Your buyer’s ag exemption doesn’t transfer with the deed

The special valuation everyone calls the “ag exemption” — technically 1-d-1 open-space productivity valuation — does not transfer with the deed. Texas Tax Code §23.54(e) requires a new owner to apply in their own name, by April 30, even when nothing about the land’s use changes.

> **The filing window is January 1 – April 30 of the tax year — a fall closing means the very next window, not someday.**

The buyer’s two paths (same form, same deadline)

1. Keep it agricultural: file a new Form 50-129 with the county appraisal district and keep the ag operation going — grazing, hay, crops — as the land’s primary use, applying for the same 1-d-1 valuation the seller had, now in the buyer’s name.
2. Convert to wildlife management: complete the wildlife management section of that same Form 50-129 and attach a wildlife management plan (TPWD form PWD-885). Same 1-d-1 treatment, no livestock required — the land must already hold 1-d-1 (or timber) valuation, and wildlife management must become its primary use.

What AcreSteward is

Self-serve software that prepares a complete wildlife-management conversion package — the plan, the official TPWD and Comptroller forms, and map exhibits — for a flat $399, free during beta. The buyer reviews, signs, and files everything themselves.

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