



2025
AGRICULTURAL
PRODUCTIVITY
VALUATION
GUIDE

BASTROP CENTRAL APPRAISAL DISTRICT
1-D-1 Open Space Productivity Values for 2025

CAD	011	Bastrop
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CATEGORY	FINAL VALUE/ACRE
Irrigated Cropland - IRC	\$565.30
Row Crop - RWCRP	\$231.80

CAP RATE 0.1000

IRRIGATED CROPLAND - IRC		
	Cash or Share Lease	Net To Land
2019	C	\$44.16
2020	C	\$43.28
2021	C	\$66.08
2022	C	\$64.66
2023	C	\$64.47
5 Year Average NTL		\$56.53
IRRIGATED CROPLAND VALUE		
\$565.30		

ROW CROP - RWCRP		
	Cash or Share Lease	Net To Land
2019	C	\$20.70
2020	C	\$20.37
2021	C	\$18.97
2022	C	\$25.79
2023	C	\$30.07
5 Year Average NTL		\$23.18
DRY CROPLAND VALUE		
\$231.80		

BASTROP CENTRAL APPRAISAL DISTRICT
1-D-1 Open Space Productivity Values for 2025

CAD	011	Bastrop
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CATEGORY	FINAL VALUE/ACRE
Improved Pasture - IMPP	\$156.30
Native Pasture - NATP	\$69.40

CAP RATE 0.1000

IMPROVED PASTURELAND - IMPP		
	Cash or Share	Net To
	Lease	Land
2019	C	\$13.89
2020	C	\$17.38
2021	C	\$16.30
2022	C	\$14.43
2023	C	\$16.14
5 Year Average NTL		\$15.63
IMPROVED PASTURE VALUE		
\$156.30		

NATIVE PASTURELAND - NATP		
	Cash or Share	Net To
	Lease	Land
2019	C	\$6.32
2020	C	\$6.08
2021	C	\$5.87
2022	C	\$7.24
2023	C	\$9.17
5 Year Average NTL		\$6.94
NATIVE PASTURE VALUE		
\$69.40		

BASTROP CENTRAL APPRAISAL DISTRICT

1-D-1 Open Space Productivity Values for 2025

CAD	011	Bastrop
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CATEGORY	FINAL VALUE/ACRE
Turf Farms - TUR	\$1,142.40
Bee Hives - BEES	\$313.60
Timber Pine - TP3	\$153.55
Timber Mixed - TM3	\$61.94

CAP RATE 0.1000

TURF FARMS - TUR		
	Cash or Share	Net To
	Lease	Land
2019	C	\$113.03
2020	C	\$113.17
2021	C	\$113.80
2022	C	\$115.03
2023	C	\$116.19
5 Year Average NTL		\$114.24
TURF FARMS		
\$1,142.40		

CAP RATE 0.0775

TIMBER PINE - TP3		
	Net To	
	Land	
2019	\$11.90	
2020	\$11.90	
2021	\$11.90	
2022	\$11.90	
2023	\$11.90	
5 Yr Avg NTL		\$11.90
TIMBER PINE		
\$153.55		

BEE HIVES - BEES		
	Cash or Share	Net To
	Lease	Land
2019	C	\$29.02
2020	C	\$28.98
2021	C	\$31.98
2022	C	\$32.78
2023	C	\$34.06
5 Year Average NTL		\$31.36
BEE HIVES		
\$313.60		

TIMBER MIXED - TM3		
	Net To	
	Land	
2019	\$4.80	
2020	\$4.80	
2021	\$4.80	
2022	\$4.80	
2023	\$4.80	
5 Yr Avg NTL		\$4.80
TIMBER MIXED		
\$61.94		

BASTROP CENTRAL APPRAISAL DISTRICT

1-D-1 Open Space Productivity Values for 2025

CAD	011	Bastrop
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CATEGORY	FINAL VALUE/ACRE
Orchard 1 - ORC1	\$678.70
Orchard 2 - ORC2	\$290.60
Orchard 3 - ORC3	\$203.50

CAP RATE 0.1000

ORCHARD 1 - ORC1		
	Cash or Share	Net To
	Lease	Land
2019	C	\$69.89
2020	C	\$67.47
2021	C	\$67.00
2022	C	\$67.15
2023	C	\$67.85
5 Year Average NTL		\$67.87
ORCHID 1		
\$678.70		

