
| 9 Edwards Plateau–West | 120 | 212 | 270 | 300 |
| 10 Edwards Plateau–South | 161 | 449 | 513 | 577 |
| 11 Rio Grande Plains | 56 | 319 | 335 | 372 |
| 12 North Central Plains | 196 | 360 | 381 | 401 |
| 13 Crosstimbers | 104 | 400 | 428 | 574 |
| 14 Hill Country–North | 167 | 452 | 500 | 550 |
| 15 Hill Country–West | 51 | 481 | 565 | 682 |
| 16 Highland Lakes | 99 | 695 | 800 | 850 |
| 17 Hill Country–South | NA | 810 | 1,077 | 1,465 |
| 18 San Antonio | 138 | 689 | 762 | 943 |
| 19 Coastal Prairie–North | 222 | 807 | 909 | 996 |
| 20 Coastal Prairie–South | 154 | 629 | 683 | 700 |
| 21 Coastal Prairie–Middle | 131 | 650 | 700 | 775 |
| 22 Texoma | 199 | 650 | 704 | 750 |
| 23 Fort Worth Prairie | 106 | 833 | 959 | 1,144 |
| 24 Dallas Prairie | 137 | 807 | 907 | 1,033 |
| 25 Blacklands–North | 243 | 650 | 695 | 725 |
| 26 Blacklands–South | 183 | 801 | 892 | 992 |
| 27 Brazos | 251 | 1,000 | 1,069 | 1,170 |
| 28 Houston | 90 | 1,097 | 1,302 | 1,695 |
| 29 Northeast | 219 | 590 | 630 | 687 |
| 30 Piney Woods–North | 153 | 780 | 800 | 908 |
| 31 Piney Woods–South | 32 | 621 | 748 | 926 |
| 32 Lower Rio Grande Valley | 84 | 950 | 1,091 | 1,250 |
| 33 El Paso | NA | 2,400 | 3,950 | 5,500 |
| State | 4,087 | $620 | $645 | $650 |

NA indicates fewer than 30 sales reported.

**Source: Real Estate Center at Texas A&M University**

**Table 6. Limits of the 95 Percent Confidence Interval on Price per Acre as a Percentage of 1992 Median Price**

| Land Market Area | Percentage Change, 1991-92 | | |
|---|---|---|---|
| | Lower Limit | Median | Upper Limit |
| 1 Panhandle–North | -7 | 23 | 48 |
| 2 Panhandle–Central | -12 | 3 | 17 |
| 3 South Plains | -11 | -4 | 11 |
| 4 Permian–West | -12 | -4 | 10 |
| 5 Canadian Breaks | -18 | -5 | 21 |
| 6 Rolling Plains–North | -2 | 6 | 23 |
| 7 Rolling Plains–Central | -18 | -13 | -5 |
| 8 Trans-Pecos | 8 | 20 | 54 |
| 9 Edwards Plateau–West | -6 | 20 | 33 |
| 10 Edwards Plateau–South | -14 | -2 | 10 |
| 11 Rio Grande Plains | -20 | -16 | -7 |
| 12 North Central Plains | -8 | -3 | 3 |
| 13 Crosstimbers | 1 | 8 | 44 |
| 14 Hill Country–North | 0 | 11 | 22 |
| 15 Hill Country–West | 7 | 26 | 52 |
| 16 Highland Lakes | -18 | -5 | 0 |
| 17 Hill Country–South | -10 | 20 | 63 |
| 18 San Antonio | -8 | 2 | 26 |
| 19 Coastal Prairie–North | -19 | -9 | 0 |
| 20 Coastal Prairie–South | -4 | 5 | 7 |
| 21 Coastal Prairie–Middle | -16 | -10 | 0 |
| 22 Texoma | -2 | 6 | 13 |
| 23 Fort Worth Prairie | -12 | 1 | 21 |
| 24 Dallas Prairie | -17 | -7 | 6 |
| 25 Blacklands–North | 0 | 7 | 12 |
| 26 Blacklands–South | -18 | -8 | 2 |
| 27 Brazos | -12 | -6 | 3 |
| 28 Houston | -29 | -16 | 10 |
| 29 Northeast | -6 | 0 | 9 |
| 30 Piney Woods–North | -3 | 0 | 14 |
| 31 Piney Woods–South | -31 | -17 | 3 |
| 32 Lower Rio Grande Valley | -21 | -9 | 4 |
| 33 El Paso | -5 | 56 | 117 |
| State | 3 | 8 | 8 |

Source: Real Estate Center at Texas A&M University

## Table 7. Tract Size Changes in Texas Rural Land Sold, 1991-92

| Land Market Area | Median Size (acres) | | Shifts in Size: Change, 1991-92 | | |
|---|---|---|---|---|---|
| | 1991 | 1992 | acres | % | Test |
| 1 Panhandle–North | 635 | 480 | -155 | -24 | |
| 2 Panhandle–Central | 290 | 320 | 30 | 10 | |
| 3 South Plains | 175 | 165 | -10 | -6 | |
| 4 Permian–West | 177 | 177 | 0 | 0 | |
| 5 Canadian Breaks | 640 | 647 | 7 | 1 | |
| 6 Rolling Plains–North | 284 | 184 | -100 | -35 | |
| 7 Rolling Plains–Central | 157 | 191 | 34 | 22 | ** |
| 8 Trans-Pecos | 5,025 | 7,656 | 2,631 | 52 | |
| 9 Edwards Plateau–West | 640 | 741 | 101 | 16 | |
| 10 Edwards Plateau–South | 199 | 244 | 45 | 23 | |
| 11 Rio Grande Plains | 516 | 703 | 187 | 36 | |
| 12 North Central Plains | 173 | 168 | -5 | -3 | |
| 13 Crosstimbers | 165 | 165 | 0 | 0 | |
| 14 Hill Country–North | 217 | 197 | -20 | -9 | |
| 15 Hill Country–West | 300 | 216 | -84 | -28 | |
| 16 Highland Lakes | 178 | 194 | 16 | 9 | |
| 17 Hill Country–South | 266 | 273 | 7 | 3 | |
| 18 San Antonio | 99 | 100 | 1 | 1 | |
| 19 Coastal Prairie–North | 79 | 82 | 3 | 4 | |
| 20 Coastal Prairie–South | 129 | 147 | 18 | 14 | |
| 21 Coastal Prairie–Middle | 100 | 118 | 18 | 18 | |
| 22 Texoma | 77 | 97 | 20 | 26 | * |
| 23 Fort Worth Prairie | 86 | 76 | -10 | -12 | |
| 24 Dallas Prairie | 77 | 76 | -1 | -1 | |
| 25 Blacklands–North | 107 | 109 | 2 | 2 | |
| 26 Blacklands–South | 75 | 98 | 23 | 31 | * |
| 27 Brazos | 80 | 86 | 6 | 8 | |
| 28 Houston | 65 | 59 | -6 | -9 | * |
| 29 Northeast | 70 | 73 | 3 | 4 | |
| 30 Piney Woods–North | 95 | 98 | 3 | 3 | |
| 31 Piney Woods–South | 82 | 99 | 17 | 21 | |
| 32 Lower Rio Grande Valley | 55 | 46 | -9 | -16 | |
| 33 El Paso | 79 | 178 | 99 | 125 | |
| State | 138 | 145 | 7 | 5 | |

