AgEcon SEARCH
RESEARCH IN AGRICULTURAL & APPLIED ECONOMICS

The World's Largest Open Access Agricultural & Applied Economics Digital Library

This document is discoverable and free to researchers across the globe due to the work of AgEcon Search.

Help ensure our sustainability.

Give to AgEcon Search

AgEcon Search
http://ageconsearch.umn.edu
aesearch@umn.edu

*Papers downloaded from **AgEcon Search** may be used for non-commercial purposes and personal study only. No other use, including posting to another Internet site, is permitted without permission from the copyright owner (not AgEcon Search), or as allowed under the provisions of Fair Use, U.S. Copyright Act, Title 17 U.S.C.*

December 1987

A.E. Ext. 87-31

QUARTERLY 1987
NORTHEAST FARMLAND VALUES

Loren W. Tauer

Department of Agricultural Economics
New York State College of Agricultural and Life Sciences
A Statutory College of the State University
Cornell University, Ithaca, New York 14853

It is the policy of Cornell University actively to support equality of educational and employment opportunity. No person shall be denied admission to any educational program or activity or be denied employment on the basis of any legally prohibited discrimination involving, but not limited to, such factors as race, color, creed, religion, national or ethnic origin, sex, age or handicap. The University is committed to the maintenance of affirmative action programs which will assure the continuation of such equality of opportunity.

QUARTERLY 1987 NORTHEAST FARMLAND VALUES

Loren W. Tauer

L.W. Tauer is an associate professor, Department of Agricultural Economics, Cornell University. Darlene Jennings and Renee Hoffman assisted in the survey. Professor B.F. Stanton helped to organize the project and assisted in data collection. The project was funded with a cooperative agreement with the RTD, ERS, USDA (#58-319V-4-00233). The RTD researcher was William Heneberry.

Quarterly 1987 Northeast Farmland Values

Introduction

Farmland values in the U.S. increased steadily with only minor regional variations from 1933 to the early 1970's (Jones and Barnard). Beginning in 1972 the prices for most farm commodities increased substantially ushering in the start of a major farm boom. Given that farm income had risen continually since the mid-50's, higher earnings appeared to be more than a temporary phenomena. This new level of income, and strong expectations of continued gains, was subsequently translated into rapidly rising asset values, especially real estate. Farmers saw their equity grow as a result, but maintenance of this new wealth demanded earnings to continue rising in accordance with growth in expectations.

The present decade has changed these relationships as income has fallen and prospects for future growth dimmed. As a result, increasing land values were brought to a halt in 1981 along with the associated generation of farm wealth. Dramatic decreases from 30 to 50 percent in farmland values have occurred in some Midwestern regions heavily dependent on agriculture, while in other areas, land prices have actually increased reflecting the income potential available in non-agricultural uses. The Northeast states represent a continuum of these alternative scenarios.

Further changes in farmland values will occur as income prospects and interest rates move toward equilibrium in the market with the direction of change reflecting the future use of the land. To monitor changing farmland values for the Northeast, the Department of Agricultural Economics, Cornell University, in cooperation with the USDA, established a quarterly farmland survey in 1985. This report contains the summarized results of the four quarterly surveys that were completed on the Northeast states during 1987.[1]

Procedure

The project began in late 1984 with the contact of prospective survey participants. Individuals such as realtors, appraisers and agricultural credit personnel were contacted through a variety of techniques but the primary method was and continues to be by mail. When the first survey was sent in early January 1985, sixty-four people had agreed to participate in a quarterly survey of farmland values. They provided information about values in the states of Connecticut, Maine, Massachusetts, New Hampshire, New Jersey, New York and Vermont. No participant has been located in Rhode Island.

During 1985 and 1986 the survey was designed to ask respondents the average value of farmland in their area. The quarterly surveys were mailed the first of January, April, July and October to elicit farmland

[1]The project will continue in 1988 with the methodology used in 1987.

values for the first of each of those months. Those results are published in Tauer, and Tauer and Weersink.

For 1987 a different approach was utilized. In the fall of 1986 each active respondent was asked to specify and describe a benchmark tract of farm real estate. Each quarter during 1987 the respondent was asked to estimate the market value of that benchmark real estate. Shifting to a benchmark approach allowed tracking changes in those benchmark tracts which should be more indicative of consistent farmland value changes than asking respondents to report on "average" farmland values or the result of recent sales in the area.