ORCHARD 3 - ORC3		
	Cash or Share	Net To
	Lease	Land
2019	C	\$19.53
2020	C	\$19.47
2021	C	\$20.67
2022	C	\$20.92
2023	C	\$21.14
5 Year Average NTL		\$20.35
ORCHID 3		
\$203.50		

ORCHARD 2 - ORC2		
	Cash or Share	Net To
	Lease	Land
2019	C	\$28.65
2020	C	\$28.78
2021	C	\$28.96
2022	C	\$29.30
2023	C	\$29.59
5 Year Average NTL		\$29.06
ORCHID 2		
\$290.60		

BASTROP CENTRAL APPRAISAL DISTRICT
1-D-1 Open Space Productivity Values for 2025

Irrigated Cropland - IRC						USDA TEXAS CASH RENTS SOUTH CENTRAL REGION								
Income	2019	2020	2021	2022	2023	Average	2019	2020	2021	2022	2023	N/A	N/A	PVS
Lease	65.00	65.00	90.17	88.40	91.52	91.52	88.00	94.00	83.10	79.50	113.00	0.00	NA	NA
Hunting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Total Income	\$65.00	65.00	90.17	88.40	88.40	\$91.52	\$88.00	\$94.00	\$83.10	\$79.50	\$113.00			\$0.00
Expenses														
Tax	7.04	7.92	7.78	7.60	7.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Fence	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Well/Water	7.30	7.30	7.30	7.30	7.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Management	6.50	6.50	9.01	8.84	9.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Hunting Lease Lic.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Total Expenses	\$20.84	\$21.72	\$24.09	\$23.74	\$23.93	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
Net to Land	\$44.16	\$43.28	\$66.08	\$64.66	\$64.47	\$91.52	\$88.00	\$94.00	\$83.10	\$79.50	\$113.00			\$52.22
5 Year Average					\$56.53									
Row Crop - RWCRP						USDA TEXAS CASH RENTS SOUTH CENTRAL REGION								
Income	2019	2020	2021	2022	2023	Average	2019	2020	2021	2022	2023	N/A	N/A	PVS
Lease	25.50	26.00	24.46	31.00	36.24	25.68	25.50	26.00	23.34	22.54	31.00	0.00	NA	NA
Hunting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Total Income	\$25.50	26.00	24.46	31.00	36.24	\$25.68	\$25.50	\$26.00	\$23.34	\$22.54	\$31.00			\$0.00
Expenses														
Tax	2.50	3.15	3.05	2.77	2.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Fence	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Management	2.30	2.48	2.44	2.44	3.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Hunting Lease Lic.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Total Expenses	\$4.80	\$5.63	\$5.49	\$5.21	\$6.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
Net to Land	\$20.70	\$20.37	\$18.97	\$25.79	\$30.07	\$25.68	\$25.50	\$26.00	\$23.34	\$22.54	\$31.00			\$35.54
5 Year Average					\$23.18									