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

*Indicates significance at the 95 percent level.

**Indicates significance at the 99 percent level.

All others showed no statistically verifiable trend.

**Source: Real Estate Center at Texas A&M University**

**Table 8. Acreage Distribution of Texas Rural Land Sales, 1992**

| Land Market Area | Number of Sales | Acres | | |
|---|---|---|---|---|
| | | Lower Quartile | Median | Upper Quartile** |
| 1 Panhandle–North | 73 | 320 | 480 | 670 |
| 2 Panhandle–Central | 107 | 160 | 320 | 636 |
| 3 South Plains | 106 | 136 | 165 | 320 |
| 4 Permian–West | 127 | 160 | 177 | 320 |
| 5 Canadian Breaks | NA | 320 | 647 | 1,859 |
| 6 Rolling Plains–North | 118 | 153 | 184 | 472 |
| 7 Rolling Plains–Central | 186 | 120 | 191 | 335 |
| 8 Trans-Pecos | NA | 3,803 | 7,656 | 11,041 |
| 9 Edwards Plateau–West | 120 | 298 | 741 | 2389 |
| 10 Edwards Plateau–South | 161 | 98 | 244 | 804 |
| 11 Rio Grande Plains | 56 | 326 | 703 | 1741 |
| 12 North Central Plains | 196 | 99 | 168 | 316 |
| 13 Crosstimbers | 104 | 109 | 165 | 329 |
| 14 Hill Country–North | 167 | 135 | 197 | 360 |
| 15 Hill Country–West | 51 | 102 | 216 | 591 |
| 16 Highland Lakes | 99 | 109 | 194 | 356 |
| 17 Hill Country–South | NA | 168 | 273 | 721 |
| 18 San Antonio | 138 | 59 | 100 | 197 |
| 19 Coastal Prairie–North | 222 | 51 | 82 | 147 |
| 20 Coastal Prairie–South | 154 | 81 | 147 | 305 |
| 21 Coastal Prairie–Middle | 131 | 60 | 118 | 230 |
| 22 Texoma | 199 | 51 | 97 | 200 |
| 23 Fort Worth Prairie | 106 | 45 | 76 | 152 |
| 24 Dallas Prairie | 137 | 47 | 76 | 127 |
| 25 Blacklands–North | 243 | 65 | 109 | 202 |
| 26 Blacklands–South | 183 | 60 | 98 | 174 |
| 27 Brazos | 251 | 48 | 86 | 171 |
| 28 Houston | 90 | 32 | 59 | 105 |
| 29 Northeast | 219 | 47 | 73 | 136 |
| 30 Piney Woods–North | 153 | 56 | 98 | 148 |
| 31 Piney Woods–South | 32 | 64 | 99 | 144 |
| 32 Lower Rio Grande Valley | 84 | 24 | 46 | 149 |
| 33 El Paso | NA | 146 | 178 | 210 |
| State | 4,087 | 72 | 145 | 316 |

*25 percent of the sales had prices equal to or less than this price.
**75 percent of the sales hadprices equal to or less than this price.
NA indicates fewer than 30 sales reported.
**Source: Real Estate Center at Texas A&M University**

## Table 9. Confidence Intervals of 95 Percent for Tract Size of Texas Rural Land, 1992

| Land Market Area | Number of Sales | Acres | | |
|---|---|---|---|---|
| | | Lower Limit | Median | Upper Limit |
| 1 Panhandle–North | 73 | 320 | 480 | 611 |
| 2 Panhandle–Central | 107 | 313 | 320 | 340 |
| 3 South Plains | 106 | 160 | 165 | 200 |
| 4 Permian–West | 127 | 160 | 177 | 256 |
| 5 Canadian Breaks | NA | 459 | 647 | 1,332 |
| 6 Rolling Plains–North | 118 | 162 | 184 | 250 |
| 7 Rolling Plains–Central | 186 | 162 | 191 | 240 |
| 8 Trans-Pecos | NA | 3,803 | 7,656 | 9,968 |
| 9 Edwards Plateau–West | 120 | 545 | 741 | 1,065 |
| 10 Edwards Plateau–South | 161 | 187 | 244 | 362 |
| 11 Rio Grande Plains | 56 | 390 | 703 | 988 |
| 12 North Central Plains | 196 | 160 | 168 | 196 |
| 13 Crosstimbers | 104 | 149 | 165 | 178 |
| 14 Hill Country–North | 167 | 164 | 197 | 232 |
| 15 Hill Country–West | 51 | 137 | 216 | 300 |
| 16 Highland Lakes | 99 | 148 | 194 | 253 |
| 17 Hill Country–South | NA | 168 | 273 | 700 |
| 18 San Antonio | 138 | 84 | 100 | 122 |
| 19 Coastal Prairie–North | 222 | 74 | 82 | 95 |
| 20 Coastal Prairie–South | 154 | 119 | 147 | 174 |
| 21 Coastal Prairie–Middle | 131 | 89 | 118 | 139 |
| 22 Texoma | 199 | 79 | 97 | 113 |
| 23 Fort Worth Prairie | 106 | 64 | 76 | 88 |
| 24 Dallas Prairie | 137 | 59 | 76 | 94 |
| 25 Blacklands–North | 243 | 100 | 109 | 123 |
| 26 Blacklands–South | 183 | 85 | 98 | 106 |
| 27 Brazos | 251 | 75 | 86 | 103 |
| 28 Houston | 90 | 43 | 59 | 66 |
| 29 Northeast | 219 | 62 | 73 | 78 |
| 30 Piney Woods–North | 153 | 83 | 98 | 106 |
| 31 Piney Woods–South | 32 | 65 | 99 | 116 |
| 32 Lower Rio Grande Valley | 84 | 30 | 46 | 80 |
| 33 El Paso | NA | 146 | 178 | 210 |
| State | 4,087 | 136 | 145 | 150 |

