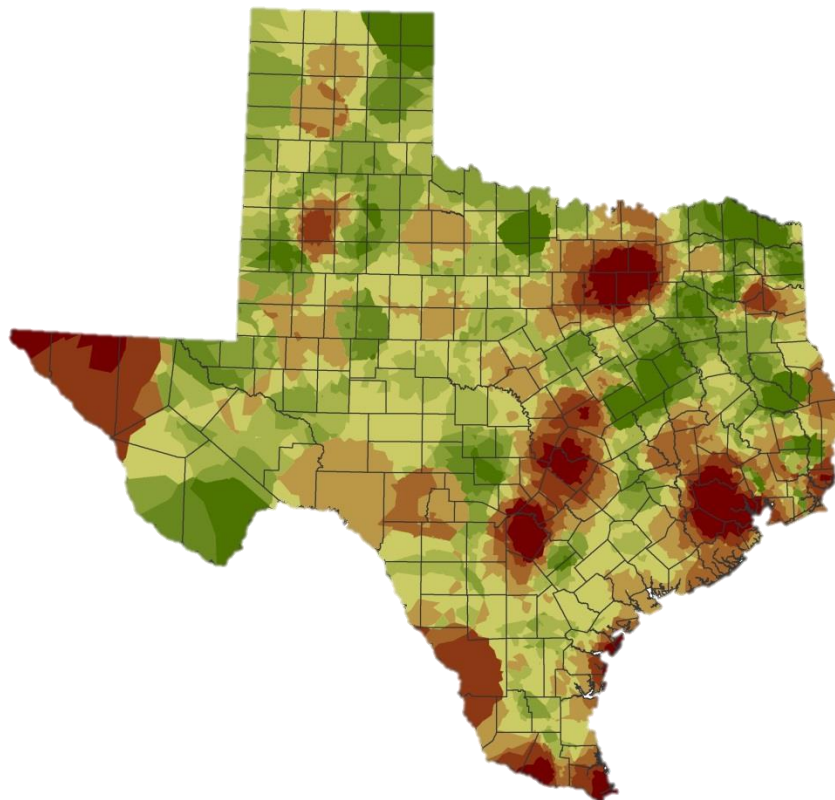


Texas Land Trends: *Challenges and Opportunities for the Future*



Outline and The Data....

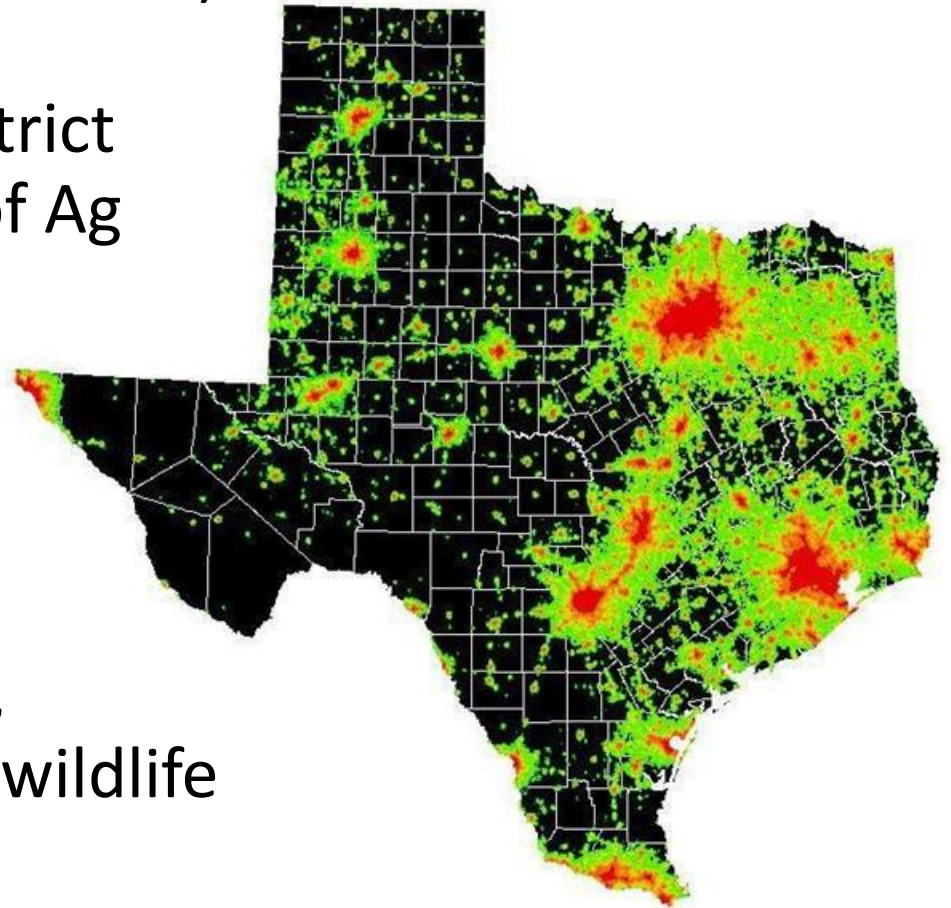
- More people...
- Less farms and ranches...
- Changing landowners....

- Use of data to give a perspective on challenges:
 - The Good, The Bad, and The Ugly
- Opportunities and approaches...



Texas Land Trends

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



Texas Landowner Survey



Landowner Survey

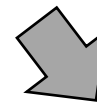
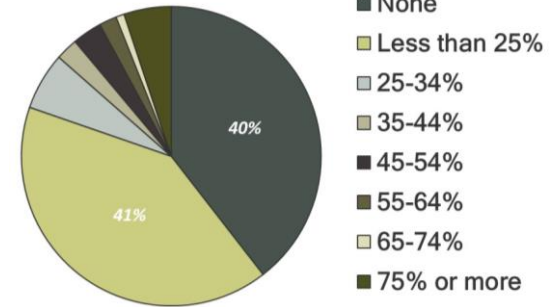


Land Trends

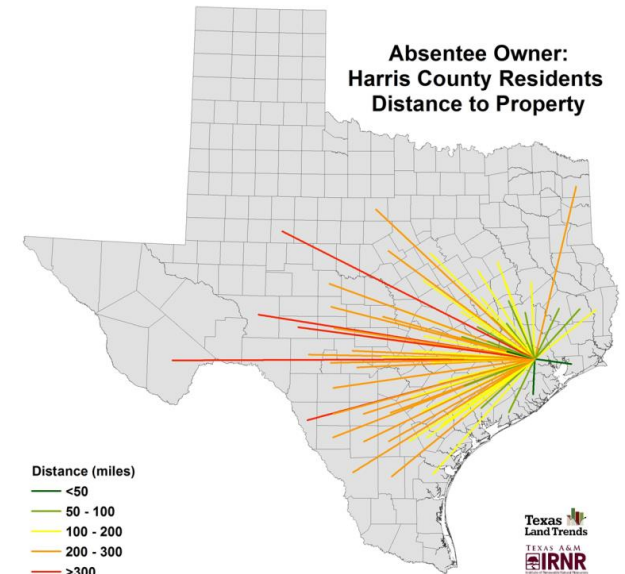
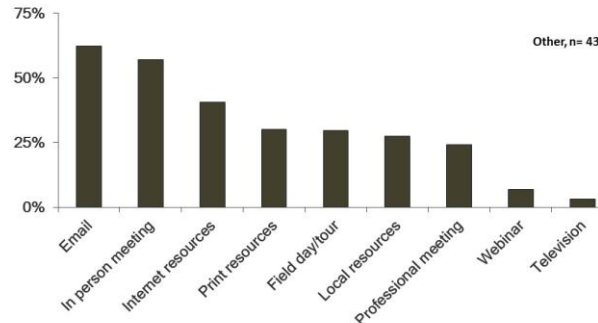
Regional Differences?

Spatial Demographics for Texas Landowners

Annual income (%) from farm/ranch



Preferred method for information

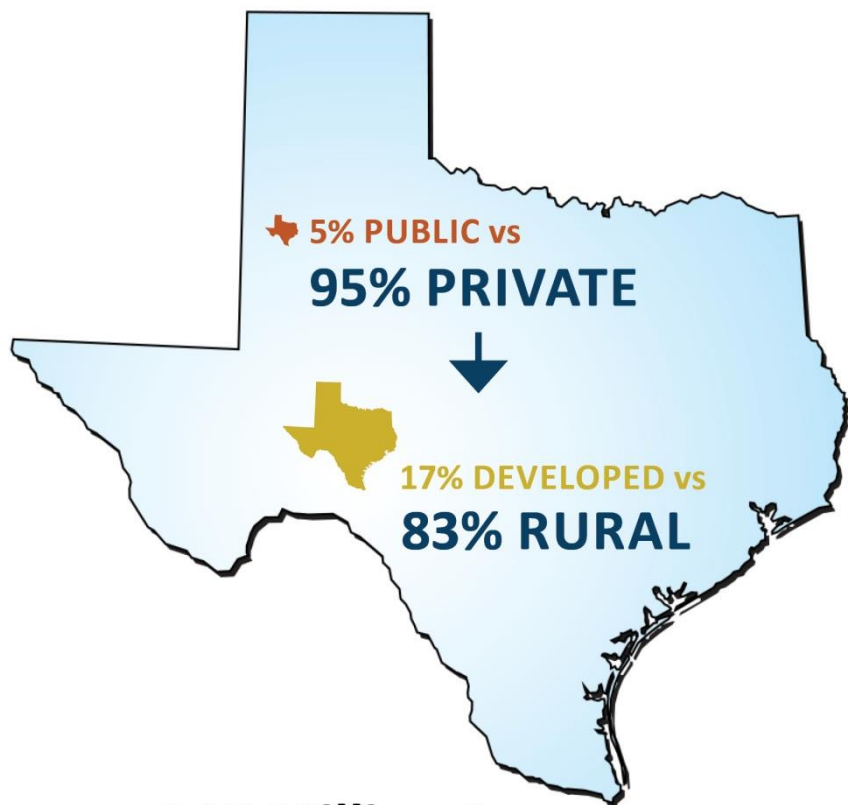


More people....



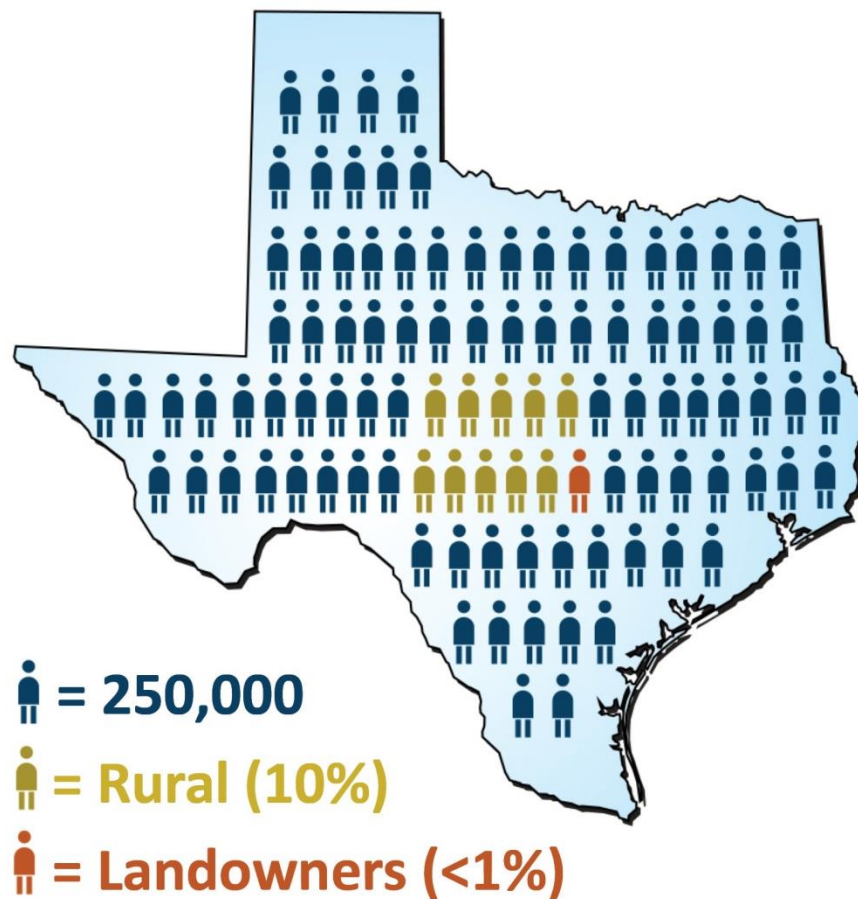
Changing Texas

171 Million Acres...



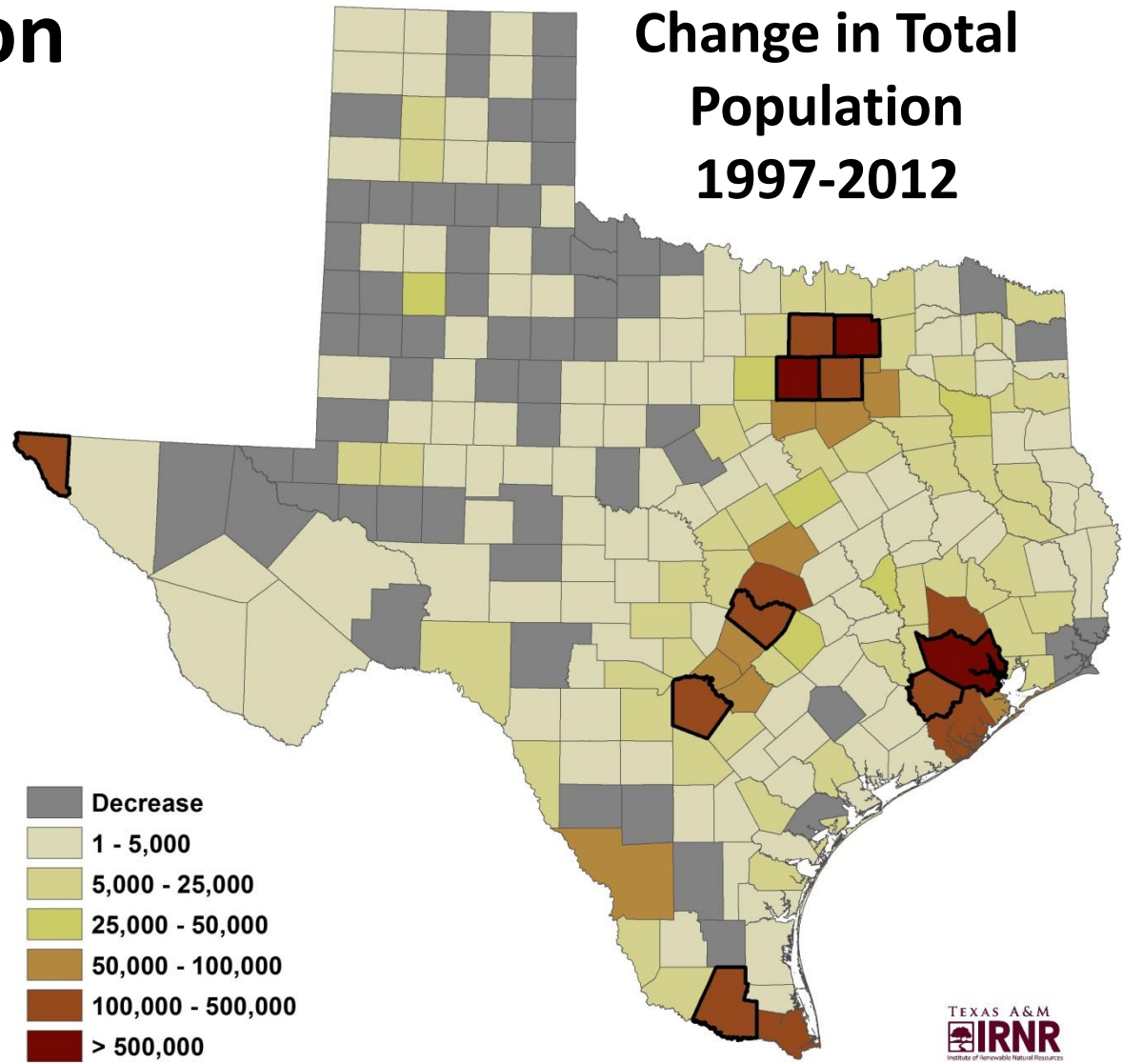
...142 Million Acres
Private Working Lands