BASTROP CENTRAL APPRAISAL DISTRICT
1-D-1 Open Space Productivity Values for 2025

Improved Pastureland - IMPP						USDA TEXAS CASH RENTS SOUTH CENTRAL REGION								
Income	2019	2020	2021	2022	2023	Average	2019	2020	2021	2022	2023	N/A	N/A	PVS
Lease	21.01	24.99	24.46	22.54	24.48	24.38	25.50	26.00	23.34	22.54	24.50	0.00	NA	NA
Hunting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Total Income	\$21.01	\$24.99	\$24.46	\$22.54	\$24.48	\$24.38	\$25.50	\$26.00	\$23.34	\$22.54	\$24.50			\$0.00
Expenses														
Tax	2.23	1.65	1.91	2.05	2.07	1.98	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Fence	2.22	2.89	3.24	3.24	3.25	2.97	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Well/Water	0.57	0.57	0.57	0.57	0.57	0.57	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Management	2.10	2.50	2.44	2.25	2.45	2.35	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Hunting Lease Lic.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Total Expenses	\$7.12	\$7.61	\$8.16	\$8.11	\$8.34	\$7.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
Net to Land	\$13.89	\$17.38	\$16.30	\$14.43	\$16.14	\$16.51	\$25.50	\$26.00	\$23.34	\$22.54	\$24.50			\$16.37
5 Year Average					\$15.63									
Native Pastureland - NATP						USDA TEXAS CASH RENTS SOUTH CENTRAL REGION								
Income	2019	2020	2021	2022	2023	Average	2019	2020	2021	2022	2023	N/A	N/A	PVS
Lease	11.05	12.00	12.14	13.53	15.50	12.24	11.00	10.50	12.14	12.04	15.50	0.00	NA	NA
Hunting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Total Income	\$11.05	\$12.00	\$12.14	\$13.53	\$15.50	\$12.24	\$11.00	\$10.50	\$12.14	\$12.04	\$15.50			\$0.00
Expenses														
Tax	0.84	1.26	1.25	1.20	1.03	1.12	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Fence	2.22	2.89	3.24	3.24	3.25	2.97	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Well/Water	0.57	0.57	0.57	0.50	0.50	0.54	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Management	1.10	1.20	1.21	1.35	1.55	1.28	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Brush Control Progran	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Hunting Lease Lic.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Total Expenses	\$4.73	\$5.92	\$6.27	\$6.29	\$6.33	\$5.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
Net to Land	\$6.32	\$6.08	\$5.87	\$7.24	\$9.17	\$6.33	\$11.00	\$10.50	\$12.14	\$12.04	\$15.50			\$7.27
5 Year Average					\$6.94									

BASTROP CENTRAL APPRAISAL DISTRICT
1-D-1 Open Space Productivity Values for 2025

Turf Farm - TUR						USDA TEXAS CASH RENTS SOUTH CENTRAL REGION								
Income	2019	2020	2021	2022	2023	Average	2019	2020	2021	2022	2023	N/A	N/A	N/A
Lease	145.00	145.00	145.00	145.00	145.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Hunting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Total Income	\$145.00	145.00	145.00	145.00	145.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Expenses														
Tax	18.87	18.73	18.10	16.87	15.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Fence	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Well/Water	7.30	7.30	7.30	7.30	7.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Management	5.80	5.80	5.80	5.80	5.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Hunting Lease Lic.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Total Expenses	\$31.97	\$31.83	\$31.20	\$29.97	\$28.81	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Net to Land	\$113.03	\$113.17	\$113.80	\$115.03	\$116.19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
5 Year Average					\$114.24									
BEE HIVES - CASH LEASE CALCULATIONS FIVE YEAR AVERAGE OF OTHER LAND CATEGORIES						BEE HIVES - LEASE/OWNER OPERATOR - INCOME & EXPENSE CALCULATIONS								
LAND TYPE	2019	2020	2021	2022	2023	LEASE - VALUE PER ACRE BASED ON LEASING BEES FOR 1-D-1 SPECIAL VALUE								
						ACRES	HIVES	\$/HIVE	HIVE \$	HONEY \$	EXPENSE	NOI	VALUE	\$/ACRE
IRC	44.16	43.28	66.08	64.66	64.47	5.00	6.00	435.00	2,610	720	450	2,880	28,800	5,760
RWCRP	20.70	20.37	18.97	25.79	30.07	7.50	7.00	435.00	3,045	840	525	3,360	33,600	4,480
IMPP	13.89	17.38	16.30	14.43	16.14	10.00	\$8.00	435.00	3,480	960	600	3,840	38,400	3,840
NATP	6.32	6.08	5.87	7.24	9.17	12.50	9.00	435.00	3,915	1,080	675	4,320	43,200	3,456
ORC1	69.89	67.47	67.00	67.15	67.85	15.00	10.00	435.00	4,350	1,200	750	4,800	48,000	3,200
ORC2	28.65	28.78	28.96	29.30	29.59	17.50	11.00	435.00	4,785	1,320	825	5,280	52,800	3,017
ORC3	19.53	19.47	20.67	20.92	21.14	20.00	12.00	435.00	5,220	1,440	900	5,760	57,600	2,880
Net to Land	\$29.02	\$28.98	\$31.98	\$32.78	\$34.06	OWNER/OPERTOR - VALUE PER ACRE BASED ON OWNER/OPERATOR BUDGET METHOD								
						ACRES	HIVES	\$/HIVE	HIVE \$	HONEY \$	EXPENSE	NOI	VALUE	\$/ACRE
5 Year Average					\$31.36	5.00	6.00	0.00	0	720	450	270	2,700	540
5 YEAR AVG OF IRRIGATED, ROW CROP, IMPROVED & NATIVE PASTURE & ORCHARDS						7.50	7.00	0.00	0	840	525	315	3,150	420
						10.00	\$8.00	0.00	0	960	600	360	3,600	360
						12.50	9.00	0.00	0	1,080	675	405	4,050	324
						15.00	10.00	0.00	0	1,200	750	450	4,500	300
						17.50	11.00	0.00	0	1,320	825	495	4,950	283
						20.00	12.00	0.00	0	1,440	900	540	5,400	270

