

# Some Thoughts Concerning Rural Amenity Valuation

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# LAYOUT

- Who Cares
- Examples/Typologies of Amenities
- Some Stated Preference Outcomes
- Hedonic Price Estimates
- Future Direction

# INTERESTED PARTIES IN AMENITY DEBATE

- Landowners
- NGOs/LTAs
- Grass Root Community Groups
- County, State Federal Land Use/Management Agencies
- Tax Entities (IRS, Dept of Revenue)
- ***Extremely Varied Interests in Definition/Valuation***

# AMENITY TYPES

- **Faushold & Lilieholm (EM, 1999, p.308):**  
Open space "...includes undeveloped land that retains most of its natural characteristics (such as) forest, grazing, agricultural lands and recreation areas ."
- **McGranahan (ERS, 1999):** Temperature, Sunlight, Humidity, Topography, % Water Area
- **Deller et al. (AJAE, 2001):** 5 Amenity Indices- Climate, Recreation, Land, Water, Winter

# AMENITY TYPES (CONT.)

- **Bergstrom (Pres, 2002):** Extensive Hierarchical Typology of Values:  
“Amenity Values are derived directly from the land (*landscape*) and have large nonconsumptive or passive use values.”
- **Randall (ERAE, 2002):** Multifunctionality of Agricultural Lands: Valuation of Amenities via type, quality and accessibility

# WHAT AMENITIES ARE DEMANDED

- **Surveys of 4 Rocky Mtn Counties (1997-2001):** Wildlife Habitat, Water quantity & quality, Working Landscapes, Scenic Views
- **AFT, 2003:** Productivity, Large Contiguous Blocks, Public Investment/Fiscal Savings
- **LTA Focus Groups, 2005:** Large Block, Landowner Interest, Monitoring & Enforcement; Water Quality Protection; Biodiversity; Cultural Importance

Figure 1: Amenities Protected by U.S. Land Trusts

Amenities Protected	% of Land Trusts Protecting	Amenities Protected	% of Land Trusts Protecting
Wildlife habitat	76.6	Historic and cultural	46.2
Forests	70.5	River corridors	35.3
Open space	69.5	Ranch land	34.3
Watersheds	64.3	Mountains	34.3
Wetlands	60.4	Hillsides	33.8
Scenic views/roads	55.7	Lakes	32.9
Ecosystems	55.2	Urban Land	28.9
Farms	51	Prairies	27.6
Greenways	50.3	Archeological sites	25.7
Recreation and trails	49.0	Deserts	15.8

