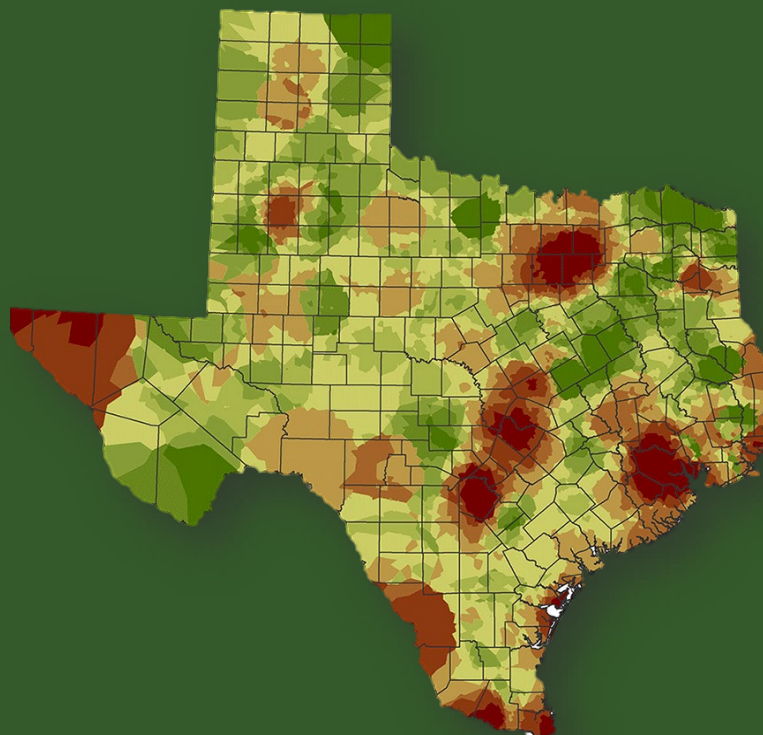


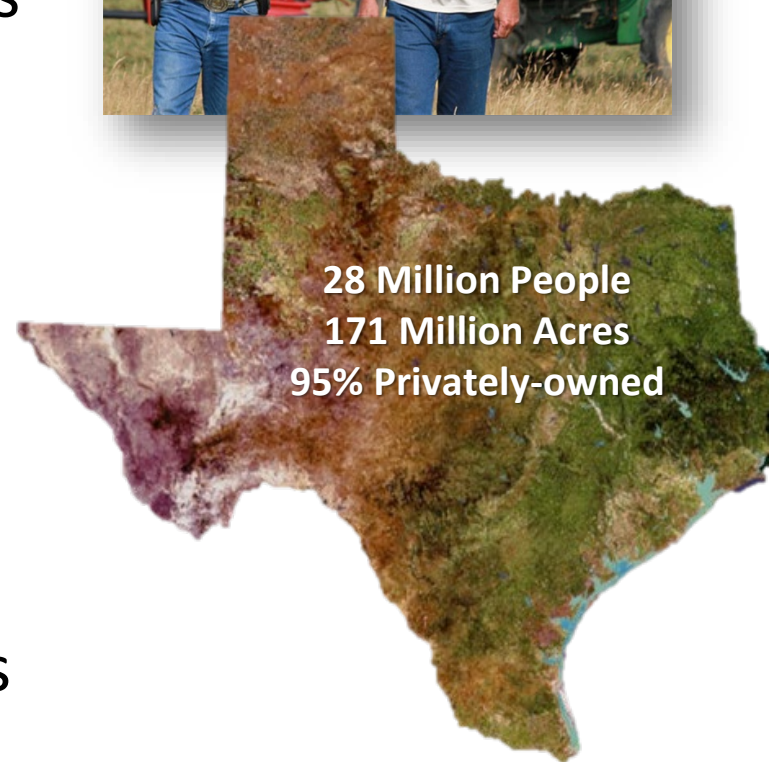


# Texas Land Trends: *1997-2017*



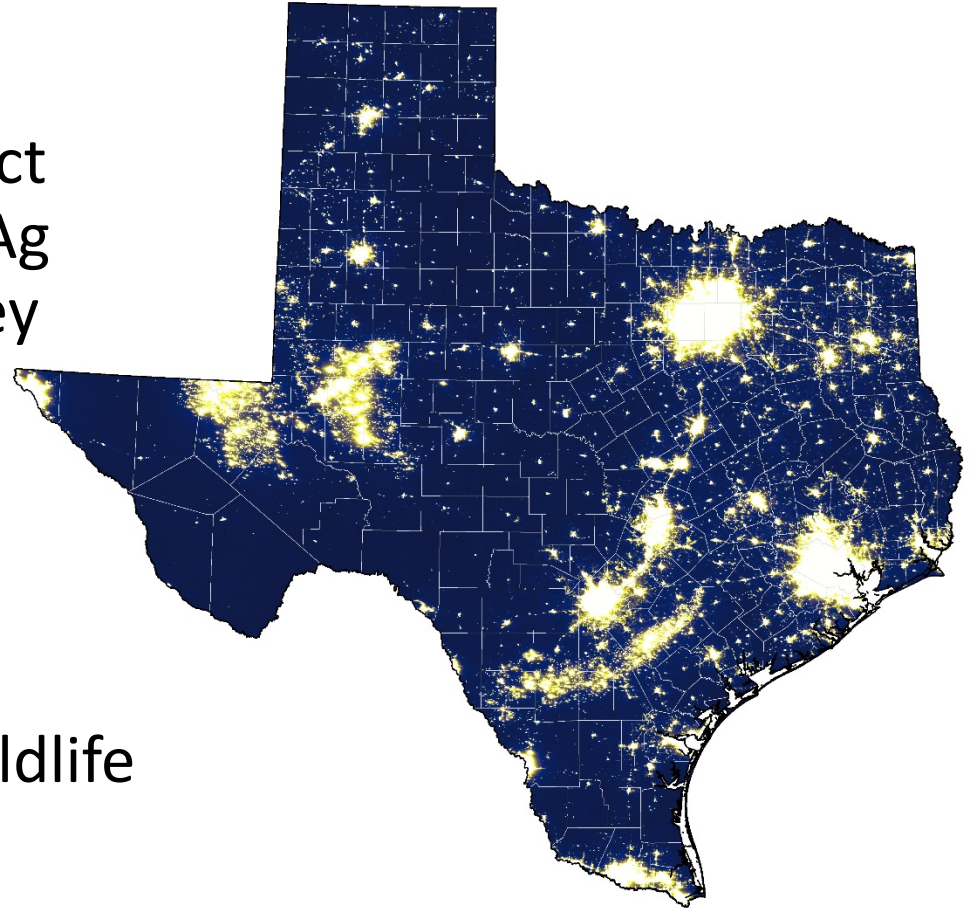
# Value of Rural Lands

- Rural working lands –critical role in providing water, food, energy, and national security
- *Effective* conservation requires innovative solutions to sustaining private rural working lands.
- Review of data to give a perspective on challenges
  - More people...
  - Less farms and ranches...
  - Changing landowners....
- Opportunities and approaches

