

## SHACKELFORD COUNTY APPRAISAL DISTRICT

### DEGREE OF INTENSITY STANDARDS

Shackelford County is in a semi-arid part of west Texas. The concentration of farmland in Shackelford County is in the southwest part of the county near the Hamby community. It is mostly flat and a sandy clay mixture. There are other cultivated tracts mixed in with primarily pastureland in the remainder of the county.

Minimum acreage for the approval of agricultural use is 20 acres. The minimum acreage may be overcome by a lease arrangement with an adjoining landowner who has a sufficient number of acres to meet the minimum standards. The 20-acre minimum may also be overcome with proof of agricultural activity resulting in income for the landowner. More typical operating ranches have hundreds of acres of land for their cattle herds. The carrying capacity for Shackelford County, according to Farm Service Agency is one animal unit for 28 acres.

The appraiser should also look for non-use of land. As inspections are done, the appraiser should look for cattle droppings or other evidence of usage if no animals can be seen. Also, look for tall grass that indicates a lack of use of the property. If the use is questionable, flag the account for a reapplication.

The degree of intensity standards are guidelines to serve as a tool to assist the CAD in determining general qualifications for qualifying land for agricultural valuation. Each application should be considered on its own merit, as there may be other circumstances in an operation which would allow a tract of land to qualify for an open space use appraisal.<sup>1</sup>

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<sup>1</sup> <https://extensionpubs.unl.edu/publication/g2344/2022/html/view>