Again for 1987 the quarterly surveys were mailed the first of January, April, July and October to obtain reports of estimated values for the first of each of those months. Participants were asked to return their response by mail. If no reply had been received in two weeks a follow-up survey was sent. The majority of participants responded every quarter.

Attached are the descriptions of the benchmark real estate tracts provided by each participant and their estimated values for each quarter. Respondents are identified by I.D. number only. Identification numbers with letter addenda indicate those respondents provided information for more than one benchmark tract.

The January 1987 survey also included questions concerning changes in supply and demand, transactions, and composition of buyers and sellers. The results are reported in Tables 1 through 4, and the survey questions are contained in an Appendix. Similar questions were asked during 1985 and 1986 and those results can be found in Tauer, and Tauer and Weersink.

References

Jones, John and Charles H. Barnard. Farm Real Estate: Historical Series Data, 1950-85, 1985. NRED, ERS, USDA, Statistical Bulletin No. 738.

Tauer, Loren W. Northeast Farmland Values - Quarterly 1985. A.E. Ext. 86-13, Department of Agricultural Economics, Cornell University, February 1986.

Tauer, Loren W. and Alfons Weersink. Quarterly 1986 Northeast Farmland Values. A.E. Ext. 86-33, Department of Agricultural Economics, Cornell University, November 1986.

Table 1. Changes in Supply and Demand of Farmland During 1986

State	Supply			Demand		
	Decrease	Constant	Increase	Decrease	Constant	Increase
	----- number of responses -----					
Connecticut and New Jersey	1	2	0	2	0	1
Maine	1	1	3	4	1	0
New Hampshire and Vermont	0	2	2	1	2	1
New York	0	2	13	4	7	4

Table 2. Percent Change in Cropland Acreage Sold in 1986 and Expected Change during 1987

State	Percent Change in acreage sold in 1986 relative to 1985	Percent change in sales (acreage) expected in 1987 relative to 1986
Connecticut and New Jersey	61	-1
Maine	2	6
New Hampshire and Vermont	5	4
New York	4	2

Replies for Pasture and Woodland were similar.

Table 3. Purposes of Farmland Purchases in 1986 by States

Purpose	Conn. and N.J.	Maine	New Hamp. & Vermont	New York
		- Percent of total -		
Expansion of farm	15	38	30	28
Beginning farmer	0	10	25	7
Farmer relocating	10	7	18	12
Residential farm	20	8	7	20
Investment (Ag)	30	4	14	5
Non-Ag Use	25	29	6	28
Other	0	4	0	0
Total	100	100	100	100

Table 4. Reasons for Farmland Sales in 1986 by States

Reason	Conn. and N.J.	Maine	New Hamp. & Vermont	New York
		- Percent of total -		
Retirement or poor health	6	16	33	16
Estate settlement	7	2	10	9
Financial problems of the seller	6	25	21	37
Low returns from farming	9	26	8	18
Sell at a profit	60	22	23	9
Landlord selling to existing rentor	6	0	1	3
Seller moving	5	9	1	4
Other	1	1	3	4
Total	100	100	100	100

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 10001 Date: October 1, 1987

Your Description of Farm Real Estate

State Maine County(ies) Cumberland

Type of farm Horse Farm

Total number of acres 18 (divide into the 6 listed categories below)

1. Acres of cropland _____
   Principal crops hay Expected yield/acre _____
   tree growth _____
2. Acres of forest 6
3. Acres of permanent pasture 12
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage _____ Description: _____

Predominate soil characteristics

Topology: level X moderate sloped _____ steeply sloped _____
Drainage: well X moderate _____ poor _____
Lime: high acid _____ low acid _____ neutral X

Predominate soils _____

Capacity of barn _____ cows Description of barn Post & Beam 37 x 40
8 horse stalls other _____

Size and condition of house 36x40 Colonial home in excellent restored condition and separate 4 room apartment. 150+ years old

Other buildings (including other houses) _____

Other information (i.e. development pressures and restrictions) _____

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$175,000	$175,000	$175,000	$195,000
Estimate of percentage change in value expected next 12 months	+8%	+8%	+5%	+5%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 10002 Date: October 1, 1987

Your Description of Farm Real Estate

State Maine County(ies) Somerset and Waldo

Type of farm 100 cow dairy farm

Total number of acres 450 (divide into the 6 listed categories below)

