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May 22, 2024

To: All Assessors

Re: Approval of the Bulletin 213 – 2025-2026 Agricultural Land Values and Open Space Property Procedures

The matter of the Bulletin 213 – 2025-2026 Agricultural Land Values and Open Space Property Procedures to assess the taxable value of the land that falls into subject categories, came before the Nevada Tax Commission (the “Commission”) for consideration on May 8, 2024, after due notice to each Assessor. This matter came before the Commission for approval.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby adopts the Bulletin 213 – 2025-2026 Agricultural Values and Open Space Property Procedures as reported by the Department for use by the county Assessors pursuant to NRS 361.325(1) and NRS 361A.225(2).

FOR THE COMMISSION:

SHELLIE HUGHES
Executive Director
Nevada Department of Taxation

cc: Cheryl Erskine, Coordinator of Assessment Standards

May 22, 2024

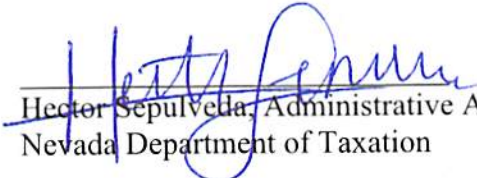
CERTIFICATE OF SERVICE

I hereby certify that on this day I served the foregoing Decision Letter upon all parties of record in this proceeding as follows:

By emailing a copy thereof:

Carson City Assessor's Office – Kimberly Adams, kadams@carson.org
Churchill County Assessor's Office – Denise Mondhink-Felton, denise.felton@churchillcountynv.gov
Clark County Assessor's Office – Briana Johnson, bap@clarkcountynv.gov
Douglas County Assessor's Office – Trent Tholen, ttholen@douglasnv.us
Elko County Assessor's Office – Janet Iribarne, jiribarne@elkocountynv.net
Esmeralda County Assessor's Office – Kathleen Keyes, kkeyes@esmeraldacountynv.org
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Mineral County Assessor's Office – Kevin Chisum, assessor@mineralcountynv.org
Nye County Assessor's Office – Sheree Stringer, sstringer@nyecountynv.gov
Pershing County Assessor's Office – Lauren Basso-Cerini, lcerini@pershingcountynv.gov
Storey County Assessor's Office – Jana Seddon, jseddon@storeycounty.org
Washoe County Assessor's Office – Chris Sarman, csarman@wahoecounty.gov
White Pine Assessor's Office – Burton Hilton, bhilton@whitepinecountynv.gov

Dated at Carson City, Nevada, the 21 day of May 2024.


Hector Sepulveda, Administrative Assistant IV
Nevada Department of Taxation

NEVADA TAX COMMISSION
May 8, 2024

TOPIC: Approval of Bulletin 214, 2025-2026 Agricultural Land Values and Open Space Property Procedures.

AUTHORITY: Nevada Revised Statutes 361.325 (1)(b), provides that the Nevada Tax Commission will classify land and fix and establish the valuation thereof for assessment purposes. NRS 361A.140 provides that the Tax Commission shall define the classifications of agricultural real property and determine the valuations for each classification on the basis provided in NRS 361.325. NAC 361A.180 provides the methodology to be used to determine the value of lands designated for agricultural use.

EXPLANATION: The Agricultural Land Values and Open Space Property Procedures are reviewed annually by the staff at the Division of Excise & Local Government Services and the instructions are updated each year. The bulletin is used to assess the taxable value of land falling into the subject categories.

The permanent regulations governing valuation of open-space golf courses adopted by the Commission, effective October 31, 2007, are included in the Bulletin. Because the regulations require the CPI to be calculated from July 1st each year, this bulletin cannot be updated for golf course open space until after the July CPI is obtained. The Commission may expect to consider a supplement to this bulletin for golf courses in September or October.

RECOMMENDATIONS: Adoption by the Nevada Tax Commission of Bulletin 214.

Executive Summary of Changes

The following table lists changes from the last approved publication to the current year's publication being presented for approval:

Page	Last Publication	Current Publication																																																												
3	Valuation Methodology, Paragraph 3 – The survey was sent to 714 agricultural classified properties...77 returned...113 or 16% of the total sample provided	Valuation Methodology, Paragraph 3 – The survey was sent to 838 agricultural classified properties... returned...107 or 13% of the total sample provided																																																												
6	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Intensive Use</td> <td style="width: 30%; text-align: right;">\$394.00</td> </tr> <tr> <td>Cultivated 1st Class</td> <td style="text-align: right;">\$305.50</td> </tr> <tr> <td>Cultivated 2nd Class</td> <td style="text-align: right;">\$237.50</td> </tr> <tr> <td>Cultivated 3rd Class</td> <td style="text-align: right;">\$169.75</td> </tr> <tr> <td>Cultivated 4th Class</td> <td style="text-align: right;">\$118.75</td> </tr> <tr> <td>Native Meadow 1st Class</td> <td style="text-align: right;">\$211.75</td> </tr> <tr> <td>Native Meadow 2nd Class</td> <td style="text-align: right;">\$158.75</td> </tr> <tr> <td>Pasture 1st Class</td> <td style="text-align: right;">\$150.75</td> </tr> <tr> <td>Pasture 2nd Class</td> <td style="text-align: right;">\$115.00</td> </tr> <tr> <td>Pasture 3rd Class</td> <td style="text-align: right;">\$97.75</td> </tr> <tr> <td>Pasture 4th Class</td> <td style="text-align: right;">\$48.50</td> </tr> <tr> <td>Grazing 1st Class</td> <td style="text-align: right;">\$11.77</td> </tr> <tr> <td>Grazing 2nd Class</td> <td style="text-align: right;">\$6.08</td> </tr> <tr> <td>Grazing 3rd Class</td> <td style="text-align: right;">\$4.23</td> </tr> <tr> <td>Grazing 4th Class</td> <td style="text-align: right;">\$2.11</td> </tr> </table>	Intensive Use	\$394.00	Cultivated 1 st Class	\$305.50	Cultivated 2 nd Class	\$237.50	Cultivated 3 rd Class	\$169.75	Cultivated 4 th Class	\$118.75	Native Meadow 1 st Class	\$211.75	Native Meadow 2 nd Class	\$158.75	Pasture 1 st Class	\$150.75	Pasture 2 nd Class	\$115.00	Pasture 3 rd Class	\$97.75	Pasture 4 th Class	\$48.50	Grazing 1 st Class	\$11.77	Grazing 2 nd Class	\$6.08	Grazing 3 rd Class	\$4.23	Grazing 4 th Class	\$2.11	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Intensive Use</td> <td style="width: 30%; text-align: right;">\$377.00</td> </tr> <tr> <td>Cultivated 1st Class</td> <td style="text-align: right;">\$292.50</td> </tr> <tr> <td>Cultivated 2nd Class</td> <td style="text-align: right;">\$227.50</td> </tr> <tr> <td>Cultivated 3rd Class</td> <td style="text-align: right;">\$162.50</td> </tr> <tr> <td>Cultivated 4th Class</td> <td style="text-align: right;">\$113.75</td> </tr> <tr> <td>Native Meadow 1st Class</td> <td style="text-align: right;">\$198.75</td> </tr> <tr> <td>Native Meadow 2nd Class</td> <td style="text-align: right;">\$149.00</td> </tr> <tr> <td>Pasture 1st Class</td> <td style="text-align: right;">\$150.75</td> </tr> <tr> <td>Pasture 2nd Class</td> <td style="text-align: right;">\$115.00</td> </tr> <tr> <td>Pasture 3rd Class</td> <td style="text-align: right;">\$97.75</td> </tr> <tr> <td>Pasture 4th Class</td> <td style="text-align: right;">\$48.50</td> </tr> <tr> <td>Grazing 1st Class</td> <td style="text-align: right;">\$11.46</td> </tr> <tr> <td>Grazing 2nd Class</td> <td style="text-align: right;">\$5.93</td> </tr> <tr> <td>Grazing 3rd Class</td> <td style="text-align: right;">\$4.13</td> </tr> <tr> <td>Grazing 4th Class</td> <td style="text-align: right;">\$2.06</td> </tr> </table>	Intensive Use	\$377.00	Cultivated 1st Class	\$292.50	Cultivated 2nd Class	\$227.50	Cultivated 3rd Class	\$162.50	Cultivated 4th Class	\$113.75	Native Meadow 1st Class	\$198.75	Native Meadow 2nd Class	\$149.00	Pasture 1st Class	\$150.75	Pasture 2nd Class	\$115.00	Pasture 3rd Class	\$97.75	Pasture 4th Class	\$48.50	Grazing 1st Class	\$11.46	Grazing 2nd Class	\$5.93	Grazing 3rd Class	\$4.13	Grazing 4th Class	\$2.06
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9-15	Valuations & Calculations for each class listed above	Valuations & Calculations for each class listed above																																																												
19	Nevada Agricultural Statistics Service values 2022	Nevada Agricultural Statistics Service values 2023																																																												



