

**3/30/2023**

**EDWARDS CAD  
AG SCHEDULE  
2023**

**PRTICHARD & ABBOTT INC.**

3/30/2023

EDWARDS CAD  
AGRICULTURAL LAND  
SCHEDULE VALUE RECOMMENDATIONS  
2023

Renn,

I have completed the Ag Schedule for 2023. Based on information provided by local producers and the Ag advisory board, I am making the following recommendations. I have attached a copy of the 2023 Ag schedule workup for your review also. The recommendations for each Ag class are outlined below.

**2023 AG VALUE SCHEDULES (NATP):**

**NP1- \$48.60/ACRE**

**NP2- \$40.20/ACRE**

**NP3- \$34.80/ACRE**

Please review the above recommendations and the attached Ag schedule and let me know if you have any questions or concerns.

Thank you,



TYLER HALFMANN, RPA

PRITCHARD & ABBOTT INC.

SAN ANGELO DISTRICT

(325) 482-9188

[thalfmann@pandai.com](mailto:thalfmann@pandai.com)

**SIGNATURE OF CHIEF APPRAISER:**

**DATE:**

**AGRICULTURE LAND VALUATIONS**

**FOR**

**EDWARDS CENTRAL APPRAISAL DISTRICT**

**2023**

**PRITCHARD & ABBOTT, INC.**

VALUATION CONSULTANTS

5050 Lake Drive

San Angelo, Tx 76903

**EDWARDS COUNTY**

**WATER EXPENSE STUDY**

**BASE DATA :** 2021 Year Provided by Ag board

**AVERAGE = 1000 ACRES PER WELL.**

**USING WINDMILL**

WATER WELL - 350 FT CASED AT \$37 PER FT	\$12,950.00
5' X 20' STOCK TANK & (4) TROUGHS	\$9,000.00
14' AEROMOTOR WINDMILL	\$14,000.00
350' - 2 1/2" WINDMILL PIPE, 350' 1 3/8 RODS 2 1/4" CYLINDER	\$10,830.00

**TOTAL COST** \$46,780.00

\$46780 X 65% GOOD / 30 YEARS / 1000 ACRES = **\$1.014**

**TOTAL WINDMILL = \$1.014**

**USING PUMP**

WATER WELL - 350 FT CASED AT \$37 PER FT	\$12,950.00
5' X 20' STOCK TANK & 4 TROUGHS	\$9,000.00
RUN ELECTRICITY (1/2) MILE	\$17,600.00

**TOTAL COST** \$39,550.00

\$39550X 65% GOOD / 30 YEARS / 1000 ACRES = **\$0.857**

(1) HP SUBMERSIBLE PUMP	\$1,400.00
350' - 10/4 PUMP CABLE & 1 1/4" PIPE	\$1,600.00
BREAKER BOX & PUMP CONTROLS	\$350.00

**TOTAL COST** \$3,350.00

\$3,350 X 65% GOOD / 30 YEARS / 1000 ACRES = **\$0.073**

**TOTAL PUMP = \$0.930**

**SUMMARY:**

COST PER ACRE USING WINDMILL .....	\$1.014
COST PER ACRE USING PUMP.....	\$0.930
COST PER ACRE-WELL ONLY.....	\$0.432

**USE : \$0.43 PER ACRE COST FOR WATER**

**EDWARDS COUNTY**

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**EDWARDS COUNTY**

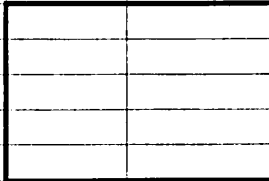
**FENCE/PENS EXPENSE STUDY**

**BASE DATA :** 2021 Survey Year Gathered from ag advisory board and taxpayer surveys

AVERAGE RANCH = 3,000 ACRES

COST PER MILE OF NEW FENCE \$42,000

2.165 miles



2.165 miles

Fence salvage value at 15%.

**OUTSIDE FENCE = 8.66 MILES**

$42000 \times 8.66 \text{ MILES} \times 50\%(\text{SHARED}) \times 85\% \text{ GOOD} / 3,000 \text{ ACRES} / 30 \text{ YEARS} =$   
1.43

**CROSS FENCE = 4.33 MILES**

$42000 \times 4.33 \text{ MILES} \times 85\% \text{ GOOD} / 3,000 \text{ AC} / 30 \text{ YEARS} =$  1.31

