

# DRAFT

TABLE X. County-Level Summaries for Estimated GCW and BCV Habitat Losses Within the Plan Area Over 30 Years.

<i>GCW HABITAT LOSS</i>					
Plan Area County	Total Geographic Area	Available Habitat	Percent Habitat	New Development	Habitat Loss <sup>2</sup>
Bandera	510,319 ac	165,752 ac	32%	8,955 ac	2,428 ac
Bexar <sup>1</sup>	300,101 ac	59,018 ac	20%	85,260 ac	14,883 ac
Blanco	456,589 ac	46,530 ac	10%	1,395 ac	166 ac
Comal	367,673 ac	115,808 ac	31%	73,247 ac	23,163 ac
Kendall	424,289 ac	65,269 ac	15%	18,580 ac	3,413 ac
Kerr	708,840 ac	113,985 ac	16%	12,074 ac	1,565 ac
Medina	853,888 ac	92,308 ac	11%	41,642 ac	5,532 ac
Plan Area Total	3,621,699 ac	658,670 ac	18%	241,152 ac	51,150 ac
Permit Area Total (excludes Comal County)	3,254,026 ac	542,862 ac	17%	167,905 ac	27,987 ac
<i>BCV HABITAT LOSS</i>					
Plan Area County	Total Geographic Area	Available Habitat	Percent Habitat	New Development	Habitat Loss <sup>2</sup>
Bandera	510,319 ac	7,599 ac	1%	8,955 ac	133 ac
Bexar <sup>1</sup>	300,101 ac	47,854 ac	6%	85,260 ac	5,074 ac
Blanco	456,589 ac	2,275 ac	0.5%	1,395 ac	7 ac
Comal	367,673 ac	3,591 ac	1%	73,247 ac	715 ac
Kendall	424,289 ac	4,945 ac	1%	18,580 ac	217 ac
Kerr	708,840 ac	53,074 ac	7%	12,074 ac	905 ac
Medina	853,888 ac	62,292 ac	7%	41,642 ac	3,034 ac
Plan Area Total	3,621,699 ac	181,630 ac	5%	241,152 ac	10,085 ac
Permit Area Total (excludes Comal County)	3,254,026 ac	178,039 ac	5%	167,905 ac	9,370 ac

1 Limited to the extent of the Bexar County sectors (mostly the northern half of the county) and excludes Camp Bullis. See Figure X.

2 Habitat loss estimates summarized herein are based on sector-level analyses and may not be consistent with calculations made at a general county level. See Appendix X for the sector-level calculations.

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TABLE X. GCW and BCV Available Habitat, Projected Habitat Loss, and Requested Incidental Take.

	GCW <sup>4</sup>	BCV <sup>5</sup>
Available Habitat (acres)		
Bexar County <sup>1</sup>	59,018 ac	43,316 ac
Adjacent Sectors <sup>2</sup>	77,427 ac	12,258 ac
Rural Sectors <sup>3</sup>	406,417 ac	117,926 ac
Projected Habitat Loss (acres)		
Bexar County <sup>1</sup>	14,883 ac	4,593 ac
Adjacent Sectors <sup>2</sup>	7,722 ac	559 ac
Rural Sectors <sup>3</sup>	5,382 ac	3,737 ac
Requested Incidental Take (acres)	12,000 ac	4,000 ac

1 The geographic extent of Bexar County, excluding Camp Bullis.

2 SEP-HCP sectors adjacent to Bexar County, but excluding sectors located in Comal County. Includes sectors: ZEMC1, ZEBC1, ZWKC, and ZEKC. See Figure X.

3 SEP-HCP sectors not located within or adjacent to Bexar County or within Comal County. See Figure X.

4 Available GCW habitat based on the results of Model C2010 Ranks 3 and 4 (see the GCW resource assessment in Appendix B).

5 Available BCV habitat based on the county-wide estimates reported in Wilkins et al. (2006). Estimates for the geographic areas included in this table were adjusted based on the relative geographic area of the relevant sectors compared to the area of the counties. For Bexar County, it is assumed that BCV habitat only occurs within the portion of the county included in the sector analysis and Camp Bullis (approx. 331,538 acres).

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TABLE X. Requested GCW and BCV Take Compared to Available Habitat.