NEVADA DEPARTMENT OF TAXATION
Division of Excise & Local Government Services

2025-2026
AGRICULTURAL LAND VALUES
OPEN SPACE PROPERTY
PROCEDURES

BULLETIN NO. 214

Bulletin No. 214
2025-2026
Agricultural Land Values
Open Space Property Procedures

Department of Taxation
Division of Excise & Local Government Services
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Carson City, NV 89706
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2025-2026

Agricultural Land Values

Authority

This bulletin is intended to fulfill the requirements of NRS 361A.140 and NRS 361.325 (1)(b).

NRS 361A.140 requires the Nevada Tax Commission to:

- (a) Define the classifications of agricultural real property.
- (b) Determine the valuations for each classification on the basis provided in NRS 361.325.
- (c) Determine the value of land covered by a residence or necessary to support the residence in the same manner as other real property pursuant to NRS 361.227, and
- (d) Prepare a bulletin listing all classifications and values thereof for the following assessment year.

NRS 361.325 (1)(b) requires the Nevada Tax Commission to classify land and fix and establish the valuation thereof for assessment purposes. The classification of agricultural land must be made based on crop, timber, or forage production, either in tons of crops per acre, board feet or other unit, or animal unit months of forage.

Classification Definitions

Land devoted to agriculture is categorized under the following classifications:

Intensive Use Land

The agricultural pursuits do not depend on the quality of the soil for production. Examples include poultry ranches, fish farms, rabbit raising operations, cattle feed lots, hydroponic operations, some marijuana growing facilities and other possible agricultural operations whose products do not grow out of the soil but whose operations are carried out entirely on the soil.

Cultivated Land

Land developed for agricultural use and is no longer in its natural condition.

First Class Cultivated Land: Land that produces, during an average year, 4 or more tons of alfalfa hay or 1-½ tons or more of small grains per acre or the equivalent of other feeds for livestock.

Second Class Cultivated Land: Land that produces, during an average year, 3 or more but less than 4 tons of alfalfa hay, or 1 ton but less than 1-½ tons of small grains per acre or the equivalent of other feeds for livestock.

Third Class Cultivated Land: Land that produces, during an average year, 2 to 3 tons of alfalfa hay, or ½ to 1-ton of small grains per acre or the equivalent of other feeds for livestock.

Fourth Class Cultivated Land: Land that produces, during an average year, 1-½ to 2 tons of alfalfa hay or ½-ton of small grains per acre or the equivalent of other feeds for livestock.

Native Meadow Land or Wild Hay Land

Native Meadow Land (Wild Hay Land) is irrigated by streams or rivers and has not been cultivated but will yield enough native Wild Hay growth to afford at least one hay cutting each season with average or better than average precipitation.

First Class Native Meadow or Wild Hay Land: Land that produces, during an average year, 1 or more tons of hay per acre.

Second Class Native Meadow or Wild Hay Land: Land that produces, during an average year, ½ ton or more but less than 1 ton of hay per acre.

Pastureland

Pasture lands are not “harvested and stored” as with Wild Hay Lands; therefore, the value of Pasture Lands is measured by “Carrying Capacity” per acre.

First Class Pasture: During an average year, this land produces enough feed per acre for 4 grown cattle (4 animal units per month).

Second Class Pasture: During an average year, this land produces enough feed per acre for 3 to 4 grown cattle (3.5 animal units per month).

Third Class Pasture: During an average year, this land produces enough feed per acre for 2 to 3 grown cattle (2.5 animal units per month).

Fourth Class Pasture: During an average year, this land produces enough feed per acre for 1 to 2 grown cattle (1.5 animal units per month).

Grazing Land

Grazing land usually lacks irrigation and has a lower carrying capacity per acre than pastureland. It is commonly identified as “range land”, either open or fenced. It also may be land found within the fenced boundaries of the farm or ranch that does not meet the definition of the previous classifications.

First Class Grazing: During an average year, this land produces enough feed on 4 acres or less for 1 grown cow (1/4 up to 1 animal unit per month).

Second Class Grazing: During an average year, this land produces enough feed on 4 to 6 acres for 1 grown cow (1/4 up to 1/6 animal units per month).

Third Class Grazing: During an average year, this land produces enough feed on 6 to 12 acres for 1 grown cow (1/6 up to 1/12 animal units per month).

Fourth Class Grazing: During an average year, this land produces enough feed on 12 acres or more for 1 grown cow (1/12 or less animal units per month). Such land is barren or rocky.