Population: 26 Million...

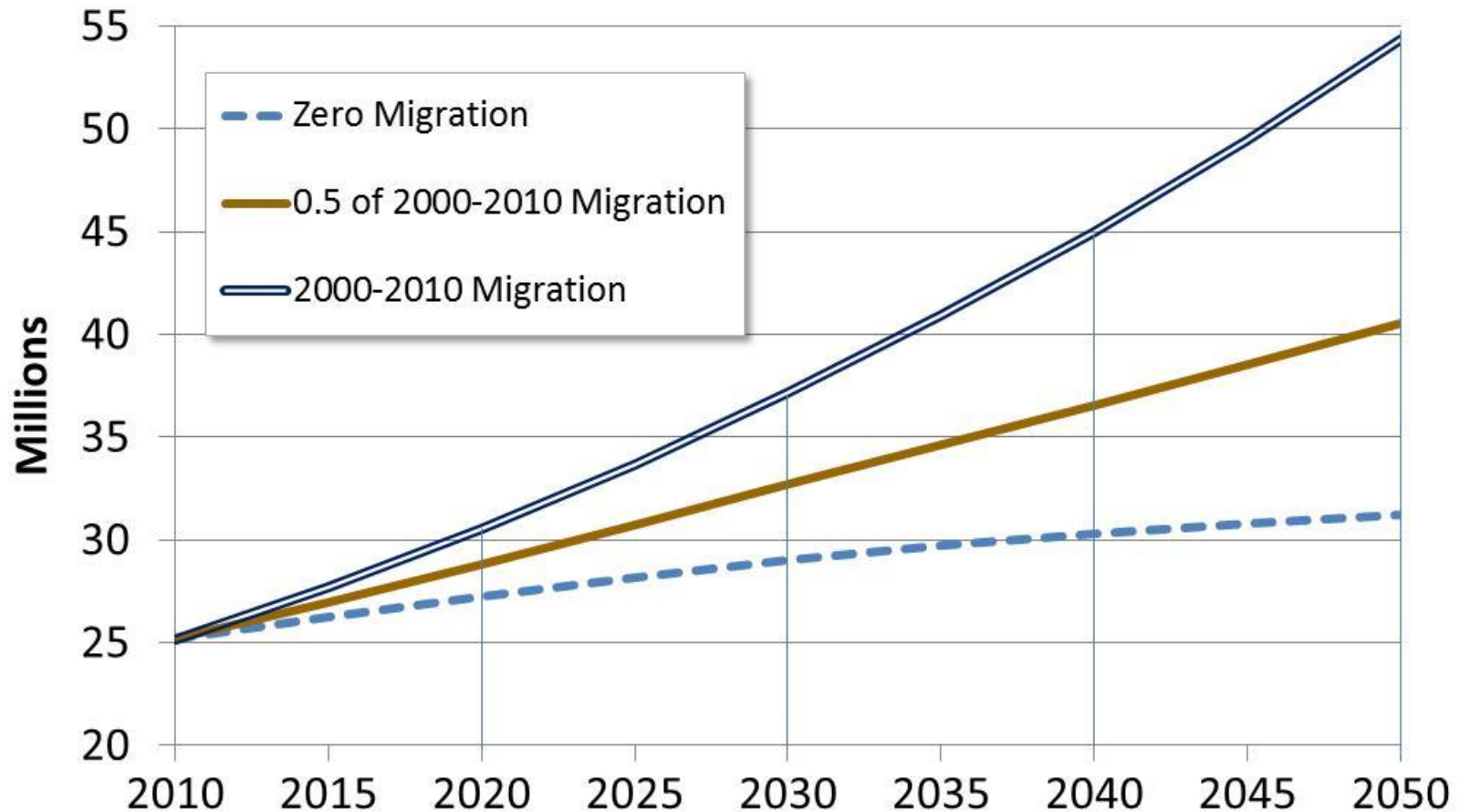


Texas Population

- 1997 – 19 Million
- 2012 – 26 Million
- 36% increase
- 500,000/year
- 65% of increase occurred within *Top Ten Populated Counties*

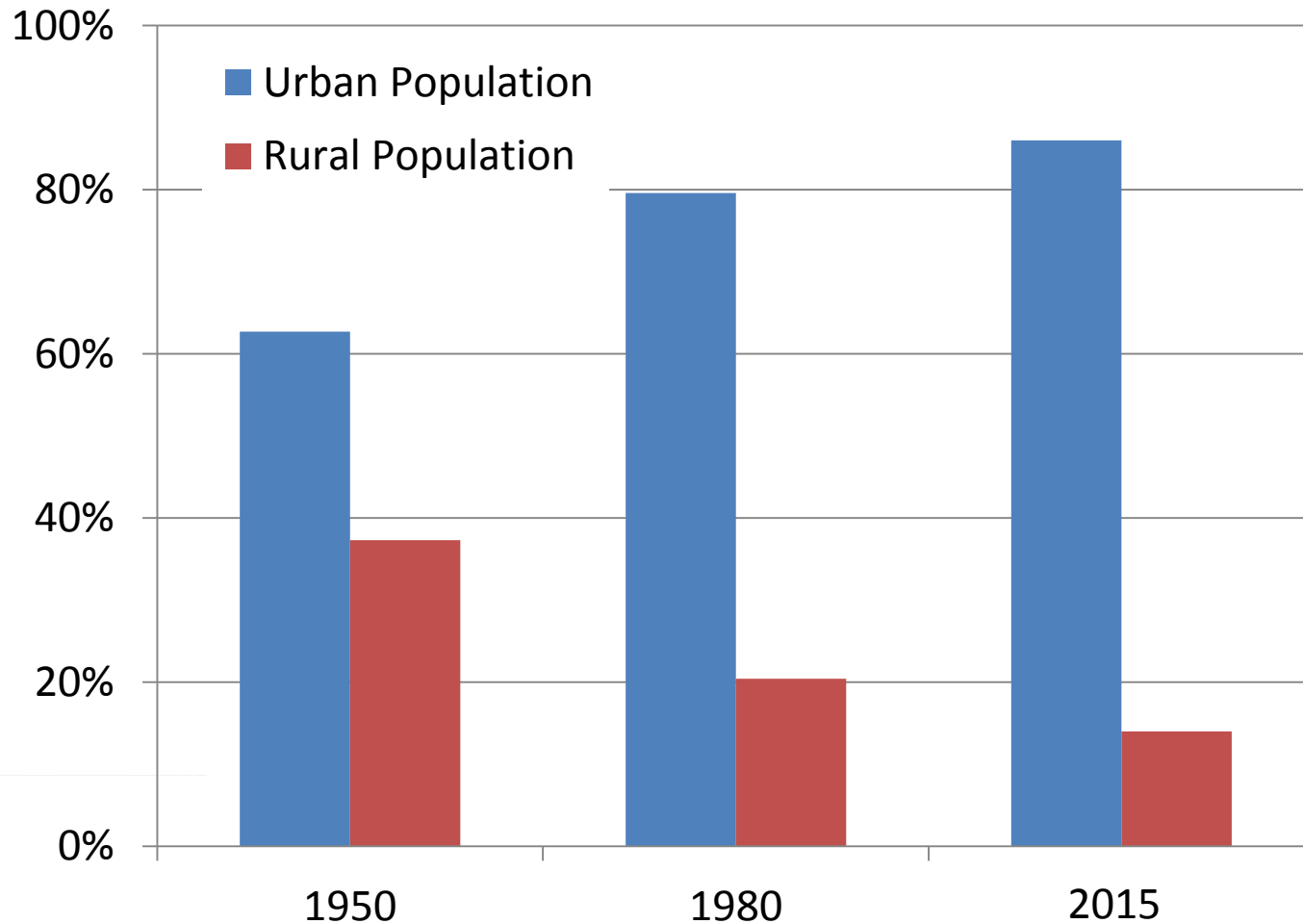


Texas Projections (2010-2050)



Source: State Demographer

Texas Rural and Urban Populations

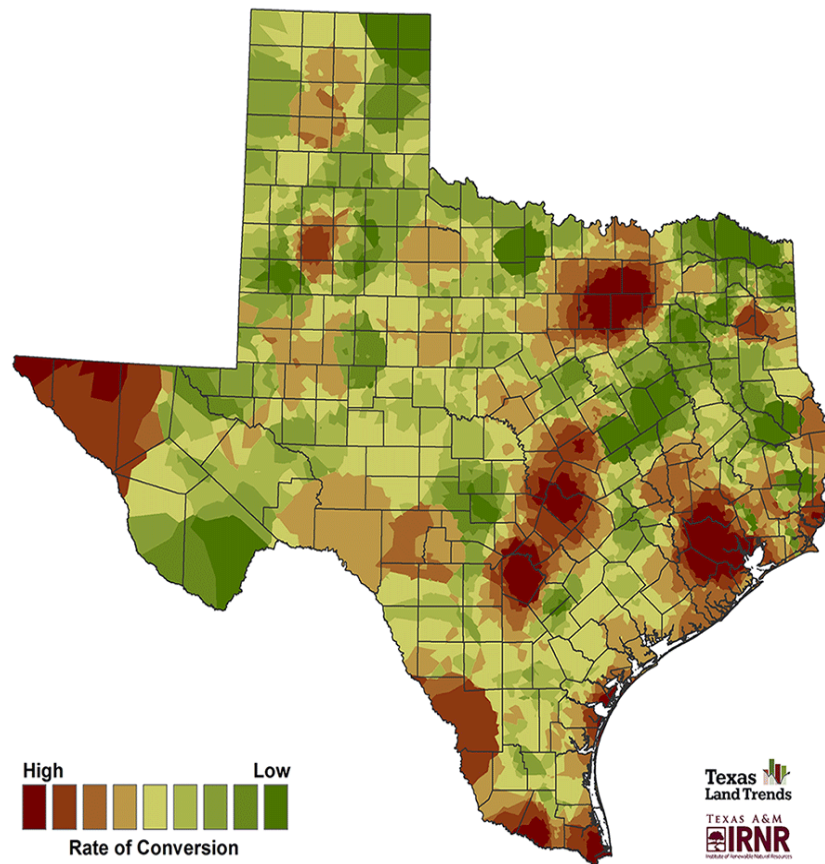


Less farms and ranches....



