

LAND ECONOMICS

VOLUME 91 NUMBER 4 NOVEMBER 2015

<i>Wendong Zhang and Cynthia Nickerson</i> Housing Market Bust, Farmland Values, and Urban Proximity	605
<i>Yuan Yuan, Kevin J. Boyle, and Wen You</i> Heterogeneity in Valuing Farmland Conservation Easements	627
<i>James Bryan, B. James Deaton, and Alfons Weersink</i> Landlord-Tenant Relationships and Farmland Rents	650
<i>Payal Shah and Amy W. Ando</i> Downside Measures to Manage Climate Change Uncertainty	664
<i>Alan R. Collins and Kofi Nkansah</i> Split Estate Impacts on Owner Perceptions of Gas Drilling	688
<i>Göran Bostedt, Camilla Widmark, Mats Andersson, and Camilla Sandström</i> Transaction Costs for Pastoralists in Northern Sweden	704
<i>Patrick Doupe</i> Setting Reference Rates for Reduced Deforestation	723
<i>Robert J. Johnston, Daniel Jarvis, Kristy Wallmo, and Daniel K. Lew</i> Multiscale Spatial Pattern in Nonuse Willingness to Pay	739
<i>Timothy L. Hamilton</i> Spatial Cost of Living Indices in Distribution of Public Goods	762

LAND ECONOMICS

Editorial Board

Daniel W. Bromley, *Editor, University of Wisconsin–Madison*

Robert H. Haveman, *Chairman, University of Wisconsin–Madison*

Meg Hannah, *Managing Editor, University of Wisconsin–Madison*

Amy W. Ando

University of Illinois

Kenneth A. Baerenklau

University of California, Riverside

Kathleen P. Bell

University of Maine

Fredrik Carlsson

University of Gothenburg, Sweden

Emery N. Castle

Oregon State University

Ian A. Coxhead

University of Wisconsin–Madison

Joshua M. Duke

University of Delaware

Paul Ferraro

Georgia State University

Allen C. Goodman

Wayne State University

Daniel Hellerstein

U.S. Department of Agriculture

Richard B. Howarth

Dartmouth College

Catherine L. Kling

Iowa State University

Stephen Malpezzi

University of Wisconsin–Madison

Noelwah R. Netusil

Reed College

Stephen Polasky

University of Minnesota

Gerald Shively

Purdue University

Espen Sjaastad

Agricultural University of Norway

Dale Squires

Southwest Fisheries Science Center, NOAA

Wallace Tyner

Purdue University

Niels Vestergaard

University of Southern Denmark

Richard T. Woodward

Texas A&M University

JunJie Wu

Oregon State University

LAND ECONOMICS is devoted to the study of economic aspects of the entire spectrum of natural and environmental resources, emphasizing conceptual and/or empirical work with direct relevance for public policy. Founded in 1925 as the *Journal of Land and Public Utility Economics*, the emphasis remains with articles that address the determinants and consequences of economic activity on the value and use of land, or the contribution of natural and environmental resources to economic activity.

Land Economics is published quarterly (February, May, August, November) by the University of Wisconsin Press. *Land Economics* is available online with value-added research tools, at no additional cost, to subscribers of the print version. Correspondence regarding subscriptions, requests for advertising rate cards, ordering back issues, and other business should be sent to: Journals Division, University of Wisconsin Press, 1930 Monroe Street, 3rd floor, Madison, WI 53711-2059, U.S.A., journals@uwpress.wisc.edu, uwpress.wisc.edu/journals/. Annual subscription rates for print and electronic are \$333 for institutions and \$99 for individuals; rates are \$291 for only electronic for institutions and \$91 for individuals (foreign postage is \$35 a year additional; Canadian subscribers add 5% goods and services tax).

Authorization to reproduce material from this journal, beyond one copy for personal use, or that permitted by Sections 107 and 108 of U.S. Copyright Law, is granted for a fee. For fee schedule and payment information, contact: www.copyright.com for the Copyright Clearance Center (CCC), 222 Rosewood Dr., Danvers, MA 01923; (978) 750-8400, Fax (978) 785-4470.

Postmaster: Send address changes to *Land Economics*, 1930 Monroe Street, 3rd Floor, Madison, WI 53711-2059.

Copyright © 2015 by the Board of Regents of the University of Wisconsin System. All rights reserved. US ISSN 0023-7639; E-ISSN 1543-8325. Periodical postage paid at Madison, Wisconsin, and at additional mailing offices.

LAND ECONOMICS AVAILABLE ONLINE

Online access includes features that users and librarians look for:

- Advanced search and retrieval system
- Interarticle automatic linking
- Current contents alert system
- Exports to bibliographic citation managers
- Individual and institutional access controls
- Library administration tools
- Email article information to a friend
- Most-read papers list
- Most-cited papers list
- Cross-journal searching

Please visit our website for more information, to browse abstracts and TOCs, or to subscribe: <http://le.uwpress.org>



University of Wisconsin Press

1930 Monroe Street, 3rd Floor, Madison, WI 53711-2059 U.S.A.

P: 608 263-0668 or 608 263-0654 F: 608 263-1173 or (U.S. only) 800 258-3632

journals@uwpress.wisc.edu • <http://uwpress.wisc.edu/journals/>

GUIDELINES FOR MANUSCRIPT SUBMISSION

LAND ECONOMICS has a web-based manuscript submission system. Our system will ask you to register, and then you may submit your manuscript electronically. Once you are registered, future submissions will be simple and routine.

The link to our submission website is: <http://le.msubmit.net/cgi-bin/main.plex>. Once there, you will find all of the information you need—including format guidelines.

Thank you for your interest in LAND ECONOMICS.

For those unable to submit electronically, we will still accept paper manuscripts. In that case please send three copies of the manuscript to Daniel W. Bromley, Editor; Land Economics; University of Wisconsin; Taylor Hall, 427 Lorch St.; Madison, WI 53706-1503. In a cover letter, the author should state that the manuscript being submitted has not been published nor is being considered for publication elsewhere. The cover letter should contain all pertinent contact information for the author responsible for correspondence with our editorial offices. Articles longer than 30–35 pages will not be considered.

The manuscript should be double-spaced, on one side of the page only, with margins of one inch on all sides. Please include an abstract of 100 words on a separate page. Use the author-date system of citations in the body of the article and for the bibliography. See a current issue of LAND ECONOMICS for guidance. You may also wish to access our website: <http://le.uwpress.org>. All notes (footnotes) must be at the end of the manuscript as endnotes. Extensive mathematical material is discouraged, and if necessary, it should appear in a separate appendix. Tables and figures must be on separate pages.

It is the policy of LAND ECONOMICS to publish papers *only on the condition* that the data used in the analysis are (1) clearly and precisely documented, (2) readily available to any researcher for purposes of replication, and (3) sufficiently detailed in the specifics of computations to permit replication. Appearance of an article in LAND ECONOMICS constitutes evidence that authors understand these conditions and will abide by the stated requirements.