

**2026
Irrigated Cropland (Average)
Cash Lease Analysis**

Year		2020	2021	2022	2023	2024
Income	Lease	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
	Hunting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
Expenses	Taxes	\$3.98	\$2.88	\$2.79	\$2.40	\$2.40
	Fencing	\$1.50	\$1.85	\$1.85	\$2.50	\$2.50
	Mgmnt 8%	\$2.40	\$2.40	\$2.40	\$2.40	\$2.40
	Wells	\$6.00	\$7.00	\$7.50	\$7.50	\$7.50
	Total	\$13.88	\$14.13	\$14.54	\$14.80	\$14.80
Net-to-Land		\$16.12	\$15.87	\$15.46	\$15.20	\$15.20
5-Year Average			\$15.57			

**Final Agricultural Value Summary
(Average)**

5-year Average, Net to land	\$15.57
Divided by Capitalization Rate	10.00%
Indicated Ag-Value - (Average)	\$155.70

<p align="center">2026 Improved Pasture (Average) Cash Lease Analysis</p>						
Year		2020	2021	2022	2023	2024
Income	Lease	\$20.00	\$20.00	\$20.00	\$20.00	\$25.00
	Hunting	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00
	Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total	\$23.00	\$23.00	\$23.00	\$23.00	\$28.00
Expenses	Taxes	\$3.10	\$1.80	\$1.85	\$1.70	\$1.70
	Fencing	\$2.85	\$2.85	\$2.85	\$3.50	\$3.50
	Mgmnt 8%	\$1.84	\$1.84	\$1.84	\$1.84	\$1.84
	Wells	\$2.50	\$5.50	\$6.00	\$6.00	\$6.00
	Total	\$10.29	\$11.99	\$12.54	\$13.04	\$13.04
Net-to-Land		\$12.71	\$11.01	\$10.46	\$9.96	\$14.96
5-Year Average			\$11.82			

<p align="center">Final Agricultural Value Summary (Average)</p>	
5-year Average, Net to land	\$11.82
Divided by Capitalization Rate	10.00%
Indicated Ag-Value - (Average)	\$118.20

**2026
Cropland - Dryland (Average)
Cash Lease Analysis**

Year		2020	2021	2022	2023	2024
Income	Lease	\$15.00	\$15.00	\$15.00	\$15.00	\$16.00
	Hunting	\$1.00	\$1.00	\$1.00	\$3.00	\$3.00
	Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total	\$16.00	\$16.00	\$16.00	\$18.00	\$19.00
Expenses	Taxes	\$2.02	\$1.59	\$1.54	\$1.23	\$1.23
	Fencing	\$3.00	\$3.00	\$3.00	\$3.50	\$3.50
	Mgmnt 5%	\$0.80	\$0.80	\$0.80	\$0.90	\$0.90
	Other	\$1.25	\$2.50	\$2.50	\$2.50	\$2.50
	Total	\$7.07	\$7.89	\$7.84	\$8.13	\$8.13
Net-to-Land		\$8.93	\$8.11	\$8.16	\$9.87	\$10.87
5-Year Average			\$9.19			

**Final Agricultural Value Summary
(Average)**

5-year Average, Net to land	\$9.19
Divided by Capitalization Rate	10.00%
Indicated Ag-Value - (Average)	\$91.90

**2026
Pasture (Average)
Cash Lease Analysis**

Year		2020	2021	2022	2023	2024
Income	Lease	\$11.00	\$11.00	\$11.00	\$11.00	\$13.00
	Hunting	\$13.00	\$15.00	\$15.00	\$20.00	\$20.00
	Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total	\$24.00	\$26.00	\$26.00	\$31.00	\$33.00
Expenses	Taxes	\$2.20	\$1.53	\$1.54	\$1.43	\$1.43
	Fencing	\$2.85	\$2.85	\$2.85	\$3.75	\$3.75
	Mgmt 5%	\$1.20	\$1.30	\$1.30	\$1.55	\$1.55
	Ins./Main.	\$3.25	\$3.75	\$3.75	\$4.50	\$4.50
	Total	\$9.50	\$9.43	\$9.44	\$11.23	\$11.23
Net-to-Land		\$14.50	\$16.57	\$16.56	\$19.77	\$21.77
5-Year Average			\$17.83			

**Final Agricultural Value Summary
(Average)**

5-year Average, Net to land	\$17.83
Divided by Capitalization Rate	10.00%
Indicated Ag-Value - (Average)	\$178.30

2026
Eastland County Ag-Values
by Classification

Pasture		Dryland Cropland		Irrigated Cropland		Irrigated Pasture	
AP-1	\$198	AF-1	\$131	AF-1, IRR	\$219	IP-1, IRR	\$155
AP-2	\$166	AF-2	\$103	AF-2, IRR	\$182	IP-2, IRR	\$129
AP-3	\$158	AF-3	\$88	AF-3, IRR	\$162	IP-3, IRR	\$115
AP-4	\$143	AF-4	\$80	AF-4, IRR	\$138	IP-4, IRR	\$98
AP-5	\$125	AF-5	\$64	AF-5, IRR	\$118	IP-5, IRR	\$84
AP-6	\$111	AF-6	\$48	AF-6, IRR	\$81	IP-6, IRR	\$57
AP-7	\$79	AF-7	\$31	AF-7, IRR	\$50	IP-7, IRR	\$36
AP-8	\$40	AF-8	\$16	AF-8, IRR	\$18	IP-8, IRR	\$12

MARKET VALUE SCHEDULE
EASTLAND CAD AG - MARKET 2026 - Final

Grade	Dry Farm	Irrigated
1	\$3,510	\$3,890
2	\$3,510	\$3,890
3	\$2,808	\$3,112
4	\$2,808	\$3,112
5	\$2,633	\$2,918
6	\$2,633	\$2,918
7	\$2,422	\$2,684
8	\$2,422	\$2,684

Grade	Pasture	Irrigated
1	\$3,700	\$3,700
2	\$3,700	\$3,700
3	\$3,404	\$3,404
4	\$3,404	\$3,404
5	\$3,071	\$3,071
6	\$3,071	\$3,071
7	\$2,664	\$2,664
8	\$2,664	\$2,664

Size (Acres)	Tracts < 200 Acres
0-5	\$14,500
5-10	\$9,000
10-20	\$8,000
20-50	\$7,000
50-100	\$6,000
100-200	\$5,000

**MARKET VALUE SCHEDULE
EASTLAND CAD AG - MARKET 2026 - Final**

Grade	Dry Farm	Irrigated
1	\$3,510	\$3,890
2	\$2,808	\$3,112
3	\$2,633	\$2,918
4	\$2,422	\$2,684

Grade	Pasture	Irrigated
1	\$3,700	\$3,700
2	\$3,404	\$3,404
3	\$3,071	\$3,071
4	\$2,664	\$2,664

Size (Acres)	Tracts < 200 Acres
0-5	\$14,500
5-10	\$9,000
10-20	\$8,000
20-50	\$7,000
50-100	\$6,000
100-200	\$5,000