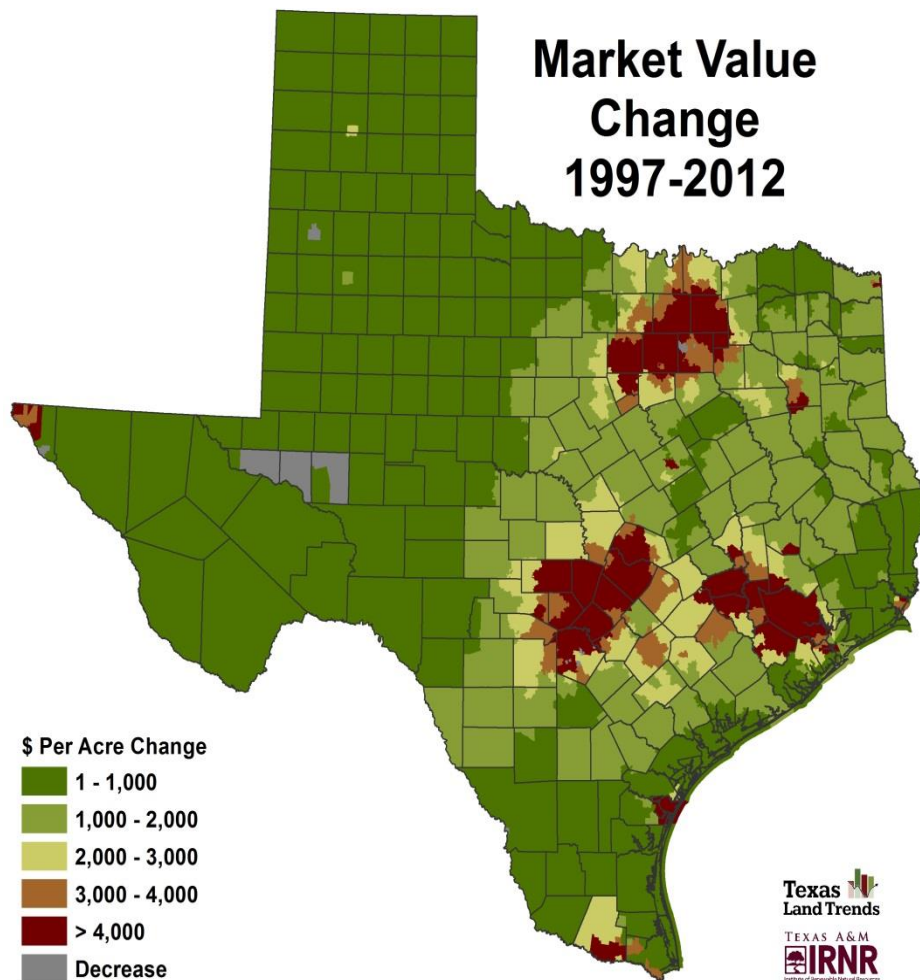
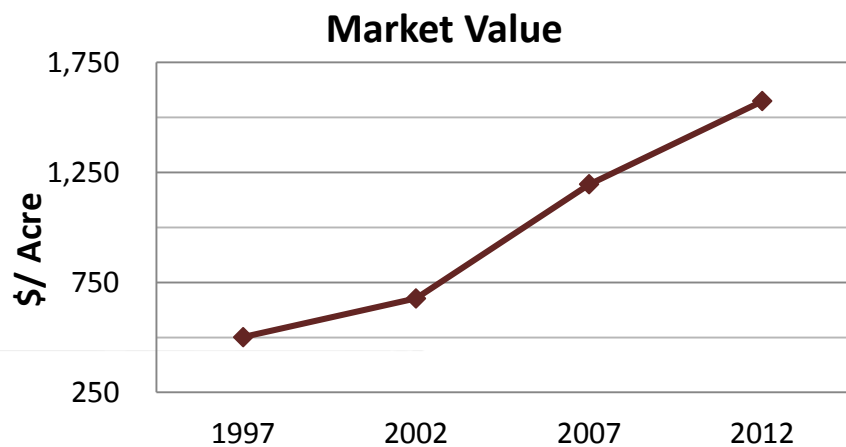
Working Land Loss – *Conversion*

- 1997 – 143 Million acres
- 2012 – 142 Million acres
- Loss ~1 Million acres



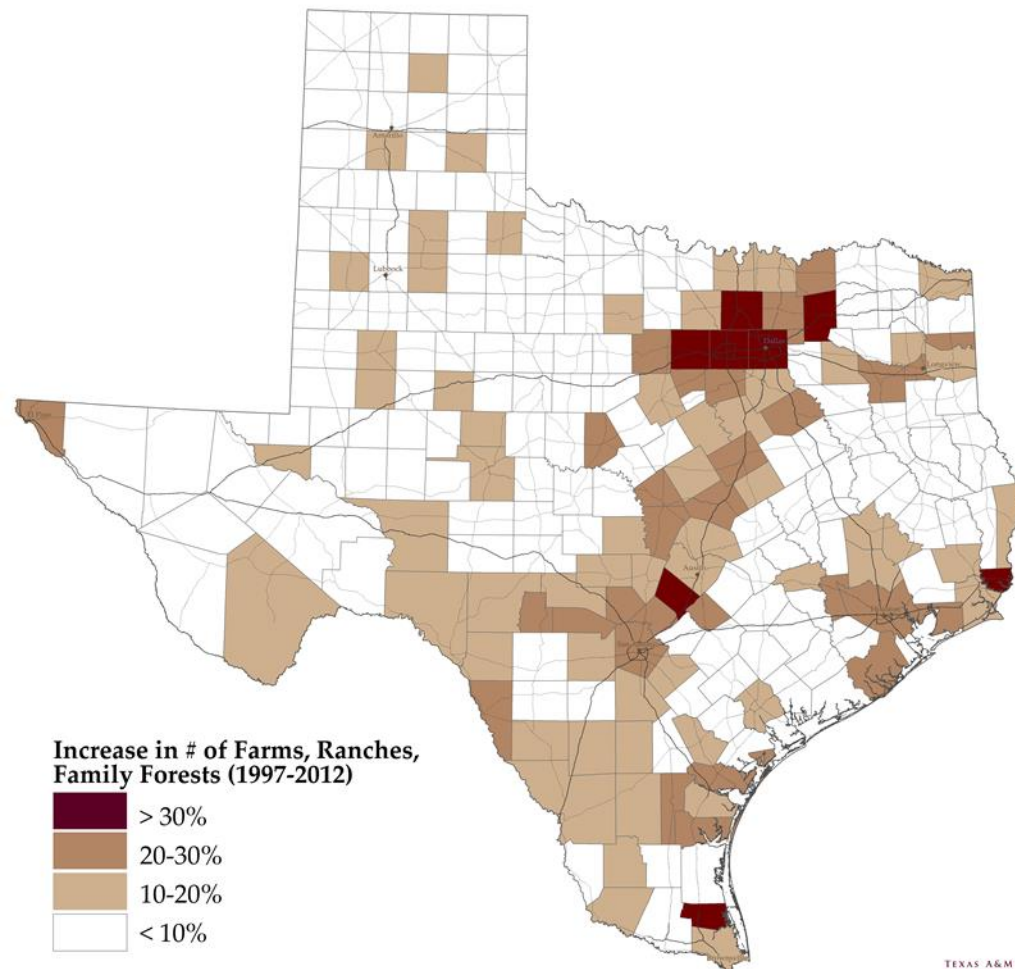
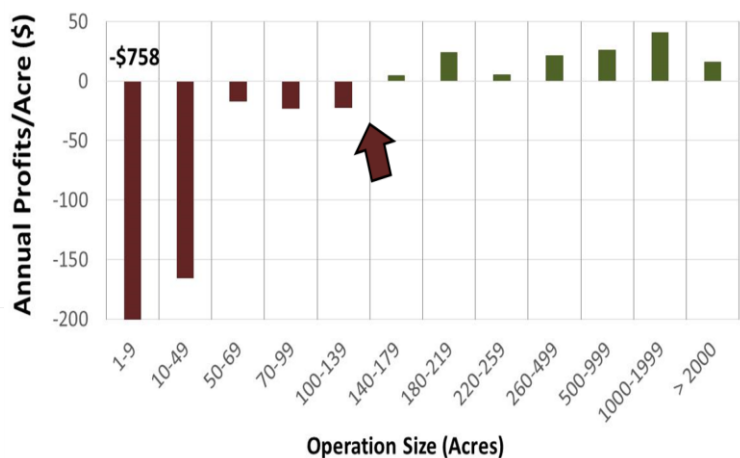
Market Value – *Driver*

- 1997 – \$501/Acre
- 2012 – \$1,573/Acre
- Gain of \$1,072/Acre



Working Land Loss – *Fragmentation*

- 25,000+ new farms and ranches (1997-2012)
- 4.5M acres impacted

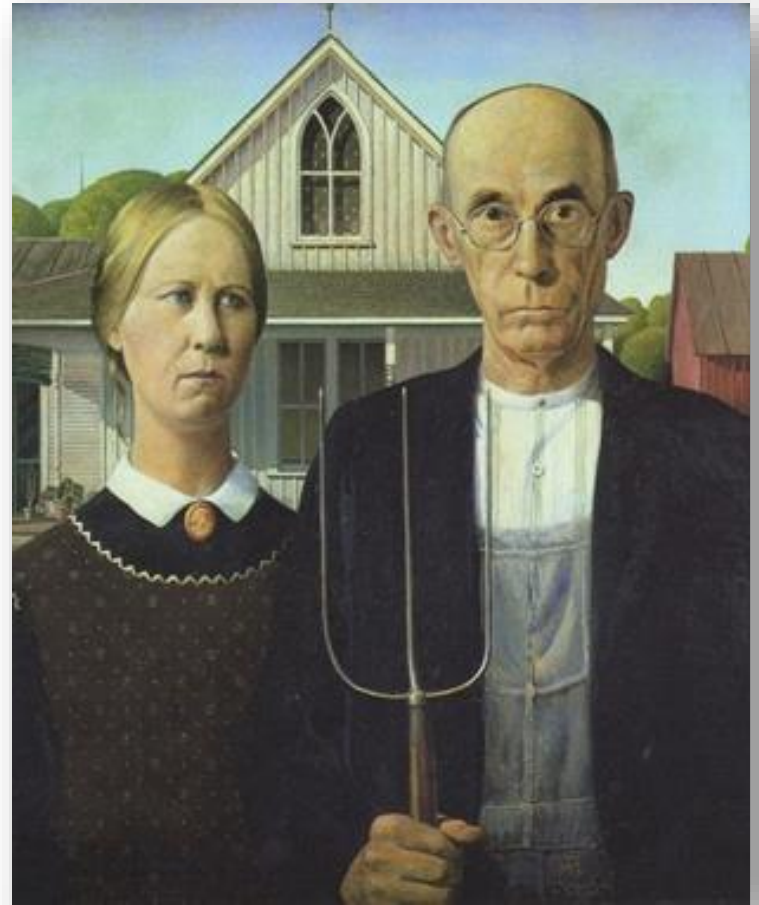


Changing landowners...

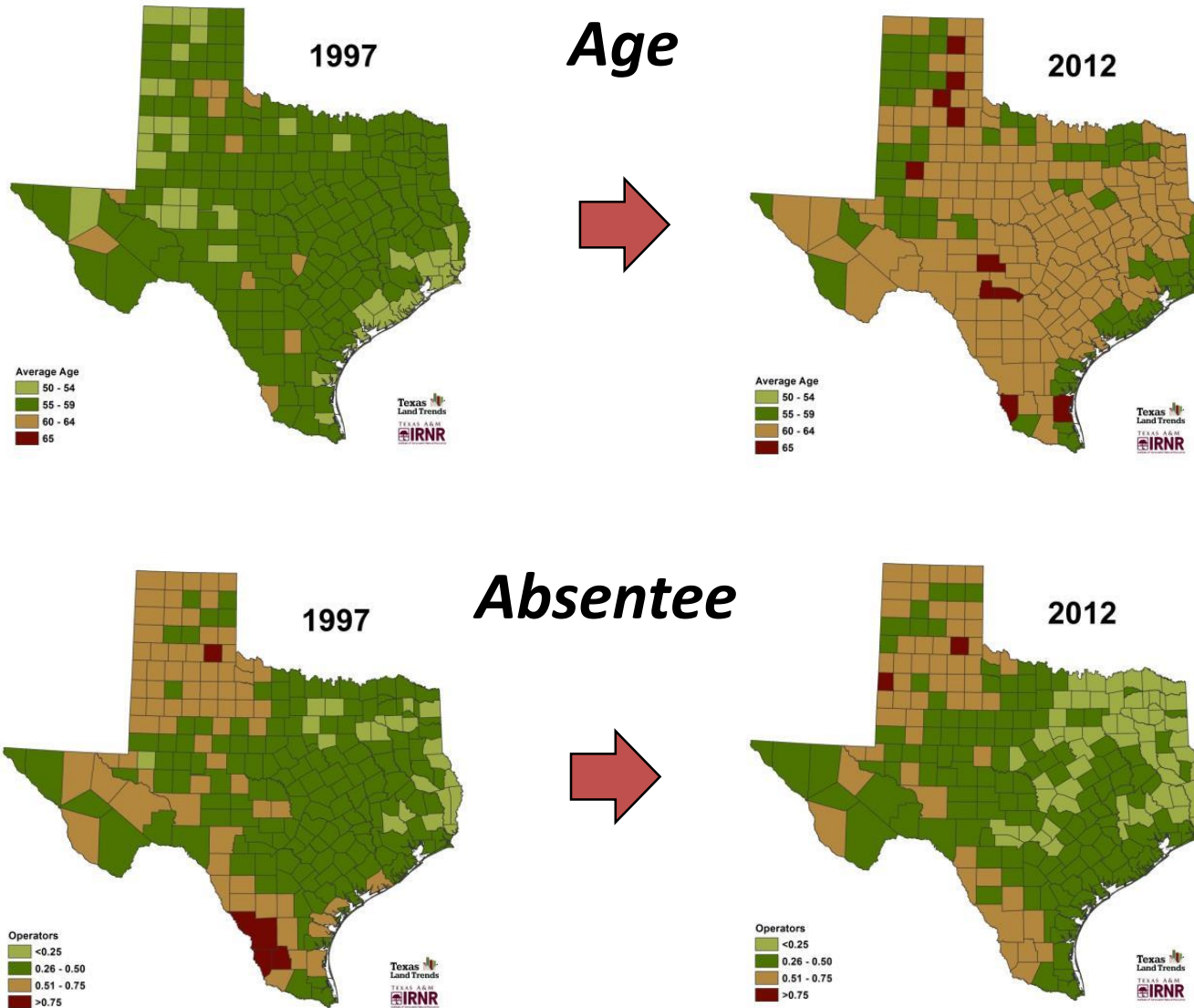


Landowner Demographics

- 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.