Farmstead

The value of the land in the farmstead area covered by a residence or necessary to support a residence is computed as taxable value pursuant to NRS 361.227. Any remaining farmstead area of an agricultural property that is part of the operation is valued by applying the same value as the highest land classification used for that operation.

Valuation Methodology

The methods used to determine the value of agricultural land are defined in the Nevada Administrative Code (NAC) Chapter 361A.180. The Nevada Tax Commission adopted revised permanent regulations that became effective on December 4, 2003.

NAC 361A.180(2) calls for the application of a capitalized earnings approach, whereby an estimated income stream is capitalized into an estimate of value. There are two major components to the capitalized earnings approach. First, an income stream is developed from information obtained from an annual survey of agricultural producers throughout the state.

The survey was sent to 838 agricultural classified properties requesting 2023 hay sales data and rental data. Of the surveys returned, 64 were returned with no information provided, had sold, or for various reasons, provided by the operator, were deleted from the database; 107 or 13% of the total sample provided information relating to the price per ton of alfalfa hay and estimated tonnage produced as well as information regarding wild or other hay, watered pasture rental prices per AUM, and grazing rental prices per AUM. The data is analyzed, and abnormal replies or extreme statistical outliers are discarded. A five-year average, using the mean, is then calculated pursuant to the requirements of NAC 361A.180. The resulting weighted averages are used to develop a normalized estimate of typical gross revenues for alfalfa hay, pasture, and grazing lands. The information is then compared to statistics developed by the Nevada Agricultural Statistics Service (NASS) to verify reasonableness. The NASS develops average price-per-month for alfalfa hay. The NASS data may be found in the Appendix.

Estimated expenses are then deducted from the normalized gross revenue for each category. Currently, the Department estimates 91.25% of gross income represents expenses for cultivated land; and 70% of

gross income represents expenses for native meadow or wild hay land. The estimate was the result of considerable testimony and debate before the Commission in the 1980's. The estimate of expenses was set by the Commission to represent typical costs of typical farm and ranch operations.

The Department has also carried forward a 10.25% capitalization rate established by the Commission.

Procedures

Procedures for the administration of the assessment of agricultural lands may be found in NAC Chapter 361A. For instance, real property owners may apply for an agricultural use assessment on real property qualifying as agricultural land. To qualify, the lands must meet the requirements of NRS 361A.020-361A.030, and NAC Chapter 361A. Pursuant to NAC 361A.025, county assessors determine the eligibility of agricultural use applications for properties of 20 acres or more and the Division of Excise & Local Government Services in the Department of Taxation, reviews those applications of less than 20 acres. Applications must be on forms approved by the Tax Commission, pursuant to NAC 361A.100.

To properly classify agricultural real property according to the descriptions in this Bulletin, assessors should inspect the property and gather information from the property owners and managers, agricultural extension agents, university agronomists, and other agricultural land specialists. The assessor should evaluate soil line and topographical maps, and consider the land's carrying capacity, water availability, soil type and condition pursuant to the requirements of NAC361A.150. During extended drought cycles, it may be necessary to re-evaluate classifications because of lack of water availability.

Pursuant to NRS 361A.130, assessors must maintain records of agricultural use assessments and make those records available to any person upon request. They must notify property owners of their agricultural use assessments in the same manner used to notify property owners of their taxable value assessments. The notice must contain the following statement: **Deferred taxes will become due on this parcel if it is converted to a higher use.**

BULLETIN NO. 214

AGRICULTURAL LAND VALUES
OPEN SPACE PROPERTY PROCEDURES

AGRICULTURAL LAND
CALCULATIONS

Nevada Department of Taxation

Summary of Agricultural Land Values and Comparison of 2021-22 through 2025-2026

Land Classification	PROPOSED 2025-26	ADOPTED 2024-25	ADOPTED 2023-24	ADOPTED 2022-23	ADOPTED 2021-22	% Change 2024-25 2025-26	% Change 2023-24 2024-25	% Change 2022-23 2023-24	% Change 2021-22 2022-23
Intensive Use Land	\$377.00	\$ 394.00	\$ 331.00	\$ 299.00	\$ 289.00	-4.3%	19.0%	10.7%	3.5%
Cultivated Land									
First Class Cultivated	\$ 292.50	\$ 305.50	\$ 258.25	\$ 232.00	\$ 224.25	-4.3%	18.3%	11.3%	3.5%
Second Class Cultivated	\$ 227.50	\$ 237.50	\$ 201.00	\$ 180.50	\$ 174.50	-4.2%	18.2%	11.4%	3.4%
Third Class Cultivated	\$ 162.50	\$ 169.75	\$ 143.50	\$ 129.00	\$ 124.50	-4.3%	18.3%	11.2%	3.6%
Fourth Class Cultivated	\$ 113.75	\$ 118.75	\$ 100.50	\$ 90.25	\$ 87.25	-4.2%	18.2%	11.4%	3.4%
Native Meadow Land or Wild Hay Land									
First Class Meadow	\$ 198.75	\$ 211.75	\$ 175.25	\$ 163.75	\$ 160.25	-6.1%	20.8%	7.0%	2.2%
Second Class Meadow	\$ 149.00	\$ 158.75	\$ 131.50	\$ 122.75	\$ 120.00	-6.1%	20.7%	7.1%	2.3%
Pasture Land									
First Class Pasture	\$ 150.75	\$ 150.75	\$ 122.50	\$ 103.25	\$ 102.25	0.0%	23.1%	18.6%	1.0%
Second Class Pasture	\$ 115.00	\$ 115.00	\$ 93.75	\$ 79.25	\$ 78.50	0.0%	22.7%	18.3%	1.0%
Third Class Pasture	\$ 97.75	\$ 97.75	\$ 80.25	\$ 68.25	\$ 67.50	0.0%	21.8%	17.6%	1.1%
Fourth Class Pasture	\$ 48.50	\$ 48.50	\$ 38.00	\$ 30.75	\$ 30.25	0.0%	27.6%	23.6%	1.7%
Grazing Land									
First Class Grazing	\$ 11.46	\$ 11.77	\$ 9.67	\$ 8.89	\$ 8.96	-2.6%	21.7%	8.8%	-0.8%
Second Class Grazing	\$ 5.93	\$ 6.08	\$ 4.99	\$ 4.59	\$ 4.63	-2.5%	21.8%	8.7%	-0.9%
Third Class Grazing	\$ 4.13	\$ 4.23	\$ 3.49	\$ 3.21	\$ 3.23	-2.4%	21.2%	8.7%	-0.6%
Fourth Class Grazing	\$ 2.06	\$ 2.11	\$ 1.75	\$ 1.60	\$ 1.61	-2.4%	20.6%	9.4%	-0.6%

