

THE INFLUENCE OF EMINENT DOMAIN  
SALES OF LAND FOR A MAJOR LAKE (EUFAULA) ON  
LAND PRICES IN MC INTOSH COUNTY

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## CHAPTER I

### INTRODUCTION

McIntosh County, situated in east-central Oklahoma, has within its boundaries part of Eufaula Lake. The lake will inundate 58,000 acres of land within the county.

This is a study of agricultural land sales in McIntosh County and the effects on land prices arising from the purchase of eminent domain land for the lake, which was built under the auspices of the U. S. Corps of Engineers, and completed in March, 1964. The main purposes for which the lake was built were: (a) flood control in the Arkansas River Basin; (b) generation of hydroelectric power; (c) recreation; and (d) part of the proposed plan to extend Arkansas River navigation west to Oklahoma City.

McIntosh County's population is predominately rural. The rural population is 78.9 percent of the total county population of 12,371. This is over twice the percentage of rural farm population in Oklahoma, which is 37.1 percent.

McIntosh County population has been declining for several years. Between 1950 and 1960 this drop amounted to 30.6 percent, compared to a state gain of 4.3 percent for the same

period. The population adjustment has been heavier in farm people.

Agriculture is still the basic source of income for McIntosh County.

#### Statement of the Problem

Several things have had an influence on the rapid increase in the investment required per farm in the county: larger sized farms, higher priced equipment, land improvement, and the purchase of eminent domain land for the construction of the Eufaula Lake.

McIntosh County employment is dependent, to a great degree, upon agriculture and livestock farms. Advances in agricultural technology have brought changes that result in a small portion of the labor force being engaged in direct agricultural pursuits. The percent of part-time farmers in McIntosh County increased from 35 percent in 1949 to 51 percent in 1959. Commercial farms account for 55 percent of the farms in the county.

The price of land and other real property have been affected by the construction of the Eufaula Lake. The value of farm real estate (land and buildings) has increased 231 percent since 1949. The average increase for the state for

the same period of time was 139 percent. The value of land per acre increased 114 percent, compared with the State increase in value of 65 percent.

What is behind the upsurge in land values? Population growth is cited as the single biggest factor. But that is only part of it. More and more land is needed for reservoirs, roads, airports, schools, shopping centers, hospitals and other things.

Aside from the investment angle, the attraction of land has even deeper roots. There is a basic desire for a piece of God's green earth and satisfaction in being able to claim ground other than that for shelter.

Adding fuel to the upsurge in land value, is the plentiful supply of ready cash for investment. Savings in banks, savings and loan associations, and insurance companies are setting all-time highs. The lenders, in turn, are pumping record amounts into mortgage loans.

In some cases, rising land prices have forced farmers out of business. Cow pastures which once brought \$50 per acre are suddenly worth hundreds.

There is a fixed amount of land. The inventory of land will remain constant. Land cannot be purchased like cars, washing machines, etc.



The increase in land values in McIntosh County may, in addition, be laid to another factor--the taking of land under eminent domain for use as a water reservoir. Since the amount of land in the county cannot be expanded, the increased pressure for land is related to the amount of land taken out of agricultural use by the lake.

#### Purpose of the Study

The purpose of this study is the following:

1. The relationship of land prices paid for eminent domain land and influence on the value of land bought for replacement for agricultural purposes.
2. The influence of quality of land on per acre price.
3. The influence of improved roads and location on per acre price.

## CHAPTER II

### REVIEW OF LITERATURE

George L. Schmutz and Edwin M. Rams (6) in their introduction ask: "What is eminent domain?" They say eminent domain is the paramount right of the state to condemn private property for public use upon payment to the owner of just compensation according to law. The right is said to be an inherent and inseparable attribute of a sovereignty. It has been referred to as a "transcendent right," i.e., a superior or supreme right. Its continuity was expressed by the court in *Costa Water Co. v. Van Rensselaer*, 155 Fed. 140, as follows:

The power of eminent domain or the right to take private property for public use . . . is essentially a government function existing in the sovereign as a necessary, constant, and inextinguishable attribute.