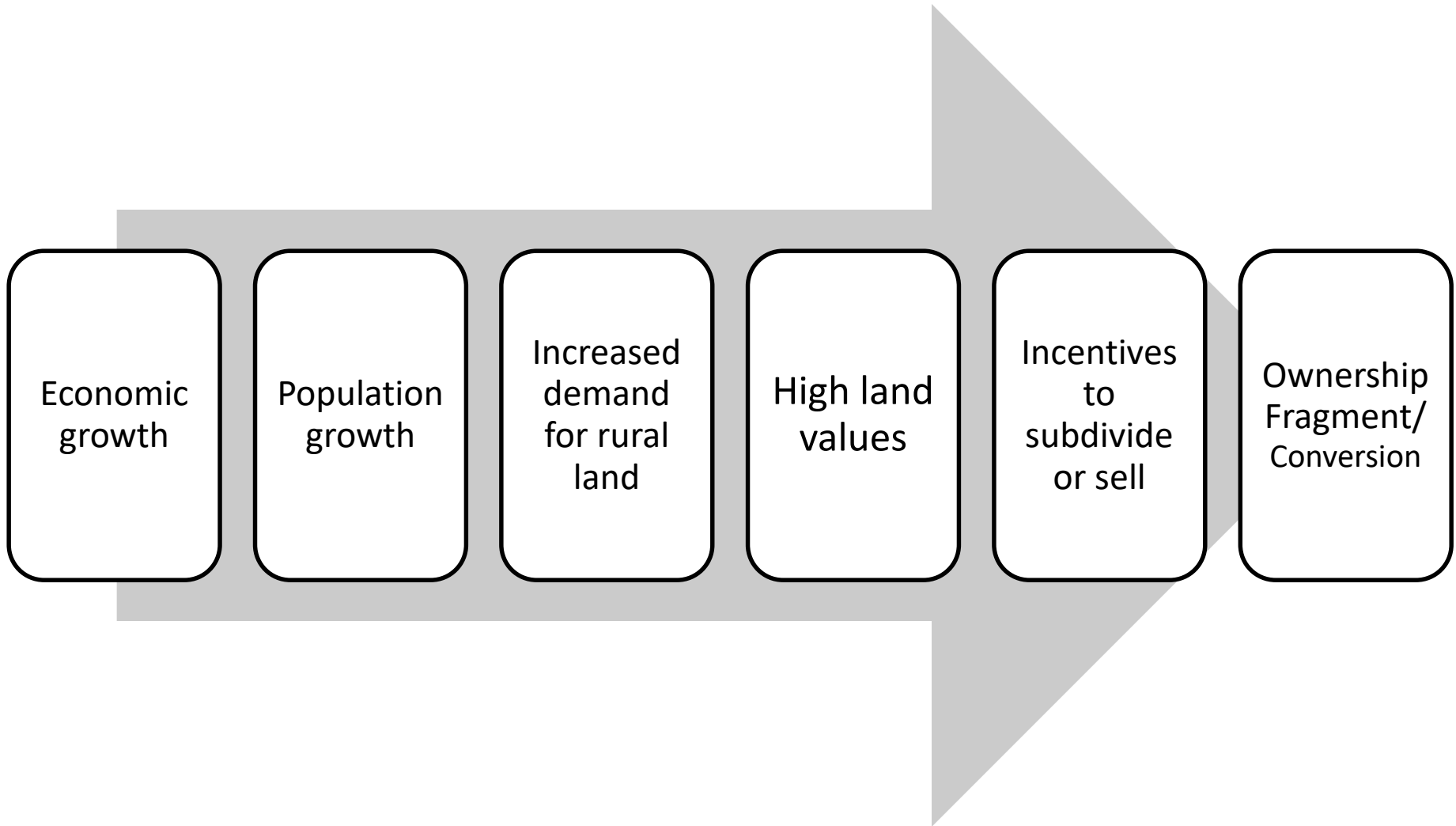


# Texas Land Trends

- Trends in land use (1997, 2002, 2007, 2012, 2017)
- Primary datasets used
  - County Appraisal District
  - USDA NASS Census of Ag
  - Texas Landowner Survey
- Relationships among
  - Land Value
  - Land Ownership
  - Land Use
- **Working Lands** – farms, ranches, family forests, wildlife (e.g., 1D, 1D1)



# Change in Working Lands – *Process*





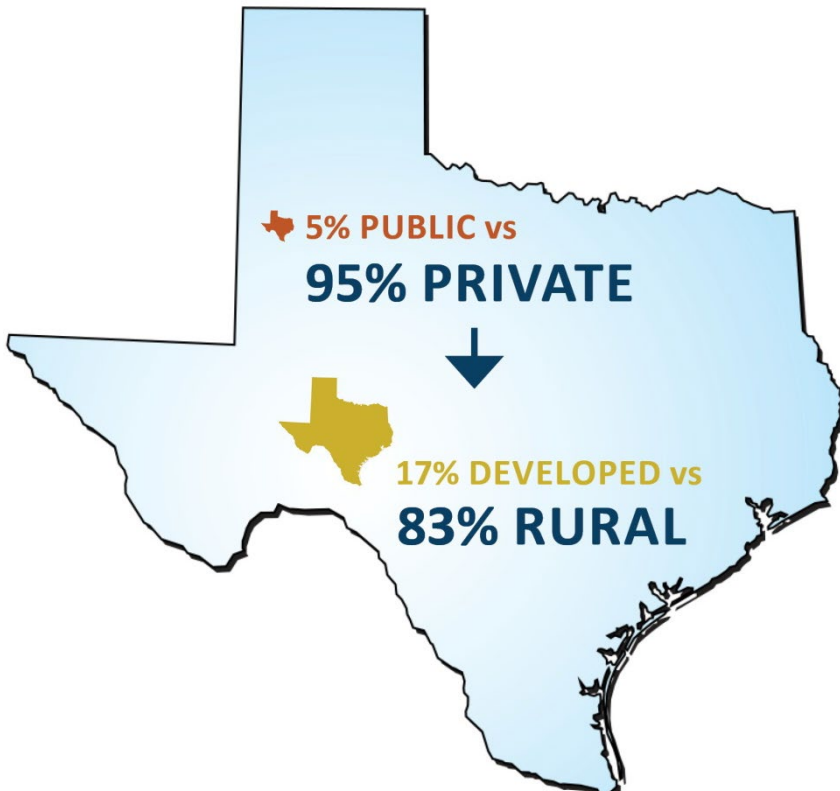
# More People....





