

02/16/2026

EDWARDS CAD
AGRICULTURAL LAND
SCHEDULE VALUE RECOMMENDATIONS
2026

Renn,

I have completed the Ag Schedule for 2026. Based on information provided by local producers and the Ag Advisory Board, I am making the following recommendations. Appraisal Districts **must use** the prescribed CAP rate for agricultural valuations. The CAP rate for 2026 is 10.00%. I have attached a copy of the 2026 Ag schedule workup for your review also.

2026 AG VALUE SCHEDULES (NATP):

NP1- \$49.50/acre

NP2- \$43.00/acre

NP3- \$38.80/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

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SIGNATURE OF CHIEF APPRAISER: *Renn R Riley*

DATE: 2/18/2026

AGRICULTURE LAND VALUATIONS

FOR

EDWARDS CENTRAL APPRAISAL DISTRICT

2026

PRITCHARD & ABBOTT, INC.

VALUATION CONSULTANTS

EDWARDS CENTRAL APPRAISAL DISTRICT		
HUNTING EXPENSES 2024		
GROSS LEASE RATE		EXPENSES
\$/AC		\$/AC
\$10.00	Lease Lic.	\$0.08
	Insurance	\$0.66
	Lodging	\$1.20
	Other(Predator Control Group)	\$0.75
	Total expense	\$2.69
	Net Hunting	\$7.31

EDWARDS COUNTY

WATER EXPENSE STUDY 2026

BASE DATA : 2024 Year Provided by Ag board

AVERAGE = 1000 ACRES PER WELL.

USING WINDMILL

WATER WELL - 350 FT CASED AT \$40 PER FT	\$14,000.00
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	\$10,830.00
2 1/4" CYLINDER	

TOTAL COST \$47,830.00

\$47830 X 65% GOOD / 30 YEARS / 1000 ACRES = \$1.036

TOTAL WINDMILL = \$1.036

USING PUMP

WATER WELL - 350 FT CASED AT \$40 PER FT	\$14,000.00
5' X 20' STOCK TANK & 4 TROUGHS	\$9,000.00
RUN ELECTRICITY (1/2) MILE	\$17,600.00

TOTAL COST \$40,600.00

\$40600X 65% GOOD / 30 YEARS / 1000 ACRES = \$0.880

(1) HP SUBMERSIBLE PUMP	\$2,000.00
350' - 10/4 PUMP CABLE & 1 1/4" PIPE	\$2,000.00
BREAKER BOX & PUMP CONTROLS	\$500.00

TOTAL COST \$4,500.00

\$3,350 X 65% GOOD / 30 YEARS / 1000 ACRES = \$0.098

TOTAL PUMP = \$0.977

SUMMARY:

COST PER ACRE USING WINDMILL	\$1.036
COST PER ACRE USING PUMP.....	\$0.977
COST PER ACRE-WELL ONLY.....	\$0.467

USE : \$0.47 PER ACRE COST FOR WATER

EDWARDS COUNTY

FENCE/PENS EXPENSE STUDY 2026

BASE DATA : 2024 Survey Year Gathered from ag advisory board and taxpayer surveys

AVERAGE RANCH = 3,000 ACRES

COST PER MILE OF NEW FENCE \$50,000

2.165 miles

2.165 miles

Fence salvage value at 15%.

OUTSIDE FENCE = 8.66 MILES

$50000 \times 8.66 \text{ MILES} \times 50\%(\text{SHARED}) \times 85\% \text{ GOOD} / 3,000 \text{ ACRES} / 30 \text{ YEARS} =$

2.04

CROSS FENCE = 4.33 MILES

$50000 \times 4.33 \text{ MILES} \times 85\% \text{ GOOD} / 3,000 \text{ AC} / 30 \text{ YEARS} =$

1.56

TOTAL FENCE COST PER ACRE =

\$3.60

PENS, WATERGAPS, GATES

$25,000 \times 85\% \text{ GOOD} / 3,000 \text{ AC} / 35 \text{ YEARS} =$

0.20

TOTAL PENS COST PER ACRE =

\$0.20

TOTAL FENCE/PENS COST PER ACRE=

\$3.80

Edwards County				
Brush Control Expense Study 2026				
County Acreage (Apprx)			Initial Clearing (20 yrs)	Maintenance
1,356,800		Cost/Ac	\$350/acre	\$20/acre
Landowner Typically Pays:		Acreage Treated	10,000 acres	2,500 acres
100%				
		Calculation	\$350/20 years x .01	\$20 x .002
			0.18 (rounded)	0.04
Total Cost Per Acre:	\$0.22			
(initial + maintenance)				
Typical Initial Method:				
Power Grubbing				
Typical Maintenance Method:				
IPT, and prescribed burn				

