## CONTENTS

	riciace	IA
1	LAND ECONOMICS: A STUDY OF LAND AND PEOPLE	1
	Scope and Content of Land Economics, 3 Some Basic Land Economic Concepts, 7	
2	AVAILABILITY OF LAND FOR ECONOMIC USE	16
	Adequacy of Our Land Resource Base, 17 Factors Affecting the Adequacy of Land Resource Supplies, 19 Importance of the Fixed-Location Factor, 30 The Present Land-Use Situation, 36	
3	POPULATION PRESSURE	
	AND THE DEMAND FOR LAND	43
	Population Trends and Outlook, 43 Interrelation with Other Demand Factors, 65	
4	LAND RESOURCE REQUIREMENTS	73
	Land Resource Requirements in the United States, 73 Prospects for Meeting Future Needs, 90	

5	INPUT-OUTPUT RELATIONSHIPS AFFECTING LAND USE	
	Basic Assumptions of Economic Analysis, 100 The Concept of Proportionality, 103 Some Applications of Proportionality, 113 Intensity of Land Use, 126	
6	ECONOMIC RETURNS TO LAND USE	131
	The Nature of Land Rent, 131 Significance of Land Rent, 145	
7	LAND RESOURCE DEVELOPMENT DECISIONS	156
	Succession in Land Use, 156 Land Development Costs, 166 Benefit-Cost Analysis, 171	
8	LONG-TERM MANAGEMENT AND CONSERVATION OF LAND RESOURCES	182
	The Economic Meaning of Conservation, 183 Some Conservation Issues, 206	102
9	LOCATION FACTORS AFFECTING LAND USE	218
	Economic Specialization and Comparative Advantage, 219 Spatial Relationships Affecting Land Use, 225 Location of Particular Land Uses, 239	
10	LAND RESOURCE VALUES	265
	AND THE REAL ESTATE MARKET	265
	The Nature of Property Value, 265 Valuation and Appraisal of Real Estate, 269 Land as an Area of Investment, 283 Operation of the Real Estate Market, 282	

11	IMPACT OF INSTITUTIONAL FACTORS ON LAND USE	310
	Nature of Institutional Factors, 311 Importance of Specific Institutions, 314 Personal and Household Considerations, 325	
12	PROPERTY IN LAND RESOURCES	328
	Nature and Scope of Property Rights, 329 Types of Interests in Landed Property, 335 Rights in Water, 344 Air and Subsurface Rights, 355	
13	ACQUISITION AND TRANSFER OF OWNERSHIP RIGHTS	362
	Acquisition and Maintenance of Ownership, 362 Getting the Most for One's Money, 375 Transferring Ownership Rights, 382	
14	LEASING ARRANGEMENTS	393
	Tenancy and Leasing Arrangements, 393 Economic Considerations Affecting Rental Rates, 406	
15	USE OF REAL ESTATE CREDIT	417
	Importance of Real Estate Credit, 417 Mortgage Arrangements, 426 Land Contract Arrangements, 437 Administration of Real Estate Credit, 439	
16	TAXATION OF LANDED PROPERTY	445
	Taxes Affecting Landed Properties, 445 Shifting and Incidence of Land Taxes, 456 Effects of Taxes on Landownership and Land Use, 462 Operation of the Property Tax, 469	•

17	PLANNING FOR BETTER LAND USE	481
	Nature of Land Resource Planning, 482	
	Programs for Better Land Use, 495	
18	PUBLIC DIRECTION OF LAND USE	509
	Taxation, Spending, and Proprietary Powers, 510	
	Eminent Domain Power, 519	
	Police Power, 527	
	Future Directions in Land-Use Policy, 546	
	INDEX	553