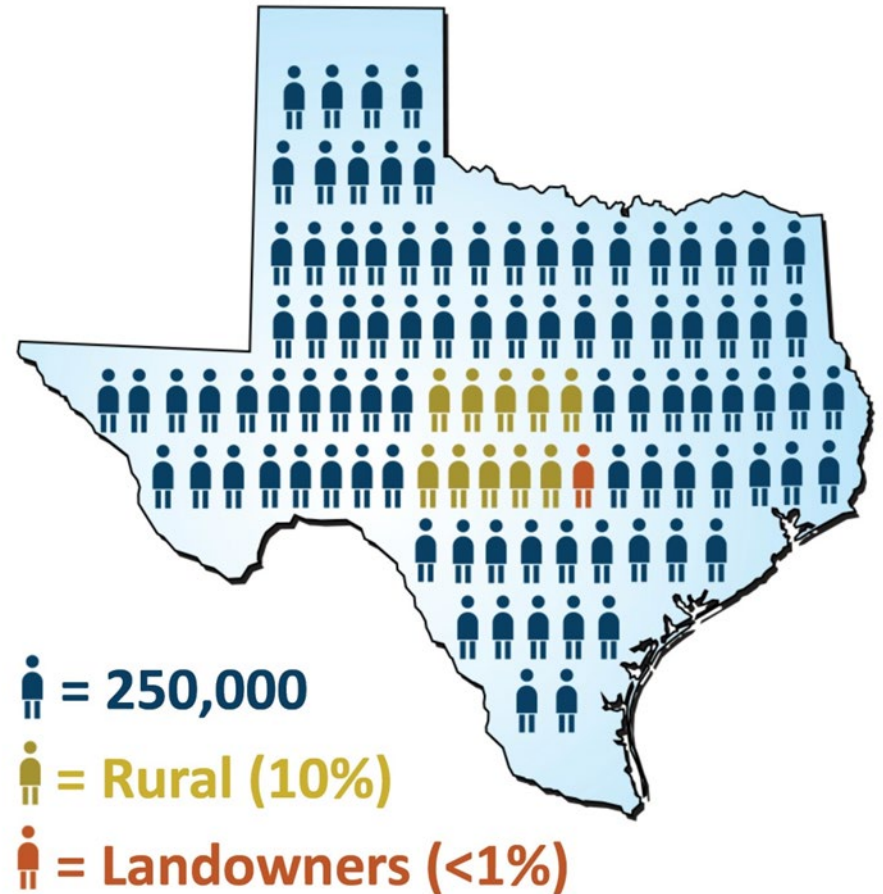
# Changing Texas

171 Million Acres...



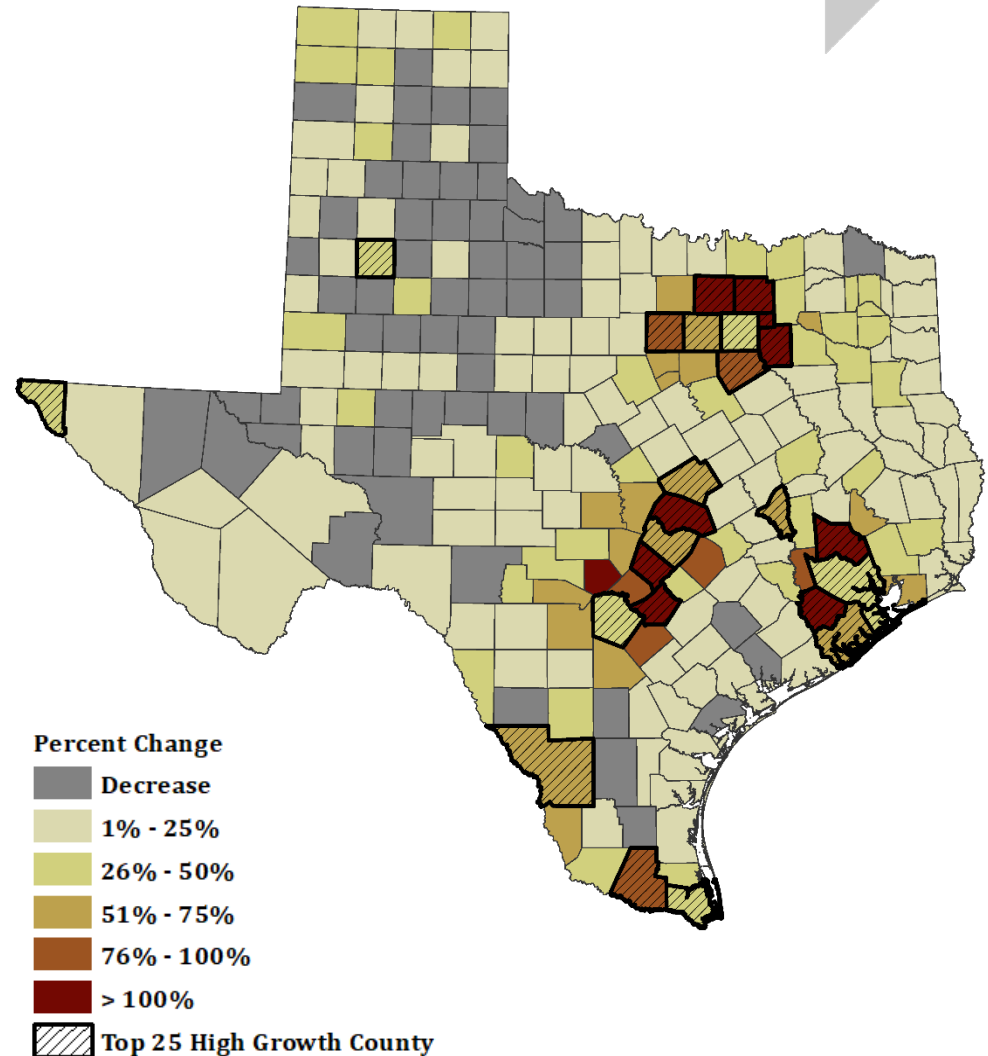
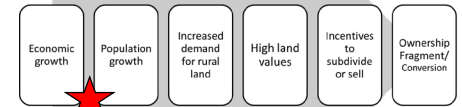
...141 Million Acres  
Private Working Lands

Population: 28 Million

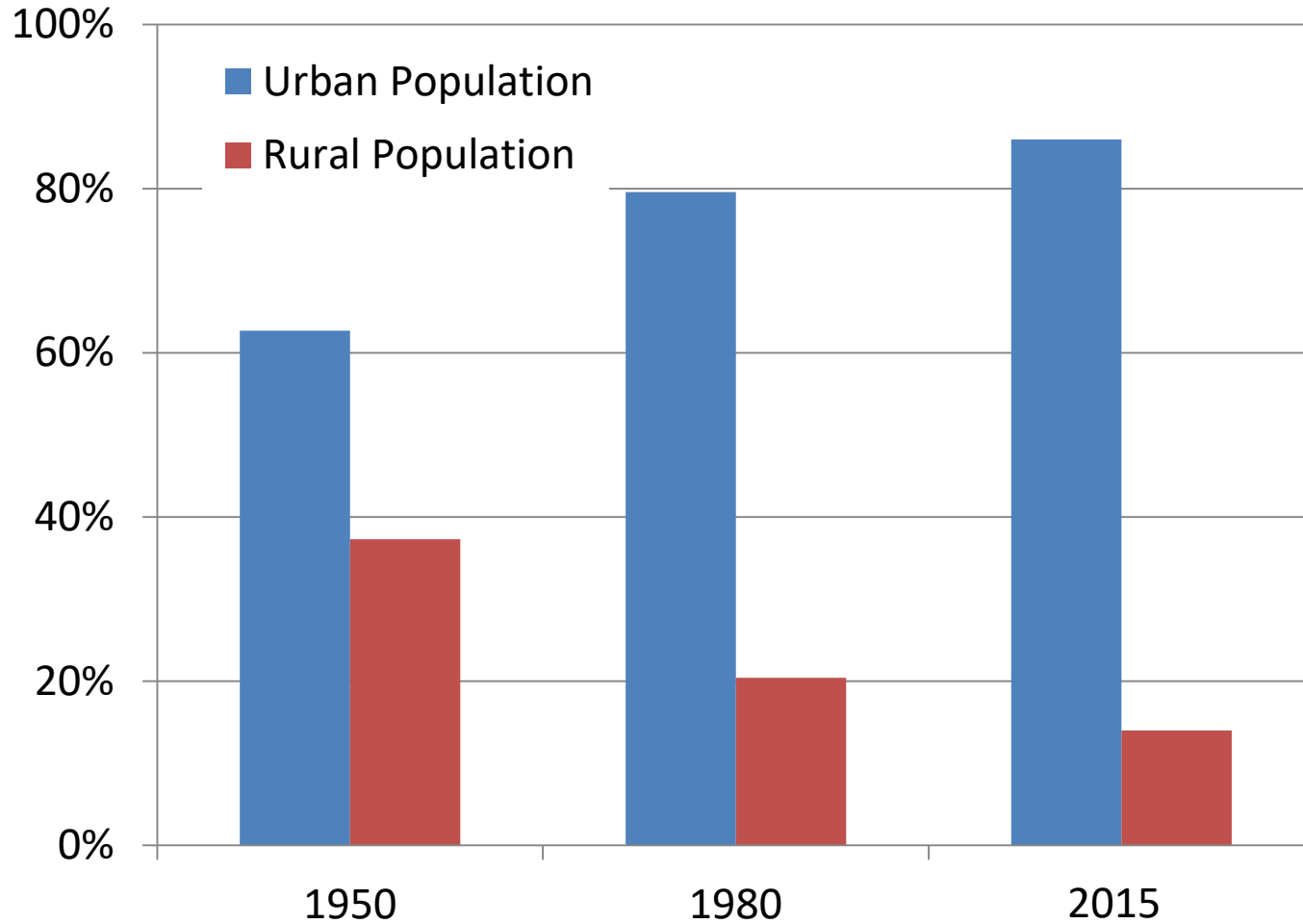


# Growing Population

- 1997 – 19 million
- 2017 – 28 million
  - 48% increase
- 7 of the 15 most rapidly growing cities in the nation
- 86% of increase within the 25 highest total population growth counties