NA indicates fewer than 30 sales reported.

**Source: Real Estate Center at Texas A&M University**

194-450-1016

# Appendix A
# Inventory of Texas Rural Land and Estimated School Property Taxes

The following tables contain an inventory of all land in Texas that could qualify for open-space taxation in 1991. This land must be agricultural in character by legal definition. The information is reported each year to the Property Tax Division of the Office of the Comptroller for every school district in Texas. Thus, the listing contains the most exhaustive catalog of Texas rural land that is currently available. Examination of the inventory indicates that the **South Plains (LMA 3)**, where irrigated and nonirrigated cropland compose 65 percent of total acreage, has the highest concentration of cropland in Texas. The **Trans-Pecos (LMA 8)** contains the highest concentration of rangeland with 99 percent native pasture.

In addition to the inventory, school tax rolls also report school property taxes per acre. Taxes are reported for both open-space taxation based on productivity valuation and market value taxation. School taxes equal approximately half of all property taxes statewide. School district reports indicate estimated net income per acre and the appraisal district's estimated or assessed market value per acre for each type of land.

Analysis of those reports indicate that, at $8.12 per acre, **El Paso (LMA 33)** has the highest tax on irrigated cropland in Texas. However, El Paso also has the highest valued farmland at $6,116 per acre, and school taxes amount to 10 percent of estimated net income. At the opposite extreme, the **Hill Country–West (LMA 15)** has the lowest property tax on irrigated cropland at $0.80 per acre. These taxes amount to approximately 9 percent of net income.

The highest rangeland school tax is collected in the **Piney Woods–South (LMA 31)**, amounting to approximately 10.13 percent of net income. The **Trans-Pecos (LMA 8)** region reports the lowest median school property tax on rangeland at $0.07 per acre. The Trans-Pecos rangeland tax is approximately 8 percent of estimated net income.

**The reported median taxes are provided for general guidance regarding expected school tax burdens for properties in Texas. They do not represent the actual burden for any particular farm or ranch. Individual property tax amounts depend on the value of the specific property in question and the tax rate for taxing agencies in the area.**

| Panhandle–North Land Market Area 1 | Area | | | School Property Taxes | | | |
|---|---|---|---|---|---|---|---|
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 0 | 0 | | | | | |
| Improved pasture | 209 | 0 | 0 | 1.23 | 9.73 | 13.81 | 877 |
| Irrigated cropland | 551,973 | 862 | 12 | 2.29 | 4.82 | 25.63 | 412 |
| Native pasture | 2,429,603 | 3,796 | 54 | 0.39 | 1.03 | 4.35 | 91 |
| Nonirrigated cropland | 1,558,143 | 2,435 | 34 | 1.11 | 2.48 | 12.52 | 214 |
| Orchard | 0 | 0 | | | | | |
| Timber | 0 | 0 | | | | | |
| Other | 1,034 | 2 | 0 | 5.41 | 0.02 | 59.08 | 2 |
| Total | 4,540,962 | 7,095 | 100 | | | | |

| Panhandle–Central Land Market Area 2 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Area | | | School Property Taxes | | | |
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 7,644 | 12 | 0 | 0.24 | 0.49 | 2.49 | 40 |
| Improved pasture | 27,628 | 43 | 1 | 0.40 | 1.10 | 5.03 | 111 |
| Irrigated cropland | 746,520 | 1,166 | 15 | 2.70 | 5.39 | 33.97 | 514 |
| Native pasture | 2,135,477 | 3,337 | 43 | 0.40 | 1.13 | 4.90 | 103 |
| Nonirrigated cropland | 2,092,226 | 3,269 | 42 | 1.33 | 2.42 | 16.02 | 237 |
| Orchard | 0 | | 0 | | | | |
| Timber | 0 | | 0 | | | | |
| Other | 0 | | 0 | | | | |
| Total | 5,009,495 | 7,827 | 100 | | | | |

| South Plains Land Market Area 3 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Area | | | School Property Taxes | | | |
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 168,461 | 263 | 4 | 0.35 | 0.64 | 4.25 | 56 |
| Improved pasture | 23,757 | 37 | 1 | 0.41 | 2.36 | 4.36 | 232 |
| Irrigated cropland | 799,754 | 1,250 | 17 | 3.61 | 6.53 | 40.68 | 612 |
| Native pasture | 1,442,754 | 2,254 | 31 | 0.33 | 1.03 | 3.84 | 92 |
| Nonirrigated cropland | 2,290,042 | 3,578 | 48 | 1.77 | 3.59 | 20.48 | 322 |
| Orchard | 0 | 0 | | | | | |
| Timber | 0 | 0 | | | | | |
| Other | 202 | 0 | 0 | 1.25 | 0.01 | 14.52 | 1 |
| Total | 4,724,970 | 7,383 | 100 | | | | |