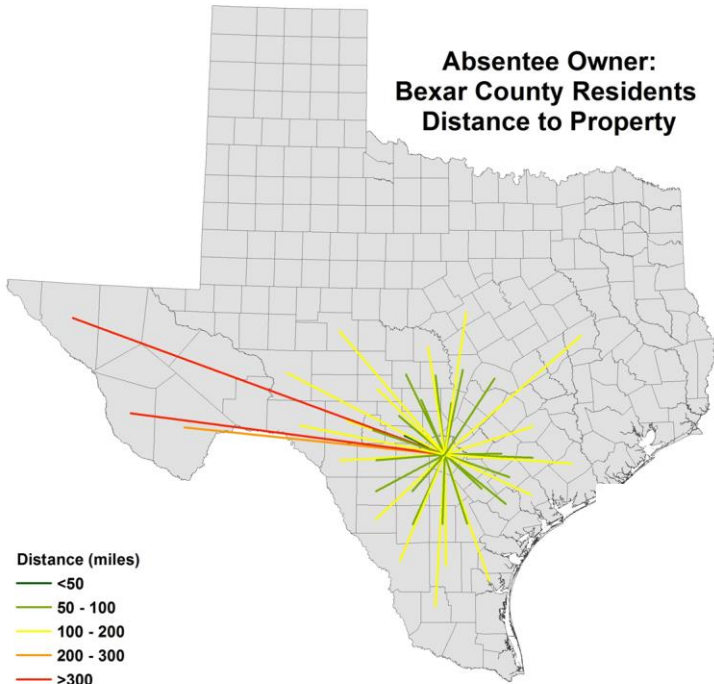


Landowner Demographics

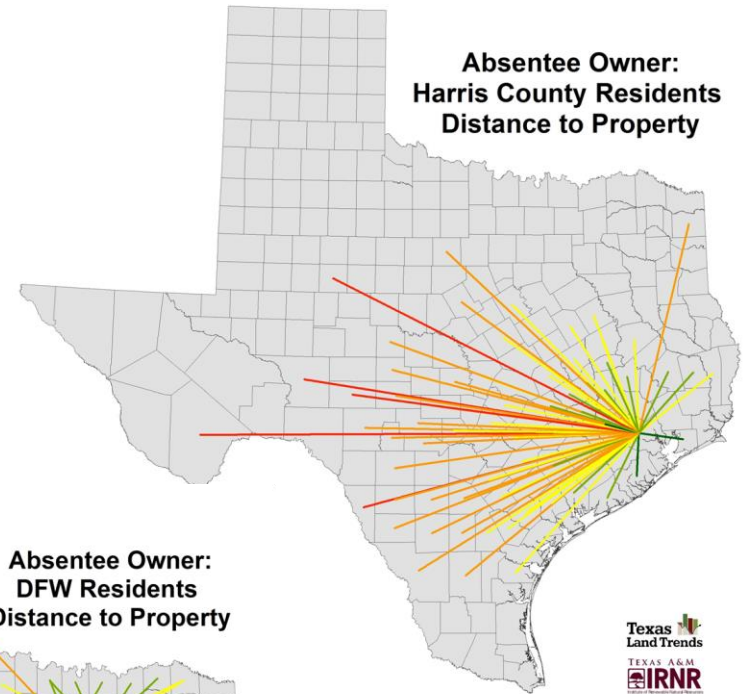


Absentee Landowners - Average Distance

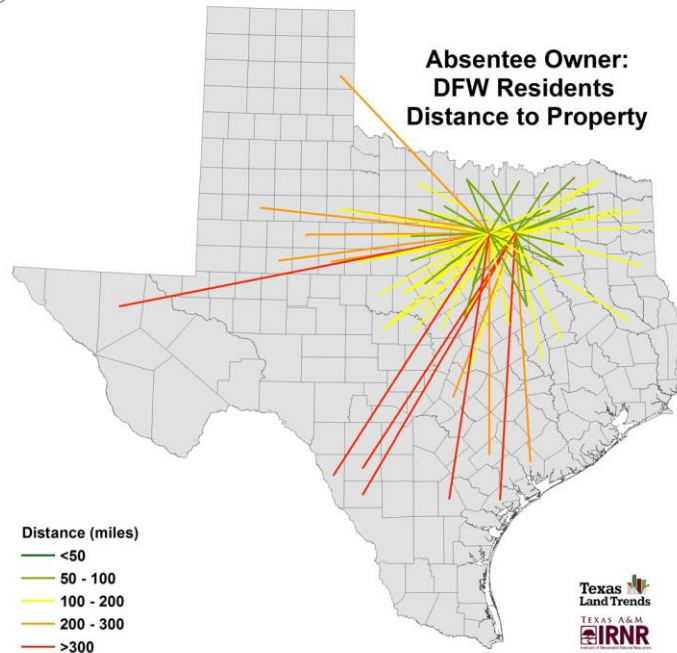
Absentee Owner:
Bexar County Residents
Distance to Property



Absentee Owner:
Harris County Residents
Distance to Property

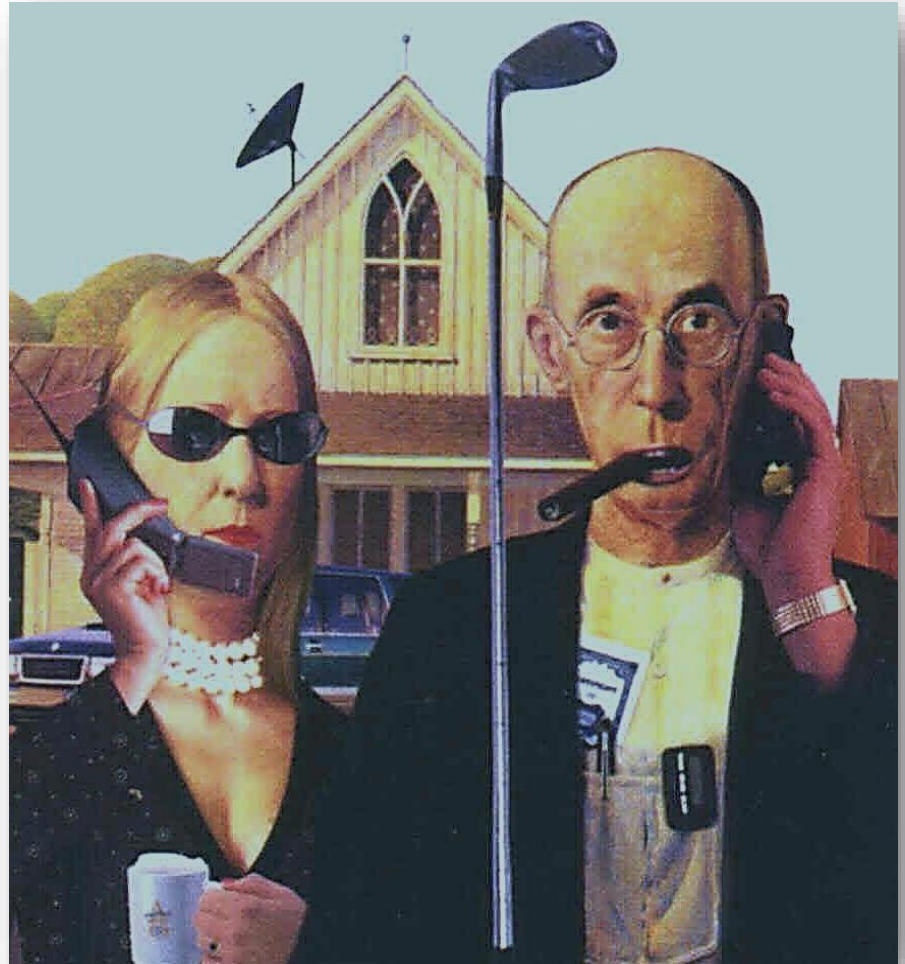


Absentee Owner:
DFW Residents
Distance to Property

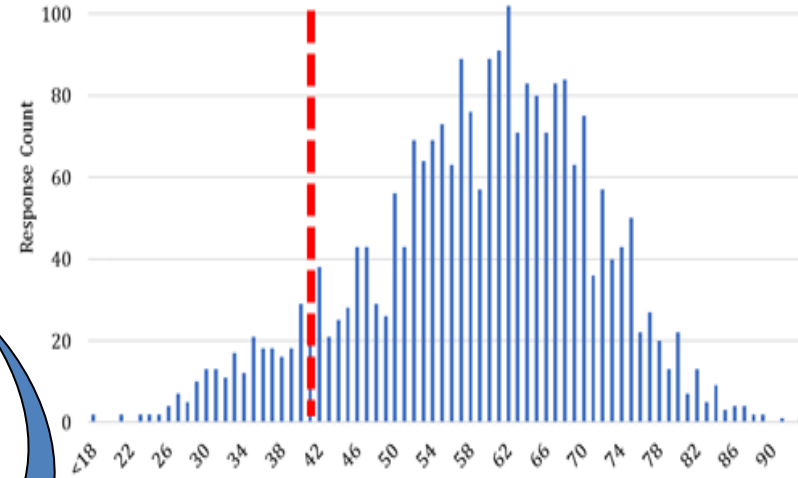
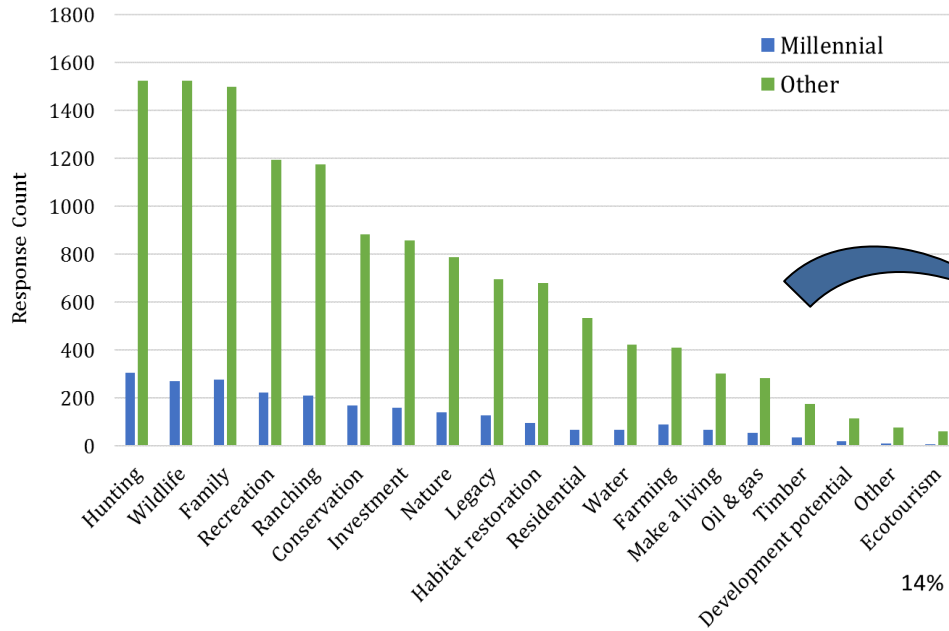


Future Texas Landowner?

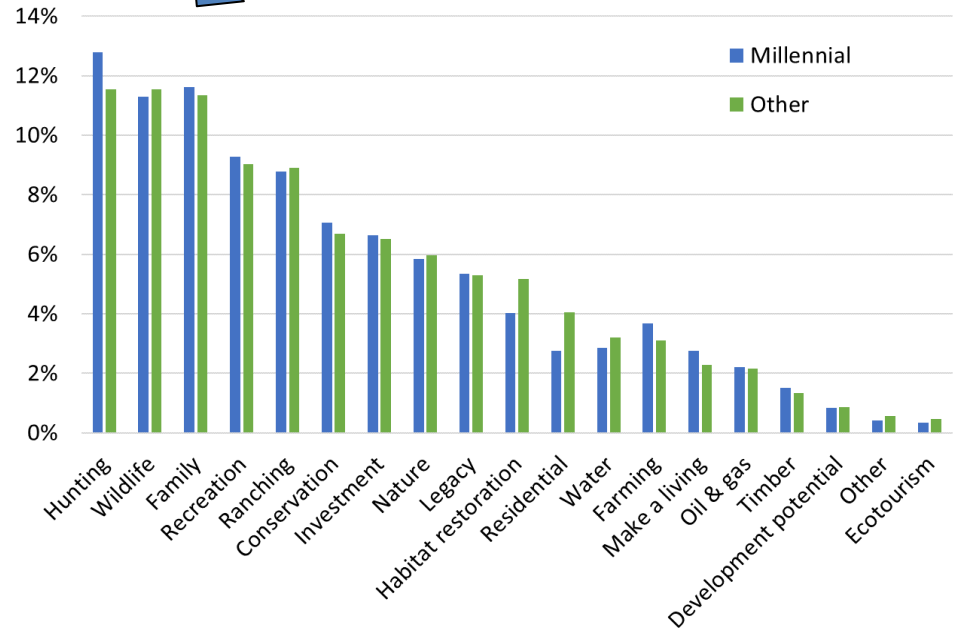
- Younger generation less tied to the land.
- Goals and objectives the same? Concerns?
 - New Ownership (25%). Owned <10 years
 - Absentee Ownership (40%)
 - Millennials (<40 years) comparison (select questions)