Frequently, condemnation has been viewed strictly from its economic viewpoint as pertains to the "taking" or "damaging" of property and property rights. This singular aspect is misleading, since the significance of eminent domain traces back to the foundations of society and the state. The court in *West River Bridge Co. v. Dis*, 6 Haw. (U.S.) 507, clearly explained the social relationship by saying:

In every political sovereign community there inheres necessarily the right and the duty of guarding its own existence, and of protecting and promoting the interests and welfare of the community at large. This power and this duty are to be exerted not only in the highest acts of sovereignty, and in the external relations of governments; they reach and comprehend likewise the interior polity and relations of social life, which should be regulated with reference to the advantage of the whole society. This power, denominated the eminent domain of the state, as its name imparts, paramount to all private rights vested under government, and these last are, by necessary implication, held in subordination to this power, and must yield in every instance to its proper exercise.

Condemnation of private property for public use is not a rote process because of certain constitutional guarantees afforded to the citizenry at large. The Fifth Amendment provides in part " . . . nor shall private property be taken for public use without just compensation," while Section 1 of the Fourteenth Amendment safeguards against indiscriminate taking by providing, " . . . nor shall any state deprive any person of life, liberty, or property, without due process of law."

Since there is no common trading place for real estate, the estimation of the market value of real property is not the simple matter that attends the evaluation of listed stocks, bonds, and other commodities commonly dealt in in a centralized market. In the stock exchange, buyers and sellers are brought together at a central point. All of the prospective purchasers are informed as to offering prices, the quantities offered,



and the quantities and prices of recent sales.

There are several factors to be considered in determining the value of land, one of which is the quality of land. This has been considered by many as the only factor to be considered in determining the selling price of a tract of land. This statement would be true if all agricultural lands were located in the same surroundings.

Recent studies have been made by Oklahoma State researchers dealing with farm land assessment procedures in Oklahoma. Results show that about 84 percent of the price paid for a particular tract can be explained by six measurable variables: distance to a large town; types of roads; distance to a paved road; number of acres in the tract; quality of soil; and percent of mineral rights transferred (3).

L. A. Parcher, D. B. Jeffrey, and Cecil D. Maynard (1)

state:

There are three approaches to value, but observation leads to the belief that most who are not trained in appraisal methods use only one: the 'unit comparison' approach in which value is judged on the basis of what one or several other tracts have sold for. The single approach to value often leads to quite sound conclusions. If a person has lived in a community for a number of years and has observed many sales of land in the community, he is likely to be a good judge of market values.

However, land values are tied to so many different things that unless the farm unit is carefully studied, erroneous values can be reached. Comparable farms may have sold for more or less than they were worth for some unknown

reason. Some term this the 'environmental influence.' Because of the unknowns, one should spend considerable time in his study before he reaches an opinion on a farm's value.

L. A. Parcher (5) states:

While the quality of farmland is usually the basic determinant of its value, the location of a farm is an important factor in the price for which it sells. The farm located on a good road usually sells for more than one on a poor road. Likewise, a farm only a short distance from market usually is worth more than one farther away.

William G. Murray (4) states:

Another illustration of the changing aspect of location is method of transportation, which, although closely associated with type of road, deserves separate treatment because of its importance. The revolution in transportation has made distance from town no longer as much of a handicap as formerly on the basis of time saved.

Parcher, Jeffrey, and Maynard (1) also state:

Land obtains its value, basically, because it has the ability to produce income or satisfaction. The supply of land of the various qualities in relation to the demand for land of those qualities also influence value. Quality means more than mere productivity. Quality also refers to the location of the land with respect to roads, markets, schools, public services, and even with respect to land already owned.

The location factor in determining land value is one of the major factors used in appraising the worth of a piece of property. Parcher (5) states:

Findings in this study bear out those made in other states. In all studies examined, road type and distance to market have been found to influence the value of land. As in this study, most investigators of location-value

relationships have found variations from area to area. In most instances, such variations have been attributed to difference in type of farming, frequency of road use, or certain natural conditions such as soil type and rainfall.

Murray (4) says:

A farmstead location which attracts one farmer may not attract another. One farmer may prefer the side road that is infrequently traveled, and an attractive farmstead site with trees and a good view of surrounding country. Another farmer may prefer the main highway and closeness to town. They may disagree on the importance of having a farm close to school, church, a city, or having a school and main route in front of the farmhouse.

In appraising land value, several adjustments to value must be made to determine the proper selling price.

Stanley L. McMichael (2) says that an appraiser cannot always contend that the worth of a property is based solely on the value at which it may be capitalized through the rentals that a well-developed property may sometimes produce. Occasionally the capitalized value fails to hit the true mark of a property's worth. Nor do comparable sales of similarly located property always set value. It must be remembered that every piece of real estate is an entity and in some peculiar way is different from every other piece of property, even in the immediate neighborhood. Consequently, all elements which create and influence value must be carefully considered in rendering a final judgment of value.