	GCW	BCV
Requested Take (acres of habitat impact)	12,000 ac	4,000 ac
Available GCW Habitat in:		
Permit Area <sup>1</sup>	542,862 ac	173,501 ac
Bexar County and Adjacent Sectors <sup>2</sup>	136,445 ac	55,575 ac
Bexar County Only <sup>3</sup>	59,018 ac	43,316 ac
Take as % of Available Habitat in:		
Permit Area <sup>1</sup>	2%	2%
Bexar County and Adjacent Sectors <sup>2</sup>	9%	7%
Bexar County Only <sup>3</sup>	20%	9%

1 Permit Area includes most of Bexar County, Adjacent Sectors, and Rural Sectors; excludes Comal County and Camp Bullis.

2 Bexar County and adjacent SEP-HCP sectors: ZEMC1, ZEBC1, ZWKC, and ZEK; excludes Camp Bullis and Comal County.

3 Bexar County excluding Camp Bullis.

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TABLE X. Estimated GCW Recovery Potential.

	7-county Plan Area <sup>1</sup>	Bexar/Kendall/Comal Counties <sup>2</sup>
GCW Regional Recovery Standards <sup>3</sup>		
GCW Population	6,000 pairs	3,000 pairs
Protected Habitat	150,000 ac	75,000 ac
Estimated Current Progress Towards GCW Recovery		
Total Available GCW Habitat (Model C2010 - Ranks 3 and 4) <sup>4</sup>	674,059 ac	255,484 ac
Currently Protected GCW Habitat <sup>5</sup>	42,778 ac	21,670 ac
Additional Habitat Acres Needed to Achieve Recovery	107,222 ac	53,330 ac
Estimated Availability for Future GCW Conservation Actions		
Habitat Acres Not Currently Protected	631,281 ac	233,814 ac
Projected Future Habitat Loss Over 30 Years <sup>6</sup>	51,150 ac	41,459 ac
Remaining Habitat Available for Conservation Actions <sup>7</sup>	580,131 ac	192,355 ac
Currently Available GCW Habitat In Excess of the Amount Needed to Achieve Recovery and Accomodate Projected Habitat Loss	472,909 ac	139,025 ac

1 Assumes that the 7-county Plan Area represents the equivalent of two GCW recovery units.

2 Assumes that Bexar, Kendall, and Comal counties represent the equivalent of one relatively high priority GCW recovery unit. Consistent with the analysis presented in Groce et al. (2010).

3 Recovery standard targets are based on the recommendations of the 1992 GCW Recovery Plan and the 1995 GCW Population and Habitat Viability Workshop. Estimates of the amount of protected habitat needed to support a viable population are based on an average density of 4 GCW pairs per 100 acres (the approximate long-term density of GCWs found on Camp Bullis).

4 Includes the entire geographic extent of the 7-county Plan Area, including Comal County and Camp Bullis.

5 See analysis in the Existing Conservation Lands resource assessment in Appendix C, limited to Model C2010 Ranks 3 and 4.

6 See habitat loss projections described in [Section xxx](#), including the SEP-HCP incidental take request.

7 Calculated as Habitat Acres Not Currently Protected minus Projected Future Habitat Loss. Represents the acres of habitat that are not currently protected or expected to be lost to development over 30 years.

## SEP-HCP

### CAC Meeting 2/21/2011

#### Review of Rural Land Prices:

In the February 7<sup>th</sup> meeting I made statement that the rural land values came from the Texas A&M Real Estate Center. That was incorrect. The values came from tracts that were for sale in the Western Portions of the plan area:

**Rural Land Examples:** 3 separate Tracts of 1,000+ acres West of Kerrville in **Kerr County** offered at \$2,250, \$2,275 & \$2,610 – Fee Simple

**Medina County:** 2,000+ acres (Partial Live Water) Offered at \$2,400 Per Acre. 45 Miles west of Downtown San Antonio.

**Kendall County:** Northern Kendall County \$6,500 per acre

#### Bexar County Examples

NW Bexar County: 90 Acres - \$16,900 per acre (Boerne Stage & Toutant Beauregard)  
648 Acres - \$25,300 Per Acres (Scenic Loop)

On Monday February 14<sup>th</sup> I spoke with a Land Acquisition Officer for a Land Trust. His opinion was that Conservation Easements could be acquired for between \$1,500 & \$2,500 in the plan area outside Bexar and the 5 Mile growth Corridor. Bexar County and Growth Area conservation Easements are estimated to be between \$10,000 & \$15,000 per acre.