Nevada Department of Taxation

Cultivated land Value per Acre

1st Class Cultivated								
A	B	C	D	E	F	G	H	I
Year	Weighted Average Price of Hay per Ton	Estimated Expenses	Net Operating Income per Ton (B-(B*C))	Tons Produced per Acre	Net Operating Income per Acre (D*E)	Total Annual Production (Tons)	Expected Annual Net Income (F*G)	Weighted Annual NOI
2023	\$ 177.96	91.25%	\$ 15.57	4.50	\$ 70.07	7,023	\$ 492,102	
2022	\$ 291.62	91.25%	\$ 25.52	4.50	\$ 114.84	141,045	\$ 16,197,585	
2021	\$ 224.80	91.25%	\$ 19.67	4.50	\$ 88.52	66,950	\$ 5,926,387	
2020	\$ 179.54	91.25%	\$ 15.71	4.50	\$ 70.70	140,457	\$ 9,930,312	
2019	\$ 173.35	91.25%	\$ 15.17	4.50	\$ 68.27	262,170	\$ 17,898,355	
Total Production & Net Income						617,645	50,444,741	
Income stream = Five-year weighted average of net operating income								\$ 85.66
Capitalization Rate:					10.25%			
Value / Acre (Income stream / cap rate)								\$ 835.73
Level of Assessment:					35.00%			
Assessed Value / Acre (Value per acre times assessment level)								\$ 292.51
Rounded Assessed Value:								\$ 292.50
Lower of 25% yearly phase in or weighted NOI							\$ 292.50	

2nd Class Cultivated								
A	B	C	D	E	F	G	H	I
Year	Weighted Average Price of Hay per Ton	Estimated Expenses	Net Operating Income per Ton (B-(B*C))	Tons Produced per Acre	Net Operating Income per Acre (D*E)	Total Annual Production (Tons)	Expected Annual Net Income (F*G)	Weighted Annual NOI
2023	\$ 177.96	91.25%	\$ 15.57	3.50	\$ 54.50	7,023	\$ 382,754	
2022	\$ 291.62	91.25%	\$ 25.52	3.50	\$ 89.32	141,045	\$ 12,598,122	
2021	\$ 224.80	91.25%	\$ 19.67	3.50	\$ 68.85	66,950	\$ 4,609,487	
2020	\$ 179.54	91.25%	\$ 15.71	3.50	\$ 54.99	140,457	\$ 7,723,732	
2019	\$ 173.35	91.25%	\$ 15.17	3.50	\$ 53.10	262,170	\$ 13,921,234	
Total Production & Net Income						617,645	39,235,329	
Income stream = Five-year weighted average of net operating income								66.627333
Capitalization Rate:					10.25%			
Value / Acre (Income stream / cap rate)								\$ 650.02
Level of Assessment:					35.00%			
Assessed Value / Acre (Value per acre times assessment level)								\$ 227.51
Rounded Assessed Value:								\$ 227.50
Lower of 25% yearly phase in or weighted NOI							\$ 227.50	

Nevada Department of Taxation

Cultivated land Value per Acre

3rd Class Cultivated								
A	B	C	D	E	F	G	H	I
Year	Weighted Average Price of Hay per Ton	Estimated Expenses	Net Operating Income per Ton (B-(B*C))	Tons Produced per Acre	Net Operating Income per Acre (D*E)	Total Annual Production (Tons)	Expected Annual Net Income (F*G)	Weighted Annual NOI
2023	\$ 177.96	91.25%	\$ 15.57	2.50	\$ 38.93	7,023	\$ 273,405	
2022	\$ 291.62	91.25%	\$ 25.52	2.50	\$ 63.80	141,045	\$ 8,998,658	
2021	\$ 224.80	91.25%	\$ 19.67	2.50	\$ 49.18	66,950	\$ 3,292,586	
2020	\$ 179.54	91.25%	\$ 15.71	2.50	\$ 39.28	140,457	\$ 5,517,152	
2019	\$ 173.35	91.25%	\$ 15.17	2.50	\$ 37.93	262,170	\$ 9,944,113	
Total Production & Net Income						617,645	28,025,914	
Income stream = Five-year weighted average of net operating income								47.592
Capitalization Rate:					10.25%			
Value / Acre (Income stream / cap rate)								\$ 464.31
Level of Assessment:					35.00%			
Assessed Value / Acre (Value per acre times assessment level)								\$ 162.51
Rounded Assessed Value:								\$ 162.50
Lower of 25% yearly phase in or weighted NOI							\$ 162.50	

4th Class Cultivated								
A	B	C	D	E	F	G	H	I
Year	Weighted Average Price of Hay per Ton	Estimated Expenses	Net Operating Income per Ton (B-(B*C))	Tons Produced per Acre	Net Operating Income per Acre (D*E)	Total Annual Production (Tons)	Expected Annual Net Income (F*G)	Weighted Annual NOI
2023	\$ 177.96	91.25%	\$ 15.57	1.75	\$ 27.25	7,023	\$ 191,377	
2022	\$ 291.62	91.25%	\$ 25.52	1.75	\$ 44.66	141,045	\$ 6,299,061	
2021	\$ 224.80	91.25%	\$ 19.67	1.75	\$ 34.42	66,950	\$ 2,304,409	
2020	\$ 179.54	91.25%	\$ 15.71	1.75	\$ 27.49	140,457	\$ 3,861,164	
2019	\$ 173.35	91.25%	\$ 15.17	1.75	\$ 26.55	262,170	\$ 6,960,617	
Total Production & Net Income						617,645	19,616,628	
Income stream = Five-year weighted average of net operating income								33.312
Capitalization Rate:					10.25%			
Value / Acre (Income stream / cap rate)								\$ 325.00
Level of Assessment:					35.00%			
Assessed Value / Acre (Value per acre times assessment level)								\$ 113.75
Rounded Assessed Value:								\$ 113.75
Lower of 25% yearly phase in or weighted NOI							\$ 113.75	

Nevada Department of Taxation

Wild Hay Land Value per Acre

1st Class Wild Hay								
A	B	C	D	E	F	G	H	I
Year	Weighted Average Price of Hay per Ton	Estimated Expenses	Net Operating Income per Ton (B-(B*C))	Tons Produced per Acre	Net Operating Income per Acre (D*E)	Total Annual Production (Tons)	Expected Annual Net Income (F*G)	Weighted Annual NOI
2023	\$ 146.57	70.00%	\$ 43.97	1.00	\$ 43.97	582	\$ 25,587	
2022	\$ 278.98	70.00%	\$ 83.70	1.00	\$ 83.70	18,579	\$ 1,555,033	
2021	\$ 188.24	70.00%	\$ 56.47	1.00	\$ 56.47	18,136	\$ 1,024,112	
2020	\$ 166.36	70.00%	\$ 49.91	1.00	\$ 49.91	19,960	\$ 996,219	
2019	\$ 162.66	70.00%	\$ 48.80	1.00	\$ 48.80	29,979	\$ 1,462,999	
Production & Net Income						87,236	5,063,950	
Five-year weighted average of net operating income:								58.178667
Capitalization Rate:					10.25%			
Value / Acre (Income stream / cap rate)								\$ 567.60
Level of Assessment:					35.00%			
Assessed Value/Acre (Value per acre times assessment level)								\$ 198.66
Rounded Assessed Value:								\$ 198.75
Lower of 25% yearly phase in or weighted NOI								\$ 198.75

