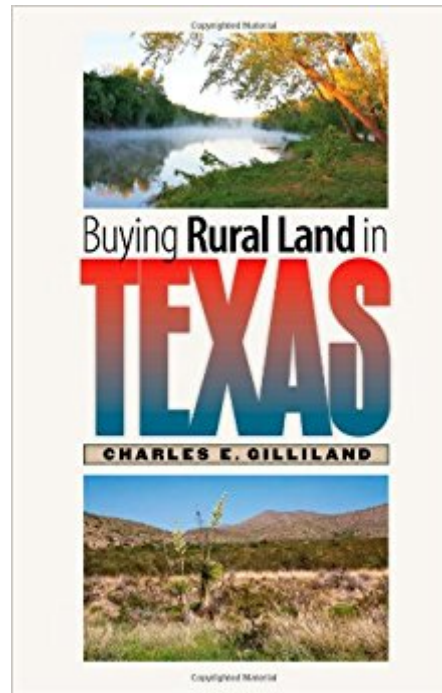




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# Buying Rural Land In Texas



## Synopsis

Whether the prospective buyer is a farmer or rancher looking to expand operations, a sportsman seeking to preserve habitat for wildlife, or a nature enthusiast trying to conserve native flora and fauna, acquiring rural land can be a rollercoaster of exciting and stressful experiences. In *Buying Rural Land in Texas: Taking the Right Risk*, Charles E. Gilliland demonstrates that buyers can and should arm themselves with knowledge of the land-buying process, of the potential problems involved, and of the resources available to them to ensure a successful and satisfying outcome. In this practical guide, Gilliland outlines four phases of buying rural land: identifying what you want, in terms of both land and property rights; locating a suitable property; valuing the property; and completing the transaction. He then covers everything the potential landowner should know while progressing through these steps: how to identify and manage risk, plan an "exit strategy," interpret present and future land prices, find the "perfect spot," evaluate the property's physical attributes, gauge economic trends, understand legal rights and limitations, protect natural resources, and, finally, close the deal. Incorporating real life examples from a career spent in land sales, Gilliland takes readers step-by-step through the process, also providing checklists, maps, professional tips, and information about how to tap additional sources of information and advice. With the knowledge gained from *Buying Rural Land in Texas*, new landowners will find themselves not at the end of a journey but at the beginning, as they learn to manage their land and to deliver it intact to future generations.

## Book Information

Paperback: 144 pages

Publisher: Texas A&M University Press; 1 edition (October 10, 2012)

Language: English

ISBN-10: 1603447954

ISBN-13: 978-1603447959

Product Dimensions: 6.3 x 0.5 x 9.4 inches

Shipping Weight: 13.6 ounces (View shipping rates and policies)

Average Customer Review: 3.6 out of 5 stars 4 customer reviews

Best Sellers Rank: #148,234 in Books (See Top 100 in Books) #108 in [Books > Reference >](#)

[Consumer Guides](#) #143 in [Books > Business & Money > Real Estate > Buying & Selling](#)

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## Customer Reviews

“This is a much needed primer on the purchasing process involving rural land. It is very comprehensive and contains a significant number of electronic resources that will be invaluable to anyone looking at purchasing rural land. . . Very straightforward and easy to follow. . . The coverage of the topics from a practical, legal, and academic perspective is outstanding.”--Paul R. Goebel, professor of finance, Texas Tech University (Paul R. Goebel 2011-09-27)

“This is the most useful guidebook a Texas rural land buyer will ever find.”--Charles Porter, author, *Spanish Water, Anglo Water: Early Development in San Antonio* (Charles Porter 2012-01-25)

“For many years, Dr. Gilliland’s expertise in the area of rural land markets has been a valuable resource for the Farm Credit Bank of Texas and our affiliated lenders throughout the state. This book is an excellent guide for buyers considering purchasing rural property in Texas and for current landowners as well. It is a great resource for anyone interested in learning about the Texas rural real estate markets.”--Larry Doyle, CEO, Farm Credit Bank of Texas (Larry Doyle 2012-06-12)

“Owning Texas land means you are a partner in the heritage of the Lone Star State. In his book, *Buying Rural Land in Texas*, Dr. Gilliland sets forth key concepts to consider as you contemplate living the American dream, one Texas acre at a time.”--Commissioner Todd Staples, Texas Agriculture Commissioner and active real estate broker and appraiser for over twenty years (Todd Staples 2012-06-15)

“...a practical guide that offers solid advice.”--The Land Report (The Land Report 2013-10-24)

CHARLES E. GILLILAND is clinical professor of finance, research economist, and Helen and O. N. Mitchell Fellow at the Real Estate Center in the Mays School of Business at Texas A&M University. Specializing in property taxation, appraisal, and rural land markets, he also writes regularly for the Real Estate Center’s popular outreach magazine, *Tierra Grande*.

Some useful information but not real specific. It is a good resource.

If you are just starting out looking for rural land, this book will give you a lot to think about. If you already own rural land or have looked at some (boots on ground) then this will be less valuable, but you will still pick up a few pointers.

Good basic overview of process and things that need to be considered. Also has great links to other resources. Great place to start the process.

Good informative

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