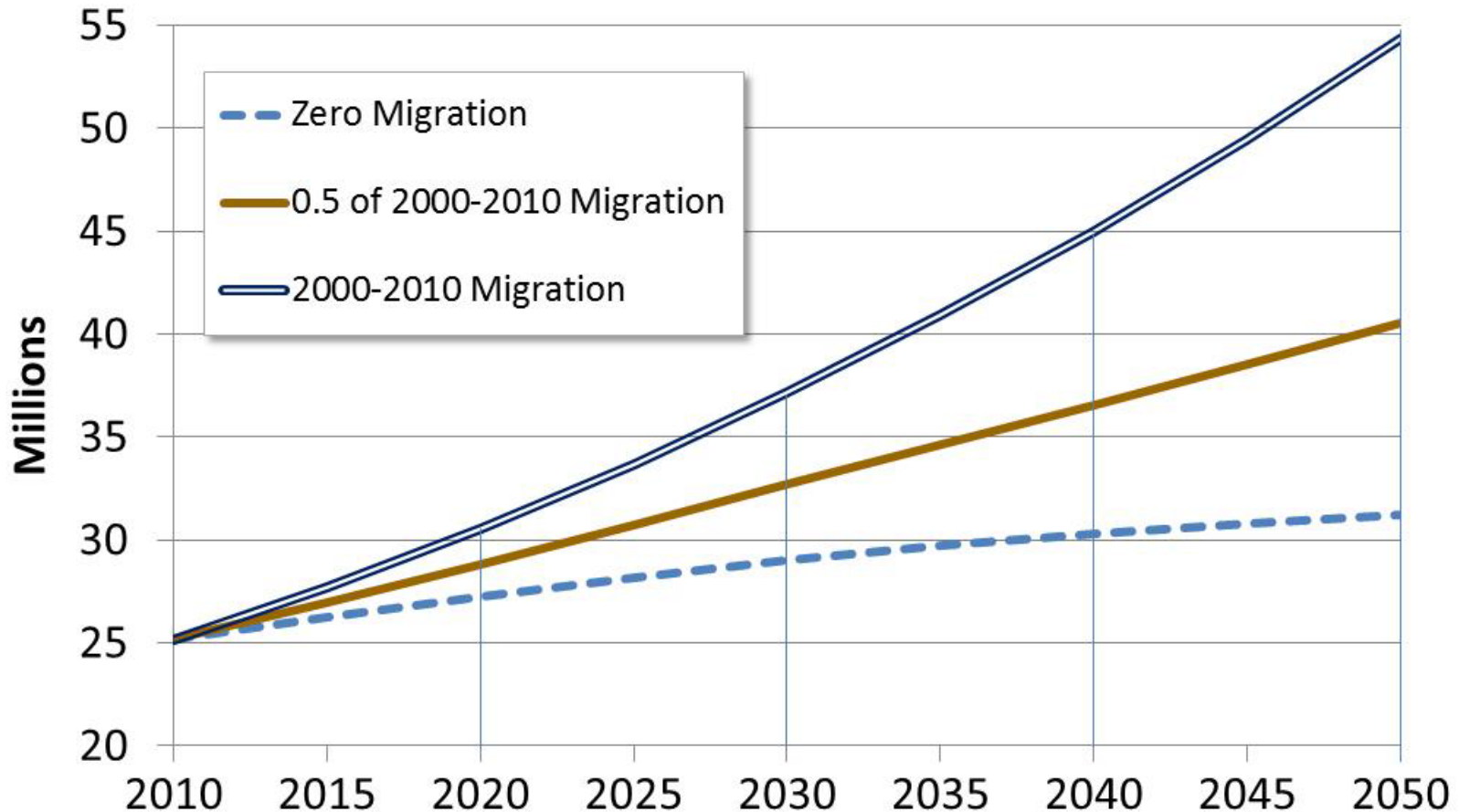


# Texas Rural and Urban Populations



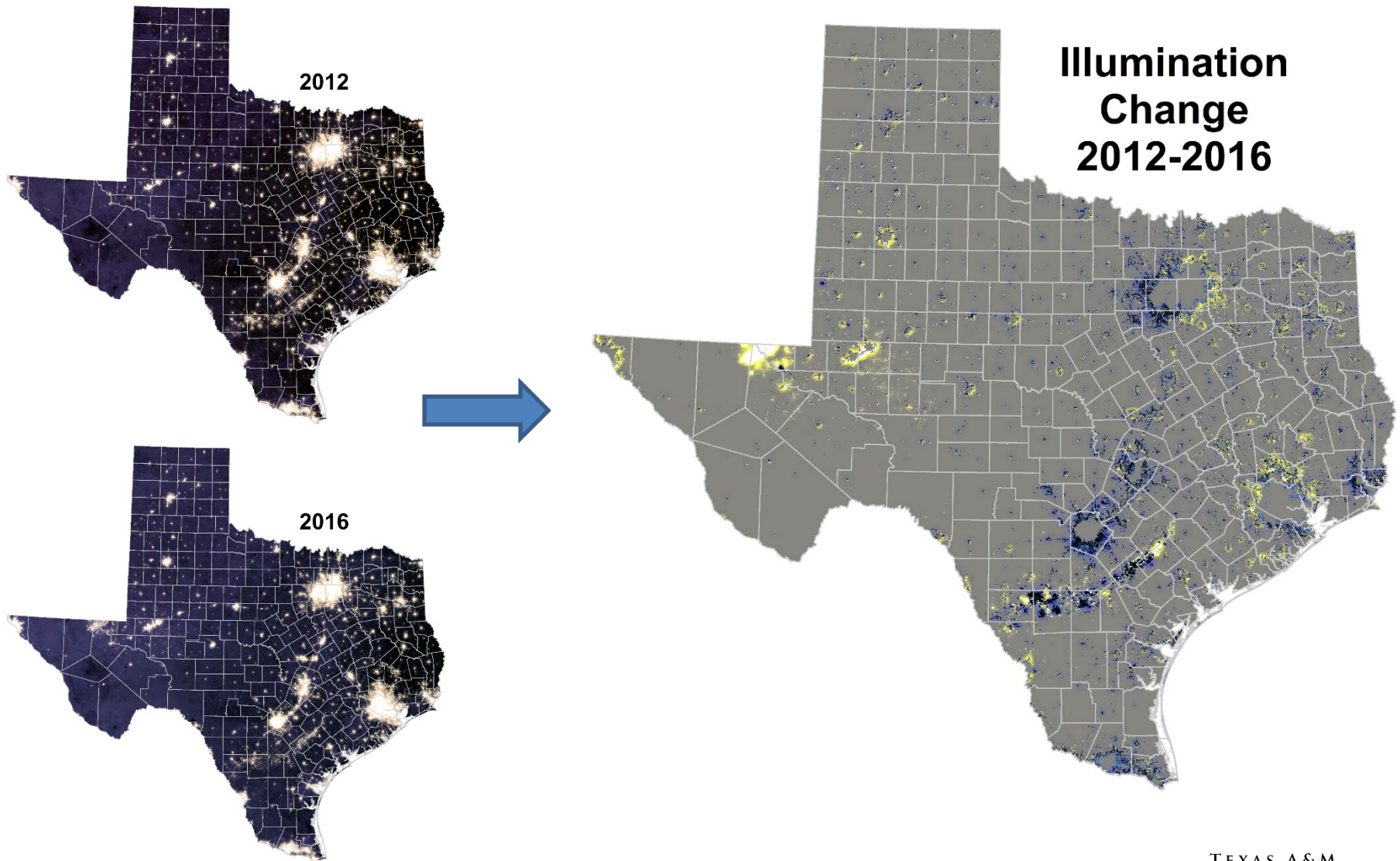


# Texas Projections (2010-2050)



Source:  
State Demographer

# Night Time Illumination





# Less Farms and Ranches....

**FOR SALE**  
**166.5 +/- Acres**  
**512 252-8900**  
RealLivingSelect.com  
Farm & Ranch Division

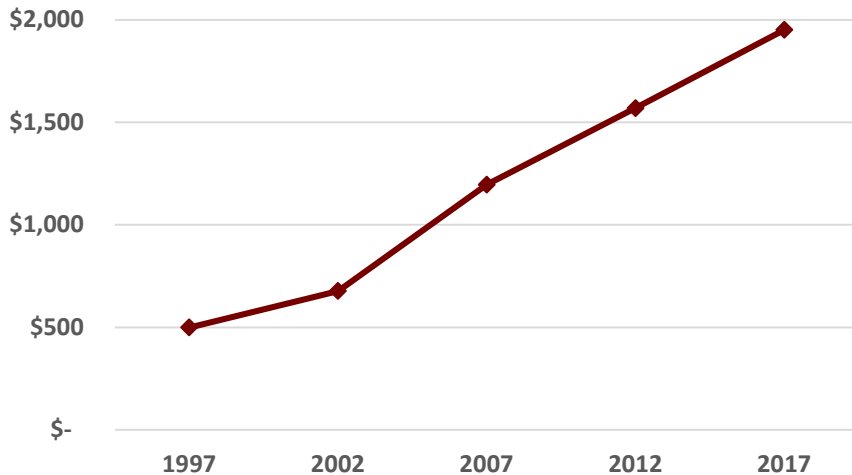