The Texas A&M Real Estate Center Reports a Median Price per Acre for (LMA 17) Bandera, Blanco, Kendall & Kerr Counties of \$8,375 per acre with a Median Tract Size of 49 Acres. **The small Median Tract size exaggerates the cost per acre.**

#### Summary Page \*

##### Eastern Hill Country – Gillespie, Kerr, Kendall, Real & Bandera Counties

Recreational – Live Water	\$5,000 to \$15,000 Per Acre	Activity/ Trend Moderate/Stable
Recreational – No Live Water	\$2,250 to \$6,000 Per Acre	Activity/Trend Slow/Weaker
Rangeland	\$2,000 to \$5,000 Per Acre	Activity/Trend Slow/Weaker

The Texas A&M Real estate Center Includes Medina County in (LMA 10) with Frio, Maverick, Uvalde & Zavala Counties which Lowers the average price per acre. They report a Land Value of \$2,800 per acre with a Median Tract Size of 104 Acres.

#### Summary Page \*

##### Transition Zone – Atascosa, Bexar, Comal, Guadalupe, Medina, Uvalde & Wilson Counties

Rangeland < 2,000 Acres	\$1,200 to \$6,000 Per Acre	Activity/Trend Stable/Stable
Rangeland > 2,000 Acres	\$1,000 to \$3,500 Per Acre	Activity/Trend Stable/Stable
Development Land	\$3,000 to \$20,000 Per Acre	Activity/ Trend Slow/Decreasing

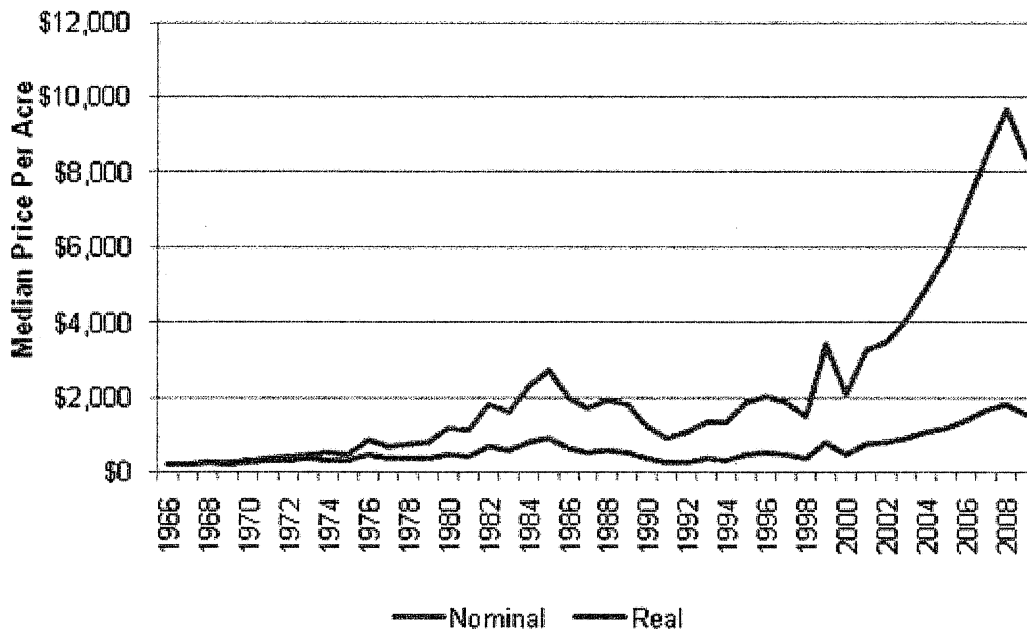


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## Rural Land Prices

### Hill Country - South (LMA 17)

Counties: Bandera, Blanco, Kendall, Kerr



Year	Median Tract Size (acres)	Median* Price Per Acre	Nominal		Annual Compound 5-Year Growth Rate	Median* Price per Acre	Real		Annual Compound 5-Year Growth Rate
			Percentage Change				Percentage Change		
1966	207	190	-		-	190	-		-
1967	159	222	17		-	216	14		-
1968	102	258	16		-	240	11		-
1969	95	256	-1		-	227	-6		-
1970	163	335	31		-	282	24		-
1971	200	368	10		14	295	5		9
1972	215	398	8		12	305	3		7
1973	376	500	26		14	364	19		9
1974	348	512	2		15	342	-6		9
1975	700	500	-2		8	305	-11		2
1976	176	860	72		18	496	63		11
1977	684	690	-20		12	374	-25		4
1978	216	725	5		8	367	-2		0
1979	474	800	10		9	374	2		2

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

Note: Real values are in 1966 dollars. \* State medians are an average of the regional size-adjusted averages of medians weighted by the percentage of land in each area.