BASTROP CENTRAL APPRAISAL DISTRICT
1-D-1 Open Space Productivity Values for 2025

Orchard 1 - ORC1						USDA TEXAS CASH RENTS SOUTH CENTRAL REGION								
Income	2019	2020	2021	2022	2023	Average	2019	2020	2021	2022	2023	N/A	N/A	N/A
Lease	88.41	88.41	88.41	88.41	88.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Hunting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Total Income	\$88.41	88.41	88.41	88.41	88.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Expenses														
Tax	7.68	10.10	10.57	10.42	9.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Fence	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Well/Water	7.30	7.30	7.30	7.30	7.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Management	3.54	3.54	3.54	3.54	3.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Hunting Lease Lic.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Total Expenses	\$18.52	\$20.94	\$21.41	\$21.26	\$20.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Net to Land	\$69.89	\$67.47	\$67.00	\$67.15	\$67.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
5 Year Average					\$67.87									

Orchard 2 - ORC2						USDA TEXAS CASH RENTS SOUTH CENTRAL REGION								
Income	2019	2020	2021	2022	2023	Average	2019	2020	2021	2022	2023	N/A	N/A	N/A
Lease	35.00	35.00	35.00	35.00	35.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Hunting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Total Income	\$35.00	35.00	35.00	35.00	35.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Expenses														
Tax	4.95	4.82	4.64	4.30	4.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Fence	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Well/Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Management	1.40	1.40	1.40	1.40	1.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Hunting Lease Lic.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Total Expenses	\$6.35	\$6.22	\$6.04	\$5.70	\$5.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Net to Land	\$28.65	\$28.78	\$28.96	\$29.30	\$29.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
5 Year Average					\$29.06									

BASTROP CENTRAL APPRAISAL DISTRICT
1-D-1 Open Space Productivity Values for 2025

Orchard 3 - ORC3						USDA TEXAS CASH RENTS SOUTH CENTRAL REGION								
Income	2019	2020	2021	2022	2023	Average	2019	2020	2021	2022	2023	N/A	N/A	N/A
Lease	25.00	25.00	25.00	25.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Hunting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Total Income	25.00	25.00	25.00	25.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00			
Expenses														
Tax	3.38	3.44	3.33	3.08	2.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Fence	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Well/Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Management	2.09	2.09	1.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Hunting Lease Lic.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Total Expenses	5.47	5.53	4.33	4.08	3.86	0.00	0.00	0.00	0.00	0.00	0.00			
Net to Land	19.53	19.47	20.67	20.92	21.14	0.00	0.00	0.00	0.00	0.00	0.00			
5 Year Average	20.35													

BASTROP CENTRAL APPRAISAL DISTRICT

1-D-1 Open Space Productivity Values for 2025

2025 Estimated Fence Expense

CAD	County	TASS	TAEX	Pasture Acres**	No. of Ranches**	Avg. Ranch Size **	Cattle Inventory**	Stocking Rate (Acres Per Animal)	Acres per Breeding Unit	Cross Fences	No. Sections	Miles Outside Fence	Miles Cross Fences	Fencing Cost Per Mile	Total Fencing Cost	Fencing Cost Per Acre	Useful Life Years	Depr. Cost Per Acre Per Year
								1	2	3	4	5	6	7	8	9	10	11
011	Bastrop	81	10	280,441	1,795	156	36,500	8	248	0	0.24	1.96	0.00	\$10,345	\$12,672	\$81.23	25	\$3.25