2nd Class Wild Hay								
A	B	C	D	E	F	G	H	I
Year	Weighted Average Price of Hay per Ton	Estimated Expenses	Net Operating Income per Ton (B-(B*C))	Tons Produced per Acre	Net Operating Income per Acre (D*E)	Total Annual Production (Tons)	Expected Annual Net Income (F*G)	Weighted Annual NOI
2023	\$ 146.57	70.00%	\$ 43.97	0.75	\$ 32.98	582	\$ 19,192	
2022	\$ 278.98	70.00%	\$ 83.70	0.75	\$ 62.78	18,579	\$ 1,166,368	
2021	\$ 188.24	70.00%	\$ 56.47	0.75	\$ 42.35	18,136	\$ 768,038	
2020	\$ 166.36	70.00%	\$ 49.91	0.75	\$ 37.43	19,960	\$ 747,114	
2019	\$ 162.66	70.00%	\$ 48.80	0.75	\$ 36.60	29,979	\$ 1,097,249	
Production & Net Income						87,236	3,797,961	
Five-year weighted average of net operating income:								43.635333
Capitalization Rate:					10.25%			
Value / Acre (Income stream / cap rate)								\$ 425.71
Level of Assessment:					35.00%			
Assessed Value/Acre (Value per acre times assessment level)								\$ 149.00
Rounded Assessed Value:								\$ 149.00
Lower of 25% yearly phase in or weighted NOI								\$ 149.00

Nevada Department of Taxation

Pasture Land Value per Acre

1st Class Pasture										
A	B	C	D	E	F	G	H	I	J	K
Year	Gross Rent per AUM	AUMS per Acre	Gross Income per Acre (B*C)	Management Expense % of Gross	Adjusted Gross Income per Acre (D-(D*E))	Fence, Ditch Water, Maintenance, Insurance	Net Operating Income per Acre (F-G)	Total Annual Production (AUMS)	Expected Annual Net Income (G*H)	Weighted Annual NOI
2023	\$ 20.18	4.0	\$ 80.72	6.17%	\$ 75.74	\$ 17.95	\$ 57.79	3,296	190,447	
2022	\$ 17.33	4.0	\$ 69.31	6.17%	\$ 65.03	\$ 17.95	\$ 47.08	1,590	74,857	
2021	\$ 13.42	4.0	\$ 53.67	6.17%	\$ 50.36	\$ 17.95	\$ 32.41	30,006	972,494	
2020	\$ 12.84	4.0	\$ 51.34	6.17%	\$ 48.17	\$ 17.95	\$ 30.22	8,279	250,196	
2019	\$ 12.06	4.0	\$ 48.23	6.17%	\$ 45.26	\$ 17.95	\$ 27.31	18,693	510,492	
Total Production & Net Income								61,863	\$1,998,486	

Five-year weighted average of net operating income:

\$ 44.15

Capitalization Rate:

10.25%

Value / Acre (Income stream / cap rate)

\$ 430.73

Level of Assessment:

35.00%

Assessed Value/Acre (Value per acre times assessment level)

\$ 150.76

Rounded Assessed Value:

\$ 150.75

Lower of 25% yearly phase in or weighted NOI

\$ 150.75

2nd Class Pasture										
A	B	C	D	E	F	G	H	I	J	K
Year	Gross Rent Per AUM	AUMS Per Acre	Gross Income Per Acre (B*C)	Management Expense % of Gross	Adjusted Gross Income Per Acre (D-(D*E))	Fence, Ditch Water Maintenance, Insurance	Net Operating Income per Acre (F-G)	Total Annual Production (AUMS)	Expected Annual Net Income (G*H)	Weighted Annual NOI
2023	\$ 20.18	3.0	\$ 60.54	6.17%	\$ 56.81	\$ 12.93	\$ 43.88	3,296	144,607	
2022	\$ 17.33	3.0	\$ 51.98	6.17%	\$ 48.77	\$ 12.93	\$ 35.84	1,590	56,986	
2021	\$ 13.42	3.0	\$ 40.25	6.17%	\$ 37.77	\$ 12.93	\$ 24.84	30,006	745,349	
2020	\$ 12.84	3.0	\$ 38.51	6.17%	\$ 36.13	\$ 12.93	\$ 23.20	8,279	192,076	
2019	\$ 12.06	3.0	\$ 36.17	6.17%	\$ 33.94	\$ 12.93	\$ 21.01	18,693	392,729	
Total Production & Net Income								61,863	\$1,531,747	

Five-year weighted average of net operating income:

\$ 33.65

Capitalization Rate:

10.25%

Value / Acre (Income stream / cap rate)

\$ 328.25

Level of Assessment:

35.00%

Assessed Value/Acre (Value per acre times assessment level)

\$ 114.89

Rounded Assessed Value:

\$ 115.00

Lower of 25% yearly phase in or weighted NOI

\$ 115.00

Nevada Department of Taxation

Pasture Land Value per Acre

3rd Class Pasture										
A	B	C	D	E	F	G	H	I	J	K
Year	Gross Rent Per AUM	AUMS Per Acre	Gross Income Per Acre (B*C)	Management Expense % of Gross	Adjusted Gross Income Per Acre (D-(D*E))	Fence, Ditch Water Maintenance, Insurance	Net Operating Income per Acre (F-G)	Total Annual Production (AUMS)	Expected Annual Net Income (G*H)	Weighted Annual NOI
2023	\$ 20.18	2.5	\$ 50.45	6.17%	\$ 47.34	\$ 10.15	\$ 37.19	3,296	122,560	
2022	\$ 17.33	2.5	\$ 43.32	6.17%	\$ 40.64	\$ 10.15	\$ 30.49	1,590	48,479	
2021	\$ 13.42	2.5	\$ 33.55	6.17%	\$ 31.48	\$ 10.15	\$ 21.33	30,006	640,028	
2020	\$ 12.84	2.5	\$ 32.09	6.17%	\$ 30.11	\$ 10.15	\$ 19.96	8,279	165,252	
2019	\$ 12.06	2.5	\$ 30.14	6.17%	\$ 28.28	\$ 10.15	\$ 18.13	18,693	338,895	
								61,863	\$1,315,214	