Year	Median Tract Size (acres)	Nominal			Real		
		Median* Price Per Acre	Percentage Change	Annual Compound 5-Year Growth Rate	Median* Price per Acre	Percentage Change	Annual Compound 5-Year Growth Rate
1980	494	1158	45	18	496	33	10
1981	400	1100	-5	5	431	-13	-3
1982	303	1818	65	21	672	56	12
1983	332	1602	-12	17	570	-15	9
1984	225	2300	44	24	788	38	16
1985	232	2717	18	19	903	15	13
1986	254	2000	-26	13	651	-28	9
1987	246	1706	-15	-1	540	-17	-4
1988	200	1934	13	4	592	10	1
1989	155	1835	-5	-4	541	-9	-7
1990	147	1236	-33	-15	351	-35	-17
1991	266	900	-27	-15	247	-30	-18
1992	273	1077	20	-9	289	17	-12
1993	234	1330	23	-7	349	21	-10
1994	341	1329	0	-6	341	-2	-9
1995	211	1846	39	8	464	36	6
1996	278	2043	11	18	505	9	15
1997	398	1857	-9	12	451	-11	9
1998	284	1511	-19	3	363	-20	1
1999	153	3426	127	21	811	123	19
2000	99	2100	-39	3	487	-40	1
2001	55	3248	55	10	735	51	8
2002	73	3474	7	13	773	5	11
2003	103	4066	17	22	886	15	20
2004	60	4914	21	7	1041	18	5
2005	50	5800	18	23	1192	15	20
2006	36	7093	22	17	1409	18	14
2007	45	8431	19	19	1631	16	16
2008	38	9688	15	19	1833	12	16
2009	49	8375	-14	11	1563	-15	8

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

Note: Real values are in 1966 dollars. \* State medians are an average of the regional size-adjusted averages of medians weighted by the percentage of land in each area.



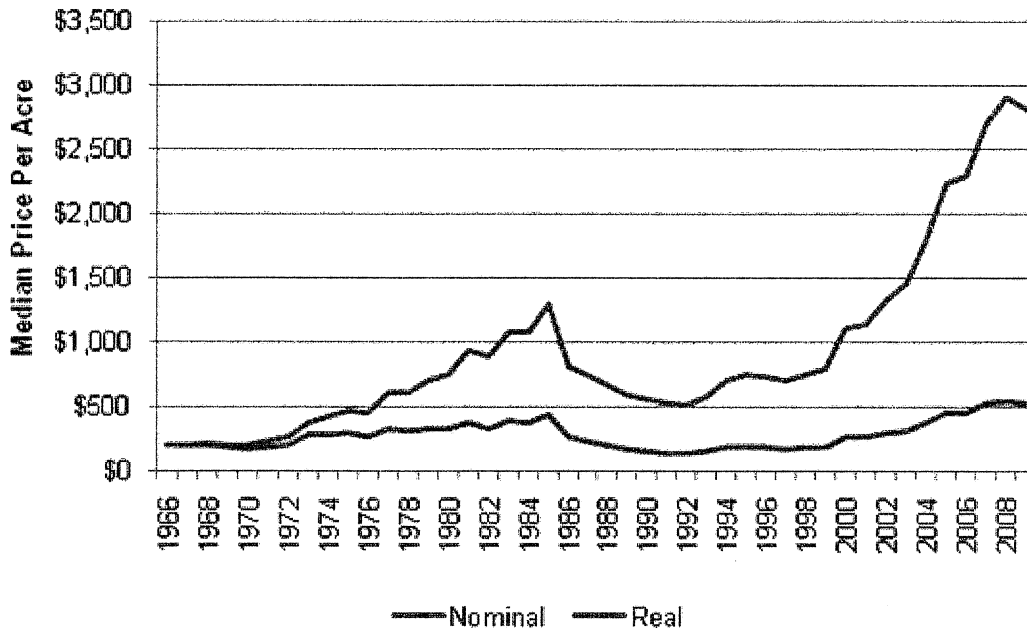


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## Rural Land Prices

### Edwards Plateau - South (LMA 10)

Counties: Frio, Maverick, Medina, Uvalde, Zavala



Year	Median Tract Size (acres)	Median* Price Per Acre	Nominal		Annual Compound 5-Year Growth Rate	Median* Price per Acre	Real		Annual Compound 5-Year Growth Rate
			Percentage Change				Percentage Change		
1966	256	196	-		-	196	-		-
1967	208	206	5		-	199	2		-
1968	254	215	5		-	200	0		-
1969	212	202	-6		-	179	-10		-
1970	310	198	-2		-	167	-7		-
1971	276	234	18		4	188	13		-1
1972	277	265	13		5	204	9		0
1973	217	375	42		12	273	34		6
1974	296	415	11		15	277	2		9
1975	172	474	14		19	289	4		12
1976	238	456	-4		14	263	-9		7
1977	212	600	32		18	325	24		10
1978	204	608	1		10	308	-5		2
1979	227	695	14		11	325	6		3

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

Note: Real values are in 1966 dollars. \* State medians are an average of the regional size-adjusted averages of medians weighted by the percentage of land in each area.