**TOTAL FENCE COST PER ACRE = \$2.74**

PENS, WATERGAPS, GATES

$25,000 \times 85\% \text{ GOOD} / 3,000 \text{ AC} / 30 \text{ YEARS} =$  0.24

**TOTAL PENS COST PER ACRE = \$0.24**

**TOTAL FENCE/PENS COST PER ACRE= \$2.98**

2023					
EDWARDS CENTRAL APPRAISAL DISTRICT				NP1	
5 YEAR N.T.L					
	2017	2018	2019	2020	2021
<b>Income</b>					
Lease	\$3.65	\$2.43	\$3.04	\$3.04	\$2.96
Hunting	\$6.73	\$6.43	\$5.93	\$8.48	\$12.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Income</b>	<b>\$10.38</b>	<b>\$8.86</b>	<b>\$8.97</b>	<b>\$11.52</b>	<b>\$14.96</b>
<b>Expenses</b>					
Tax	\$0.82	\$0.78	\$0.84	\$0.75	\$0.71
Fence	\$2.46	\$2.63	\$2.77	\$3.37	\$2.98
Well/Water	\$0.25	\$0.33	\$0.36	\$0.26	\$0.43
Management	\$0.73	\$0.62	\$0.63	\$0.81	\$1.05
Brush Control Program	\$1.00	\$1.00	\$0.75	\$0.75	\$0.75
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$2.56
<b>Total Expenses</b>	<b>\$5.26</b>	<b>\$5.36</b>	<b>\$5.35</b>	<b>\$5.94</b>	<b>\$8.48</b>
<b>Net to Land</b>	<b>\$5.12</b>	<b>\$3.50</b>	<b>\$3.62</b>	<b>\$5.58</b>	<b>\$6.48</b>
<b>5 Year Average</b>	<b>\$4.86</b>	<b>CAP RATE</b>	<b>0.10</b>		
<b>\$/Acre</b>	<b>\$48.60</b>				
Other expenses include:					
predator control					
lease license					
liability insurance					
lodging/utilities					

<b>2023</b>					
<b>EDWARDS CENTRAL APPRAISAL DISTRICT</b>				<b>NP2</b>	
<b>5 YEAR N.T.L</b>					
<b>Income</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Lease	\$2.52	\$1.68	\$2.10	\$2.10	\$2.04
Hunting	\$6.73	\$6.43	\$5.93	\$8.48	\$12.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Income</b>	<b>\$9.25</b>	<b>\$8.11</b>	<b>\$8.03</b>	<b>\$10.58</b>	<b>\$14.04</b>
<b>Expenses</b>					
Tax	\$0.82	\$0.78	\$0.84	\$0.60	\$0.71
Fence	\$2.46	\$2.63	\$2.77	\$3.37	\$2.98
Well/Water	\$0.25	\$0.33	\$0.36	\$0.26	\$0.43
Management	\$0.65	\$0.57	\$0.56	\$0.74	\$0.98
Brush Control Program	\$1.00	\$1.00	\$0.75	\$0.75	\$0.75
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$2.56
<b>Total Expenses</b>	<b>\$5.18</b>	<b>\$5.31</b>	<b>\$5.28</b>	<b>\$5.72</b>	<b>\$8.41</b>
<b>Net to Land</b>	<b>\$4.07</b>	<b>\$2.80</b>	<b>\$2.75</b>	<b>\$4.86</b>	<b>\$5.63</b>
<b>5 Year Average</b>	<b>\$4.02</b>	<b>CAP RATE</b>	<b>0.10</b>		
<b>\$/Acre</b>	<b>\$40.20</b>				
Other expenses include:					
predator control					
lease license					
liability insurance					
lodging/utilities					



<b>2023</b>					
<b>EDWARDS CENTRAL APPRAISAL DISTRICT</b>				<b>NP3</b>	
<b>5 YEAR N.T.L</b>					
	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
<b>Income</b>					
Lease	\$1.79	\$1.19	\$1.49	\$1.49	\$1.45
Hunting	\$6.73	\$6.43	\$5.93	\$8.48	\$12.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Income</b>	<b>\$8.52</b>	<b>\$7.62</b>	<b>\$7.42</b>	<b>\$9.97</b>	<b>\$13.45</b>
<b>Expenses</b>					
Tax	\$0.82	\$0.78	\$0.84	\$0.50	\$0.71
Fence	\$2.46	\$2.63	\$2.77	\$3.37	\$2.98
Well/Water	\$0.25	\$0.33	\$0.36	\$0.26	\$0.43
Management	\$0.60	\$0.53	\$0.52	\$0.70	\$0.94
Brush Control Program	\$1.00	\$1.00	\$0.75	\$0.75	\$0.75
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$2.56
<b>Total Expenses</b>	<b>\$5.13</b>	<b>\$5.27</b>	<b>\$5.24</b>	<b>\$5.58</b>	<b>\$8.37</b>
<b>Net to Land</b>	<b>\$3.39</b>	<b>\$2.35</b>	<b>\$2.18</b>	<b>\$4.39</b>	<b>\$5.08</b>
<b>5 Year Average</b>	<b>\$3.48</b>	<b>CAP RATE</b>	<b>0.10</b>		
<b>\$/Acre</b>	<b>\$34.80</b>				
Other expenses include:					
predator control					
lease license					
liability insurance					
lodging/utilities					