## CHAPTER III

### PROCEDURE USED IN STUDY

The objective of this problem was to establish the influence of the taking of land under eminent domain for a large lake, and the influence of other factors upon agricultural land prices. In order to obtain the information needed for this study, the following procedure was used.

1. Farms purchased were selected from all areas of the county and all general type farms. Eminent domain sales were selected from all areas of the lake reservoir.
2. A survey was used to gather the needed information on each sale. The information gathered for farm sales and eminent domain land sales were as follows:
  - a. Date of sale
  - b. Kind of deed
  - c. Legal description and acres
  - d. Internal Revenue Stamps
  - e. Miles from hard surfaced and road types
  - f. Miles from principal town.



3. These surveys were taken on 50 eminent domain land sales and 50 open market sales since 1960.
4. Each eminent domain sales was to be at least 80 acres and each free market sale at least 80 acres.
5. The kind of deeds used were Warranty Deed sales only.
6. The Internal Revenue Stamp was used in determining the total selling price, counting \$500 of value for each 55 cents in Internal Revenue Stamps.
7. The quality of land was determined by soil types in the various areas. Quality was determined as follows:
  - a. Good Land - The soil areas represented in this classification are:
    - (1) Bottomland, along small local streams;
    - (2) Cherokee Prairie; and
    - (3) Ouachita Highland Prairie soils.These soils are deep, nearly level to gently sloping and are the most productive soils in the county.
  - b. Fair Land - The soil areas represented in this classification are:
    - (1) Cherokee Prairie soils which are gently to moderately sloping, and slowly to moderately permeable subsoils. These soils are more subject to erosion and require more intensive management;



(2) Ouachita Highland soils which are light in color, gently to moderately sloping, and are found in the scrub oak timbered area of the county. Considerable amount of these areas are covered with timber and are being developed into pastures by land clearing and chemical spraying.

c. Poor Land - The soil areas represented in this classification are:

- (1) Cherokee Prairie soils which are shallow to very shallow, slowly to very slowly permeable subsoils. They range from gently sloping to strongly sloping; and
- (2) Ouachita Highland soils which are usually low in fertility--stony soils and erosion are a problem.

Clearing timber and planting tame pastures on the stony and strongly sloping areas are not feasible on this type soil. A limited amount of chemical spraying is being carried out on this soil.

It is expected in this study to point out the influence the sale of eminent domain land has on the value of agricultural land in the county and also, the relationship of distance from pavement or blacktop roads, quality of land, and distance to a

principal town, to the price of land. Recreational activities around Eufaula Lake have caused many tracts of land along the shoreline to be sold for recreational development and cabin sites. These tract sales are not included in this survey because the objective of the survey is to measure the influence on agricultural land prices on 80 acre tracts or more, or those tracts which will be used for agricultural purposes.

CHAPTER IV  
PRESENTATION AND ANALYSIS OF DATA

Data presented in this chapter were obtained by compiling information on 50 eminent domain sales and 50 open market farm sales since 1960 in McIntosh County (see Figure I). Farms purchased were selected from all areas of the county and all general type farms. The selling price was determined from the value of Internal Revenue Stamps on each deed.

Table I presents the relationship of the price of land sold in the lake area compared to upland purchased outside of the lake. Table II presents the price relationship of Good, Fair and Poor quality land. Table III presents the land purchase price outside the lake area by year from 1960 to 1963. Table IV presents the relationship of land prices in open market sales at varying distances from a hard surfaced road. Table V presents the relationship of the price of open market to road types. Table VI presents the relationship of the price of open market land to distance from a principal town. Table VII presents the land and building prices per acre according to census information from 1940 to 1960.

The data in Table I reveal that the average per acre price of land purchased in the open market and outside the lake area was \$86.36 while the average price per acre for eminent domain land, \$153.15. Naturally, the eminent domain land which lay primarily in the stream valleys was in most cases the better land, but Table II shows that good land purchased on the open market sold for only \$99 per acre. The indications are fairly strong that eminent domain purchases ran some \$50 per acre more than similar land in the open market.