Year	Median Tract Size (acres)	Median* Price Per Acre	Nominal		Median* Price per Acre	Real	
			Percentage Change	Annual Compound 5-Year Growth Rate		Percentage Change	Annual Compound 5-Year Growth Rate
1980	222	750	8	10	322	-1	2
1981	199	940	25	16	369	15	7
1982	206	895	-5	8	331	-10	0
1983	205	1073	20	12	381	15	4
1984	218	1075	0	9	368	-3	3
1985	197	1300	21	12	432	17	6
1986	247	812	-38	-3	264	-39	-6
1987	192	749	-8	-3	237	-10	-6
1988	234	674	-10	-9	206	-13	-12
1989	174	591	-12	-11	174	-16	-14
1990	191	560	-5	-16	159	-9	-18
1991	198	527	-6	-8	145	-9	-11
1992	240	513	-3	-7	138	-5	-10
1993	191	575	12	-3	151	10	-6
1994	153	700	22	3	180	19	1
1995	188	750	7	6	189	5	3
1996	187	725	-3	7	179	-5	4
1997	261	700	-3	6	170	-5	4
1998	324	755	8	6	181	7	4
1999	214	795	5	3	188	4	1
2000	140	1110	40	8	257	37	6
2001	109	1140	3	9	258	0	8
2002	117	1319	16	14	294	14	12
2003	101	1445	10	14	315	7	12
2004	138	1790	24	18	379	20	15
2005	70	2229	25	15	458	21	12
2006	112	2300	3	15	457	0	12
2007	134	2705	18	15	523	14	12
2008	100	2896	7	15	548	5	12
2009	104	2800	-3	9	523	-5	7

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

Note: Real values are in 1966 dollars. \* State medians are an average of the regional size-adjusted averages of medians weighted by the percentage of land in each area.