| Permian–West Land Market Area 4 | Area | | | School Property Taxes | | | |
|---|---|---|---|---|---|---|---|
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 155,884 | 244 | 2 | 0.07 | 0.14 | 0.64 | 11 |
| Improved pasture | 67,338 | 105 | 1 | 0.57 | 1.63 | 5.64 | 143 |
| Irrigated cropland | 1,088,475 | 1,701 | 17 | 2.79 | 5.42 | 30.01 | 472 |
| Native pasture | 2,686,938 | 4,198 | 42 | 0.28 | 0.91 | 2.78 | 87 |
| Nonirrigated cropland | 2,374,386 | 3,710 | 37 | 1.38 | 3.02 | 14.61 | 270 |
| Orchard | 1,644 | 3 | 0 | 3.11 | 10.13 | 31.64 | 744 |
| Timber | 0 | 0 | | | | | |
| Other | 4,403 | 7 | 0 | 2.03 | 0.16 | 21.66 | 15 |
| Total | 6,379,068 | 10 | 100 | | | | |

| Canadian Breaks Land Market Area 5 | Area | | | School Property Taxes | | | |
|---|---|---|---|---|---|---|---|
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 9,946 | 31 | 1 | 0.06 | 0.93 | 0.62 | 75 |
| Improved pasture | 0 | | 0 | | | | |
| Irrigated cropland | 52,475 | 82 | 2 | 1.88 | 4.48 | 18.03 | 365 |
| Native pasture | 2,651,144 | 4,142 | 81 | 0.35 | 1.61 | 3.55 | 130 |
| Nonirrigated cropland | 532,506 | 832 | 16 | 1.11 | 2.59 | 10.62 | 222 |
| Orchard | 0 | 0 | | | | | |
| Timber | 0 | 0 | | | | | |
| Other | 6,070 | 9 | 0 | 0.97 | 0.01 | 9.28 | 1 |
| Total | 3,262,141 | 5,097 | 100 | | | | |

| Rolling Plains–North Land Market Area 6 | Area | | | School Property Taxes | | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
|---|---|---|---|---|---|---|---|
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | | |
| Barren land | 113,545 | 177 | 2 | 0.06 | 0.43 | 0.62 | 47 |
| Improved pasture | 76,330 | 119 | 1 | 0.44 | 1.68 | 4.39 | 153 |
| Irrigated cropland | 63,570 | 99 | 1 | 1.66 | 3.30 | 20.79 | 305 |
| Native pasture | 4,530,546 | 7,079 | 73 | 0.27 | 0.92 | 3.28 | 93 |
| Nonirrigated cropland | 1,390,980 | 2,173 | 22 | 0.92 | 2.10 | 11.29 | 203 |
| Orchard | 128 | 0 | 0 | 0.54 | 2.00 | 6.22 | 190 |
| Timber | 0 | 0 | | | | | |
| Other | 25,090 | 39 | 0 | 1.13 | 0.00 | 15.00 | 0 |
| Total | 6,200,189 | 9,688 | 100 | | | | |

| Rolling Plains–Central Land Market Area 7 | Area | | | School Property Taxes | | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
|---|---|---|---|---|---|---|---|
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | | |
| Barren land | 165,373 | 258 | 4 | 0.02 | 0.32 | 0.16 | 26 |
| Improved pasture | 145,185 | 227 | 4 | 1.01 | 3.81 | 10.42 | 317 |
| Irrigated cropland | 5,433 | 8 | 0 | 1.51 | 3.59 | 16.61 | 332 |
| Native pasture | 2,121,371 | 3,315 | 53 | 0.40 | 2.13 | 3.95 | 165 |
| Nonirrigated cropland | 1,583,098 | 2,474 | 39 | 1.50 | 5.11 | 14.36 | 412 |
| Orchard | 335 | 1 | 0 | 1.38 | 6.51 | 13.90 | 532 |
| Timber | 0 | 0 | | | | | |
| Other | 9,355 | 15 | 0 | 1.31 | 0.06 | 13.77 | 5 |
| Total | 4,030,150 | 6,297 | 100 | | | | |

| Trans-Pecos Land Market Area 8 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Area | | | School Property Taxes | | | |
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 2,674 | 4 | 0 | 0.01 | 0.12 | 0.15 | 10 |
| Improved pasture | 12,501 | 20 | 0 | 0.30 | 0.85 | 3.49 | 80 |
| Irrigated cropland | 155,522 | 243 | 1 | 1.37 | 2.83 | 16.28 | 229 |
| Native pasture | 16,093,035 | 25,145 | 99 | 0.07 | 0.57 | 0.86 | 49 |
| Nonirrigated cropland | 0 | 0 | | | | | |
| Orchard | 1,961 | 3 | 0 | 1.87 | 3.09 | 21.82 | 250 |
| Timber | 0 | 0 | | | | | |
| Other | 0 | 0 | | | | | |
| Total | 16,265,693 | 25,415 | 100 | | | | |

| Edwards Plateau–West Land Market Area 9 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Area | | | School Property Taxes | | | |
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 119,939 | 187 | 1 | 0.02 | 0.47 | 0.30 | 47 |
| Improved pasture | 25,855 | 40 | 0 | 0.44 | 3.29 | 6.00 | 364 |
| Irrigated cropland | 130,368 | 204 | 1 | 2.05 | 7.38 | 28.47 | 740 |
| Native pasture | 11,513,189 | 17,989 | 94 | 0.26 | 2.06 | 3.27 | 200 |
| Nonirrigated cropland | 479,302 | 749 | 4 | 0.90 | 4.56 | 9.63 | 413 |
| Orchard | 595 | 1 | 0 | 0.93 | 4.37 | 9.16 | 398 |
| Timber | 0 | 0 | | | | | |
| Other | 8,501 | 13 | 0 | 0.24 | 0.00 | 2.95 | 0 |
| Total | 12,277,749 | 19,184 | 100 | | | | |