Total Production & Net Income

Five-year weighted average of net operating income: \$ 28.66

Capitalization Rate: 10.25%

Value / Acre (Income stream / cap rate) \$ 279.64

Level of Assessment: 35.00%

Assessed Value/Acre (Value per acre times assessment level) \$ 97.87

Rounded Assessed Value: **\$ 97.75**

Lower of 25% yearly phase in or weighted NOI **\$ 97.75**

4th Class Pasture										
A	B	C	D	E	F	G	H	I	J	K
Year	Gross Rent Per AUM	AUMS Per Acre	Gross Income Per Acre (B*C)	Management Expense % of Gross	Adjusted Gross Income Per Acre (D-(D*E))	Fence, Ditch Water Maintenance, Insurance	Net Operating Income per Acre (F-G)	Total Annual Production (AUMS)	Expected Annual Net Income (G*H)	Weighted Annual NOI
2023	\$ 20.18	1.5	\$ 30.27	6.17%	\$ 28.40	\$ 9.08	\$ 19.32	3,296	63,669	
2022	\$ 17.33	1.5	\$ 25.99	6.17%	\$ 24.39	\$ 9.08	\$ 15.31	1,590	24,343	
2021	\$ 13.42	1.5	\$ 20.13	6.17%	\$ 18.89	\$ 9.08	\$ 9.81	30,006	294,359	
2020	\$ 12.84	1.5	\$ 19.25	6.17%	\$ 18.06	\$ 9.08	\$ 8.98	8,279	74,347	
2019	\$ 12.06	1.5	\$ 18.09	6.17%	\$ 16.97	\$ 9.08	\$ 7.89	18,693	147,484	
								61,863	\$ 604,202	

Total Production & Net Income

Five-year weighted average of net operating income: \$ 14.21

Capitalization Rate: 10.25%

Value / Acre (Income stream / cap rate) \$ 138.61

Level of Assessment: 35.00%

Assessed Value/Acre (Value per acre times assessment level) \$ 48.52

Rounded Assessed Value: **\$ 48.50**

Lower of 25% yearly phase in or weighted NOI **\$ 48.50**

Nevada Department of Taxation

Grazing Land Value per Acre

1st Class Grazing												
A	B	C	D	E	F	G	H	I	J	K	L	M
Year	Gross Rent per AUM	Acres Required per AUM	Grazing Period (Months)	Total Acres Required (C*D)	Season Return (B*D)	Gross Income Per Acre (F/E)	Fence, Ditch, Water, Maint, Insurance (10% of G)	Management Expense (2.08% of G)	Net Operating Income / Acre (G-(H+I))	Total Annual Production (AUMS)	Expected Annual Net Income (J*K)	Weighted Annual NOI
2023	\$ 6.47	2.0	5	10	\$ 32.35	\$ 3.23	\$ 0.32	\$ 0.07	\$ 2.84	40,125	\$ 113,954	
2022	\$ 10.22	2.0	5	10	\$ 51.09	\$ 5.11	\$ 0.51	\$ 0.11	\$ 4.49	50,863	\$ 228,376	
2021	\$ 7.30	2.0	5	10	\$ 36.48	\$ 3.65	\$ 0.37	\$ 0.08	\$ 3.20	31,014	\$ 99,246	
2020	\$ 6.89	2.0	5	10	\$ 34.45	\$ 3.45	\$ 0.35	\$ 0.07	\$ 3.03	22,557	\$ 68,348	
2019	\$ 5.72	2.0	5	10	\$ 28.62	\$ 2.86	\$ 0.29	\$ 0.06	\$ 2.51	60,567	\$ 152,023	
Total Production & Net Income										205,126	\$ 661,947	

Five-year weighted average of net operating income: 3.36

Capitalization Rate: 10.25%

Value / Acre (Income stream / cap rate) 32.73

Level of Assessment: 35.00%

Assessed Value/Acre (Value per acre times assessment level) 11.46

Rounded Assessed Value: **\$ 11.46**

Lower of 25% yearly phase in or weighted NOI **\$ 11.46**

2nd Class Grazing												
A	B	C	D	E	F	G	H	I	J	K	L	M
Year	Gross Rent per AUM	Acres Required per AUM	Grazing Period (Months)	Total Acres Required (C*D)	Season Return (B*D)	Gross Income Per Acre (F/E)	Fence, Ditch, Water, Maint, Insurance (10% of G)	Management Expense (2.08% of G)	Net Operating Income / Acre (G-(H+I))	Total Annual Production (AUMS)	Expected Annual Net Income (J*K)	Weighted Annual NOI
2023	\$ 6.47	4.0	5	20	\$ 32.35	\$ 1.62	\$ 0.11	\$ 0.03	\$ 1.48	40,125	\$ 59,385	
2022	\$ 10.22	4.0	5	20	\$ 51.09	\$ 2.55	\$ 0.18	\$ 0.05	\$ 2.32	50,863	\$ 118,003	
2021	\$ 7.30	4.0	5	20	\$ 36.48	\$ 1.82	\$ 0.13	\$ 0.04	\$ 1.65	31,014	\$ 51,174	
2020	\$ 6.89	4.0	5	20	\$ 34.45	\$ 1.72	\$ 0.12	\$ 0.04	\$ 1.56	22,557	\$ 35,189	
2019	\$ 5.72	4.0	5	20	\$ 28.62	\$ 1.43	\$ 0.10	\$ 0.03	\$ 1.30	60,567	\$ 78,737	
Total Production & Net Income										205,126	\$ 342,488	

Five-year weighted average of net operating income: 1.74

Capitalization Rate: 10.25%

Value / Acre (Income stream / cap rate) 16.94

Level of Assessment: 35.00%

Assessed Value/Acre (Value per acre times assessment level) 5.93

Rounded Assessed Value: **\$ 5.93**

Lower of 25% yearly phase in or weighted NOI **\$ 5.93**

Nevada Department of Taxation

Grazing Land Value per Acre

3rd Class Grazing												
A	B	C	D	E	F	G	H	I	J	K	L	M
Year	Gross Rent per AUM	Acres Required per AUM	Grazing Period (Months)	Total Acres Required (C*D)	Season Return (B*D)	Gross Income Per Acre (F/E)	Fence, Ditch, Water, Maint, Insurance (10% of G)	Management Expense (2.08% of G)	Net Operating Income / Acre (G-(H+I))	Total Annual Production (AUMS)	Expected Annual Net Income (J*K)	Weighted Annual NOI
2023	\$ 6.47	6.0	5	30	\$ 32.35	\$ 1.08	\$ 0.03	\$ 0.02	\$ 1.03	40,125	\$ 41,328	
2022	\$ 10.22	6.0	5	30	\$ 51.09	\$ 1.70	\$ 0.05	\$ 0.04	\$ 1.61	50,863	\$ 81,890	
2021	\$ 7.30	6.0	5	30	\$ 36.48	\$ 1.22	\$ 0.04	\$ 0.03	\$ 1.15	31,014	\$ 35,666	
2020	\$ 6.89	6.0	5	30	\$ 34.45	\$ 1.15	\$ 0.03	\$ 0.02	\$ 1.10	22,557	\$ 24,813	
2019	\$ 5.72	6.0	5	30	\$ 28.62	\$ 0.95	\$ 0.03	\$ 0.02	\$ 0.90	60,567	\$ 54,510	
Total Production & Net Income										205,126	\$ 238,207	

