Presented at Landowner and Citizen Information on Groundwater Leasing, Marketing and Sales on April 1, 2004
Critical Mass
Quantity
Quality
Find a Buyer

Highest and Best Use
Physically possible
Legal
Financially feasible
Results in highest return

Farming
Grazing
Hunting/Recreation
Development

Direct Effects
Third Party Effects
Compensation?
WATER TRANSFERS

Value With Water Right
Value Without Water Rights
Value of Water Rights

TEXAS GROUND WATER

- Edwards Aquifer -- Adjudicated
- Groundwater Conservation Districts -- Rule of District
- Rule of Capture

CURRENT MARKETS

TEXAS GROUND WATER

TEXAS GROUND WATER

TEXAS GROUND WATER

BEXAR COUNTY

MEDINA-UALDE

EDWARDS WATER

- Land With Water Rights (50% Irrigated) $3,000 to $4,000 Per Acre
- Land Without Water Rights:
  - Native Range (south) $800 to $1,000 Per Acre
  - Native Range (central to north) $1,000 to $1,500 Per Acre
  - Improved Pasture/Dry Crop (south) $700 to $950 Per Acre
  - Improved Pasture/Dry Crop (central to north) $900 to $1,200 Per Acre

Water Demand Projections

Source: SAWS January 2008

Development Pressures Outweigh Water

Lot 5

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**MEDINA-ULADE EDWARDS WATER**

- **Unrestricted Edwards Water Right**
  - $1,750 to $2,500 Per Acre Foot
  - (Some small amounts up to $3,500 per acre foot)
- **Imputed Price Of Restricted Water**
  - $600 Per Acre Foot (More Or Less)

**RIO GRANDE VALLEY**

- **Land With Water Rights:**
  - Cropland (75% irrigated)
  - $1,000 to $1,800 per acre
  - Note: Sales are in water districts without severable water rights
- **Land Without Water Rights:**
  - Native Range (southwest)
  - $750 to $1,200 per acre
  - (central to northeast)
  - $1,000 to $2,500 per acre
- **Improved Pasture/Dry Crop (southwest)**
  - $600 to $950 per acre
  - (central to northeast)
  - $750 to $1,200 per acre

**ROBERTS COUNTY**

- **Mesa Water Has More Than 150,000 Acres**
- **100 Sections Water Rights Sold For More Than**
  - $300 Per Acre
- **Exact Amount of Water Not Known**
- **Pumping Must Stop At 50 Percent Depletion**

**SAN ANGELO-CONCHO RIVER**

- **Land With Water Rights (75% Irrigated):**
  - Below San Angelo on Main Concho
    - $1,250 to $1,800 per acre
  - Below San Angelo on South Concho
    - $2,500 to $4,000 per acre
  - (Scenic area with development pressure)
- **Land Near River Without Water Rights:**
  - North and main Concho
    - $600 to $1,350 per acre
  - South Concho
    - $1,000 to $3,500 per acre
- **Main Concho**
  - $800 to $1,000 Per Acre Foot
- **South Concho**
  - $1,000 to $1,500 Per Acre Foot

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