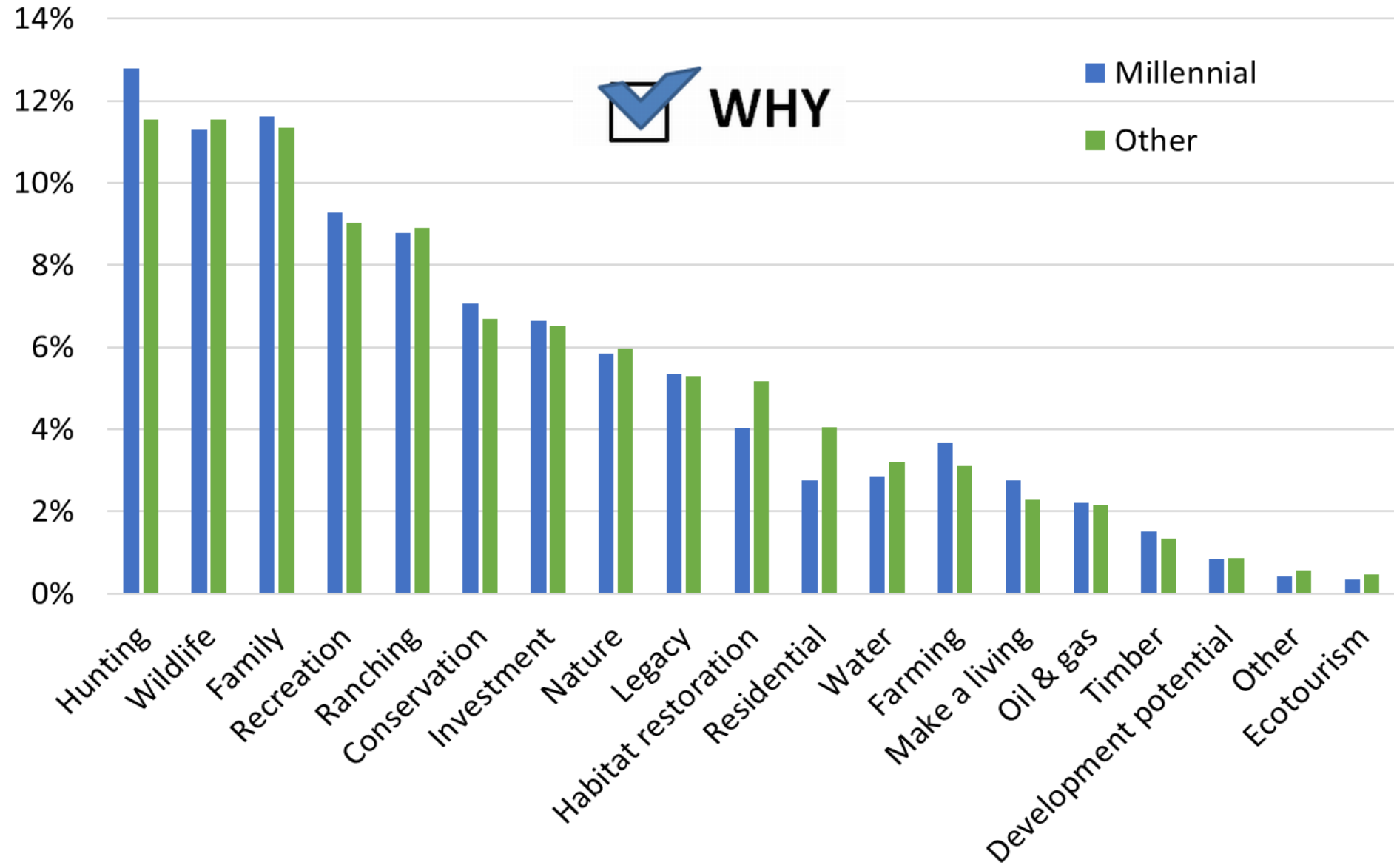
Millennials vs. Other



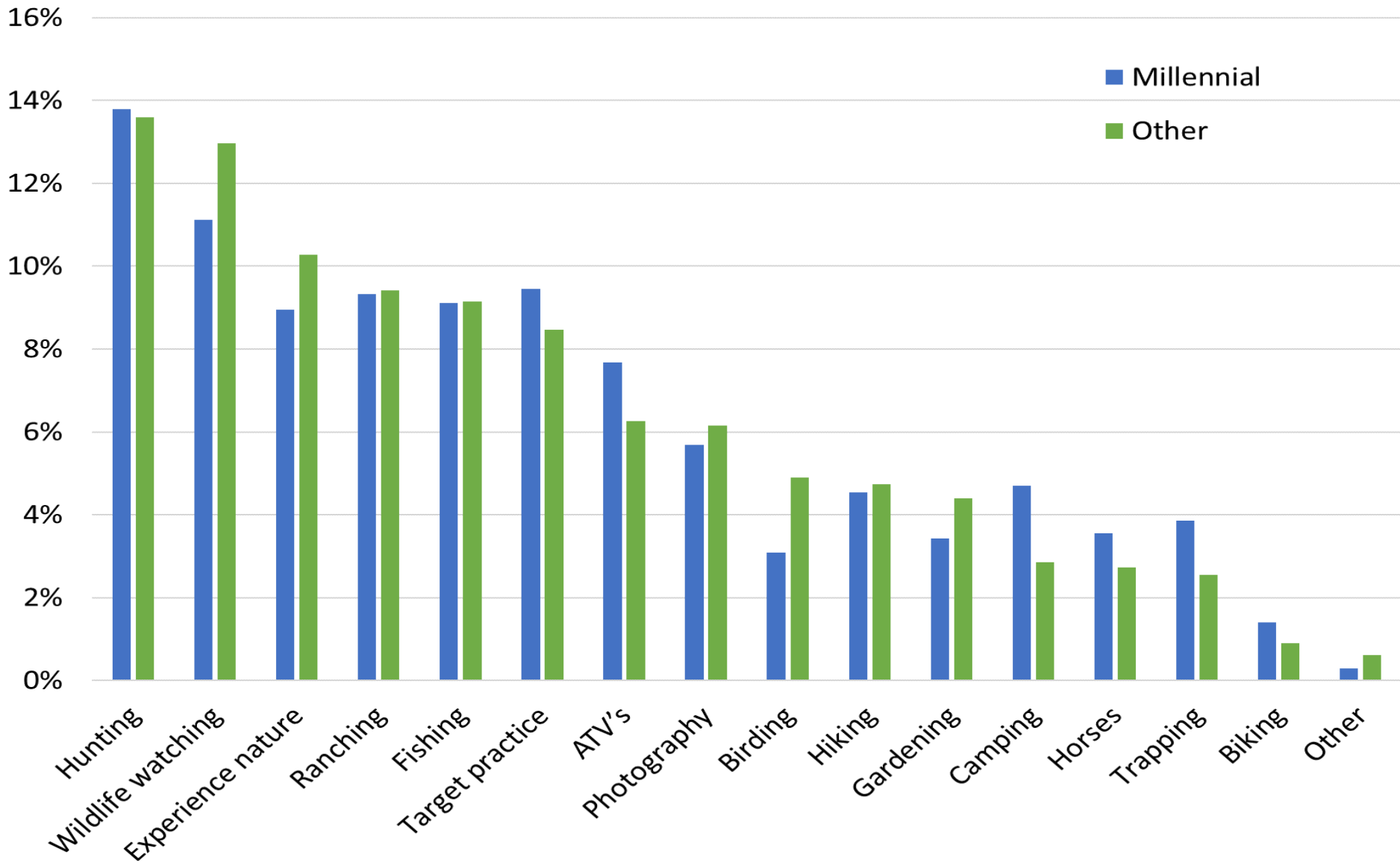
Standardized for comparison...



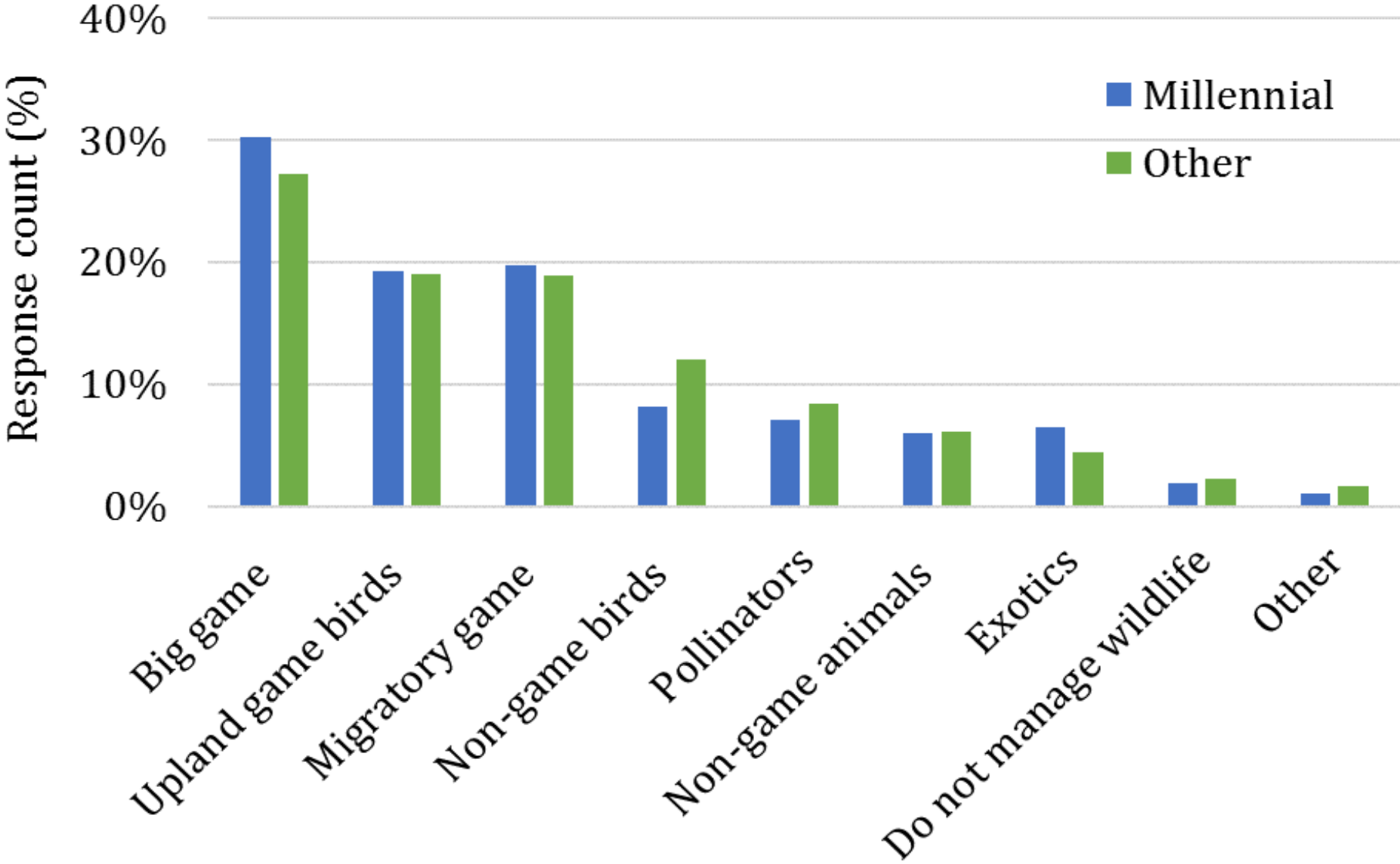
Reasons for owning land?



Recreational activities you enjoy on property?



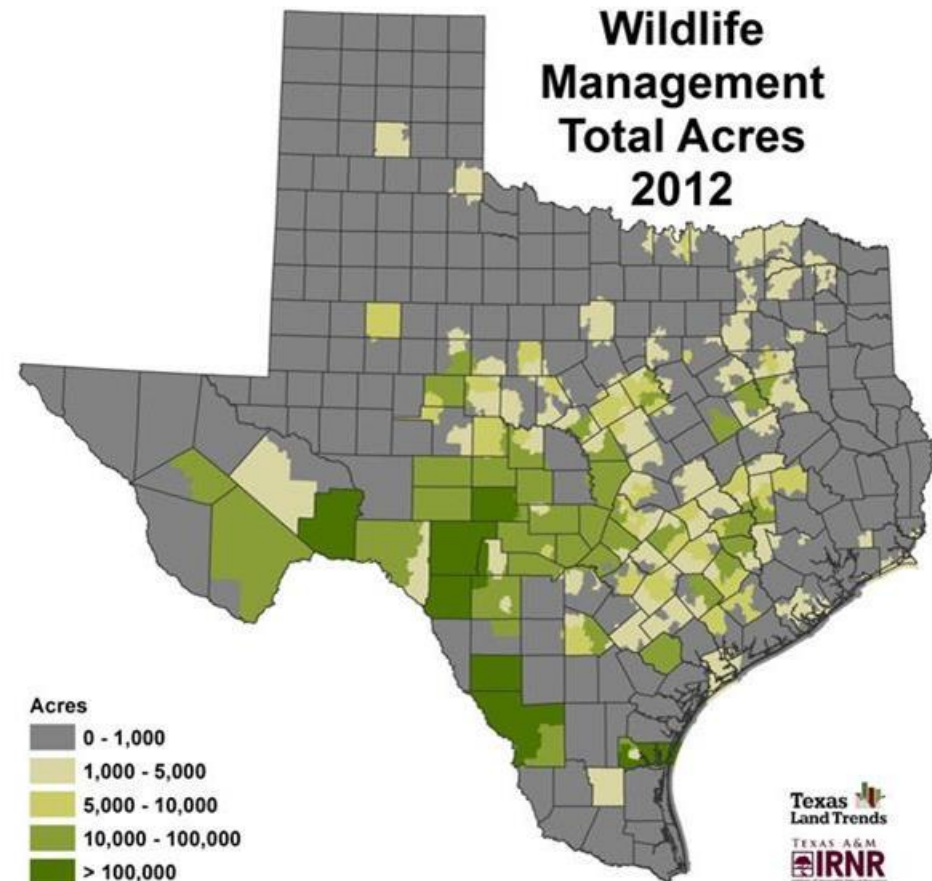
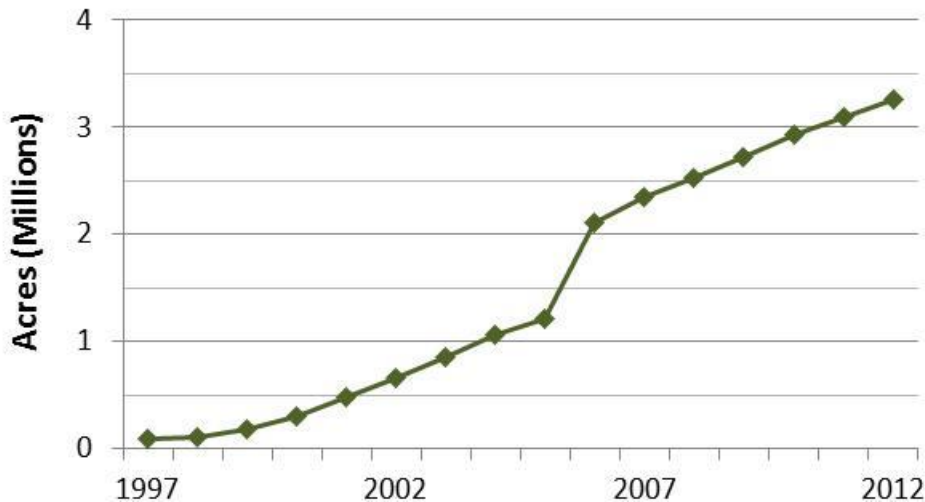
Species you manage on your land?