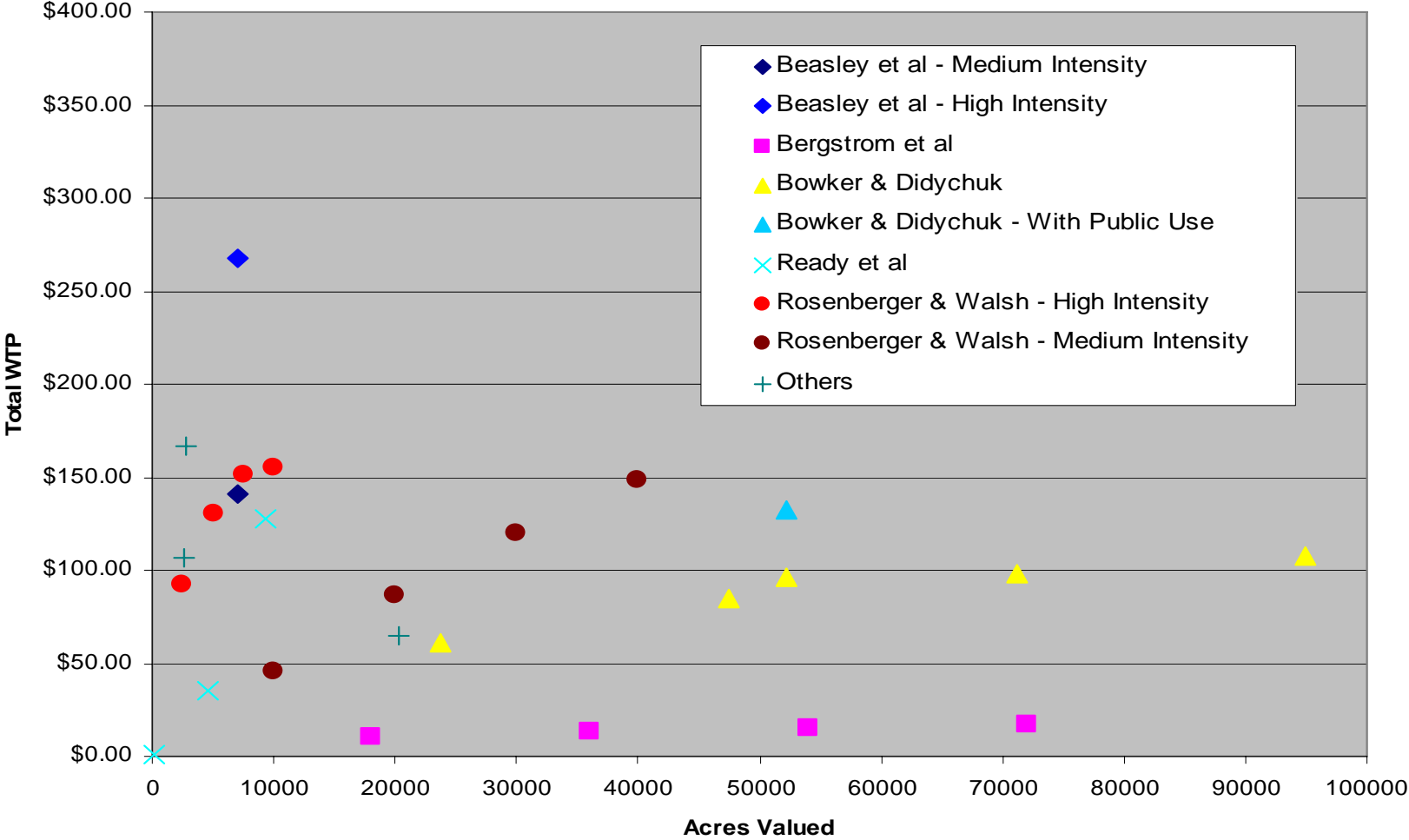
Source: Adapted from J. A. Gustanski, Land Trust Interviews, (1996-98) as quoted in Gustanski and Squires, 2000, p. 21.

# Stated Payments for Farmland Protection (Bergstrom & Ready, 2003)

- Generic “any” Agricultural Lands by State
- Prime “productivity” Agricultural Lands by State

# Total Willingness to Pay for Farmland Amenity Protection Graphed Against Total Farmland Acres (2003 \$)

## CV Studies



Source: J. Bergstrom and R. Ready (2003)

# Values of Wyoming Ag Land

- Finding Attribute Values based on Land Prices
- GIS to Quantify Attributes
- Bastian et al (EcoEco 2002):
  - Elk Habitat
  - Trout Habitat
  - Remoteness
  - Index of Variety of Scenery

# DISTRIBUTION OF BENEFITS ??

## **NATIONAL**

- T&E Species
- Intact Ecosystems (Y2Y)
- Transboundary Watersheds
- Prime Agricultural Land

## **LOCAL**

- Wildlife Habitat
- Scenic/Pastoral Views
- Groundwater
- Recreation
- Prime Agricultural Land

# Summary

- Rural/Agricultural Lands provide values in addition to food and fiber production potential
- What (where?) are the valued attributes?
- How are they incorporated into private/public land use planning efforts?
- Who pays? Who gets paid?
- How can public/private sectors partner to avoid duplication effort/funding?