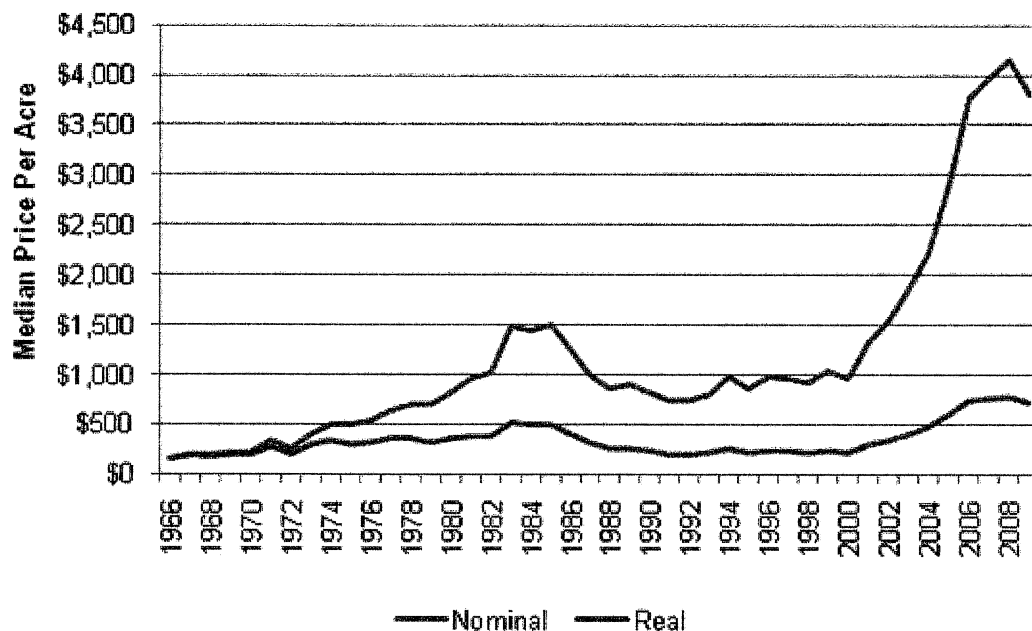


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## Rural Land Prices

### San Antonio (LMA 18)

Counties: Atascosa, Bexar, Comal, Guadalupe, Karnes, Wilson



Year	Median Tract Size (acres)	Median* Price Per Acre	Nominal		Annual Compound 5-Year Growth Rate	Real		Annual Compound 5-Year Growth Rate
			Percentage Change			Median* Price per Acre	Percentage Change	
1966	105	159	-		-	159	-	-
1967	100	195	23		-	189	19	-
1968	102	200	3		-	186	-2	-
1969	100	215	8		-	191	2	-
1970	100	224	4		-	189	-1	-
1971	90	345	54	17		277	47	12
1972	111	261	-24	6		201	-27	1
1973	134	404	55	15		294	46	10
1974	107	500	24	18		334	14	12
1975	125	501	0	17		306	-8	10
1976	99	550	10	10		317	4	3
1977	95	650	18	20		352	11	12
1978	101	704	8	12		357	1	4
1979	100	702	0	7		328	-8	0

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

Note: Real values are in 1966 dollars. \* State medians are an average of the regional size-adjusted averages of medians weighted by the percentage of land in each area.

Year	Median Tract Size (acres)	Nominal			Real		
		Median* Price Per Acre	Percentage Change	Annual Compound 5-Year Growth Rate	Median* Price per Acre	Percentage Change	Annual Compound 5-Year Growth Rate
1980	100	821	17	10	352	7	3
1981	82	961	17	12	377	7	4
1982	106	1028	7	10	380	1	2
1983	100	1475	43	16	524	38	8
1984	98	1452	-2	16	497	-5	9
1985	100	1500	3	13	499	0	7
1986	89	1250	-17	5	407	-18	2
1987	96	1000	-20	-1	317	-22	-4
1988	100	860	-14	-10	263	-17	-13
1989	99	900	5	-9	266	1	-12
1990	99	826	-8	-11	235	-12	-14
1991	99	748	-10	-10	205	-13	-13
1992	100	747	0	-6	201	-2	-9
1993	112	800	7	-1	210	5	-4
1994	90	980	22	2	252	20	-1
1995	100	856	-13	1	215	-14	-2
1996	97	986	15	6	243	13	3
1997	106	969	-2	5	235	-3	3
1998	86	929	-4	3	223	-5	1
1999	91	1045	12	1	247	11	0
2000	123	968	-7	3	224	-9	1
2001	65	1332	38	6	302	34	4
2002	67	1541	16	10	343	14	8
2003	65	1864	21	15	406	18	13
2004	57	2224	19	16	471	16	14
2005	53	2900	30	25	596	27	22
2006	48	3765	30	23	748	25	20
2007	45	3981	6	21	770	3	18
2008	50	4147	4	17	785	2	14
2009	50	3816	-8	11	712	-9	9

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

Note: Real values are in 1966 dollars. \* State medians are an average of the regional size-adjusted averages of medians weighted by the percentage of land in each area.

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**Region 6 - Hill Country, South Texas, Coastal Plains  
Coastal Bend and Rio Grande Valley**

Land Use or Class	Value Ranges	Activity/Trend	Rental Range	Activity/Trend
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**Transition Zone**

Atascosa, Bexar, Comal, Guadalupe, Medina, Uvalde and Willson Counties

Class I Irrigated Crop*	\$2,000	to	\$3,000	Stable/Stable	\$50	to	\$150	Stable/Stable
Class II Dry Crop	\$1,100	to	\$2,200	Stable/Stable	\$20	to	\$50	Stable/Stable
Permanent Pasture	\$1,500	to	\$2,500	Stable/Stable	140/AU			Stable/Stable
Rangeland <2,000 Acres	\$1,200	to	\$6,000	Stable/Stable	140/AU			Stable/Stable
Rangeland >2,000 Acres	\$1,000	to	\$3,500	Stable/Stable	140/AU			Stable/Stable
Development Land**	\$3,000	to	\$20,000	Slow/Decreasing				
Transferable Edwards Aquifer Water Rights	\$5,400	to	\$6,500	Stable/Increasing	\$110	to	\$150	Stable/Increasing
Hunting Lease					\$6	to	\$20	Stable/Stable

Value ranges are generally reflective of partial mineral transactions.