| Edwards Plateau–South Land Market Area 10 | Area | | | School Property Taxes | | | |
|---|---|---|---|---|---|---|---|
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 290,674 | 454 | 7 | 0.34 | 5.73 | 3.93 | 508 |
| Improved pasture | 194,807 | 304 | 5 | 0.75 | 6.95 | 8.96 | 615 |
| Irrigated cropland | 203,868 | 319 | 5 | 2.98 | 10.08 | 32.81 | 814 |
| Native pasture | 3,078,183 | 4,810 | 75 | 0.52 | 5.18 | 5.92 | 448 |
| Nonirrigated cropland | 319,629 | 499 | 8 | 1.29 | 7.30 | 15.27 | 651 |
| Orchard | 11,141 | 17 | 0 | 4.06 | 14.52 | 46.11 | 1,269 |
| Timber | 0 | 0 | | | | | |
| Other | 0 | 0 | | | | | |
| Total | 4,098,302 | 6,404 | 100 | | | | |

| Rio Grande Plains Land Market Area 11 | Area | | | School Property Taxes | | | |
|---|---|---|---|---|---|---|---|
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 48,159 | 75 | 1 | 0.19 | 1.68 | 1.62 | 123 |
| Improved pasture | 380,725 | 595 | 4 | 0.81 | 6.00 | 6.72 | 403 |
| Irrigated cropland | 41,566 | 65 | 0 | 3.05 | 10.00 | 28.34 | 1,000 |
| Native pasture | 8,275,381 | 12,930 | 90 | 0.59 | 4.80 | 4.98 | 320 |
| Nonirrigated cropland | 226,549 | 354 | 2 | 1.74 | 6.00 | 13.45 | 470 |
| Orchard | 1,111 | 2 | 0 | 3.03 | 10.15 | 28.15 | 758 |
| Timber | 0 | 0 | | | | | |
| Other | 268,632 | 420 | 3 | 0.72 | 3.34 | 6.97 | 305 |
| Total | 9,242,123 | 14,441 | 100 | | | | |

| North Central Plains<br>Land Market Area 12 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Area | | | School Property Taxes | | | |
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 57,965 | 91 | 1 | 0.11 | 1.43 | 1.33 | 150 |
| Improved pasture | 192,218 | 300 | 3 | 0.68 | 3.75 | 7.86 | 332 |
| Irrigated cropland | 61,710 | 96 | 1 | 1.96 | 5.49 | 23.66 | 437 |
| Native pasture | 5,059,809 | 7,906 | 70 | 0.40 | 2.85 | 4.11 | 252 |
| Nonirrigated cropland | 1,861,087 | 2,908 | 26 | 1.49 | 4.66 | 16.51 | 405 |
| Orchard | 1,959 | 3 | 0 | 3.09 | 7.98 | 35.7 | 754 |
| Timber | 0 | 0 | | | | | |
| Other | 6,094 | 10 | 0 | 0.28 | 0.04 | 3.45 | 3 |
| Total | 7,240,842 | 11,314 | 100 | | | | |

| Crosstimbers<br>Land Market Area 13 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Area | | | School Property Taxes | | | |
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 179 | 0 | 0 | 0.23 | 0.27 | 2.49 | 20 |
| Improved pasture | 225,982 | 353 | 6 | 0.77 | 5.79 | 7.72 | 473 |
| Irrigated cropland | 29,471 | 46 | 1 | 3.25 | 8.32 | 40.01 | 750 |
| Native pasture | 2,755,254 | 4,305 | 75 | 0.54 | 4.73 | 5.98 | 411 |
| Nonirrigated cropland | 620,256 | 969 | 17 | 1.02 | 6.29 | 10.53 | 504 |
| Orchard | 11,127 | 17 | 0 | 2.17 | 6.85 | 23.82 | 571 |
| Timber | 0 | 0 | | . | . | | |
| Other | 20,408 | 32 | 1 | 1.77 | 0.11 | 19.62 | 10 |
| Total | 3,662,677 | 5,723 | 100 | | | | |

| Hill Country–North Land Market Area 14 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Area | | | School Property Taxes | | | |
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 226 | 0 | 0 | 0.25 | 3.68 | 3.20 | 380 |
| Improved pasture | 128,120 | 200 | 4 | 0.92 | 5.28 | 9.96 | 498 |
| Irrigated cropland | 7,511 | 12 | 0 | 2.23 | 8.79 | 23.48 | 742 |
| Native pasture | 2,367,338 | 3,699 | 83 | 0.58 | 4.65 | 7.15 | 442 |
| Nonirrigated cropland | 352,334 | 551 | 12 | 1.10 | 5.24 | 13.32 | 477 |
| Orchard | 8,845 | 14 | 0 | 3.40 | 11.61 | 37.70 | 1,147 |
| Timber | 0 | 0 | | | | | |
| Other | 0 | 0 | | | | | |
| Total | 2,864,374 | 4,476 | 100 | | | | |

| Hill Country–West Land Market Area 15 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Area | | | School Property Taxes | | | |
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 0 | 0 | | | | | |
| Improved pasture | 98,596 | 154 | 7 | 0.60 | 6.34 | 6.72 | 553 |
| Irrigated cropland | 1,498 | 2 | 0 | 0.80 | 8.07 | 8.72 | 704 |
| Native pasture | 1,337,199 | 2,089 | 91 | 0.34 | 3.51 | 4.53 | 378 |
| Nonirrigated cropland | 16,408 | 26 | 1 | 0.60 | 7.56 | 6.70 | 682 |
| Orchard | 1,014 | 2 | 0 | 3.33 | 23.08 | 37.16 | 2,043 |
| Timber | 0 | 0 | | | | | |
| Other | 20,080 | 31 | 1 | 0.57 | 0.84 | 7.57 | 91 |
| Total | 1,474,795 | 2,304 | 100 | | | | |