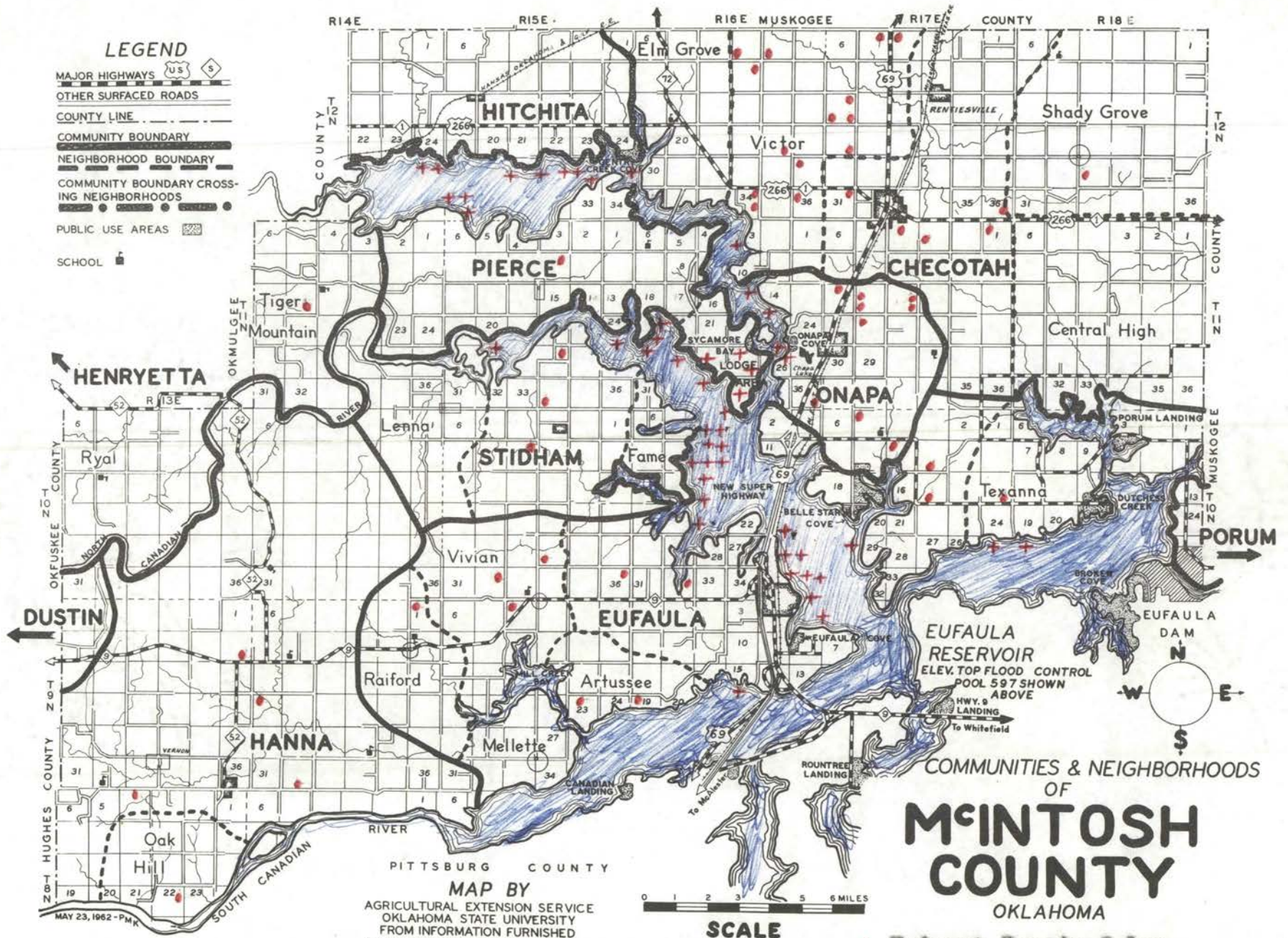
According to the 1959 U. S. Census of Agriculture, the average value per acre of land was \$65.44. The average price during the 1960 to 1963 period of \$86.36 indicates an average increase in land values of 32 percent. In Oklahoma as a whole, this increase was about 23 percent. This certainly indicates that something had an influence on the price of agricultural land in the county and this probably was the purchase of eminent domain land. A majority of sellers of this land tried to relocate within the county. This added market demand and undoubtedly caused land prices to rise.