1. **Acres of cropland** 310
   Principal crops hay Expected yield/acre 3 T/A
   corn-silage 20 T/A
2. Acres of forest 110
3. Acres of permanent pasture 27
4. Acres of orchards
   Fruit and variety Expected yield/acre
5. Acres of vineyards
   Variety Expected yield/acre
6. Other acreage 3 Description: farmstead

Predominate soil characteristics

Topology: level moderate sloped X steeply sloped
Drainage: well X moderate X to poor X
Lime: high acid low acid X neutral

Predominate soils Bangor -- Thorndike

Capacity of barn 90 cows Description of barn Free stall barn,
100 replacements & dry cows other free stall youngstock fac.

Size and condition of house 8 room -- well kept -- modernized, 50-60 yrs. old

Other buildings (including other houses) good

Other information (i.e. development pressures and restrictions)

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$272,800	$272,800	$275,000	$275,000
Estimate of percentage change in value expected next 12 months	NR	NR	NR	0%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 10006 Date: October 1, 1987

Your Description of Farm Real Estate

State Maine County(ies) Aroostook

Type of farm Potato

Total number of acres 193 (divide into the 6 listed categories below)

1. Acres of cropland 160
   Principal crops potatoes Expected yield/acre 280 cwt/ac
   oats 80 bu/ac
2. Acres of forest 20
3. Acres of permanent pasture 10
4. Acres of orchards
   Fruit and variety Expected yield/acre
5. Acres of vineyards
   Variety Expected yield/acre
6. Other acreage 3 Description: Farmstead

Predominate soil characteristics

Topology: level moderate sloped X steeply sloped
Drainage: well X moderate poor
Lime: high acid low acid X neutral

Predominate soils Caribou loam

Capacity of barn cows Description of barn
potato storage other 30,000 cwts capacity (7,100 sq. ft.)

Size and condition of house

Other buildings (including other houses)

Other information (i.e. development pressures and restrictions)

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$148,500	$149,000	$149,000	$149,000
Estimate of percentage change in value expected next 12 months	0%	0%	0%	+5%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 10007 Date: October 1, 1987

Your Description of Farm Real Estate

State Maine County(ies) Androscoggin

Type of farm Dairy -- 135-cow free stall

Total number of acres 342 (divide into the 6 listed categories below)

1. Acres of cropland 118
   Principal crops corn silage Expected yield/acre 18 Ton
2. Acres of forest 159
3. Acres of permanent pasture 61
4. Acres of orchards
   Fruit and variety Expected yield/acre
5. Acres of vineyards
   Variety Expected yield/acre
6. Other acreage 4 Description:

Predominate soil characteristics

Topology: level moderate sloped X steeply sloped
Drainage: well moderate X poor
Lime: high acid low acid neutral X

Predominate soils Hadley silt loams I-6, Adam III-5 and Walpole III-5 sandy loam

Capacity of barn 135 cows Description of barn 48' x 234' F/S w/2
other 45'x48' additions, 20'x24' milkroom, 34x84'
heifer barn

Size and condition of house
Dwelling - 2 1/2 story 85-year old Colonial Style - modernized

Other buildings (including other houses) 16' x 48 ' M/E shed and storage area.

Other information (i.e. development pressures and restrictions) Farm located in active ag. production area. Moderate pressure and no known restrictions.

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$300,000	$300,000	$300,000	$300,000
Estimate of percentage change in value expected next 12 months	0%	0%	0%	0%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 10010 Date: October 1, 1987

Your Description of Farm Real Estate

State Maine County(ies) York, Cumb., Oxford, Andro.-Saga.

Type of farm Dairy

Total number of acres 170 (divide into the 6 listed categories below)

1. Acres of cropland 120
   Principal crops silage corn (60) Expected yield/acre 20 Ton
   grass-legume (60) 3 Ton D.M.
2. Acres of forest 40
3. Acres of permanent pasture 10
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage _____ Description: _____

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____
Drainage: well _____ moderate X poor _____
Lime: high acid _____ low acid X neutral _____

Predominate soils Silt loam

Capacity of barn 70 cows Description of barn tie stall
30 heifers other _____

Size and condition of house Old, 10 rooms, average condition

Other buildings (including other houses) Heifer barn, farm shop, machinery storage, manure storage, bunk silos