1 Stocking Rate = Pasture Acres ÷ Cattle Inventory

2 Acres per Breeding Unit = Stocking Rate x 31 (one bull, 30 cows and heifers)

3 Cross Fences = (Average Ranch Size ÷ Acres per Breeding Unit) - 1; changes based on additional data indicated by shading; inserted comment indicates basis of change

4 Number of Sections = Average Ranch Size ÷ 640 acres

5 Miles of Outside Fence = Square Root of Number of Sections x 4

6 Miles of Cross Fences = Square Root of Number of Sections x Cross Fences

7 Fencing Cost Per Acre linked to Fence District Cost Sheet

8 Total Fencing Cost = Fencing Cost Per Mile x ((Miles Outside Fence x 62.5%) + Miles Cross Fences); assumes cost of 75% of parameter shared with adjoining landowner

9 Fencing Cost Per Acre = Total Fencing Cost ÷ Average Ranch Size

10 Useful Life based on TAEX regional responses to fencing survey including in 2004 Farm and Ranch Survey. Changes based on additional data indicated by shading; inserted comment indicates basis of change.

11 Depreciated Cost per Acre per Year = Fencing Cost per Acre ÷ Useful Life

10 Life of fencing changed to 25 year vs 30 year due to expense of Ferrel Hog issues.

** [USDA/NASS QuickStats Ad-hoc Query Tool](#)

Use this link to query pasture land in acres; Sector- Economics; Group- Farms & Land & Assets; Commodity- Ag Land; Data Item- Ag Land, Pasture Land - Acres; Geographic level- County; State; County; Year-(most recent)

BASTROP CENTRAL APPRAISAL DISTRICT

1-D-1 Open Space Productivity Values for 2025

2025 Estimated Fence Cost

Location	Type & Quality of Fence	M/S Base Costs	20% Quantity Deduction	22.50% Amateur Work Deduction	M/S Adjusted Base Costs	Unit-in- Place Cost Mult.	M/S Unit-in- Place Adj	Local Cost Mult.	M/S Cost/ Linear Foot	M/S Est. Cost/ Mile
1	2	3	4	5	6	7	8	9	10	
MARSHALL SWIFT	5 strand average cost fencing	\$6.54	\$1.31	\$1.47	\$3.76	0.98	\$3.68	0.86	\$3.16 AVG	\$16,685
										\$16,685

Note:

- 1 Typical for the area
- 2 Marshall Valuation Service, Section 66, Page 5, December 2023; high and low of range averaged.
- 3 Marshall Valuation Service, Section 66, Page 4, December 2023.
- 4 Marshall Valuation Service, Section 99, Page 1, January 2025; high and low end of range average; includes overhead and profit deduction
- 5 Base Costs LESS Quantity, Amateur, and Overhead and Profit Deductions
- 6 Marshall Valuation Service, Section 99, Page 3, January 2025, Central
- 7 Adjusted Base Costs TIMES Unit-In-Place Cost Multiplier
- 8 Marshall Valuation Service, Section 99, Page 10, Class B, January 2025
- 9 Base Cost Adjusted for Unit-In-Place Multiplier TIMES Local Cost Multiplier
- 10 Estimated Cost per Linear Foot TIMES 5,280 feet
- 11 County adjustment for not landlord expense: Review of leases indicated 38% of landlords do not expense this and the responsibility of this expense is the tenants.
- 12 Cost per mile used in Estimated Fence Expense Calculations.

BASTROP CENTRAL APPRAISAL DISTRICT
1-D-1 Open Space Productivity Values for 2025

	PRODUCTIVITY VALUES				
	2025	2024	2023	2022	2021
IRC	565.30	532	525	483	449
RWCRP	231.80	-	-	-	-
RCG	-	391	411	406	397
RCA	-	170	179	176	176
RCP	-	99	104	102	101
IMPP	156.30	137	145	130	110
IPG/IPA/IPP	-	137	145	130	110
NATP	69.40	-	-	-	-
NPG/NPA/NPP	-	62	72	76	72
ORC1	678.70	630	682	662	610
ORC2	290.60	271	281	273	268
ORC3	203.50	190	201	196	192
TUR	1,142.40	1,052	1,102	1,072	1,045
BEES	313.60	353	368	408	823
TP3	153.55	152	157	174	171
TM3	61.94	61	63	70	69