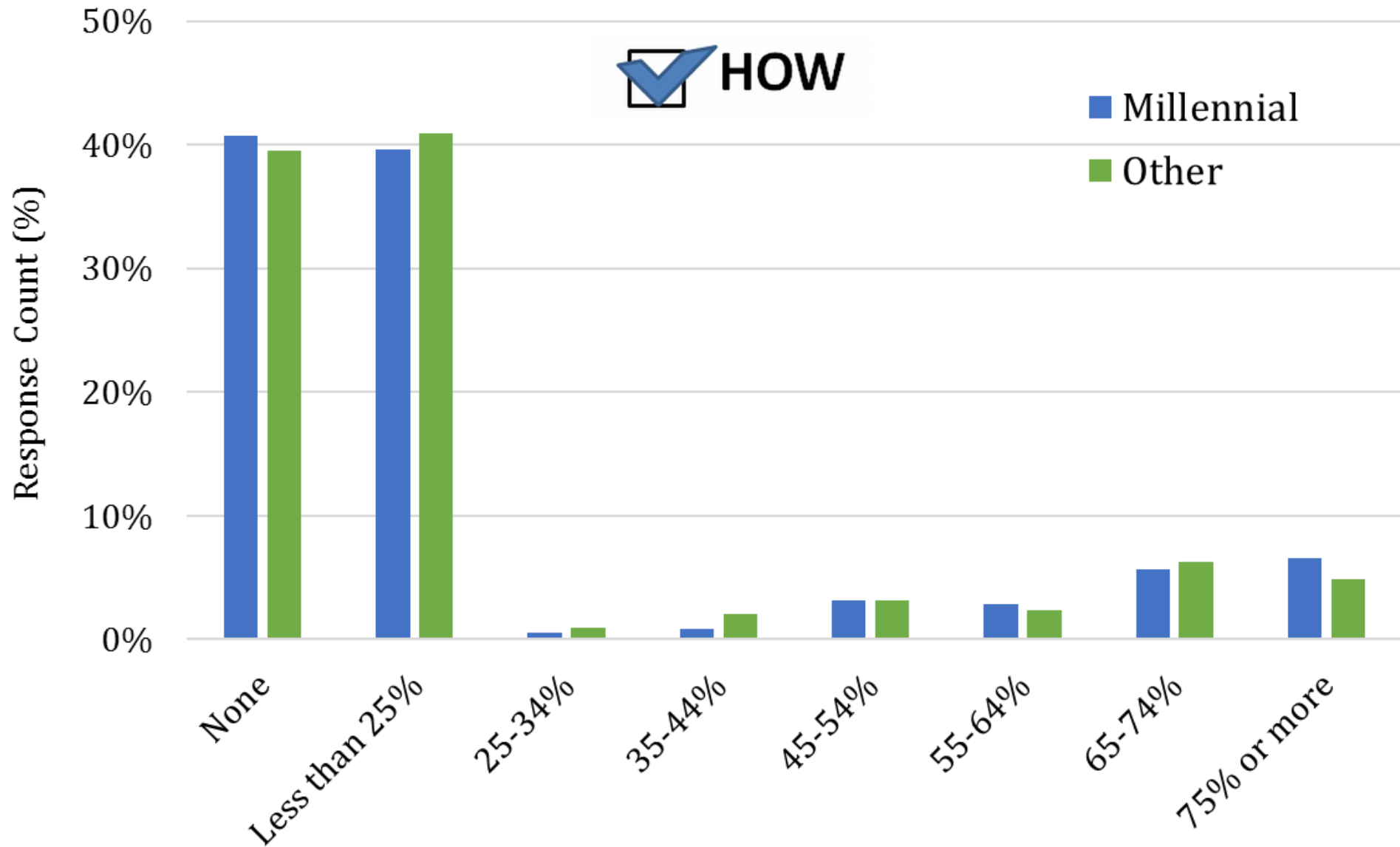
Wildlife Valuation Trends

- 1997 – 92K acres
- 2012 – 3.3 Million acres
- Gain of 3.2 Million acres

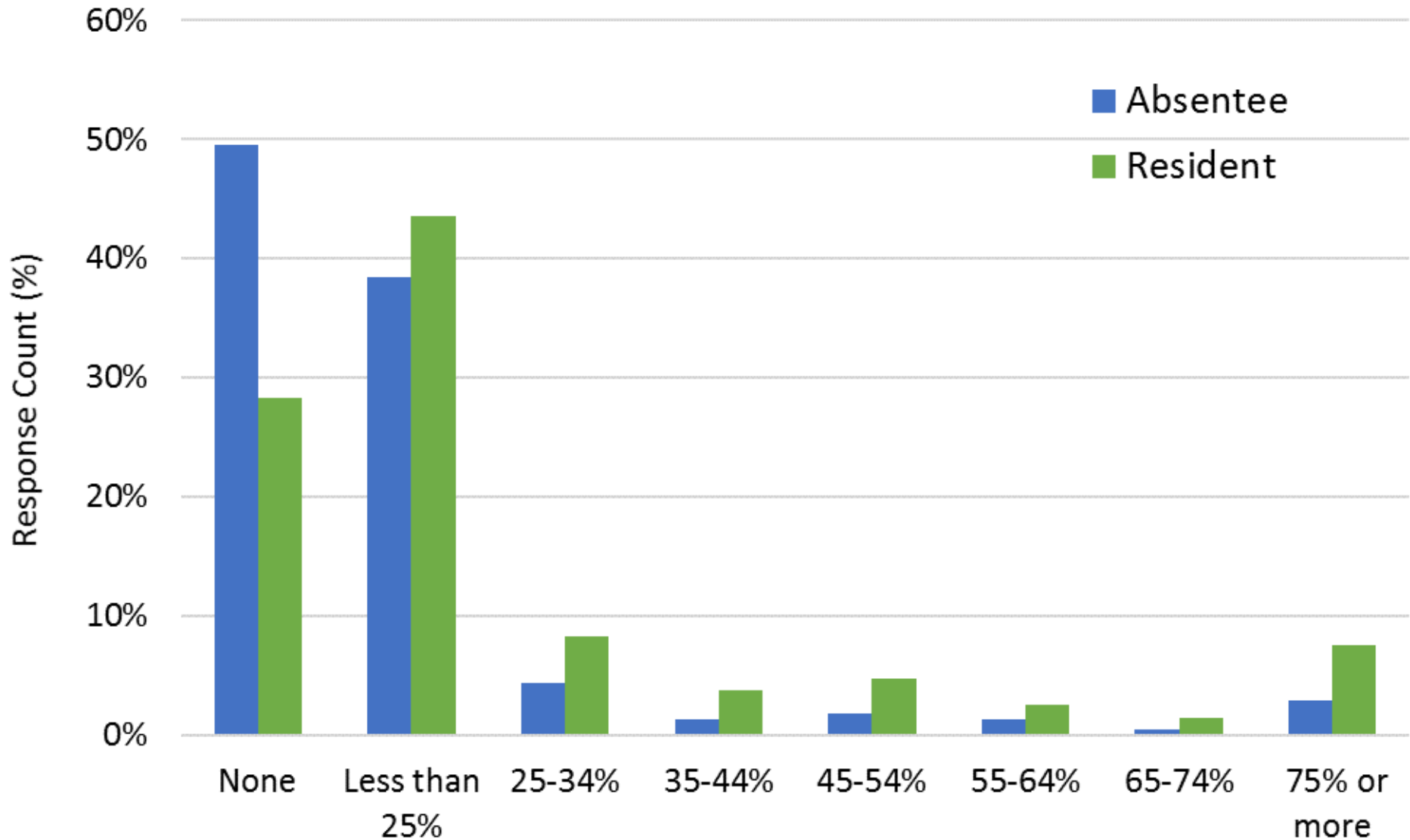
Total Wildlife Management



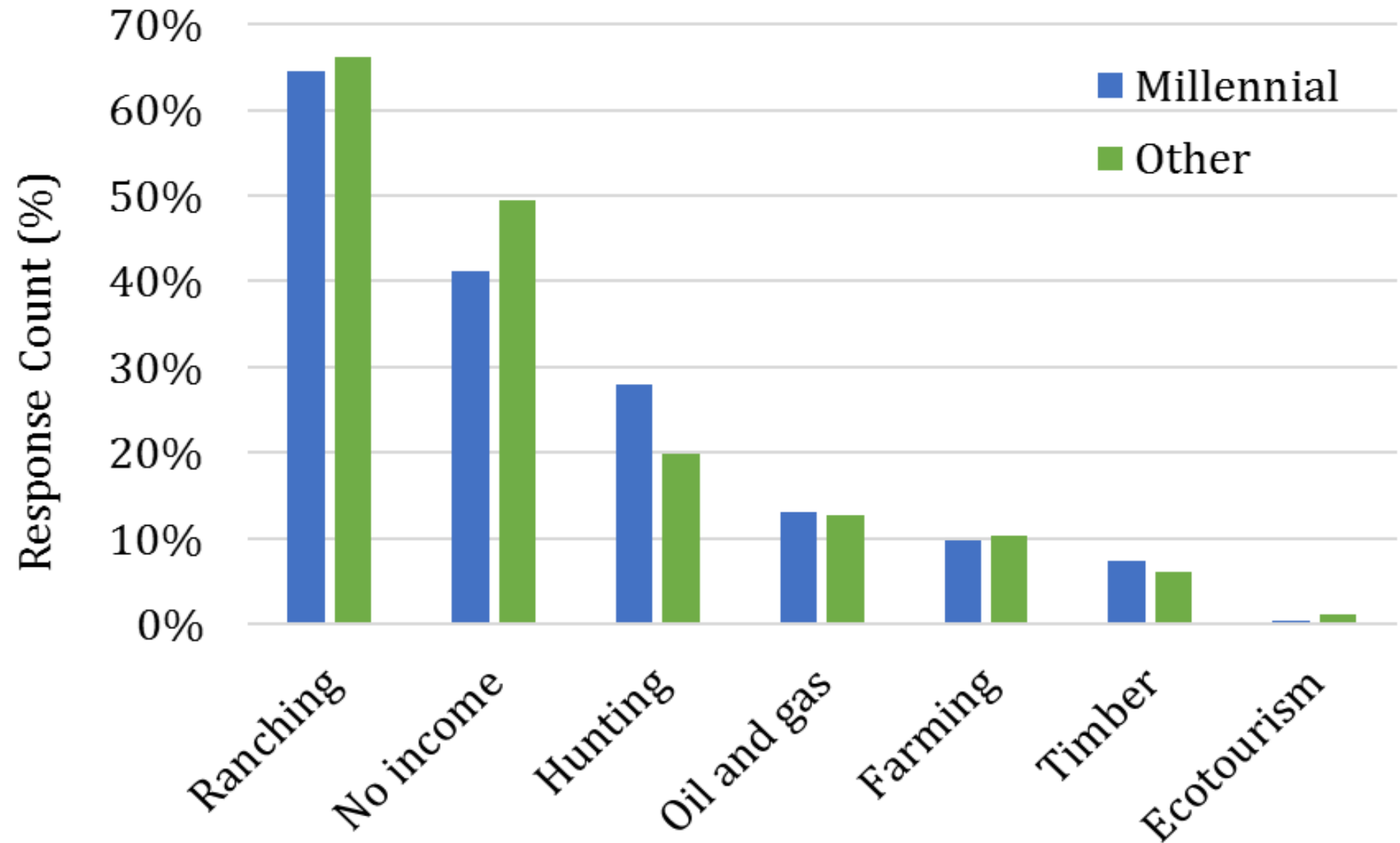
How much of annual income (%) from property?



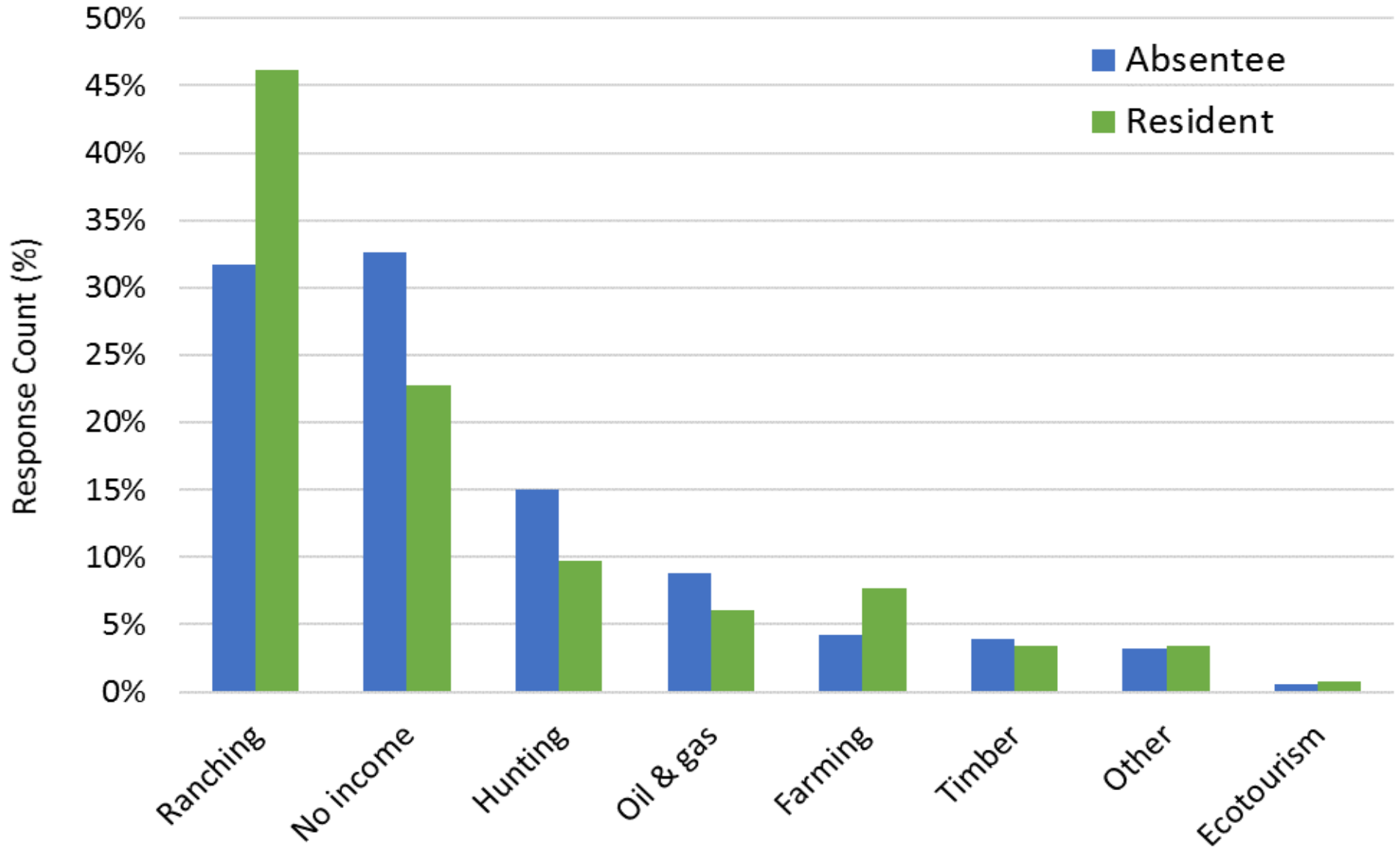
How much of annual income (%) from property?