Other information (i.e. development pressures and restrictions) Moderate development pressure

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$242,000	$242,000	$255,000	$268,000
Estimate of percentage change in value expected next 12 months	+5%	0%	+5%	+5%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 11001a Date: October 1, 1987

Your Description of Farm Real Estate

State New Hampshire County(ies) Grafton/Sullivan/Chestire

Type of farm Connecticut River Valley cropland and forest (no buildings)

Total number of acres 70 (divide into the 6 listed categories below)

1. Acres of cropland 32
   Principal crops alfalfa/grass hay Expected yield/acre 3.8 Tons
   silage corn 20 Tons
2. Acres of forest 38 good pine
3. Acres of permanent pasture _____
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage _____ Description: Farmstead

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____
Drainage: well X moderate _____ poor _____
Lime: high acid _____ low acid X neutral _____

Predominate soils Hadley and Agawam

Capacity of barn _____ cows Description of barn _____
_____ other _____

Size and condition of house _____

Other buildings (including other houses) _____

Other information (i.e. development pressures and restrictions) Heavy development within 8 miles (commercial) Moderate development nearby. Flood plains zoned against most development. Zoning moderately restricting (residential).

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$280,000	$290,000	$295,000	$297,000
Estimate of percentage change in value expected next 12 months	+10%	+10%	+5%	+2%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 11001b Date: October 1, 1987

Your Description of Farm Real Estate

State New Hampshire County(ies) Belkap, Merrimack, Eastern

Type of farm Upland farm, pauttime, livestock (probably sheep) Grafton

Total number of acres 50 (divide into the 6 listed categories below)

1. Acres of cropland 20
   Principal crops grass hay Expected yield/acre 1.5 Tons
2. Acres of forest 20 (mixed hardwood)
3. Acres of permanent pasture 10
4. Acres of orchards
   Fruit and variety Expected yield/acre
5. Acres of vineyards
   Variety Expected yield/acre
6. Other acreage 3 Description: Farmstead

Predominate soil characteristics

Topology: level ____ moderate sloped X steeply sloped ____
Drainage: well ____ moderate ____ poor X
Lime: high acid X low acid ____ neutral ____

Predominate soils Charlton and Paxton

Capacity of barn 20 cows 40 sheep other Description of barn rough, former dairy stanchion barn

Size and condition of house Two story colonial style, partially remodeled, costly to heat, needs continual work

Other buildings (including other houses) Woodshed, storage building

Other information (i.e. development pressures and restrictions) Moderate residential development nearby. Recreation development within 10 miles.

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$140,000	$145,000	$155,000	$160,000
Estimate of percentage change in value expected next 12 months	+10%	+10%	+10%	+8%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 11002 Date: October 1, 1987

Your Description of Farm Real Estate

State New Hampshire County(ies) Grafton

Type of farm Dairy

Total number of acres 200 (divide into the 6 listed categories below)

1. Acres of cropland 100
   Principal crops hay Expected yield/acre 3 Ton
   corn 15 Ton
2. Acres of forest 73
3. Acres of permanent pasture 25
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage 2 Description: building site

Predominate soil characteristics

Topology: level X moderate sloped X steeply sloped _____
Drainage: well X moderate X poor _____
Lime: high acid X low acid _____ neutral _____

Predominate soils _____

Capacity of barn 60 cows Description of barn Tie barn
30 other youngstock

Size and condition of house 100 year old modernized

Other buildings (including other houses) machine sheds, bunker silo

Other information (i.e. development pressures and restrictions) _____

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$250,000	$250,000	$250,000	$250,000
Estimate of percentage change in value expected next 12 months	+ 5%	0%	0%	0%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 12001 Date: October 1, 1987

Your Description of Farm Real Estate

State Vermont County(ies) _____

Type of farm Dairy Farm

Total number of acres 250 (divide into the 6 listed categories below)

1. Acres of cropland 150
   Principal crops corn silage Expected yield/acre 15
   hay 3.5
2. Acres of forest 75
3. Acres of permanent pasture 25
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage _____ Description: _____

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____
Drainage: well _____ moderate X poor _____
Lime: high acid X low acid _____ neutral X

Predominate soils _____

Capacity of barn 75 cows Description of barn stanchion
_____ other _____

Size and condition of house Houses are usually large older style farm house in need of cosmetic work.