2026					
EDWARDS CENTRAL APPRAISAL DISTRICT				NP1	
5 YEAR N.T.L					
Income	2020	2021	2022	2023	2024
Lease	\$3.04	\$2.96	\$2.37	\$2.37	\$2.37
Hunting	\$8.48	\$12.00	\$12.00	\$10.00	\$10.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Income	\$11.52	\$14.96	\$14.37	\$12.37	\$12.37
Expenses					
Tax	\$0.75	\$0.71	\$0.75	\$0.69	\$0.70
Fence	\$3.37	\$2.98	\$2.98	\$3.55	\$3.80
Well/Water	\$0.26	\$0.43	\$0.47	\$0.47	\$0.47
Management	\$0.81	\$1.05	\$1.01	\$0.87	\$0.87
Brush Control Program	\$0.75	\$0.75	\$0.75	\$0.75	\$0.22
Other	\$0.00	\$2.56	\$2.69	\$2.69	\$2.69
Total Expenses	\$5.94	\$8.48	\$8.65	\$9.02	\$8.75
Net to Land	\$5.58	\$6.48	\$5.72	\$3.35	\$3.62
5 Year Average	\$4.95	CAP RATE	0.100		
\$/Acre	\$49.50				
Other expenses include:					
predator control					
lease license					
liability insurance					
lodging/utilities					

2026						
EDWARDS CENTRAL APPRAISAL DISTRICT				NP2		
5 YEAR N.T.L						
Income	2020	2021	2022	2023	2024	
Lease	\$2.10	\$2.04	\$1.63	\$1.63	\$1.63	
Hunting	\$8.48	\$12.00	\$12.00	\$10.00	\$10.00	
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Income	\$10.58	\$14.04	\$13.63	\$11.63	\$11.63	
Expenses						
Tax	\$0.60	\$0.71	\$0.60	\$0.57	\$0.60	
Fence	\$3.37	\$2.98	\$2.98	\$3.55	\$3.80	
Well/Water	\$0.26	\$0.43	\$0.47	\$0.47	\$0.47	
Management	\$0.74	\$0.98	\$0.95	\$0.81	\$0.81	
Brush Control Program	\$0.75	\$0.75	\$0.75	\$0.75	\$0.22	
Other	\$0.00	\$2.56	\$2.69	\$2.69	\$2.69	
Total Expenses	\$5.72	\$8.41	\$8.44	\$8.84	\$8.59	
Net to Land	\$4.86	\$5.63	\$5.19	\$2.79	\$3.04	
5 Year Average	\$4.30	CAP RATE	0.100			
\$/Acre	\$43.00					
Other expenses include:						
predator control						
lease license						
liability insurance						
lodging/utilities						

2026					
EDWARDS CENTRAL APPRAISAL DISTRICT				NP3	
5 YEAR N.T.L					
Income	2020	2021	2022	2023	2024
Lease	\$1.49	\$1.45	\$1.16	\$1.16	\$1.16
Hunting	\$8.48	\$12.00	\$12.00	\$10.00	\$10.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Income	\$9.97	\$13.45	\$13.16	\$11.16	\$11.16
Expenses					
Tax	\$0.50	\$0.71	\$0.52	\$0.49	\$0.53
Fence	\$3.37	\$2.98	\$2.98	\$3.55	\$3.80
Well/Water	\$0.26	\$0.43	\$0.47	\$0.47	\$0.47
Management	\$0.70	\$0.94	\$0.92	\$0.78	\$0.78
Brush Control Program	\$0.75	\$0.75	\$0.75	\$0.75	\$0.22
Other	\$0.00	\$2.56	\$2.69	\$2.69	\$2.69
Total Expenses	\$5.58	\$8.37	\$8.33	\$8.73	\$8.49
Net to Land	\$4.39	\$5.08	\$4.83	\$2.43	\$2.67
5 Year Average	\$3.88	CAP RATE	0.100		
\$/Acre	\$38.80				
Other expenses include:					
predator control					
lease license					
liability insurance					
lodging/utilities					