# Market Value – *Driver*

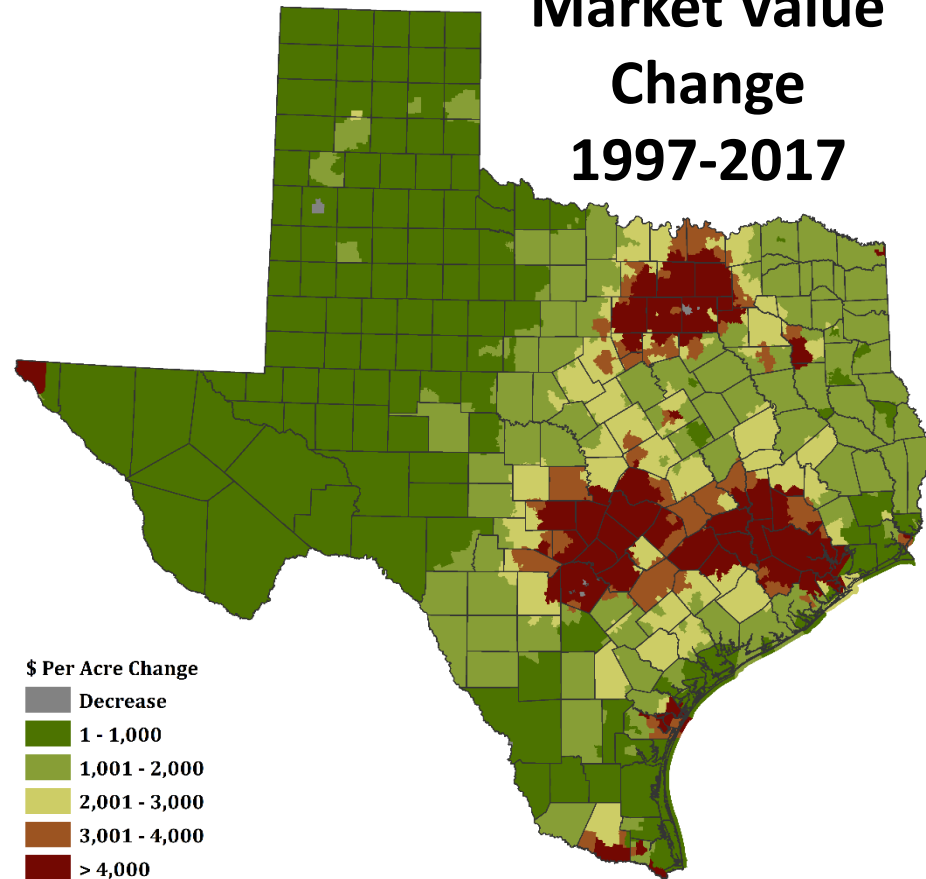


- 1997 – \$499/Acre
- 2017 – \$1,951/Acre
- Gain of \$1,452/Acre

Market Value

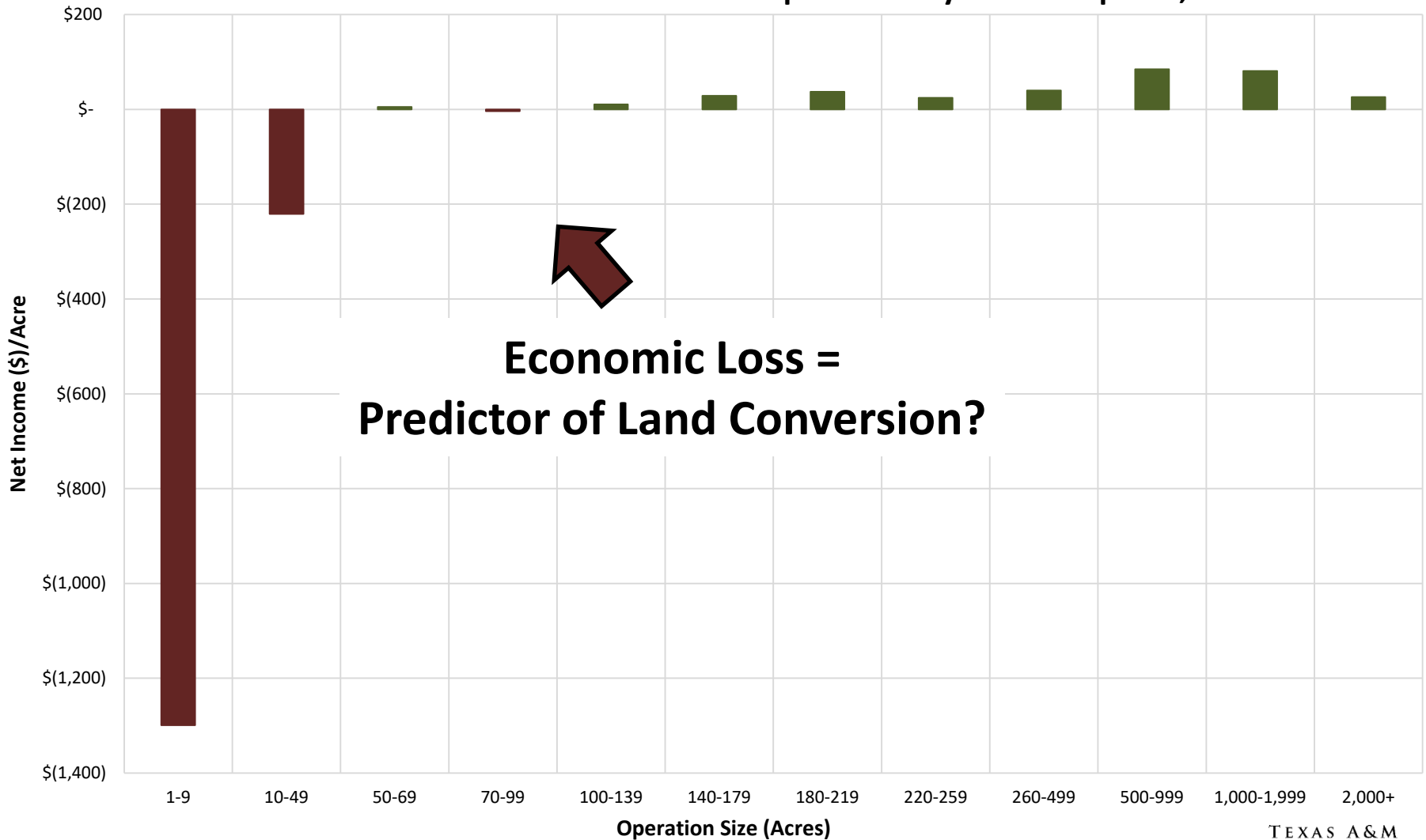


Market Value Change  
1997-2017



# Farm and Ranch Proceeds – *Driver*

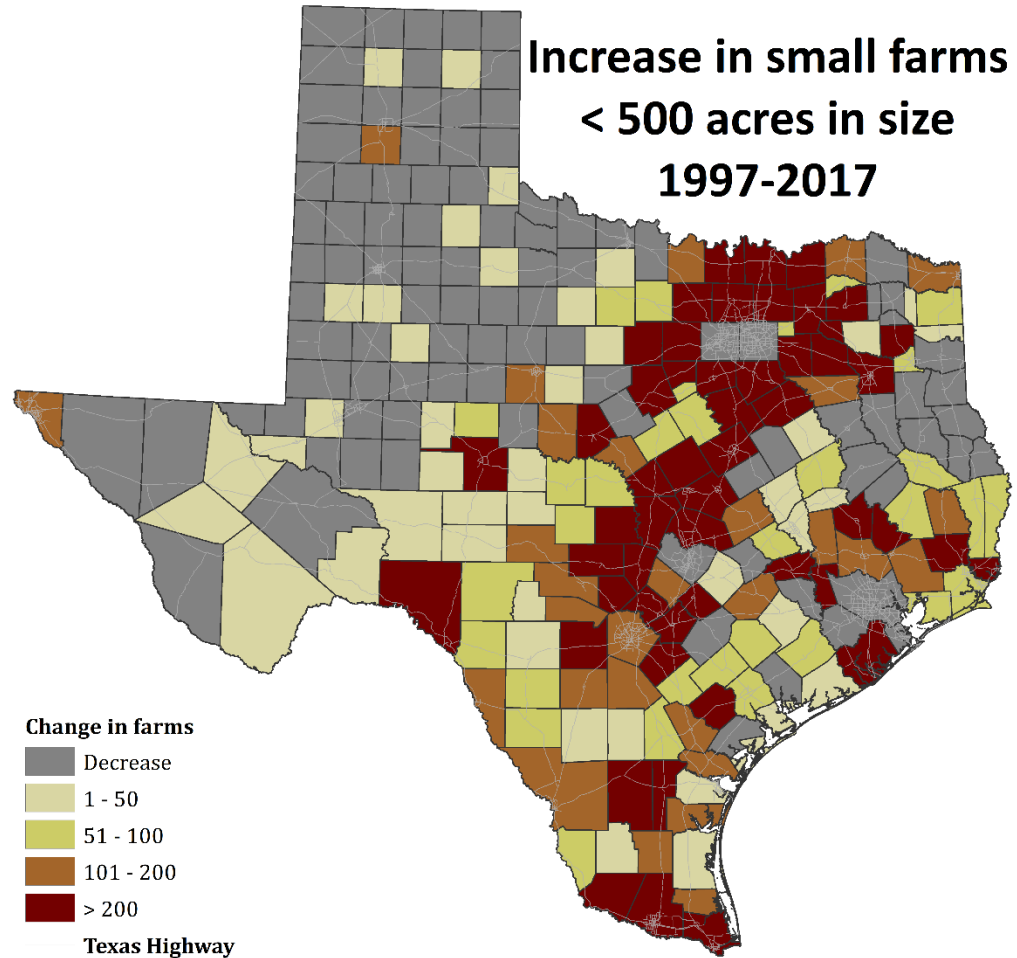
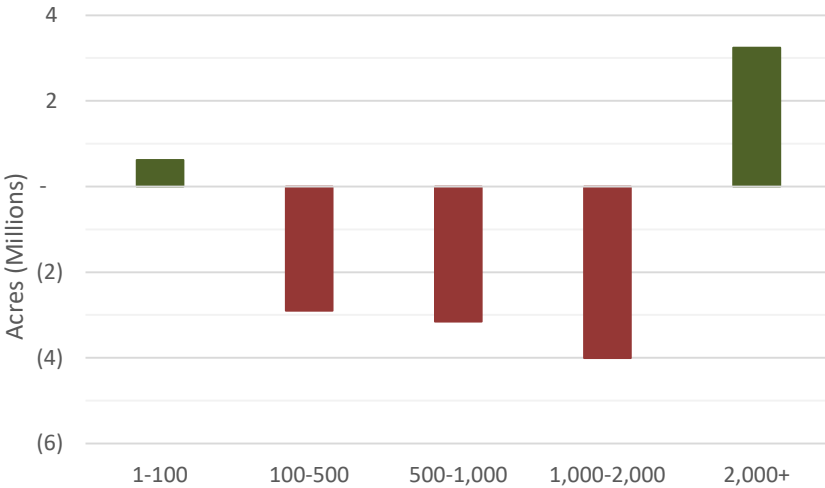
Net Income of Farm and Ranch Operations by Ownership Size, 2017