\*Speculation on water rights in Bexar, Medina and Uvalde counties

Live water features or subdivision development potential increases the achievable pricing throughout region

\*\*A number of Bexar County area farms are being acquired for subdivision development

**Upper South Texas - Upper to Mid Brush Country**

Dimmit, Frio, La Salle, Live Oak, Maverick, McMullen, Webb and Zavala Counties

Class I Irrigated Crop	\$2,000	to	\$2,300	Active/Stable	\$50	to	\$150	Stable/Stable
Class II Irrigated Crop	\$1,650	to	\$1,900	Active/Stable	\$50	to	\$125	Stable/Stable
Class II & III Dry Crop	\$1,200	to	\$1,500	Moderate/Stable	\$20	to	\$40	Stable/Stable
Permanent Pasture/Improved Pasture	\$1,400	to	\$2,200	Moderate/Stable	140/AU			Stable/Stable
Rangeland <2,000 Acres	\$1,175	to	\$2,500	Moderate/Stable	140/AU			Stable/Stable
Rangeland >2,000 Acres	\$1,000	to	\$2,500	Moderate/Stable	140/AU			Stable/Stable
Hunting Lease (Rangeland)					\$10	to	\$20	Stable/Stable

Value ranges are generally reflective of partial mineral or surface only transactions; few tracts sell with significant minerals in this market.

**Lower South Texas - Lower Brush Country**

Brooks, Duval, Jim Hogg, Jim Wells, Starr and Zapata Counties

Dry Cropland	\$800	to	\$1,600	Moderate/Stable	\$20	to	\$30	Stable/Stable
Rangeland <2,000 Acres	\$1,300	to	\$2,300	Moderate/Stable	140/AU			Stable/Stable
Rangeland >2,000 Acres	\$1,200	to	\$2,300	Moderate/Stable	140/AU			Stable/Stable
Hunting Lease (Rangeland)					\$10	to	\$20	Stable/Stable

Value ranges are generally reflective of surface only transactions; few tracts sell with significant minerals in this market.

**Coastal Plains**

Aransas, Bee, Karnes, Goliad and Refugio Counties

Class II & III Dry Crop	\$1,000	to	\$1,500	Moderate/Stable	\$25	to	\$45	Stable/Stable
Permanent Pasture & Improved Pasture	\$1,300	to	\$2,350	Moderate/Stable	140/AU			Stable/Stable
Rangeland <2,000 Acres	\$1,700	to	\$2,750	Moderate/Stable	140/AU			Stable/Stable
Rangeland >2,000 Acres	\$1,500	to	\$2,500	Moderate/Stable	140/AU			Stable/Stable
Hunting Lease (Rangeland)					\$8	to	\$15	Stable/Stable

Value ranges are generally reflective of partial mineral or surface only transactions; few tracts sell with significant minerals in this market.

**Coastal Bend**

Kenedy, Kleberg, Nueces and San Patricio Counties

Class I Dry Crop	\$1,650	to	\$2,250	Stable/Stable	\$60	to	\$100	Stable/Stable
Class II Dry Crop	\$1,200	to	\$1,800	Stable/Stable	\$25	to	\$50	Stable/Stable
Rangeland	\$1,700	to	\$2,500	Moderate/Stable	140/AU			Stable/Stable
Hunting Lease (Rangeland)					\$10	to	\$20	Stable/Stable

Value ranges are generally reflective of surface only transactions; few tracts sell with significant minerals in this market.

**Rio Grande Valley**

Willacy, Cameron and Hidalgo Counties

Class I Irrigated Crop	\$3,500	to	\$4,100	Stable/Up	\$90	to	\$135	Stable/Up
Class II Irrigated Crop	\$2,200	to	\$3,400	Stable/Up	\$50	to	\$75	Stable/Up
Class I Dry Crop	\$1,600	to	\$2,300	Stable/Up	\$65	to	\$90	Stable/Up
Class II Dry Crop	\$1,200	to	\$1,500	Stable/Up	\$35	to	\$65	Stable/Up
Permanent Pasture	\$1,500	to	\$2,250	Moderate/Stable	\$140/AU			Stable/Stable
Rangeland	\$1,750	to	\$3,850	Moderate/Stable	\$140/AU			Stable/Stable
Hunting Lease (Rangeland)					\$10	to	\$20	Stable/Stable

Value ranges are generally reflective of surface only transactions; few tracts sell with significant minerals in this market.

**Region 7 - Grand Prairie, Central Basin, Blacklands,  
Post Oak Belts, Edwards Plateau and Hill Country - 2009**

Land Use or Class	Value Range		Activity/Trend	Rental Range		Activity/Trend
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**Southern Grand Prairie**

Callahan, Eastland, Erath, Coleman, Brown and Comanche Counties

Dry Cropland	\$800	to	\$1,600	Slow/Stable	\$10	to	\$25	Moderate/Stable
Improved Pasture	\$1,100	to	\$2,500	Slow/Stable	\$10	to	\$20	Moderate/Stable
Native Pasture - Open	\$1,200	to	\$2,500	Slow/Stable	\$4	to	\$10	Moderate/Stable
Native Pasture - Wooded	\$1,500	to	\$3,000	Slow/Stable	\$4	to	\$12	Moderate/Stable
Live Water - Recreational	\$2,000	to	\$4,000	Slow/Stable	\$5	to	\$15	Moderate/Stable
Pecan Groves - Improved	\$1,500	to	\$3,000	Slow/Stable				
Hunting Leases					\$10	to	\$20	Moderate/Stable

