AGRICULTURE LAND VALUATIONS

FOR

LIVE OAK COUNTY APPRAISAL DISTRICT

2026

PRITCHARD & ABBOTT, INC.
VALUATION CONSULTANTS

4900 OVERTON COMMONS COURT
FORT WORTH, TEXAS 76132

LIVE OAK COUNTY CASH LEASES

Information as provided by the Live Oak County Agricutural Advisory Board & Ag Surveys

2026

CULTIVATED LAND - TYPICAL LEASE/ACRE/YEAR

TYPE	2020	2021	2022	2023	2024	5 YEAR AVERAGE
CULT	22.50	22.50	22.50	25.00	25.00	23.50

PASTURE - TYPICAL LEASE/ACRE/YEAR

TYPE	2020	2021	2022	2023	2024	5 YEAR AVERAGE
IMP	10.00	10.00	10.00	15.00	15.00	12.00
NATIVE	6.00	6.00	6.00	6.00	6.00	6.00

Table reflects typical leases as reported to the Comptroller's Office and determined by the Chief Appraiser with consulation from the Ag Advisory Board

LIVE OAK COUNTY TAX RATES

2026 Ag Value Calculation

		2020	2021	2022	2023	2024
*	**LIVE OAK COUNTY**	0.49602	0.30163	0.56422	0.48602	0.47109
*	**LIVE OAK COUNTY ROAD**	0.00000	0.00000	0.00000	0.01000	0.01000
*	**LIVE OAK ESD#1**	0.04578	0.04450	0.03578	0.04259	0.37580
#	**GEORGE WEST ISD**	1.19835	1.19631	1.19345	0.95267	0.94447
#	**THREE RIVERS ISD**	1.05290	1.03921	0.92829	0.73250	0.73519
	CITY OF GEORGE WEST					
	CITY OF THREE RIVERS					
*	**LIVE OAK UWCD**	0.00180	0.00173	0.00140	0.00100	0.00096
*	**# ISD Average**	1.12563	1.11776	1.06087	0.84259	0.83983
	Totals (County Wide)	1.66923	1.46562	1.66227	1.38220	1.69768

* *USED FOR COUNTY WIDE*

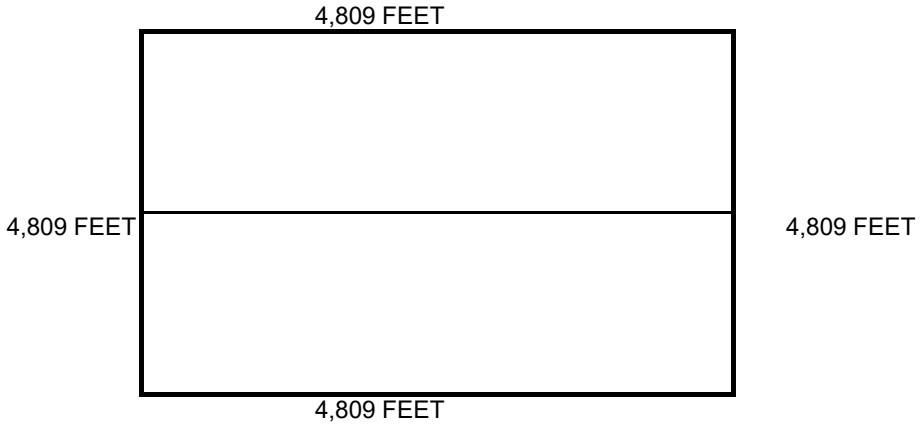
Calculation of Tax Expense per Acre

	2020		2021		2022		2023		2024	
Description	Value	Tax Exp	Value	Tax Exp	Value	Tax Exp	Value	Tax Exp	Value	Tax Exp
Cult Land	153	$2.55	148.76	$2.18	150.18	$2.50	$157.01	$2.17	$149.00	$2.53
Improved Pasture	53	$0.88	73.12	$1.07	98.35	$1.63	$61.40	$0.85	$50.00	$0.85
Native Pasture	69	$1.15	61.91	$0.91	69.11	$1.15	$88.42	$1.22	$90.00	$1.53
Waste Land										

LIVE OAK COUNTY
FENCE EXPENSE STUDY

BASE DATA :

TYPICAL RANCH SIZE = 531 ACRES
TYPICAL PASTURE SIZE = 265 ACRES
COST PER FOOT OF NEW FENCE = $2.85 OR $15,048/MILE



Cost Typically shared on 2 sides. Salvage at 15%.