# Working Land Loss – *Fragmentation*

- 20,000+ new farms and ranches (1997-2017)
- 6.1M acres impacted

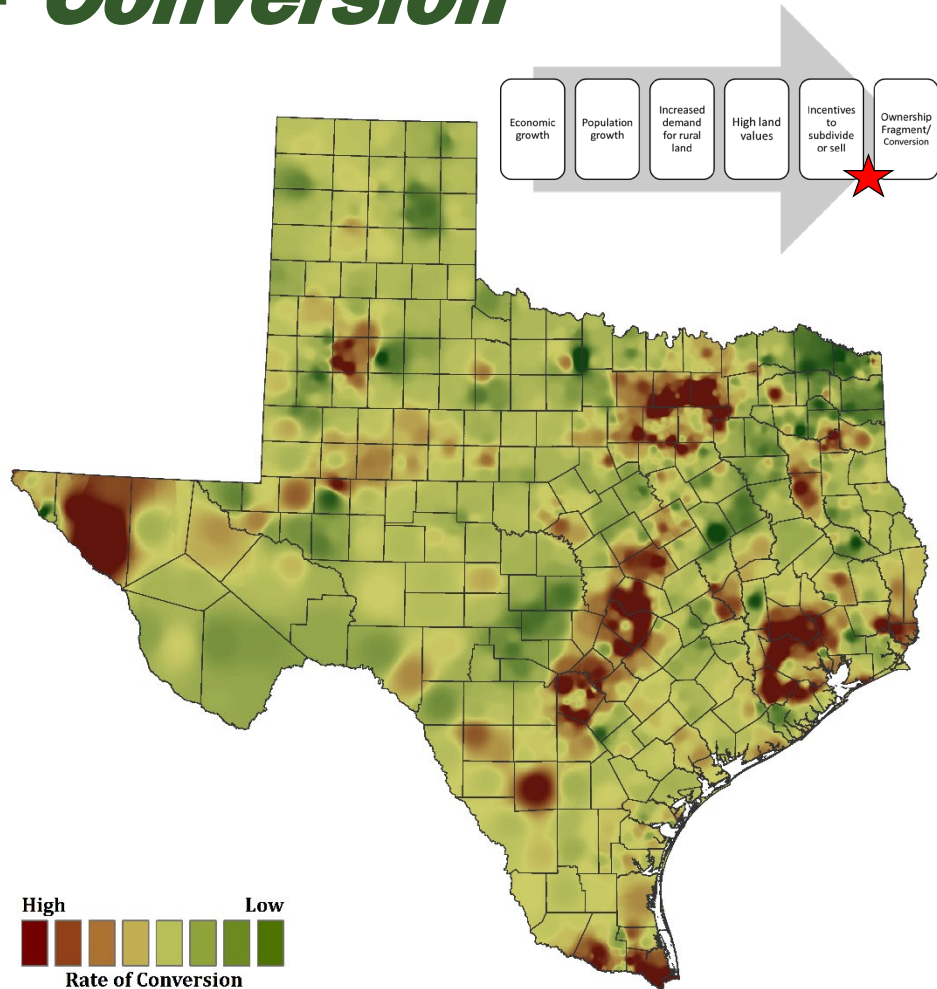
Ownership Size Changes 1997-2017





# Working Land Loss – *Conversion*

- 1997 – 143 Million acres
- 2017 – 141 Million acres
- Loss ~2 Million acres

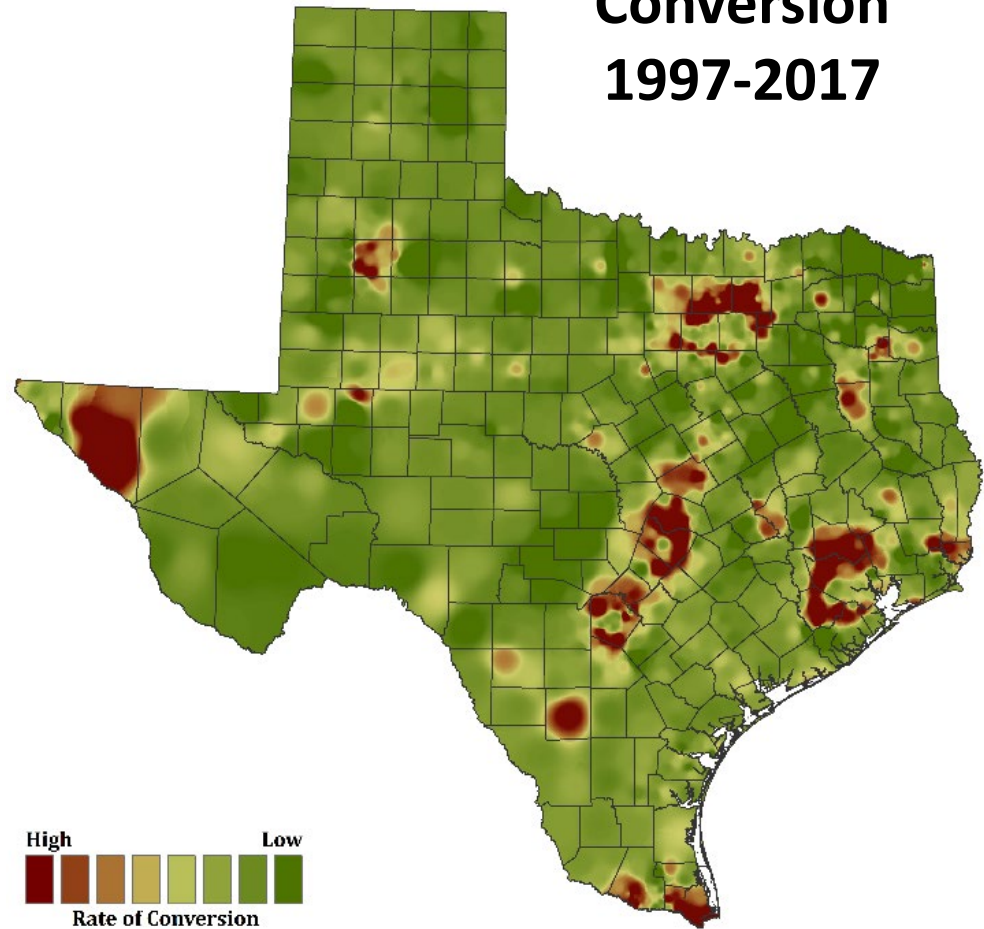


# Changing Land Use

1997-2017 change:

- Wildlife Management - **+5.3 M**
- Grazing Land – **-4.6 M**
- Cropland – **-3.1 M**
- Timber – **+537,000**
- Other – **-300,700**