| Highland Lakes Land Market Area 16 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Area | | | School Property Taxes | | | |
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 83,161 | 130 | 3 | 0.31 | 8.47 | 3.19 | 664 |
| Improved pasture | 111,424 | 174 | 5 | 1.03 | 10.10 | 9.96 | 839 |
| Irrigated cropland | 7,862 | 12 | 0 | 1.56 | 9.36 | 15.23 | 817 |
| Native pasture | 1,837,927 | 2,872 | 75 | 0.70 | 8.04 | 6.95 | 701 |
| Nonirrigated cropland | 62,475 | 98 | 3 | 1.05 | 9.43 | 9.80 | 772 |
| Orchard | 2,829 | 4 | 0 | 3.55 | 27.95 | 38.47 | 2,124 |
| Timber | 0 | 0 | | | | | |
| Other | 342,013 | 534 | 14 | 0.67 | 0.99 | 6.99 | 86 |
| Total | 2,447,691 | 3,825 | 100 | | | | |

| Hill Country–South Land Market Area 17 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Area | | | School Property Taxes | | | |
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 4,054 | 6 | 0 | 0.07 | 3.73 | 0.68 | 303 |
| Improved pasture | 43,965 | 69 | 3 | 0.75 | 12.31 | 8.19 | 1,043 |
| Irrigated cropland | 498 | 1 | 0 | 1.05 | 23.78 | 10.01 | 2,017 |
| Native pasture | 1,526,425 | 2,385 | 90 | 0.54 | 9.66 | 5.41 | 871 |
| Nonirrigated cropland | 41,816 | 65 | 2 | 0.98 | 13.01 | 11.67 | 1,095 |
| Orchard | 1,480 | 2 | 0 | 2.99 | 27.08 | 28.71 | 2,290 |
| Timber | 0 | 0 | | | | | |
| Other | 80,855 | 126 | 5 | 0.63 | 0.33 | 6.05 | 26 |
| Total | 1,699,093 | 2,655 | 100 | | | | |

| San Antonio<br>Land Market Area 18 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Area | | | School Property Taxes | | | |
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 13,543 | 21 | 1 | 0.15 | 6.20 | 1.39 | 640 |
| Improved pasture | 655,424 | 1,024 | 26 | 1.05 | 18.99 | 10.57 | 1,358 |
| Irrigated cropland | 51,031 | 80 | 2 | 3.79 | 8.87 | 39.99 | 730 |
| Native pasture | 1,359,309 | 2,124 | 53 | 0.61 | 17.26 | 6.24 | 1,294 |
| Nonirrigated cropland | 459,254 | 718 | 18 | 1.82 | 23.17 | 15.98 | 1,699 |
| Orchard | 7,443 | 12 | 0 | 4.94 | 52.44 | 47.60 | 3,364 |
| Timber | 0 | 0 | | | | | |
| Other | 20,007 | 31 | 1 | 1.43 | 5.05 | 13.47 | 398 |
| Total | 2,566,011 | 4,009 | 100 | | | | |

| Coastal Prairie–North<br>Land Market Area 19 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Area | | | School Property Taxes | | | |
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 50,891 | 80 | 2 | 0.25 | 7.84 | 2.63 | 685 |
| Improved pasture | 746,703 | 1,167 | 25 | 1.09 | 9.23 | 11.22 | 930 |
| Irrigated cropland | 150,125 | 235 | 5 | 2.46 | 9.06 | 27.04 | 768 |
| Native pasture | 1,830,180 | 2,860 | 62 | 0.75 | 8.33 | 8.54 | 820 |
| Nonirrigated cropland | 179,453 | 280 | 6 | 1.50 | 10.99 | 17.88 | 1,015 |
| Orchard | 1,739 | 3 | 0 | 1.66 | 14.58 | 19.57 | 1,428 |
| Timber | 3,541 | 6 | 0 | 3.15 | 37.35 | | |
| Other | 0 | 0 | | | | | |
| Total | 2,962,632 | 4,629 | 100 | | | | |

| Coastal Prairie–South<br>Land Market Area 20 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Area | | | School Property Taxes | | | |
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 160,068 | 250 | 4 | 0.32 | 3.14 | 3.73 | 278 |
| Improved pasture | 507,425 | 793 | 12 | 1.19 | 8.99 | 11.21 | 804 |
| Irrigated cropland | 1,385 | 2 | 0 | 3.99 | 61.27 | 39.71 | 4,900 |
| Native pasture | 1,924,458 | 3,007 | 47 | 0.61 | 7.22 | 6.07 | 629 |
| Nonirrigated cropland | 1,152,735 | 1,801 | 28 | 3.27 | 10.46 | 32.39 | 857 |
| Orchard | 163 | 0 | 0 | 2.95 | 12.37 | 31.12 | 982 |
| Timber | 0 | 0 | | | | | |
| Other | 389,966 | 609 | 9 | 3.30 | 8.07 | 31.86 | 678 |
| Total | 4,136,200 | 6,463 | 100 | | | | |

| Coastal Prairie–Middle<br>Land Market Area 21 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Area | | | School Property Taxes | | | |
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 144,554 | 226 | 6 | 0.22 | 4.67 | 2.60 | 434 |
| Improved pasture | 65,061 | 102 | 3 | 1.11 | 8.83 | 12.45 | 793 |
| Irrigated cropland | 355,587 | 556 | 14 | 2.57 | 8.23 | 29.13 | 706 |
| Native pasture | 1,356,800 | 2,120 | 54 | 0.74 | 7.31 | 8.09 | 656 |
| Nonirrigated cropland | 587,519 | 918 | 23 | 2.56 | 8.68 | 27.98 | 743 |
| Orchard | 1,452 | 2 | 0 | 2.44 | 11.78 | 27.93 | 1,013 |
| Timber | 0 | 0 | | | | | |
| Other | 15,413 | 24 | 1 | 4.41 | 0.11 | 48.97 | 11 |
| Total | 2,526,386 | 3,947 | 100 | | | | |