Sources of income from property?



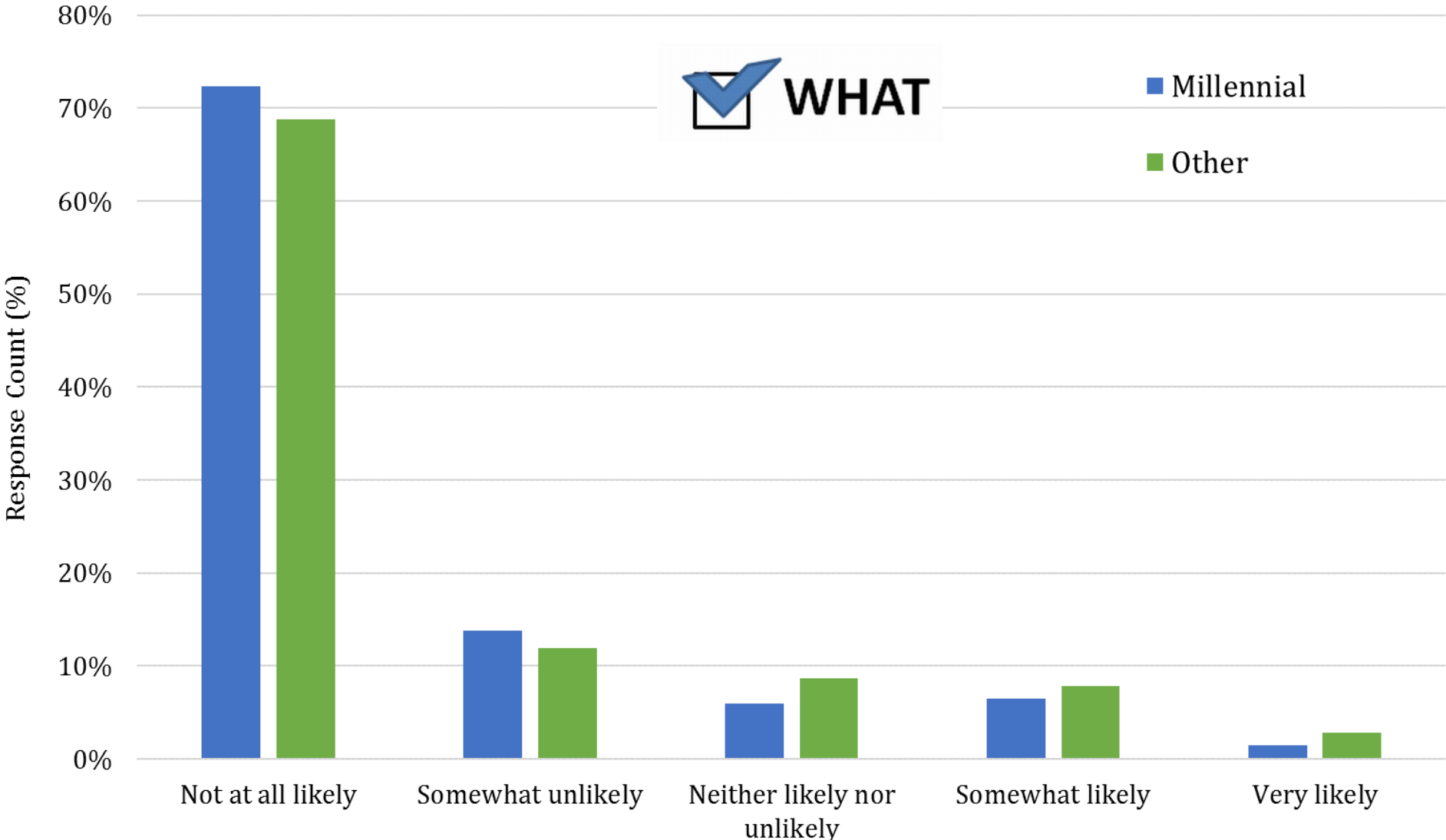
Sources of income from property?



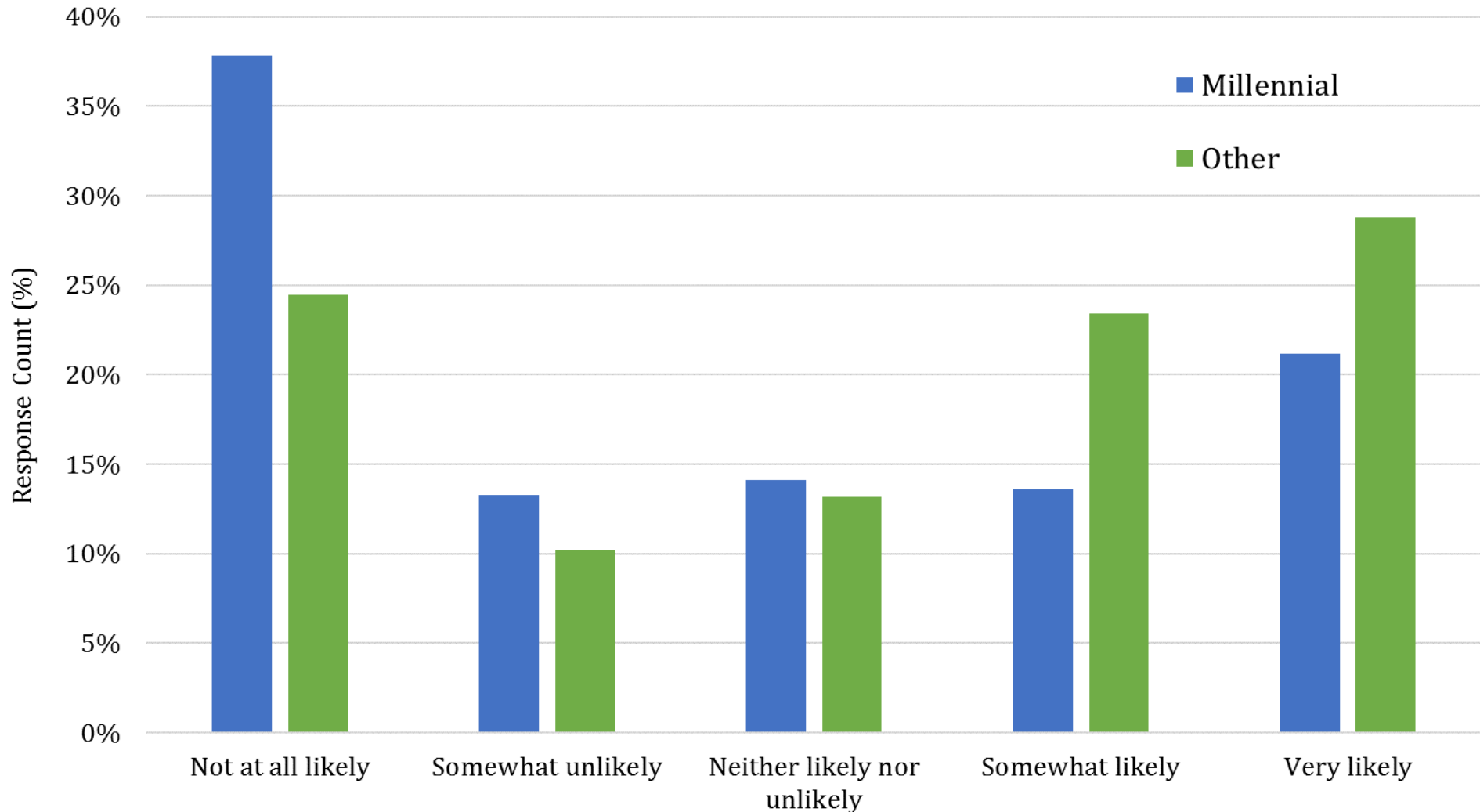
In the next 10 years, how likely are you to... *...sell your land?*



■ Millennial
■ Other

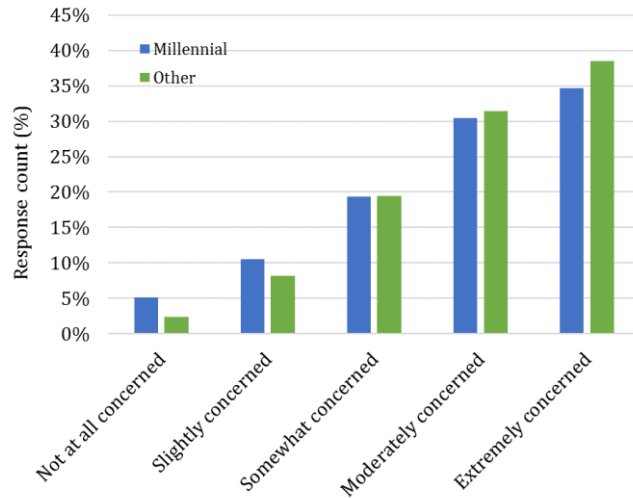


In the next 10 years, how likely are you to... *...transfer your land to family/loved one?*

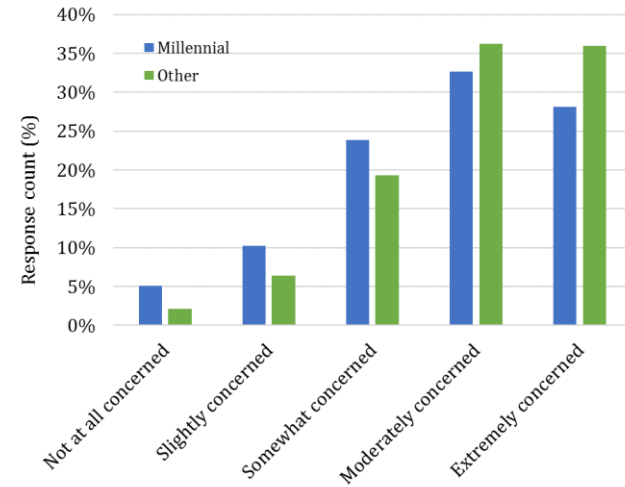


Level of concern with the following issues...

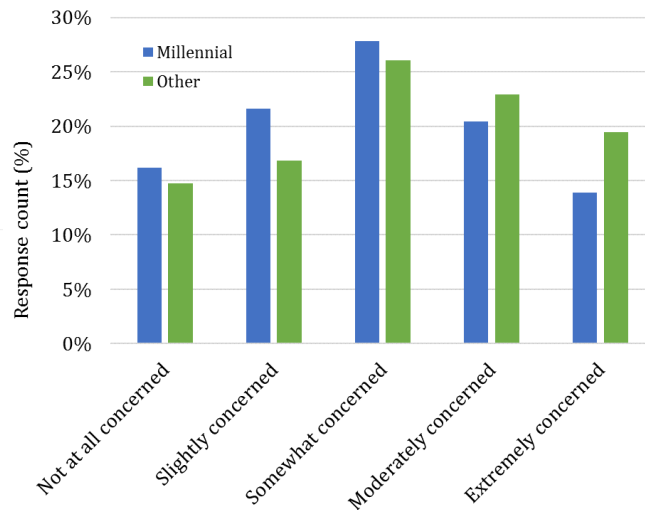
...Wildlife/livestock diseases?



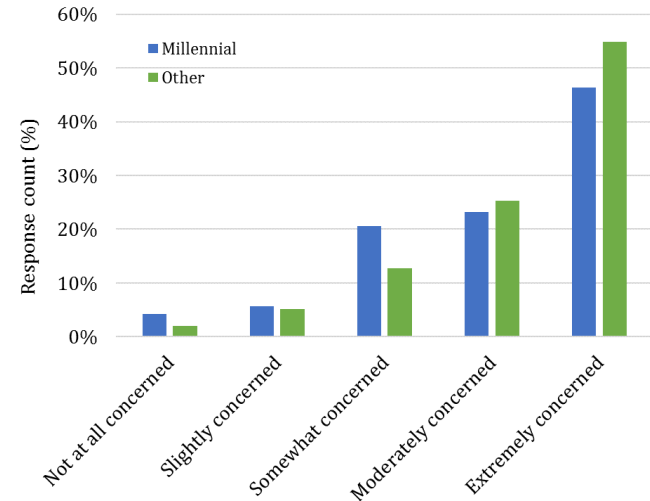
...Soil health?



...Endangered species?

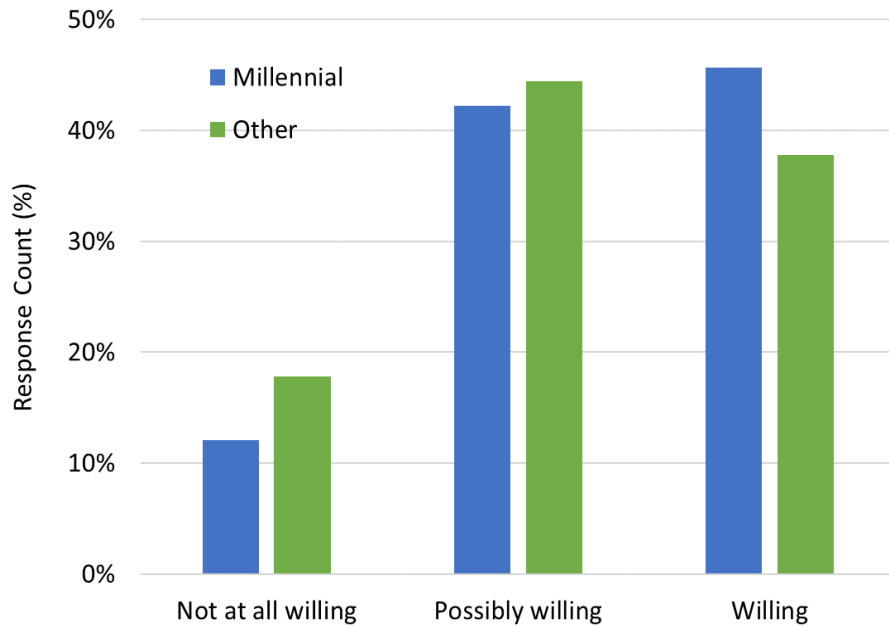


...Landowner liability?