The average size of sales in the eminent domain land varied from 80 acres to 740 acres and the average size of sales of land purchased outside the lake varied from 80



**LEGEND**

- MAJOR HIGHWAYS
- OTHER SURFACED ROADS
- COUNTY LINE
- COMMUNITY BOUNDARY
- NEIGHBORHOOD BOUNDARY
- COMMUNITY BOUNDARY CROSSING NEIGHBORHOODS
- PUBLIC USE AREAS
- SCHOOL



COMMUNITIES & NEIGHBORHOODS  
OF  
**MCINTOSH  
COUNTY**  
OKLAHOMA

MAP BY  
AGRICULTURAL EXTENSION SERVICE  
OKLAHOMA STATE UNIVERSITY  
FROM INFORMATION FURNISHED  
BY COUNTY EXTENSION AGENTS

- + Eminent Domain Sales
- Land Sales Outside Lake Area

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MAY 23, 1962 - P.M.

acres to 2,359 acres so it is doubtful if size was an important factor in price.

TABLE I  
 VALUE OF LAND SOLD IN LAKE  
 COMPARED TO UPLAND PURCHASED OUTSIDE OF LAKE  
 1960-1963 - MCINTOSH COUNTY

<u>Value of Land Purchased In Lake</u>			
Number	Acres	Total Price (Dollars)	Average Per Acre (Dollars)
50	9,709	1,486,956.00	153.15

<u>Value of Land Purchased Outside Lake</u>			
Number	Acres	Total Price (Dollars)	Average Per Acre (Dollars)
50	12,537	1,082,270.00	86.36

Table II indicates the influence of quality on land prices.

The "good" farms are located on more productive type soils such as bottomland along the local streams, Cherokee Prairie and Ouachita Highland soils. These soils are Class I, II, and III in capability. The "fair" land sales were on the shallow Cherokee Prairie and shallow to deep soils located in the



Ouachita Highland soils which are found in the scrub oak timbered area of the county, with loamy structure. These soils are Class III, IV, and VI in capability. The "poor" land sales were on the Ouachita Highland and Ouachita Highland Plateau soils which are found in the scrub oak timbered area. They are usually gentle to steep slopes and are in the Classes of III, IV, and VI in capability.

The land quality has an influence on the per acre price of land in the study. This is shown by the following data.

On the Good land, the average was 115 percent of the overall average per acre and this quality of land sold for \$13 per acre more than fair land.

On the Fair land, the average was 100 percent of the overall average per acre and this quality sold for \$8 per acre more than poor land.

On the Poor land, the average was 91 percent of the overall average per acre.

Table II shows that there was a 15 percent difference between Good and Fair land and a 27 percent difference between Good land and Poor land.

Table III shows the land price by year for land purchased during the 1960 to 1963 period. This further indicates that the purchase of eminent domain land had an influence on

the price of land. Eminent domain purchases started in 1959. As farmers began to relocate in 1960, the average per acre was \$77.11. As more farmers had to relocate, the average per acre price rose to \$95.76 in 1961, although the small number of sales in 1961 may leave something to be desired with respect to the average. But the fact that this price did rise so rapidly and then declined in 1962 and 1963 seems to indicate that some strong influence was present. By 1962 and 1963, the average price per acre had stabilized and remained fairly constant at \$86 and \$88. The average per acre price for all 50 farms and the 12,537 acres purchased from 1960 to 1963 in the open market was \$86.36.

TABLE II

LAND PRICE BY GOOD, FAIR AND POOR LAND  
1960-1963 - MCINTOSH COUNTY

	Number Sales	Acres	Average Size	Total Price (Dollars)	Average Per Acre (Dollars)	Per Cent of Average
Good	14	2,283	163	226,000	98.99	115
Fair	27	7,014	259.8	603,600	86.05	100
Poor	9	3,240	360	253,100	78.11	91
Total	50	12,537	257.4	1,082,700	86.36	100



TABLE III

LAND PRICE BY YEAR OF LAND PURCHASED OUTSIDE LAKE AREA  
1960-1963 - MCINTOSH COUNTY

Year	Number	Acres	Dollars	Per Acre
1960	10	1,813	139,800	77.11
1961	7	1,040	99,600	95.76
1962	11	3,785	333,000	87.97
1963	22	5,899	510,300	86.50
Total	50	12,537	1,082,700	86.36