| Texoma Land Market Area 22 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Area | | | School Property Taxes | | | |
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 17,464 | 27 | 1 | 0.26 | 6.31 | 2.55 | 527 |
| Improved pasture | 230,762 | 361 | 12 | 1.09 | 9.78 | 11.83 | 813 |
| Irrigated cropland | 4,249 | 7 | 0 | 2.60 | 15.44 | 29.13 | 1,233 |
| Native pasture | 1,236,072 | 1,931 | 62 | 0.80 | 8.58 | 8.19 | 768 |
| Nonirrigated cropland | 438,710 | 685 | 22 | 1.87 | 9.52 | 18.67 | 765 |
| Orchard | 2,242 | 4 | 0 | 2.10 | 16.24 | 19.70 | 1,206 |
| Timber | 0 | 0 | | | | | |
| Other | 58,691 | 92 | 3 | 0.72 | 0.80 | 8.10 | 70 |
| Total | 1,988,190 | 3,107 | 100 | | | | |

| Fort Worth Prairie Land Market Area 23 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Area | | | School Property Taxes | | | |
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 64,078 | 100 | 3 | 0.47 | 6.25 | 4.24 | 499 |
| Improved pasture | 358,707 | 560 | 16 | 1.26 | 9.87 | 10.58 | 775 |
| Irrigated cropland | 4,003 | 6 | 0 | 2.68 | 9.59 | 28.01 | 887 |
| Native pasture | 1,627,780 | 2,543 | 70 | 0.79 | 8.25 | 7.47 | 647 |
| Nonirrigated cropland | 249,483 | 390 | 11 | 1.67 | 9.61 | 17.40 | 765 |
| Orchard | 6,720 | 11 | 0 | 2.93 | 15.78 | 30.79 | 1,150 |
| Timber | 0 | 0 | | | | | |
| Other | 421 | 1 | 0 | 3.21 | 0.02 | 31.04 | 2 |
| Total | 2,311,192 | 3,611 | 100 | | | | |

| Dallas Prairie<br>Land Market Area 24 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Area | | | School Property Taxes | | | |
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 32,134 | 50 | 1 | 0.49 | 12.29 | 4.46 | 895 |
| Improved pasture | 648,619 | 1,013 | 23 | 1.33 | 23.43 | 13.07 | 1,838 |
| Irrigated cropland | 808 | 1 | 0 | 1.37 | 11.58 | 15.13 | 1,004 |
| Native pasture | 1,354,611 | 2,117 | 48 | 0.91 | 20.11 | 8.09 | 1,508 |
| Nonirrigated cropland | 737,309 | 1,152 | 26 | 2.58 | 23.67 | 24.70 | 1,954 |
| Orchard | 5,824 | 9 | 0 | 4.35 | 20.30 | 39.97 | 1,597 |
| Timber | 8,333 | 13 | 0 | 1.80 | 18.32 | | |
| Other | 12,410 | 19 | 0 | 2.34 | 0.08 | 26.14 | 7 |
| Total | 2,800,048 | 4,375 | 100 | | | | |

| Blacklands–North<br>Land Market Area 25 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Area | | | School Property Taxes | | | |
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 29,031 | 45 | 1 | 0.33 | 5.07 | 3.57 | 474 |
| Improved pasture | 890,037 | 1,391 | 19 | 1.20 | 7.01 | 14.32 | 625 |
| Irrigated cropland | 4,132 | 6 | 0 | 2.70 | 10.39 | 28.64 | 998 |
| Native pasture | 2,531,344 | 3,955 | 54 | 0.78 | 6.18 | 8.77 | 566 |
| Nonirrigated cropland | 1,172,274 | 1,832 | 25 | 1.79 | 7.61 | 20.83 | 706 |
| Orchard | 1,681 | 3 | 0 | 2.67 | 12.14 | 28.64 | 1,000 |
| Timber | 217 | 0 | 0 | 3.27 | 37.33 | | |
| Other | 16,105 | 25 | 0 | 0.35 | 0.07 | 3.92 | 6 |
| Total | 4,644,821 | 7,258 | 100 | | | | |

| Blacklands–South Land Market Area 26 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Area | | | School Property Taxes | | | |
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 85,920 | 134 | 3 | 0.34 | 8.42 | 3.11 | 654 |
| Improved pasture | 614,063 | 959 | 22 | 1.02 | 15.98 | 10.85 | 1,123 |
| Irrigated cropland | 1,364 | 2 | 0 | 3.44 | 24.52 | 29.46 | 1,736 |
| Native pasture | 1,505,652 | 2,353 | 54 | 0.66 | 14.62 | 6.02 | 951 |
| Nonirrigated cropland | 510,342 | 797 | 18 | 2.33 | 16.44 | 22.86 | 1,140 |
| Orchard | 2,699 | 4 | 0 | 4.24 | 16.20 | 41.53 | 1,276 |
| Timber | 713 | 1 | 0 | 2.15 | 20.54 | | |
| Other | 66,822 | 104 | 2 | 7.01 | 0.55 | 52.04 | 36 |
| Total | 2,787,575 | 4,356 | 100 | | | | |

| Brazos Land Market Area 27 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Area | | | School Property Taxes | | | |
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 125,423 | 196 | 4 | 0.33 | 7.32 | 3.43 | 700 |
| Improved pasture | 682,977 | 1,067 | 24 | 0.94 | 11.03 | 10.35 | 991 |
| Irrigated cropland | 35,901 | 56 | 1 | 2.88 | 11.07 | 35.98 | 945 |
| Native pasture | 1,640,721 | 2,564 | 59 | 0.64 | 10.07 | 7.29 | 881 |
| Nonirrigated cropland | 78,412 | 123 | 3 | 1.94 | 11.05 | 21.65 | 996 |
| Orchard | 1,754 | 3 | 0 | 2.78 | 17.48 | 29.57 | 1,580 |
| Timber | 76,865 | 120 | 3 | 2.17 | 23.80 | | |
| Other | 159,542 | 249 | 6 | 0.47 | 4.52 | 5.11 | 306 |
| Total | 2,801,595 | 4,377 | 100 | | | | |