Rate of  
Conversion  
1997-2017



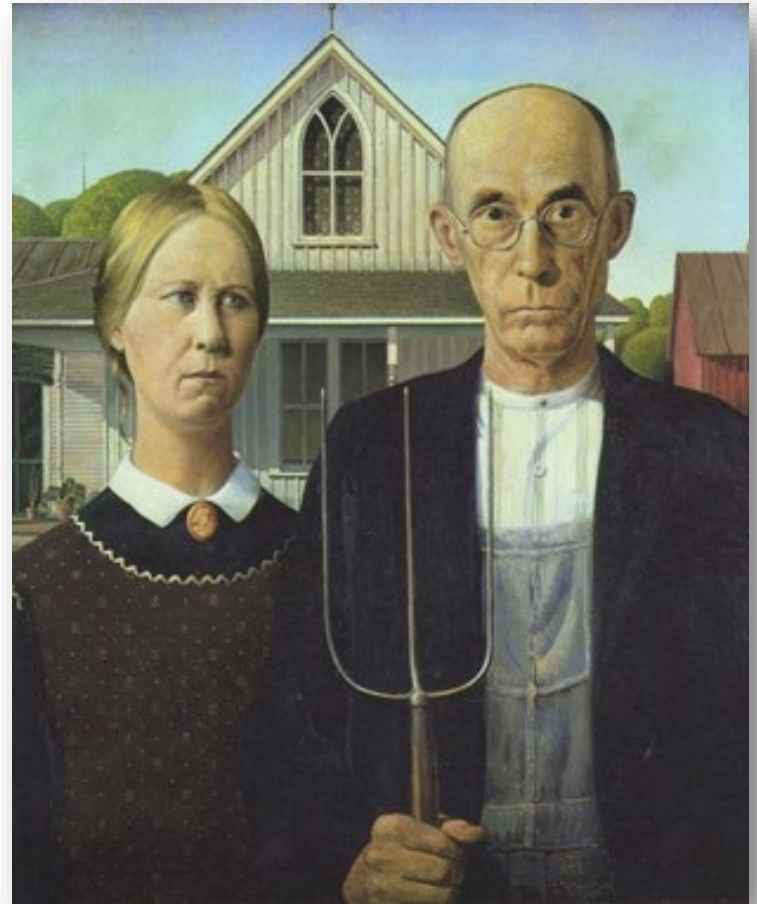
# Changing Landowners....





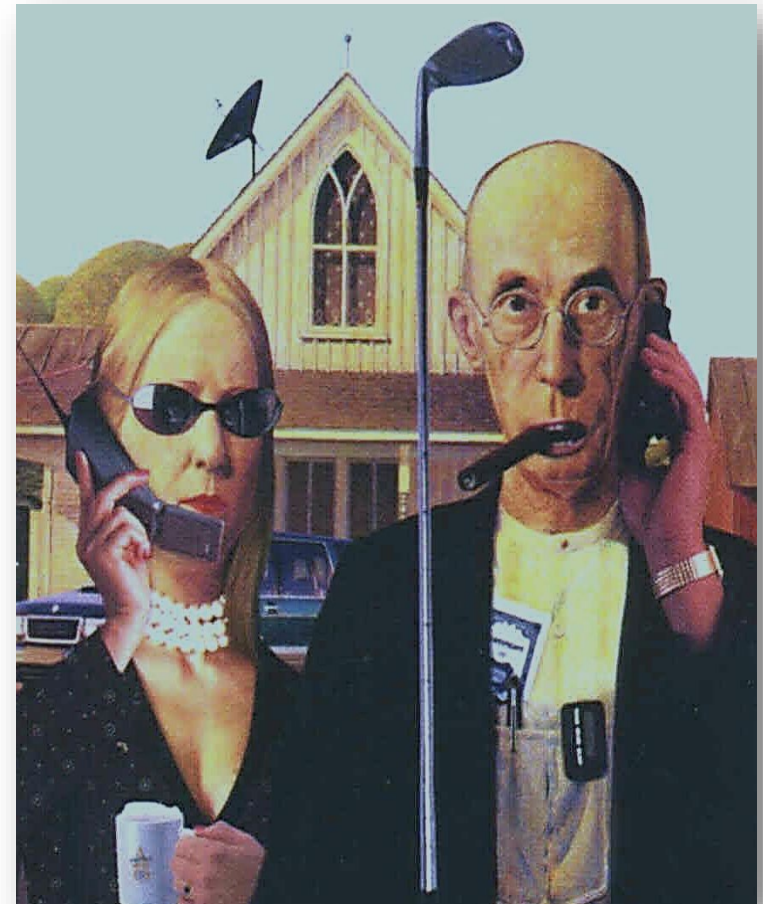
# Landowner Demographics

- Average farmer – 57 years old
- Average forest landowner – 65 years old.
- In the next 20 years, U.S. will see the largest intergenerational transfer of rural lands in its history.

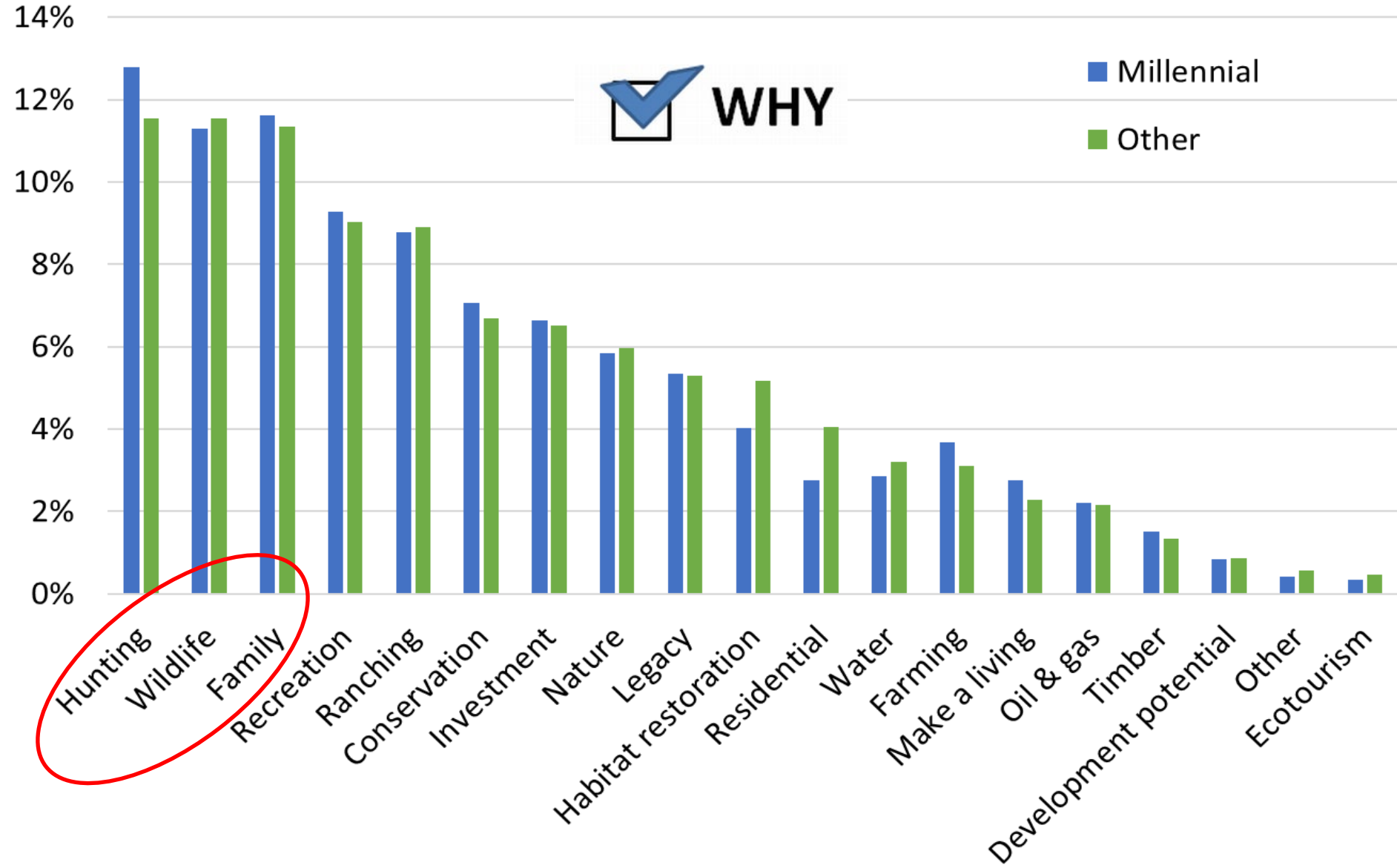


# Future Texas Landowner?

- Younger generation less tied to the land.
- Goals and objectives the same? Concerns?
  - New Ownership (25%)  
Owned <10 years
  - Absentee Ownership (40%)
- Texas Landowner Survey attempts to understand some of these trends.
  - Age, Tie-to-Land, Purpose