Five-year weighted average of net operating income: 1.21

Capitalization Rate: 10.25%

Value / Acre (Income stream / cap rate) 11.80

Level of Assessment: 35.00%

Assessed Value/Acre (Value per acre times assessment level) 4.13

Rounded Assessed Value: **\$ 4.13**

Lower of 25% yearly phase in or weighted NOI **\$ 4.13**

4th Class Grazing												
A	B	C	D	E	F	G	H	I	J	K	L	M
Year	Gross Rent per AUM	Acres Required per AUM	Grazing Period (Months)	Total Acres Required (C*D)	Season Return (B*D)	Gross Income Per Acre (F/E)	Fence, Ditch, Water, Maint, Insurance (10% of G)	Management Expense (2.08% of G)	Net Operating Income / Acre (G-(H+I))	Total Annual Production (AUMS)	Expected Annual Net Income (J*K)	Weighted Annual NOI
2023	\$ 6.47	12.0	5	60	\$ 32.35	\$ 0.54	\$ 0.02	\$ 0.01	\$ 0.51	40,125	\$ 20,464	
2022	\$ 10.22	12.0	5	60	\$ 51.09	\$ 0.85	\$ 0.03	\$ 0.02	\$ 0.80	50,863	\$ 40,691	
2021	\$ 7.30	12.0	5	60	\$ 36.48	\$ 0.61	\$ 0.02	\$ 0.01	\$ 0.58	31,014	\$ 17,988	
2020	\$ 6.89	12.0	5	60	\$ 34.45	\$ 0.57	\$ 0.02	\$ 0.01	\$ 0.54	22,557	\$ 12,181	
2019	\$ 5.72	12.0	5	60	\$ 28.62	\$ 0.48	\$ 0.01	\$ 0.01	\$ 0.46	60,567	\$ 27,861	
Total Production & Net Income										205,126	\$ 119,185	

Five-year weighted average of net operating income: 0.60

Capitalization Rate: 10.25%

Value / Acre (Income stream / cap rate) 5.87

Level of Assessment: 35.00%

Assessed Value/Acre (Value per acre times assessment level) 2.06

Rounded Assessed Value: **\$ 2.06**

Lower of 25% yearly phase in or weighted NOI **\$ 2.06**

Nevada Department of Taxation

Intensive Use Lands

Intensive Use Lands

The formula adopted by the Tax Commission reflects the idea that intensive use lands have a value approximately 30% greater than cultivated lands. The formula used to estimate the value of intensive use lands is the value of 1st cultivated divided by 2nd cultivated times 1st cultivated. In effect it reflects the percentage of difference in value between 1st and 2nd cultivated lands to reflect a graduated value line.

1st Class Cultivated	=	\$	292.50	Assessed Value per Acre
2nd Class Cultivated	=	\$	227.50	Assessed Value per Acre
\$ 292.50	divided by	\$ 227.50	=	1.29
\$ 292.50	x	1.29	=	\$377.00 Assessed value per acre

ASSESSMENT OF OPEN-SPACE REAL PROPERTY

Procedures

NRS 361A.170 requires the governing bodies of every city or county to establish and promote the conservation, maintenance, and protection of open-space property as part of their master plans. Any property designated as open-space becomes eligible for an open-space use assessment and tax deferral.

Property owners file open-space use applications with the county assessor who then forwards their applications to the county commission or city governing body. The county commission or governing body evaluates open-space use assessment applications and acts on them based on procedures adopted by ordinance.

Pursuant to NRS 361A.220(2), assessors must maintain records of open-space use assessments and make these records available to any person upon request. They must notify property owners of their open-space use assessments in the same manner used to notify property owners of their taxable value assessments. The notice must contain the following statement:

Deferred taxes will become due on this parcel if it is converted to a higher use.

Pursuant to NRS 361A.050, historic sites that satisfy the following conditions may also qualify for open-space use assessment.

- The Department of Cultural Affairs, State Historic Preservation Office must designate the site as historic.
- In addition, an historic site must meet the requirements of NRS 361A.170 through 361A.210.

In addition, pursuant to NRS 361A.170, property used as a golf course is classified as open-space real property and must be assessed as an open-space use. The methods used to value open-space golf course property are contained in permanent regulations adopted by the Tax Commission and effective October 1, 2007. The regulations are in the Appendix of this Bulletin.

Valuation Methodology

Upon approval of the application, the assessor calculates the open-space use assessed value for open space other than golf courses, by discounting the property's equalized taxable value. The Nevada Tax Commission adopted a formula that grants open-space use assessments a discount of 9 percent for a term of 3-1/2 years, which yields a discount factor of 0.74.

Open space value thus equals taxable value of the open-space property times a factor of 0.74. The assessed value equals 35 percent of the open-space use value. For open-space historic sites with both land and improvements, apply the 0.74 factor to the equalized taxable value of both land and improvements.

Example

The subject property, a 19th century Pony Express station on a one-acre site, qualifies as open-space land. The equalized full cash value of comparable land nearby, which is not open space, equals \$10,000 per acre. The taxable value (RCNLD) of the subject improvements equals \$40,000.

Land	$\$10,000 \times 0.74$	$= \$ 7,400 \times 35\%$	$= \$ 2,590$
Improvements	$\$40,000 \times 0.74$	$= \$29,600 \times 35\%$	$= \underline{\$10,360}$
Total open-space use assessed value			$= \$12,950$

For tax deferral purposes the assessor should record the following:

Land	$\$10,000 \times 35\%$	$= \$ 3,500$
Improvements	$\$40,000 \times 35\%$	$= \underline{\$14,000}$
Total Assessed Value		$= \$17,500$

Equalize the taxable value of open-space property with the taxable value of comparable surrounding properties. Reappraise open-space property with other property during the normal reappraisal cycle or apply land and improvement factors in intervening years. If the taxable value increases or decreases through reappraisal or factoring, make the appropriate adjustments to the open-space use valuation.