| Houston Land Market Area 28<br><br>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 | 47,990 | 75 | 1 | 0.60 | 16.77 | 5.36 | 1,326 |
| Improved pasture | 329,564 | 515 | 8 | 1.66 | 31.45 | 15.42 | 2,338 |
| Irrigated cropland | 513,672 | 803 | 13 | 2.88 | 17.32 | 27.20 | 1,287 |
| Native pasture | 1,909,082 | 2,983 | 48 | 1.00 | 20.16 | 8.72 | 1,511 |
| Nonirrigated cropland | 394,603 | 617 | 10 | 2.02 | 28.33 | 18.68 | 1,959 |
| Orchard | 8,207 | 13 | 0 | 5.27 | 31.03 | 43.66 | 2,276 |
| Timber | 787,939 | 1,231 | 20 | 2.90 | 11.16 | 27.43 | 879 |
| Other | 19,773 | 31 | 0 | 4.95 | 0.20 | 44.96 | 14 |
| Total | 4,010,830 | 6,267 | 100 | | | | |

| Northeast Land Market Area 29<br><br>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 | 32,639 | 51 | 1 | 0.15 | 0.94 | 1.74 | 83 |
| Improved pasture | 1,030,821 | 1,611 | 27 | 1.08 | 7.99 | 12.45 | 716 |
| Irrigated cropland | 4,376 | 7 | 0 | 3.12 | 3.64 | 37.35 | 350 |
| Native pasture | 1,388,295 | 2,169 | 36 | 0.79 | 7.38 | 9.00 | 645 |
| Nonirrigated cropland | 289,328 | 452 | 8 | 1.48 | 9.05 | 16.45 | 816 |
| Orchard | 2,288 | 4 | 0 | 2.41 | 13.21 | 28.22 | 1,299 |
| Timber | 1,005,865 | 1,572 | 26 | 1.36 | 3.83 | 14.40 | 376 |
| Other | 95,666 | 149 | 2 | 1.74 | 0.80 | 18.50 | 80 |
| Total | 3,849,278 | 6,014 | 100 | | | | |

| Piney Woods–North Land Market Area 30 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Area | | | School Property Taxes | | | |
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 63,895 | 100 | 1 | 0.87 | 5.63 | 8.72 | 527 |
| Improved pasture | 1,032,277 | 1,613 | 21 | 1.11 | 9.11 | 11.83 | 730 |
| Irrigated cropland | 0 | 0 | | | | | |
| Native pasture | 1,645,059 | 2,570 | 34 | 0.76 | 8.67 | 8.03 | 712 |
| Nonirrigated cropland | 64,002 | 100 | 1 | 1.11 | 10.02 | 11.21 | 790 |
| Orchard | 3,892 | 6 | 0 | 2.68 | 14.25 | 27.39 | 1,145 |
| Timber | 2,045,610 | 3,196 | 42 | 1.98 | 13.63 | 21.18 | 1,073 |
| Other | 15,719 | 25 | 0 | 0.29 | 0.21 | 3.73 | 18 |
| Total | 4,870,454 | 7,610 | 100 | | | | |

| Piney Woods–South Land Market Area 31 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Area | | | School Property Taxes | | | |
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 1,188 | 2 | 0 | 2.56 | 10.97 | 24.85 | 835 |
| Improved pasture | 142,000 | 222 | 4 | 1.54 | 11.10 | 17.43 | 961 |
| Irrigated cropland | 0 | 0 | | | | | |
| Native pasture | 387,032 | 605 | 12 | 1.02 | 10.07 | 11.20 | 891 |
| Nonirrigated cropland | 2,385 | 4 | 0 | 2.88 | 11.35 | 30.18 | 1,101 |
| Orchard | 25 | 0 | 0 | 3.29 | 12.23 | 47.68 | 1,422 |
| Timber | 2,658,527 | 4,154 | 82 | 2.33 | 9.46 | 25.85 | 717 |
| Other | 70,495 | 110 | 2 | 2.48 | 25.41 | 25.57 | 1,993 |
| Total | 3,261,652 | 5,096 | 100 | | | | |

| Lower Rio Grande Valley Land Market Area 32 | Area | | | School Property Taxes | | | |
|---|---|---|---|---|---|---|---|
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 9,505 | 15 | 1 | 0.26 | 2.95 | 2.49 | 246 |
| Improved pasture | 130,938 | 205 | 9 | 2.35 | 21.97 | 23.35 | 1,898 |
| Irrigated cropland | 458,547 | 716 | 30 | 5.70 | 25.78 | 60.60 | 2,029 |
| Native pasture | 473,942 | 741 | 31 | 0.80 | 12.08 | 7.60 | 980 |
| Nonirrigated cropland | 400,801 | 626 | 27 | 3.62 | 10.14 | 36.73 | 883 |
| Orchard | 34,092 | 53 | 2 | 6.56 | 36.01 | 67.89 | 2,881 |
| Timber | 0 | 0 | | | | | |
| Other | 3,318 | 5 | 0 | 0.60 | 1.56 | 5.54 | 117 |
| Total | 1,511,143 | 2,361 | 100 | | | | |

| El Paso Land Market Area 33 | Area | | | School Property Taxes | | | |
|---|---|---|---|---|---|---|---|
| Land Class | Acres | Square Miles | Percent of Total | Open Space ($/acre) | Market Value ($/acre) | Estimated Net Income ($/acre) | Assessed Market Value ($/acre) |
| Barren land | 0 | 0 | | | | | |
| Improved pasture | 0 | 0 | | | | | |
| Irrigated cropland | 42,694 | 67 | 38 | 8.12 | 82.16 | 80.92 | 6,116 |
| Native pasture | 63,402 | 99 | 57 | 0.13 | 5.75 | 1.25 | 458 |
| Nonirrigated cropland | 0 | 0 | | | | | |
| Orchard | 5,257 | 8 | 5 | 10.35 | 111.16 | 82.35 | 8,213 |
| Timber | 0 | 0 | | | | | |
| Other | 284 | 0 | 0 | 4.53 | 0.07 | 41.77 | 5 |
| Total | 111,637 | 174 | 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
- La Salle
- 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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