OUTSIDE FENCE = 19,236 FEET

9,618' X $2.85/FOOT X 50%(SHARED) X 85% GOOD / 531 ACRES / 35 YEARS = $0.63
9,618' X $2.85/FOOT X 85% GOOD / 561 ACRES / 35 YEARS = $1.19

CROSS-FENCE IS TYPICAL FOR AVERAGE OWNERSHIP ACREAGE, BUT AT LOWER QUALITY AND EXTENDED LIFE

4,809' X $2.5/FOOT X 85% GOOD / 531 ACRES / 35 YEARS = $0.55

TOTAL FENCE EXPENSE PER ACRE = $2.36

CULTIVATED LAND IS TYPICALLY FENCED - PERIMETER ONLY $1.81

Typical Ranch size from NASS 2022 census Pasture Acres/pasture operations

LIVE OAK COUNTY

WATER EXPENSE STUDY

BASE DATA :

TYPICAL = 531 ACRES PER WELL.

USING WINDMILL

WATER WELL - 297 FT CASED AT $62.46 PER FT	$18,550.00	
CEMENT TROUGH	$1,000.00	
10' AEROMOTOR WINDMILL	$12,000.00	
200' - 2 1/2" WINDMILL PIPE, 200' 1 3/8 RODS 2 1/4" CYLINDER	$6,000.00	
TOTAL COST	$37,550.00	
$37,550 / 50 YEARS / 531 ACRES =		$1.414
TOTAL WINDMILL =		**$1.41**

USING PUMP

WATER WELL - 297 FT CASED AT $62.46 PER FT	$18,550.00	
CEMENT TROUGH	$1,000.00	
TOTAL COST	$19,550.00	
$19550 / 50 YEARS / 531 ACRES =		$0.74
(3/4) HP SUBMERSIBLE PUMP	$950.00	
200' - 10/4 PUMP CABLE & 1 1/4" PIPE	$1,000.00	
BREAKER BOX & PUMP CONTROLS	$350.00	
TOTAL COST	$2,300.00	
$2,300 / 8 YEARS / 531 ACRES =		$0.54
TOTAL PUMP =		**$1.28**

SUMMARY:

COST PER ACRE USING WINDMILL ……	$1.41
COST PER ACRE USING PUMP……	$1.28
COST PER ACRE-WELL ONLY……..	$0.70

USE : $0.70 PER ACRE COST FOR WATER

LIVE OAK COUNTY APPRAISAL DISTRICT

NET TO LAND CALCULATIONS

2026

DRY FARMLAND

Income	2020	2021	2022	2023	2024
Lease	22.50	22.50	22.50	25.00	25.00
Hunting	0.00	0.00	0.00	0.00	0.00
Other	0.00	0.00	0.00	0.00	0.00
Total Income	22.50	22.50	22.50	25.00	25.00
Expenses					
Tax	2.55	2.18	2.50	2.17	2.53
Fence	2.58	2.58	2.63	5.43	1.81
Well	0.00	0.00	0.00	0.00	0.00
Mgmnt	1.58	1.58	1.58	1.75	1.75
Other	0.00	0.00	0.00	0.00	0.00
Total Expenses	6.71	6.34	6.70	9.35	6.09
Net to Land	15.79	16.16	15.80	15.65	18.91
5 Year Average	**16.46**				

IMPROVED PASTURE

Income	2020	2021	2022	2023	2024
Lease	10.00	10.00	10.00	15.00	15.00
Hunting	0.00	0.00	0.00	0.00	0.00
Other	0.00	0.00	0.00	0.00	0.00
Total Income	10.00	10.00	10.00	15.00	15.00
Expenses					
Tax	0.88	1.07	1.63	0.85	0.85
Fence	2.58	2.58	2.63	5.43	2.36
Well	0.22	0.22	0.22	0.22	0.70
Mgmnt	0.70	0.70	0.70	1.05	1.05
Liability/Lic	0.00	0.00	0.00	0.00	0.00
Brush Cntrl	0.00	0.00	0.00	0.00	0.00
Total Expenses	4.38	4.57	5.18	7.55	4.96
Net to Land	5.62	5.43	4.82	7.45	10.04
5 Year Average	**6.67**				

Native Pastureland

Income	**2020**	**2021**	**2022**	**2023**	**2024**
Lease	6.00	6.00	6.00	6.00	6.00
Hunting	10.00	10.00	10.00	10.00	10.00
Other	0.00	0.00	0.00	0.00	0.00
Total Income	16.00	16.00	16.00	16.00	16.00
Expenses					
Tax	1.15	0.91	1.15	1.22	1.53
Fence	2.58	2.58	2.63	5.43	2.36
Well	1.03	1.03	1.03	1.03	0.70
Mgmnt	1.12	1.12	1.12	1.12	1.12
Liability/Lic	0.80	0.80	0.80	0.85	0.85
Brush Cntrl	0.00	0.00	0.00	0.00	0.00
Total Expenses	6.68	6.44	6.73	9.65	6.56
Net to Land	9.32	9.56	9.27	6.35	9.44
5 Year Average	**8.79**				