TABLE IV

LAND PRICES BY DISTANCE FROM A HARD SURFACED ROAD  
1960-1963 - MCINTOSH COUNTY

Distance to Blacktop or Pavement (Miles)	Number of Sales	Acres	Total Price (Dollars)	Average Per Acre (Dollars)	Percent of Average
0 - .9	21	6,194	561,000	90.57	106
1.0 - 2.9	15	3,963	321,000	80.99	94
3.0 - 4.9	4	860	61,600	71.62	84
5.0 - Over	10	1,520	139,100	91.51	107
Total	50	12,537	1,082,270	86.36	100

A locational factor which has been found to influence land values is the type of roads leading to the farm. Table IV shows the prices paid for land in the various distances according to its location, with respect to a hard surfaced road. The relationship to a hard surfaced road is not as apparent in this study as in some other studies. The average price per acre in distance 0 - .9 mile was \$90.57, compared to the average price per acre in distance five miles and over, \$91.51.

Table V points up the relationship of land price by road types. This data indicates about the same relationship as shown in Table IV, that the relationship to a hard surfaced road is not as apparent as in some other studies. The average price per acre on hard surfaced road was \$85.46 compared to the average price per acre on dirt road \$86.70.

The average price per acre was two percent higher on dirt road than hard surfaced road. Why this odd price relationship prevailed is not readily apparent. One would suppose that to be on or near a paved road is desirable. It may be that if there had been enough sales one would have further broken them down to see whether quality was a factor. That is, it is possible that land on pavement was predominantly poor quality, while that on dirt roads was good quality.

Another location factor which has been found in other

TABLE V  
 LAND PRICES BY ROAD TYPES  
 1960-1963 - MCINTOSH COUNTY

Road Type	Number of Sales	Acres	Total Price (Dollars)	Average Per Acre (Dollars)	Percent of Average
Paved	11	4,534	387,500	85.46	99
Gravel	8	1,460	127,900	87.60	102
Dirt	31	6,543	567,300	86.70	101
Total	50	12,537	1,082,700	86.36	100

studies to influence land values is the distance to a principal town. Table VI indicates the influence on price of land at varying distances from a principal town. The distance relationships in ;this study corresponds more closely to that shown in other studies. The average price per acre in distance 0 - 2.9 miles was \$110.37; land three to five miles away sold for \$95.88 per acre; and that five miles and over was \$79.72.

It can be observed that land located within three miles of a principal town sold for 28 percent more than the average of all land sold. The apparent average per acre of land within three miles is \$15 above the value of land three to five miles away and about \$30 above land more than five miles away.



TABLE VI

SELLING PRICE BY ACRE BY DISTANCE  
TO A PRINCIPAL TOWN  
1960-1963 - MCINTOSH COUNTY

Distance (Miles)	Number of Sales	Acres	Total Price (Dollars)	Average Per Acre (Dollars)	Percent of Average
0 - 2.9	9	1,495	165,000	110.37	128
3.0 - 4.9	15	2,310	221,500	95.88	112
5.0 - Over	26	8,732	696,200	79.72	93
Total	50	12,537	1,082,700	86.36	100

TABLE VII

VALUE OF LAND AND BUILDINGS FOR SELECTED YEARS  
MCINTOSH COUNTY

	1939 Dollars	1949 Dollars	% Increase 1939-1949	1959 Dollars	% Increase 1949-1959
<u>McIntosh County</u>					
Average Per Farm	1,944	4,804	147	18,396	281
Average Per Acre	15.89	30.60	93	65.44	114
<u>Oklahoma</u>					
Average Per Farm	4,625	13,045	182	31,157	139
Average Per Acre	23.88	51.42	115	84.65	65

Source: U. S. Census of Agriculture, Oklahoma

Table VII indicates the value of land and buildings in McIntosh County, 1939 to 1959. The average value per acre was \$15.89 in 1939; the average value per acre was \$30.60 in 1949; and the average value per acre was \$65.44 in 1959, according to United States Census. It reveals the land and buildings average per acre value increased 93 percent from 1939 to 1949, and it increased 114 percent from 1949 to 1959. The increase for Oklahoma was 115 percent from 1939 to 1949, and 65 percent from 1949 to 1959. The average value per farm was \$4,804 in 1949 and \$18,396 was the average value per farm in 1959. The average value per farm increased 281 percent from 1949 to 1959. The average per farm increase for Oklahoma was 139 percent from 1949 to 1959.

The increase in prices from 1949 to 1959 in McIntosh County was due mainly to the purchase of eminent domain land in the lake area. Other factors influencing the price were enlarging of farm units and purchase of land by absentee land owners. It was during this period that the per acre and per farm value increased more in McIntosh County than in the state as a whole.

