

Considering the number of LNG vehicles already on the road or in the pipeline, expansion of LNG facilities is critical. Also, where does one purchase LNG?

Clean Energy Fuels is building America's first Natural Gas Highway (ANGH). The first stage of ANGH will be constructing 150 fueling stations across the US Interstate system. Almost one half of these stations opened by the end of 2012, with the rest of the stations scheduled to be completed in 2013. These stations will provide super-cooled liquid natural gas, which is 400 times more compact than condensed natural gas. At present, there are only 5 LNG stations in Texas – 2 in the metroplex and 3 in or near Houston.

Both liquid natural gas and condensed natural gas are cheaper than using gasoline or even diesel.

Based on EIA data, since 2004, CNG and LNG have been significantly less expensive than gasoline and diesel. For example, in 2011, the average retail CNG price charged in California was \$1.12 less per gasoline gallon equivalent than the average California regular unleaded gasoline price of \$3.82 per gallon. In addition, CNG and LNG are also currently cheaper than the three other most widely available alternative fuels, propane, ethanol blends and biodiesel, as reported by the DOE on an energy equivalent basis.

LNG prices per diesel gallon equivalent are also favorable to diesel prices. In California, for example, Low Sulfur Diesel for 2011 averaged \$4.08 per gallon, compared to the LNG diesel gallon equivalent price of \$2.60.

Where do I find an LNG vehicle?

The availability of LNG cars and pickups is pretty much nonexistent at this point. The engines are much more available for the heavy haul crowd. But considering the cost of LNG and the enormous availability of natural gas we are now seeing, you can rest assured that automakers should not be far behind with production of passenger vehicles fueled by LNG.



Still Available! According to Coke County Judge Roy Blair, oil companies have shown little interest in transforming the detention facility near Bronte into a "man camp" and equipment yard. They have cited the distance to recreational activities for employees as the main reason for passing the facility by.

An overview of Coke County's current land market

By Jerrod Pitcock
Owner, Pitcock Properties

It seems as though over the last several months, the buzz has been high about the oil boom moving this way. In my business, I have seen that there is definitely a change in the mindset of both buyers and sellers. Buyers are in a hurry to find the right place and are eager to make an offer. Sellers are thinking, "If I wait a few more months, it might even get better." So the question is, do I sell now while the market is strong or wait and hope for an even better market?

I think the current market will be fairly steady with a good supply of eager buyers that may move prices slightly upward over the next few years, but I don't see a huge upward movement coming. Most of the active buyers now are recreational buyers looking for 100 to 200 acres. However, I have sold some larger ranches recently to some buyers who have benefited from the new oil leasing in the area. Buyers of larger tracts are more aware of mineral rights that will convey, and wind rights. When these rights have been severed from the property, you can expect it to have a direct effect on value and marketability of the property.

There are several buyers in the market right now who are looking for smaller recreational tracts to use for a weekend get-away, or a place to go hunting. But there aren't many properties on the market in Coke County to choose from.

Don't get me wrong, there are properties on the market, but some are overpriced, and some just don't have enough water. Water is the number one concern of buyers. If there is not an adequate supply of well water or a rural water system, it is a major detriment, and usually will be reflected in the price. Properties without water or only surface water (ponds or dirt tanks) typically have more days on the market, or have to be marketed at a lower price.

If you are considering selling, the first thing I would recommend would be to look into the market for properties similar to yours and see what they are selling for. The key to successfully moving a property is to price it properly. If you overprice your property, you will have fewer inquiries. If you price your property at or slightly above market price, you will draw more attention to your property and in turn, typically get more inquiries which should result in more offers. If a property sits on the market for a long period of time, it gets stale. Buyers searching the Internet and ads will tend to move past it because they have seen it on the market for so long.

The price and activity of real estate will likely be an interesting topic for the foreseeable future. Remember, what determines the market value is what a willing buyer will pay a willing seller for a property.

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Craddick Says Texas Oil on the Rise

Texas helps pave the path towards U.S. energy independence, Craddick adds.

On February 28, 2013, the Railroad Commission released production numbers indicating Texas is producing almost 1.5 million barrels of oil per day – a nearly 50 percent increase in crude oil production since 2011. Texas now represents almost a quarter of total crude oil produced in the United States.

"It's exciting," said Railroad Commissioner Christi Craddick to members of the Texas Independent Producers and Royalty Owners Association at its annual meeting in Austin.

"It's evident not just in the production numbers, but in the jobs that are being created and the taxes this industry contributes to our state's coffers. Last year, oil and gas energy sectors were responsible for 427,761 jobs in Texas and the industry paid \$9.25 billion in state taxes in 2011," Craddick said.

"We are finding new resources with innovative technology and pioneering techniques. I think we have the potential to fulfill our energy needs in North America, so we can stop relying on unfriendly nations for oil. The shale plays being discovered in this state are tremendous. We are experiencing a climate that has created a real potential for a shift in global energy dynamics, and I am excited that Texas is playing a major role."

With increased oil production through technological developments within the industry and the wealth of discovery in shale gas in Texas, U.S. energy independence grows closer to a reality, Commissioner Craddick said.

"Today, the United States consumes almost 18.5 million barrels of oil per day and imports approximately 12 million barrels a day. Some forecasters predict crude oil and petroleum imports may drop to 6 million barrels per day by 2014. We are not only producing more hydrocarbons, we are also consuming less oil, and we are finding new ways to use the abundant energy resources we have."

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