LIVE OAK COUNTY APPRAISAL DISTRICT

VALUE CALCULATIONS BY CLASS

2026

DRY FARMLAND-CASH BASIS

	CLASS		ACRES	5 YEAR AV NET TO LAND	APPORTIONED BY ACRES	CAP RATE	VALUE/ PER ACRE	ROUNDED
				16.46				
(DRCP1)	AF1	CULTIVATED FARM	11725.9013		18.62	0.1000	$186.21	**$186.00**
(DRCP3)	AF2	CULTIVATED FARM	25138.2545		15.46	0.1000	$154.55	**$155.00**
	AF3	CULTIVATED FARM	0		12.29	0.1000	$122.90	**$123.00**
			36864.16					
(ORCH1)	AO	ORCHARD	105.378				$329.24	**$329.00**

PASTURE LANDS

	CLASS		ACRES	5 YEAR AV NET INCOME	APPORTIONED BY ACRES	CAP RATE	VALUE PER ACRE	ROUNDED
(IMPT1-3, IPRAL, IPRAO)	AIP	IMPROVED PASTURE	158722.005	6.67		0.1000	$66.70	**$67.00**
				8.79				
(NTPT1,NPRAK,SPRAL)	AP1	NATIVE PASTURE	102253.127		13.59	0.1000	$135.92	**$136.00**
(NTPT2)	AP2	NATIVE PASTURE	710.985		9.05	0.1000	$90.53	**$91.00**
(NTPT3)	AP3	NATIVE PASTURE	330154.012		7.30	0.1000	$72.99	**$73.00**
(BNWL, FECAA)	AW4	WASTE LAND	2478.7748		5.98	0.1000	$59.81	**$60.00**
	Total AP1 - AP3		433118.12					
	Total Pasture Land (P1 - AW4)		435596.90					

Class Acreage Totals as of 3/03/2026

Live Oak County Appraisal District

Farm Land Classification by Soil Symbol

Symbol	Name	Potential Yields* Cotton Lint #'s	Grain Sorghum bu	Farm Land Class		
AnC	Annarose fine sandy loam, 2-5% slope	--	30			F3
BcA	Buchel clay, 0-1% slope, occasionally flooded	450	55	F1		
BfA	Buchel clay, 0-1% slope, frequently flooded	--	--			F3
CaB	Campbellton clay loam, 1-3% slope	350	40	F1		
CaC	Campbellton clay loam, 3-5% slope	300	35	F1		
CeB	Choke silty clay loam, 1-3% slope	--	40			F3
CeC	Choke silty clay loam, 3-5% slope	--	30			F3
CkA	Clareville sandy clay loam, 0-1% slope	450	55	F1		
CkB	Clareville sandy clay loam, 1-3% slope	400	50	F1		
CnA	Condido clay, 0-2% slope	--	35			F3
CoB	Conquista clay, 1-3% slope	--	--			F3
CoG	Conquista clay, 20-40% slope	--	--			F3
CtB	Cotulla clay loam, 1-3 % slope	250	35		F2	
CyA	Coy clay loam, 0-1% slope	450	65	F1		
CyB	Coy clay loam, 1-3% slope	400	60	F1		
DAM	Dams	--	--			F3
DnA	Danjer clay loam, 0-1% slope	375	55	F1		
DnB	Danjer clay loam, 1-3% slope	325	45	F1		
EcB	Ecleto sandy clay loam, 1-3% slope	--	30			F3
EsA	Eloso clay, 0-1% slope	250	35		F2	
EsB	Eloso clay, 1-3% slope	250	30		F2	
EvA	Esseville clay, 0-1% slope	--	40			F3
EvB	Esseville clay, 1-3% slope	--	35			F3
EvC	Esseville Clay, 3-5% slope	--	--			F3
ExC	Esseville gravelly clay, 1-5% slope	--	30			F3
FaC	Fashing clay loam, 2-5% slope	250	35		F2	
GoB	Goliad fine sandy loam, 1-3% slope	275	35		F2	
HnD	Hindes very gravelly sandy clay loam, 3-8% slope	--	--			F3
ImA	Imogene fine sandy loam, 0-1% slope	--	25			F3
LaB	Lacoste fine sandy loam, 0-3% slope	--	25			F3
LpB	Laparita sandy clay loam, 1-3% slope	--	30			F3
LtA	Lattas clay, 0-1% slope	400	60	F1		
LtB	Lattas clay, 1-3% slope	350	50	F1		
MaD	Mata gravelly clay loam,3-8% slope	--	--			F3
MoA	Monteola clay, 0-1% slope	400	55	F1		
MoB	Monteola clay, 1-3% slope	350	50	F1		
NuC	Nusil fine sand, 1-5% slope	--	--			F3
OdA	Odem fine sandy loam, 0-1% slope, occasionally flooded	400	45	F1		
OmD	Olmos very gravelly sandy loam, 1-8% slope	--	--			F3
PaB	Papalote loamy fine sand, 0-3% slope	200	40		F2	
PbA	Papalote fine sandy loam, 0-1% slope	250	45		F2	
PbB	Papalote fine sandy loam, 1-3% slope	200	40		F2	
PcB	Parrita fine sandy loam, 1-3% slope	--	25			F3
PkB	Pavelek clay loam, 0-3% slope	--	30			F3
PkC2	Pavelek clay loam, 3-5% slope, severely eroded	--	--			F3
PmC	Pernitas fine sandy loam, 2-5% slope	200	25		F2	
PnB	Pernitas sandy clay loam, 1-3% slope	250	35		F2	
PtC	Pettus sandy clay loam, 2-5% slope	--	25			F3
PvC	Picosa loam, 1-5 % slope	--	--			F3
Px	Pits	--	--			F3
RhC	Rhymes fine sand, 1-5% slope	--	--			F3
RoA	Rosenbrock clay, 0-1% slope	400	70	F1		
RoB	Rosenbrock clay, 1-3% slope	350	65	F1		
RrA	Rosenbrock clay, 0-1% slope, rarely flooded	400	70	F1		
SaD	Sancajo very gravelly loam, 1-8% slope	--	--			F3
SeD	Sarnosa fine sandy loam, 3-8% slope	200	45		F2	
ShC	Schattel clay loam, 2-5% slope	--	--			F3
StA	Sinton sandy clay loam, 0-1% slope, occasionally flooded	350	70	F1		
SxA	Sinton clay loam, 0-1% slope, frequently flooded	--	--			F3
TcA	Tiocano clay, 0-1% slope	--	25			F3
UsC	Ustarents loamy, 2-5% slope	--	--			F3
W	Water	--	--			F3
WaB	Weesatche fine sandy loam, 1-3% slope	350	50	F1		
WaC	Weesatche fine sandy loam, 3-5% slope	300	50	F1		
WeB	Weesatche sandy clay loam, 1-3% slope	350	50	F1		