**Central Basin**

McCulloch, San Saba, Mills, Hamilton, Lampasas and Llano Counties

Dry Cropland	\$900	to	\$1,800	Slow/Stable	\$7	to	\$22	Moderate/Stable
Improved Pasture	\$850	to	\$1,800	Slow/Stable	\$7	to	\$20	Moderate/Stable
Native Pasture - Open	\$1,250	to	\$2,200	Slow/Weaker	\$3	to	\$7	Moderate/Stable
Native Pasture - Wooded	\$1,600	to	\$4,000	Slow/Weaker	\$3	to	\$7	Moderate/Stable
Pecan Groves - Improved	\$2,000	to	\$3,000	Slow/Stable				Owner or Shares
Live Water - Recreation	\$2,200	to	\$7,000	Slow/Stable	\$10	to	\$20	Owner Dominated
Transitional <50 Acres	\$3,000	to	\$10,000	Slow/Stable				
Hunting Leases - Rangeland					\$10	to	\$25	Moderate/Stable

**Central Blacklands, Grand Prairie and North Central Post Oaks (±50 Mile Radius of Waco)**

Bosque, Hill, Navarro, Coryell, McLennan, Limestone, Freestone, Bell and Falls Counties

Dry Cropland - Good	\$1,500	to	\$2,750	Moderate/Stable	\$30	to	\$60	High Demand
Dry Cropland - Marginal	\$1,200	to	\$2,300	Moderate/Stable	\$20	to	\$40	Moderate/Stable
Improved Pasture	\$1,500	to	\$2,700	Moderate/Stable	\$15	to	\$25	Moderate/Stable
Native Pasture - Open	\$1,200	to	\$2,300	Moderate/Stable	\$8	to	\$15	Moderate/Stable
Native Pasture - Wooded	\$1,500	to	\$4,500	Moderate/Stable	\$8	to	\$15	Moderate/Stable
River Properties	\$2,500	to	\$7,000	Moderate/Stable	\$15	to	\$30	Moderate/Stable

**Eastern Edwards Plateau, Central Blacklands, and Southern Post Oaks (Austin Area)**

Burnet, Blanco, Hays, Travis, Williamson, Milam, Caldwell, Bastrop and Lee Counties

Dry Cropland - Good	\$1,500	to	\$3,200	Slow/Stable	\$30	to	\$60	High Demand
Dry Cropland - Marginal	\$1,400	to	\$2,700	Slow/Stable	\$15	to	\$40	Moderate/Stable
Improved Pasture	\$2,500	to	\$3,500	Slow/Stable	\$15	to	\$25	Moderate/Stable
Native Pasture - Wooded	\$2,200	to	\$8,000	Slow/Stable	\$10	to	\$20	Moderate/Stable
Single Family - Utilities	\$15,000	to	\$30,000	Slow/Down				
Urban Fringe - No Utilities	\$5,000	to	\$20,000	Slow/Down				
Ranchette <50 Acres	\$3,200	to	\$10,000	Moderate/Stable				

**Eastern Hill Country**

Gillespie, Kerr, Kendall, Real and Bandera Counties

Recreational w/ Live Water	\$5,000	to	\$15,000	Moderate/Stable				
Recreational w/o Live Water	\$2,250	to	\$6,000	Slow/Weaker				
Rangeland	\$2,000	to	\$5,000	Slow/Weaker	\$4	to	\$10	Moderate/Stable
Hunting Leases-Rangeland					\$10	to	\$25	Moderate/Stable

**Western Hill Country**

Menard, Mason and Kimble Counties

Native Rangeland >500 <1,500 Acres	\$1,600	to	\$3,000	Slow/Stable	\$2	to	\$5	Moderate/Stable
Native Rangeland >1,500 Acres	\$1,500	to	\$2,000	Slow/Stable	\$2	to	\$5	Moderate/Stable
Native Rangeland - Live Water >1,000 Acres	\$2,500	to	\$8,000	Slow/Stable	\$2	to	\$6	Moderate/Stable
Native Rangeland-Live Water +/- 500 Acres	\$5,000	to	\$8,000	Slow/Stable	\$2	to	\$6	Moderate/Stable
Hunting Leases					\$10	to	\$20	Moderate/Stable