This apparently was due to factors in the preceding paragraph.

## CHAPTER V

### SUMMARY AND CONCLUSIONS

The purpose of this study was to attempt to determine the following: (1) the influence of eminent domain sale of land for a major lake (Eufaula) on the price of agricultural land in the county; (2) the influence of improved and road types on land price; and (3) the influence of distance to a principal town on land price.

The survey was conducted from the sales of 50 farms sold under eminent domain, with the size of the sales varying from 80 acres to 740 acres, and the sale of 50 general type farms outside of the lake area, the sizes of the sales varying from 80 acres to 2,359 acres. Of the 100 land sales used in the survey, farms no smaller than 80 acres were considered as a land sale. This was so that each sale would represent a sale of agricultural land probably for agricultural purposes. There was a total of 9,709 acres represented in the eminent domain sales with an average of 194 acres per sale. There was a total of 12,537 acres represented in the land purchased outside the lake area with an average of 251 acres



per sale. Land of the eminent domain sales were selected from all areas of the lake and the land purchased outside the lake area was selected from all areas of the county. The selections were made to get as near as possible a cross section of all areas of the county.

The land sales were all taken from the years 1960 to 1963 and the selling prices were computed from the Internal Revenue Stamps on the recorded deeds.

It can be concluded from data in this study that the purchase of eminent domain land for a large lake (Eufaula) does influence the price of agricultural land located near such a lake. The following conclusions were determined from the study.

- (1) With the purchase of the eminent domain land, starting in 1959, the price per acre has increased 132 percent.
- (2) With the purchase of the eminent domain land, owners had 18 months in which to reinvest or pay considerable income tax; as a result, when owners found a farm to their liking, they paid the asking price. As a result, prices went up all over the county.
- (3) Farms on good quality land sold for 115 percent of the selling price of the average per acre of all sales outside the lake area, while farms on poor quality

land sold for 91 percent of the selling price of the average per acre of all sales outside the lake area.

- (4) Farms located on or within one mile of a hard surfaced road sold for slightly less than those five miles or more away. This relationship does not correspond with some other studies. However, if the five mile and over group of sales is ignored, the relationships shown for shorter distances and value per acre bears out previously found value-distance relationships.
- (5) Farms located within five miles of a principal town sold for more than did land which was less favorably located. The relationship of distance to a principal town is as shown in other studies, on land not close to an urban center.
- (6) Many factors influence land prices, such as: purchases of eminent domain land for lakes and highways; size of farm; quality of land; location to improved roads and principal town; but, due to the few sales that were used in the survey, some of the relationships were not as clearly shown as they would have been with more sales.

This survey shows that the purchase of eminent domain land apparently did have an influence on price of agricultural



land in the county. The survey also shows that the relationship of land prices by distance from a hard surfaced road are not quite as distinct as shown in other studies.

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VITA

Alfred L. Christy

Candidate for the Degree of

MASTER OF SCIENCE

Report: THE INFLUENCE OF EMINENT DOMAIN SALES OF LAND FOR  
A MAJOR LAKE (EUPAULA) ON LAND PRICES IN MCINTOSH  
COUNTY

Major Field: Rural Adult Education

Biographical:

Personal Data: Born at Wellston, Oklahoma, March 9, 1916,  
the son of Frank and Stella Christy.

Education: Graduated from Wellston High School in 1935;  
and received the Bachelor of Science Degree from  
Oklahoma Agricultural and Mechanical College in  
Animal Husbandry in February, 1940.

Professional Experience: Played professional baseball,  
Hutchinson, Kansas, Western Association, April, 1940  
to September 1, 1940; September, 1940 to April, 1941,  
Clerk-General, State Agricultural Adjustment Agency,  
Stillwater; May 1, 1941 to August 1, 1943, County  
Administrative Office, Agricultural Adjustment  
Administration, Walters, Cotton County; entered the  
United States Army, August 4, 1943 and was honorably  
discharged April 2, 1946; April 12, 1946 to June 30,  
1946, Civilian Chief Counselor, Separation Center,  
War Department Personnel Center, Fort Bliss, Texas;  
August 1, 1946 to December 31, 1946, Assistant County  
Agent, McIntosh County, Oklahoma; and January, 1947  
to present, County Agent, McIntosh County, Oklahoma.