Cotton Production		
- Production of 300 lbs/ac or greater	AF1	1
- Production of 200 - 275/ac	AF2	0.83
- Production of less than 200 lbs/ac	AF3	0.66

* Potential Yields from Table 6 of "Soil Survey of Live Oak County Texas"

Beekeeping

Value Estimate based on 10 colony enterprise

Income	**2020**	**2021**	**2022**	**2023**	**2024**	
Honey (lbs/colony)	57.00	56.00	53.00	35.00	46.00	
Honey Price/lb	1.90	2.30	3.29	3.01	2.24	
Pollination Fee	0.00	0.00	0.00	0.00	0.00	
Wax (lbs/colony)	0.50	0.50	0.50	0.50	0.50	
Wax Price/lb	8.43	8.43	8.43	8.43	8.43	
x10 Colonies/Enterprise	10.00	10.00	10.00	10.00	10.00	
Total Income	1125.15	1330.15	1785.85	1095.65	1072.55	
Variable Expenses						
Bee Replacement	185.00	269.00	235.00	150.00	150.00	
Queen Replacement	45.00	39.00	26.00	40.00	40.00	
Terramycin	11.50	13.00	15.00	15.00	15.00	
Varroa Treatment	139.95	9.95	15.00	15.00	15.00	
Fumidil-B	220.50	265.00	275.00	275.00	275.00	
Apiguard Thymol	35.95	49.00	51.00	51.00	51.00	
Sugar	26.00	26.00	28.00	30.00	30.00	
Total Variable Expenses	663.90	670.95	645.00	576.00	576.00	
Fixed Expenses (Annual Depreciation)						
Property Taxes (20 acres)	134.72	96.51	37.33	31.52	37.70	
Management	78.76	93.11	125.01	76.70	75.08	
10 Complete Hives	72.90	72.77	57.00	28.00	28.00	
Protective Clothing	20.00	25.00	20.00	24.00	24.00	10yr/lf
Hive Tool/Smoker	6.50	4.30	3.70	3.50	3.50	
Feeder	68.00	69.00	70.00	40.00	40.00	
Queen Excluder	8.60	10.40	10.00	10.00	10.00	
Fume Boards	1.85	1.85	1.85	2.00	2.00	
Total Fixed Expenses	391.33	372.94	324.89	215.72	220.28	
Net to Land	69.92	286.26	815.96	303.93	276.27	

5 Year Average **350.47**

Cap Rate **0.1000**

Value/Ac @ 10 Colonies/20 Acres

$175.23

Enterprise Budget based on Sample published by Penn State University, College of Agricultural Sciences, Agricultural Research and Cooperative Extension, 2014.

Incomes and Expenses based on USDA-NASS Data as available and online research from wholesale suppliers.