BULLETIN NO. 214

AGRICULTURAL LAND VALUES
OPEN SPACE PROPERTY PROCEDURES

APPENDICES

FEED REQUIREMENT CHART ANIMALS PER ACRE PER YEAR

	1 st Cult	2 nd Cult	3 rd Cult	4 th Cult	1 st Pasture Wild Hay	2 nd Pasture Wild Hay	3 rd Pasture	4 th Pasture	1 st Grazing	2 nd Grazing	3 rd Grazing	4 th Grazing
BEEF CATTLE												
Mature Cow & Calf	0.83	0.73	0.52	0.36	0.33	0.29	0.21	0.13	0.021	0.017	0.009	0.007
Mature Bull	0.64	0.56	0.40	0.28	0.26	0.22	0.16	0.10	0.016	0.013	0.007	0.005
Yearling	1.11	0.97	0.69	0.49	0.44	0.39	0.28	0.17	0.028	0.022	0.012	0.009
Calves	1.67	1.46	1.04	0.73	0.67	0.58	0.42	0.25	0.042	0.033	0.018	0.013
Steers	0.83	0.73	0.52	0.36	0.33	0.29	0.21	0.13	0.021	0.017	0.009	0.007
DAIRY CATTLE												
Mature Cow Dairy	0.69	0.61	0.43	0.30	0.28	0.24	0.17	0.10	0.017	0.014	0.008	0.006
Bull	0.64	0.56	0.40	0.28	0.26	0.22	0.16	0.10	0.016	0.013	0.007	0.005
Yearling	1.26	1.10	0.79	0.55	0.51	0.44	0.32	0.19	0.032	0.025	0.014	0.010
Calves	2.08	1.82	1.30	0.91	0.83	0.73	0.52	0.31	0.052	0.042	0.023	0.017
SHEEP												
Ewe and Lamb	4.17	3.65	2.60	1.82	1.67	1.46	1.04	0.63	0.104	0.083	0.046	0.033
Mature Buck	4.17	3.65	2.60	1.82	1.67	1.46	1.04	0.63	0.104	0.083	0.046	0.033
Lambs	5.56	4.86	3.47	2.43	2.22	1.94	1.39	0.83	0.139	0.111	0.061	0.044
SWINE												
Sow and Litter	1.67	1.46	1.04	0.73	0.67	0.58	0.42	0.25	0.042	0.033	0.018	0.013
Boar	1.67	1.46	1.04	0.73	0.67	0.58	0.42	0.25	0.042	0.033	0.018	0.013
Pig, (4 mos.)	3.33	2.92	2.08	1.46	1.33	1.17	0.83	0.50	0.083	0.067	0.037	0.027
Pig, (6 mos.)	2.08	1.82	1.30	0.91	0.83	0.73	0.52	0.31	0.052	0.042	0.023	0.017
HORSES												
Mature Adult	0.64	0.56	0.40	0.28	0.26	0.22	0.16	0.10	0.016	0.013	0.007	0.005
Yearling	0.83	0.73	0.52	0.36	0.33	0.29	0.21	0.13	0.011	0.017	0.009	0.007
Weanling	1.11	0.97	0.69	0.49	0.44	0.39	0.28	0.17	0.028	0.022	0.012	0.009

Land used in the feeding, breeding, management and sale of livestock, poultry or the produce thereof must be capable of providing more than one-half of the feed required during the year. This chart provides the total number of **animals possible per acre per year**. A qualified property must be of sufficient size and capacity to produce more than one-half of the feed required during that year.

Source: University of Nevada, Reno College of Agriculture and the U. S. Department of Agriculture Extension Service

FEED REQUIREMENT CHART ACRES PER ANIMAL PER YEAR

	1 st Cult	2 nd Cult	3 rd Cult	4 th Cult	1 st Pasture Wild Hay	2 nd Pasture Wild Hay	3 rd Pasture	4 th Pasture	1 st Grazing	2 nd Grazing	3 rd Grazing	4 th Grazing
BEEF CATTLE												
Mature Cow & Calf	1.20	1.37	1.92	2.74	3.00	3.43	4.80	8.00	48.0	60.0	109.1	150.0
Mature Bull	1.56	1.78	2.50	3.57	3.90	4.46	6.24	10.40	62.4	78.0	141.8	195.0
Yearling	0.90	1.03	1.44	2.06	2.25	2.57	3.60	6.00	36.0	45.0	81.8	112.5
Calves	0.60	0.69	0.96	1.37	1.50	1.71	2.40	4.00	24.0	30.0	54.5	75.0
Steers	1.20	1.37	1.92	2.74	3.00	3.43	4.80	8.00	48.0	60.0	109.1	150.0
DAIRY CATTLE												
Mature Cow	1.44	1.65	2.30	3.29	3.60	4.11	5.76	9.60	57.6	72.0	130.9	180.0
Dairy Bull	1.56	1.78	2.50	3.57	3.90	4.46	6.24	10.40	62.4	78.0	141.8	195.0
Yearling	0.79	0.91	1.27	1.81	1.98	2.26	3.17	5.28	31.7	39.6	72.0	99.0
Calves	0.48	0.55	0.77	1.10	1.20	1.37	1.92	3.20	19.2	24.0	43.6	60.0
SHEEP												
Ewe and Lamb	0.24	0.27	0.38	0.55	0.60	0.69	0.96	1.59	9.6	12.0	21.8	30.0
Mature Buck	0.24	0.27	0.38	0.55	0.60	0.69	0.96	1.59	9.6	12.0	21.8	30.0
Lambs	0.18	0.21	0.29	0.41	0.45	0.51	0.72	1.20	7.2	9.0	16.4	22.5
SWINE												
Sow and Litter	0.60	0.69	0.96	1.37	1.50	1.71	2.40	4.00	24.0	30.0	54.5	75.0
Boar	0.60	0.69	0.96	1.37	1.50	1.71	2.40	4.00	24.0	30.0	54.5	75.0
Pig, (4 mos.)	0.30	0.34	0.48	0.69	0.75	0.86	1.20	2.00	12.0	15.0	27.3	37.5
Pig, (6 mos.)	0.48	0.55	0.77	1.10	1.20	1.37	1.92	3.20	19.2	24.0	43.6	60.0
HORSES												
Mature Adult	1.56	1.78	2.50	3.57	3.90	4.46	6.24	10.40	62.4	78.0	141.8	195.0
Yearling	1.20	1.37	1.92	2.74	3.00	3.43	4.80	8.00	48.0	60.0	109.1	150.0
Weanling	0.90	1.03	1.44	2.06	2.25	2.57	3.60	6.00	36.0	45.0	81.8	112.5

Land used in the feeding, breeding, management and sale of livestock, poultry and the produce thereof must be capable of providing more than one-half of the feed required during the year. This chart provides the **total acreage needed to sustain the specified animal for one year**. A qualified property must be of sufficient size and capacity to produce more than one-half of the feed required during that year.

Source: University of Nevada, Reno College of Agriculture and the U. S. Department of Agriculture Extension Service