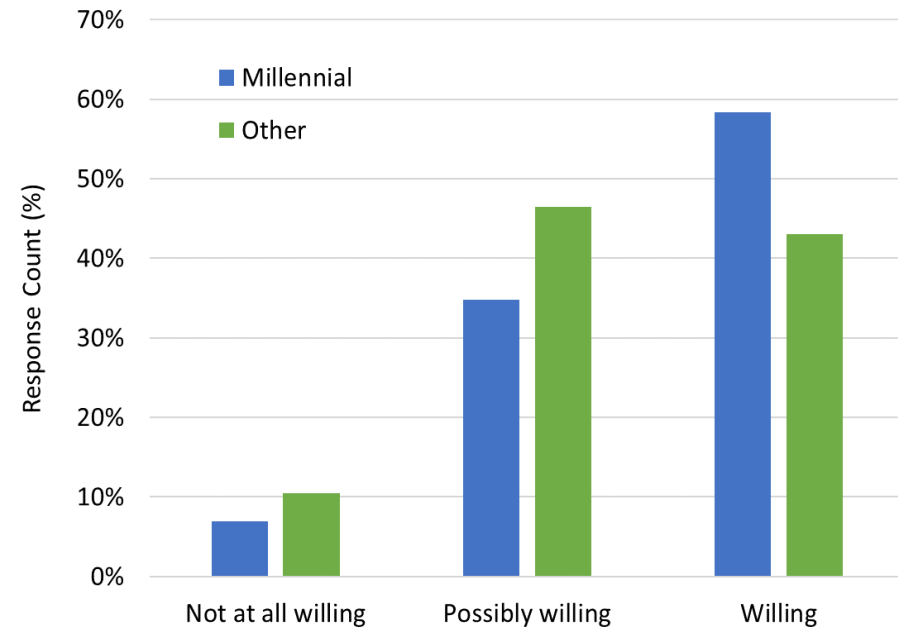


Your willingness to participate...

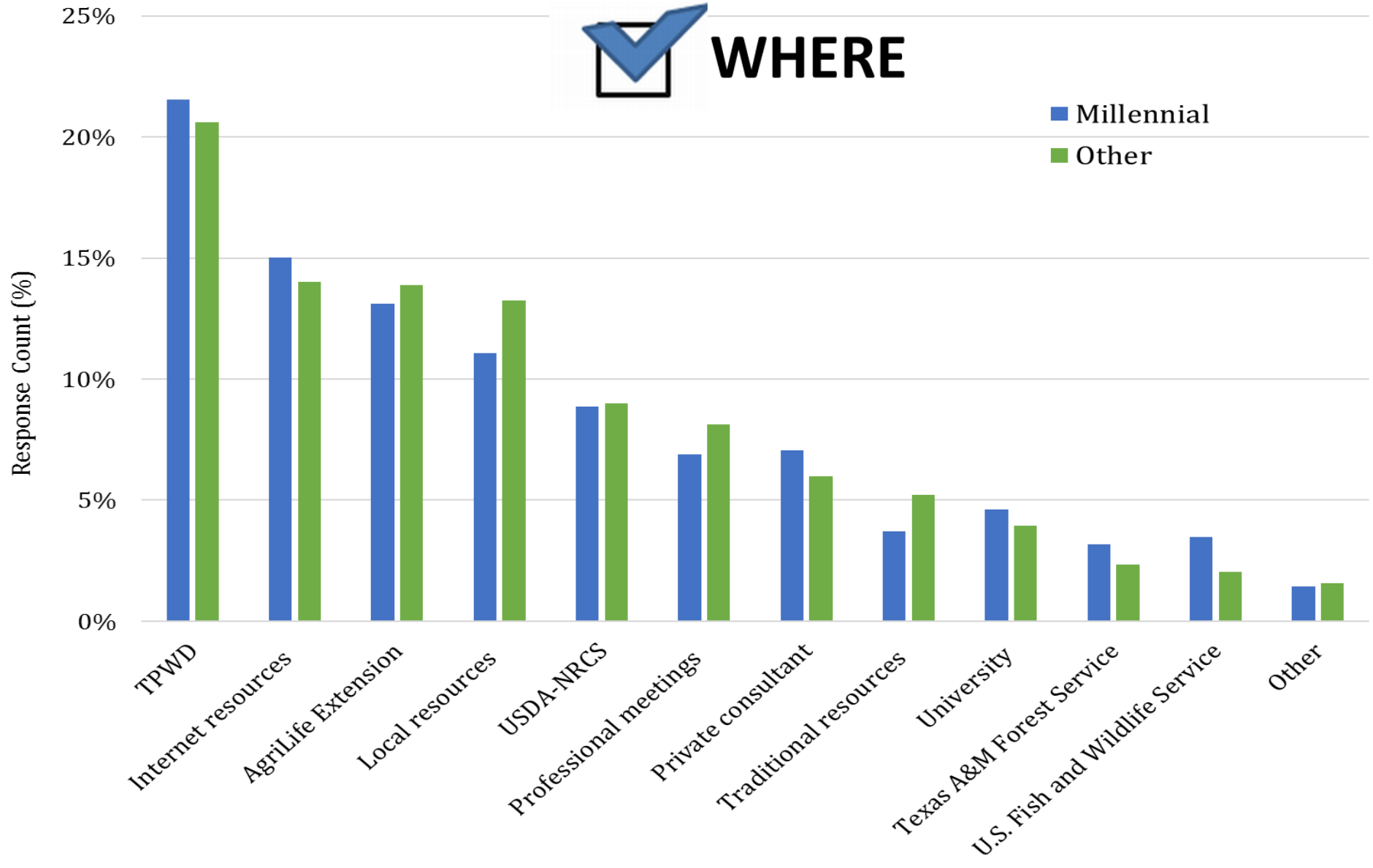
....Cost-share programs?



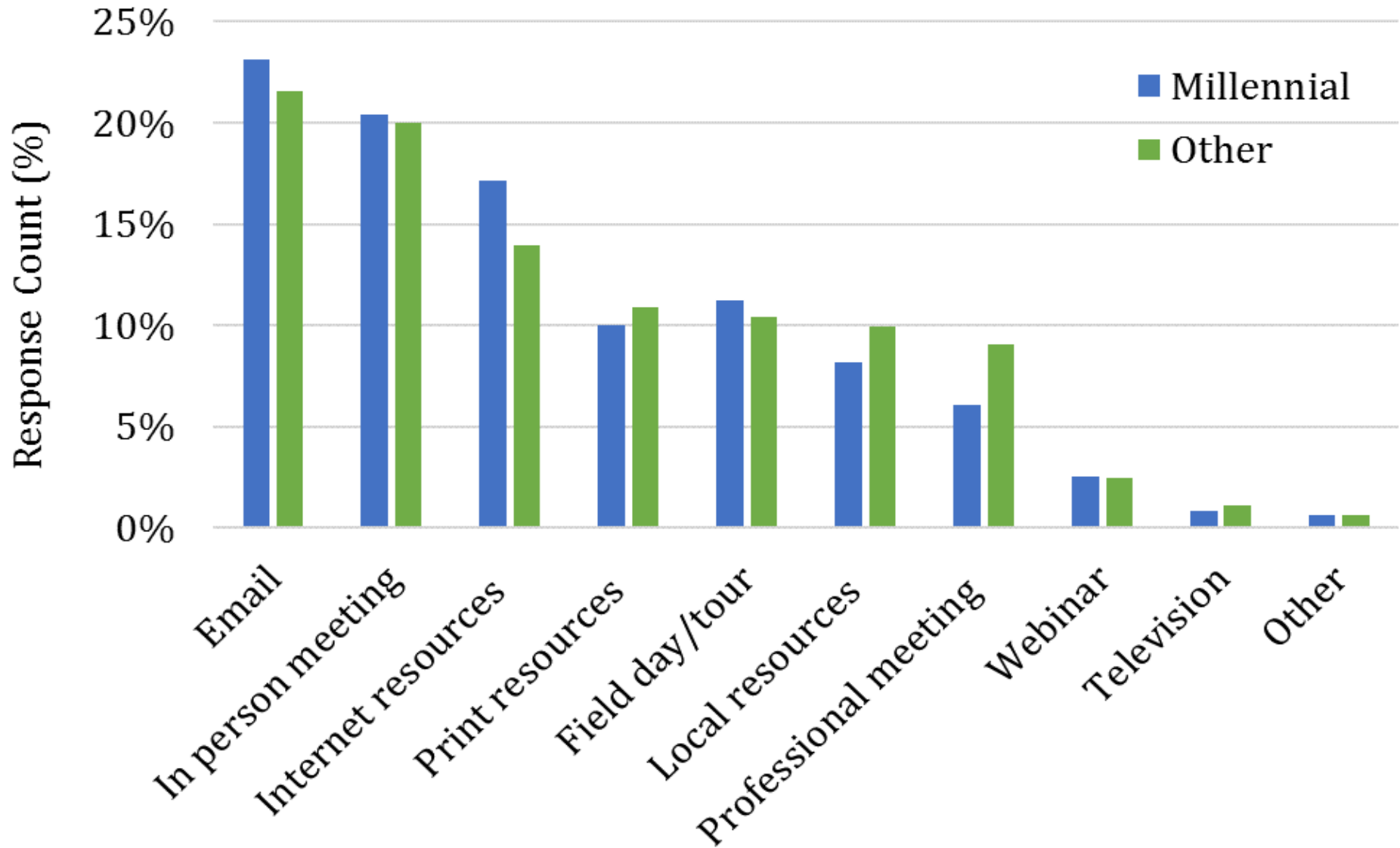
...Market-based Incentives?



Sources of reliable information for private land needs?

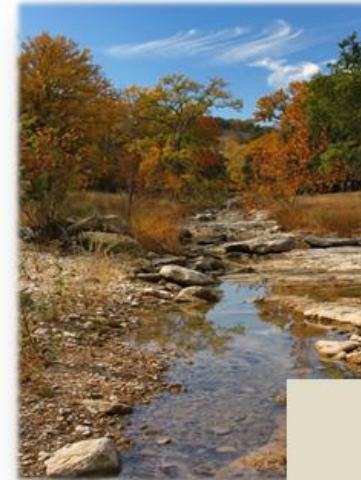


How do you prefer to receive information?



Challenges and Solutions...

- **Changing People** – Increasing human population, shifts in ethnicity and urban residents.
- **Changing Places** – Loss of working lands, fragmentation and conversion.
- **Changing Perspectives** – Aging landowners, different objectives, largest intergenerational transfer.
- Communicate the public benefits of private lands...



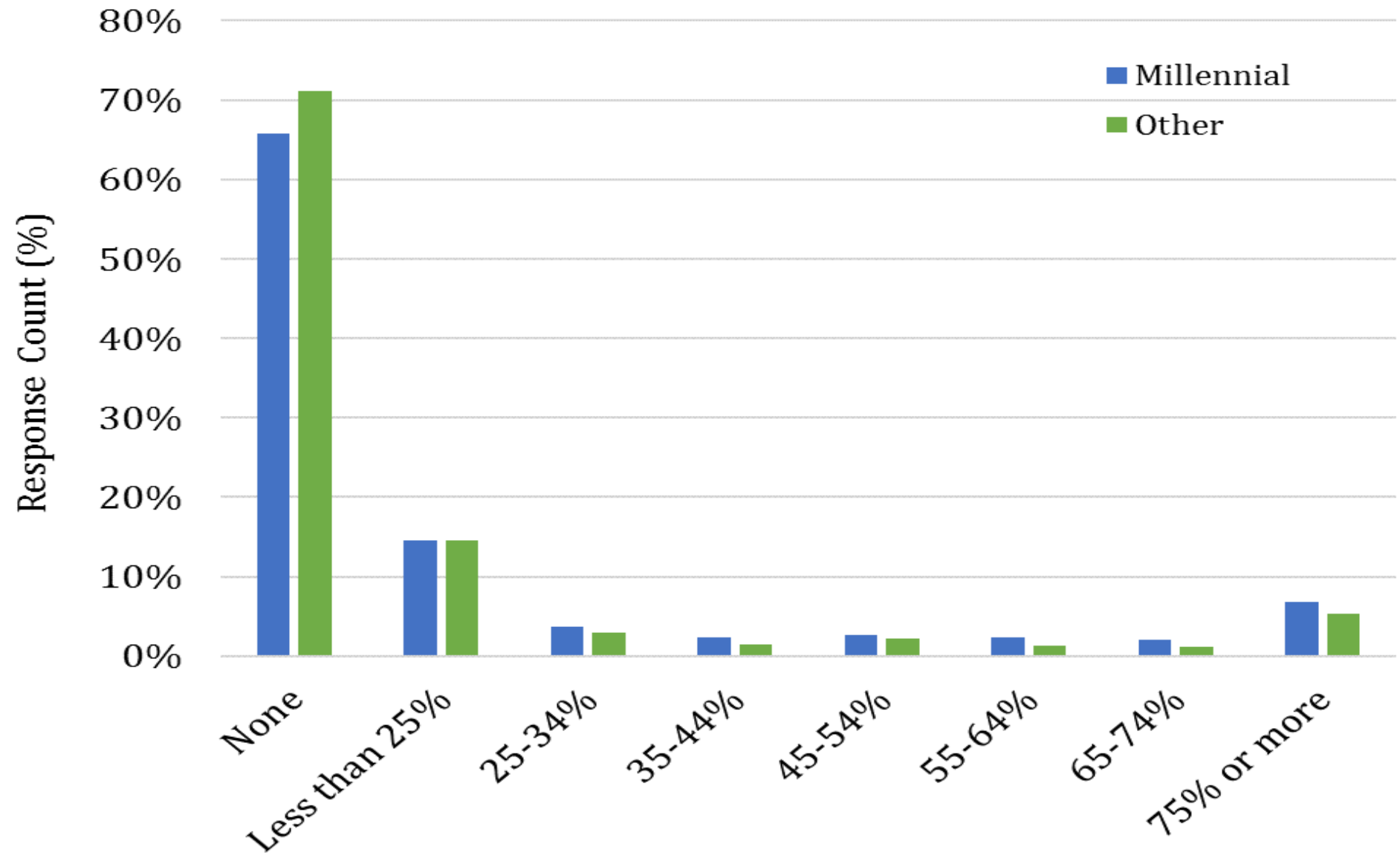
*Promoting Private Lands Stewardship through
Research, Education, and Policy.*

<http://irnr.tamu.edu/>
<http://txlandtrends.org/>



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How much of property income (%) from wildlife?



How much of property income (%) from wildlife?