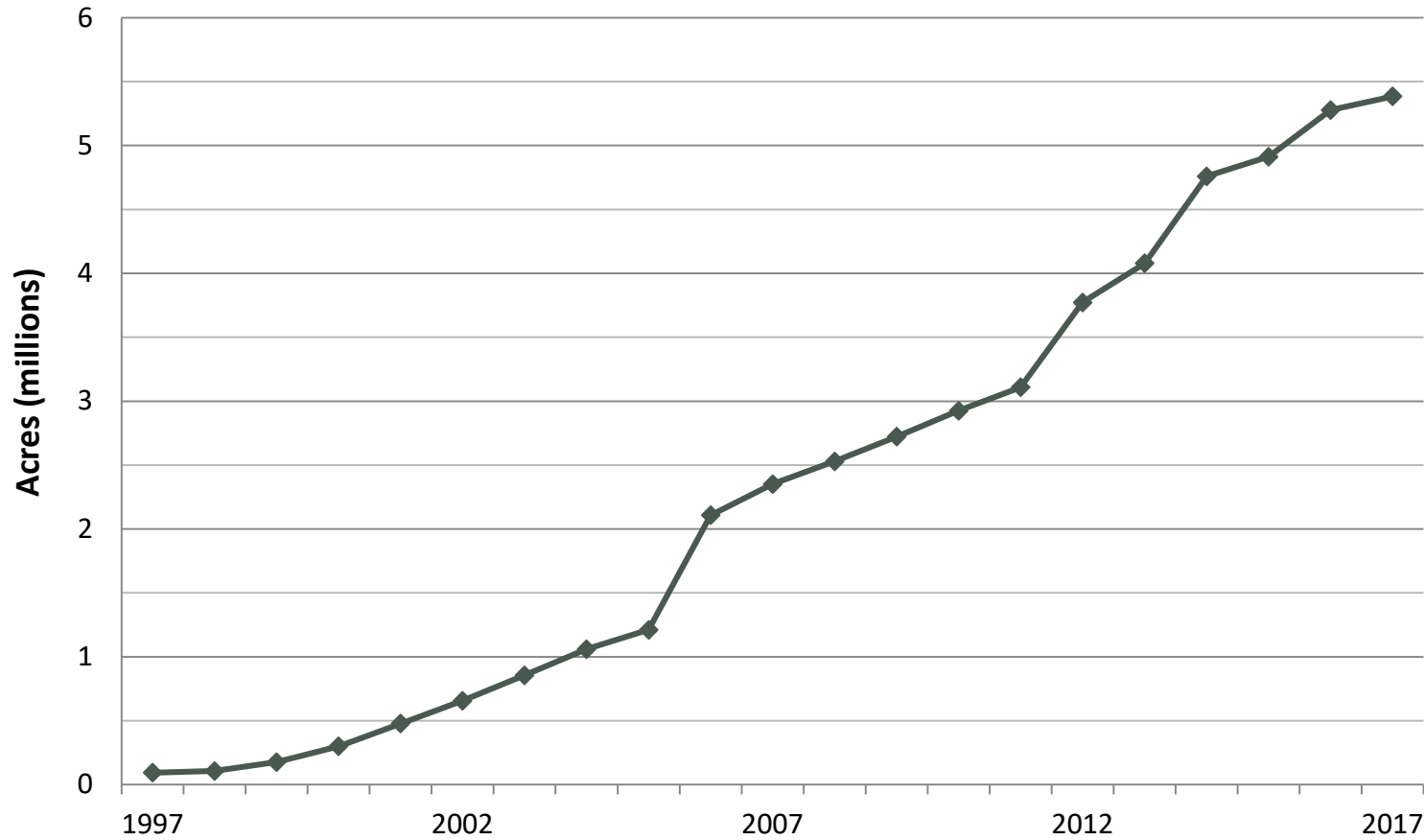
# Reasons for owning land?



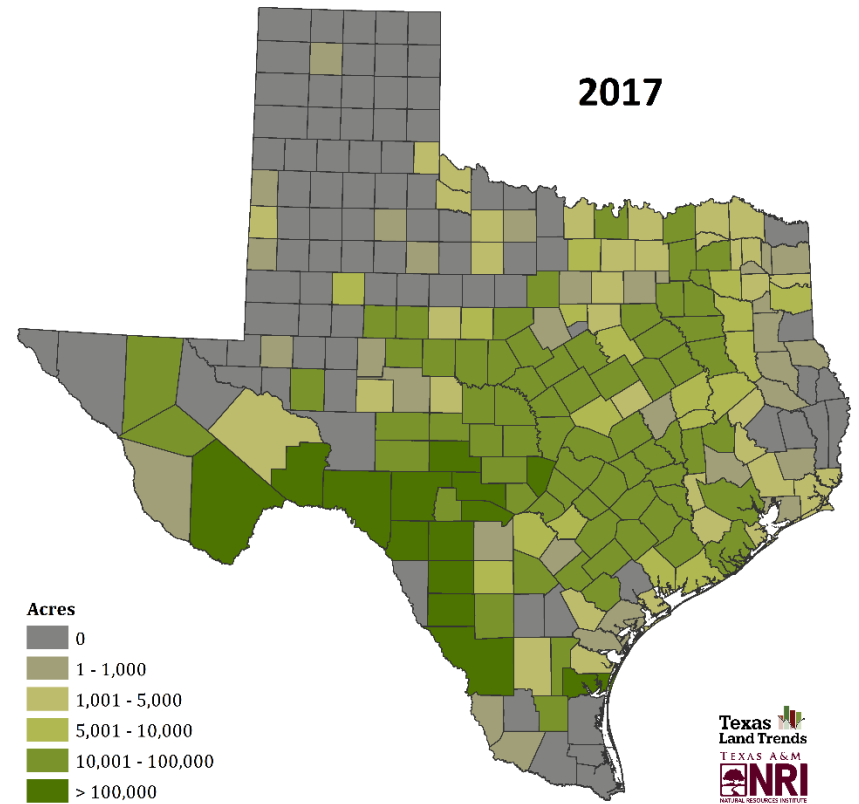
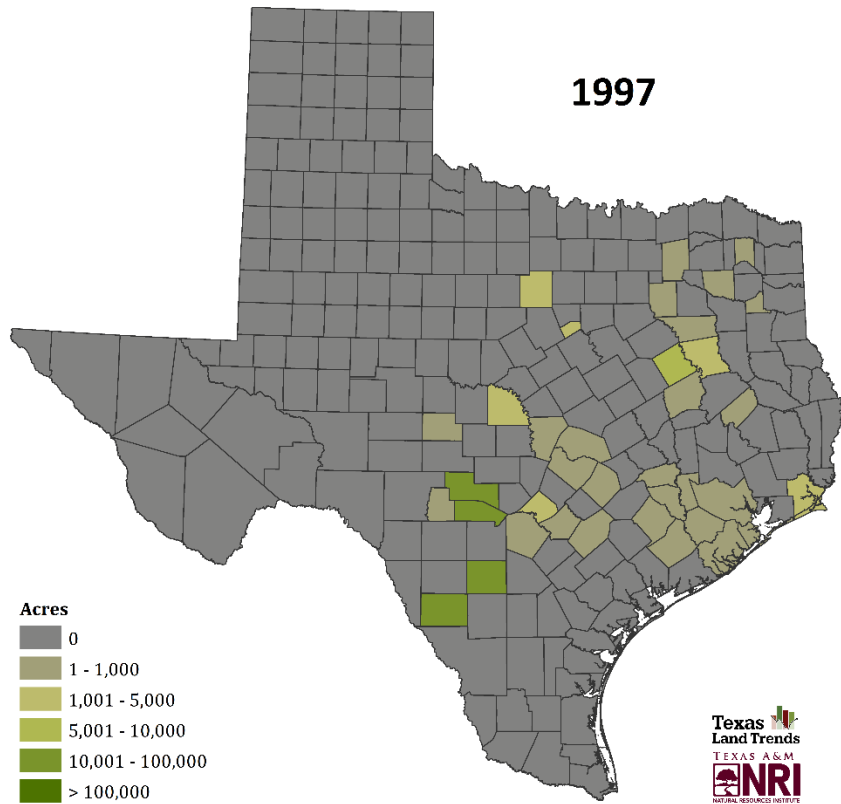


# Wildlife Valuation Trends

## Wildlife Management Land Use (1997-2017)



# Wildlife Valuation Trends





# **Changing Landscapes... Future of Rural Texas**

# Final Thoughts...

- **More People** – Increasing human population, shifts in ethnicity and urban residents.
- **Impacts to Farms and Ranches** – Loss of working lands, fragmentation and conversion BUT not in all places...
- **Changing Landowner Perspectives** – Aging landowners, different objectives, largest intergenerational transfer.
- Communicate the *public* benefits of *private lands*...





***Promoting Private Lands Stewardship  
through Research, Education, and Policy.***



**<http://nri.tamu.edu/>**  
**<http://txlandtrends.org/>**