Other buildings (including other houses) house, equipment shed, garage, trailer

Other information (i.e. development pressures and restrictions) varies greatly throughout the state depending on proximity to certain business communities

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$220,000	$220,000	$227,000	$230,000
Estimate of percentage change in value expected next 12 months	NR	±5%	+7%	+5%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 12007 Date: October 1, 1987

Your Description of Farm Real Estate

State Vermont County(ies) Northern Rutland, Addison, South Chittenden counties (E. Cent. VT)

Type of farm Dairy

Total number of acres 380 (divide into the 6 listed categories below)

1. Acres of cropland 310
   Principal crops hay Expected yield/acre 3.5 - 4 Tons
   corn-silage 16 T/Acre
2. Acres of forest 45
3. Acres of permanent pasture 5
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage 20 Description: Hedge row/ditches/woods

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____
Drainage: well _____ moderate _____ to poor X
Lime: high acid _____ low acid X neutral X

Predominate soils Vergennes clay

Capacity of barn 100 cows Description of barn Free stall
_____ other _____

Size and condition of house ranch, 1400 sq. ft; good condition

Other buildings (including other houses) 3,000 sq. ft. metal clad machine shed

Other information (i.e. development pressures and restrictions) Agricultural Area -- No development pressure

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$260,000	$260,000	$260,000	$260,000
Estimate of percentage change in value expected next 12 months	+5%	+5%	+2%	+2%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 12008 Date: October 1, 1987

Your Description of Farm Real Estate

State Vermont County(ies) Grand Isle

Type of farm Dairy

Total number of acres 120 (divide into the 6 listed categories below)

1. Acres of cropland 112
   Principal crops hay, haylage Expected yield/acre 6 Ton
   corn 25 Ton
2. Acres of forest 8
3. Acres of permanent pasture
4. Acres of orchards
   Fruit and variety Expected yield/acre
5. Acres of vineyards
   Variety Expected yield/acre
6. Other acreage Description:

Predominate soil characteristics

Topology: level X moderate sloped steeply sloped
Drainage: well X moderate poor
Lime: high acid low acid neutral X

Predominate soils Loamy clay

Capacity of barn 54 cows Description of barn tie stall, dump
45 other station, milkhouse, good condition

Size and condition of house 3 bedroom, modern, oil forced air heat, clapboard siding, kitchen modern

Other buildings (including other houses) Tool shed -- good condition, sealed silo 20x40, cement stave silo 20x60

Other information (i.e. development pressures and restrictions) Lakeview, some lake front - development pressure

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$174,000	$177,000	$183,000	$195,000
Estimate of percentage change in value expected next 12 months	+5%	+5%	+5%	+5%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 13002 Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Chenango

Type of farm 70 cow upland dairy farm

Total number of acres 227 (divide into the 6 listed categories below)

1. Acres of cropland 125
   Principal crops hay (legume) Expected yield/acre 3.5
   corn 16 tons
2. Acres of forest 15
3. Acres of permanent pasture 82
4. Acres of orchards
   Fruit and variety Expected yield/acre
5. Acres of vineyards
   Variety Expected yield/acre
6. Other acreage 5 Description: Farmstead

Predominate soil characteristics

Topology: level moderate sloped X steeply sloped
Drainage: well moderate X to poor
Lime: high acid X low acid neutral

Predominate soils Mardin silt loam with some Lorelstown

Capacity of barn 70 cows Description of barn Tie stall barn with 2 upright and 2 harvestors. Manure lagoon
25 heifers, 12 calves other

Size and condition of house 80 yr. old house, remodeled and well maintained. Modern kitchen, 7 rooms total, 2,100 ft. of living space.

Other buildings (including other houses) Small tool shed with open front. Little contributory value.

Other information (i.e. development pressures and restrictions) Good dairy farm on dirt road. Limited number of farms on road may eventually effect availability of milk pickup

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$164,000	$170,000	$170,000	$174,000
Estimate of percentage change in value expected next 12 months	+2 to +3%	+2%	+3%	+3%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13004 Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Dutchess

Type of farm 107 cow dairy farm

Total number of acres 454 (divide into the 6 listed categories below)

1. Acres of cropland 216
   Principal crops hay/alfalfa Expected yield/acre 5 T
   corn 18 T/ac
2. Acres of forest woods 156, 22 swamp
3. Acres of permanent pasture 50
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage 10 Description: Farmstead

Predominate soil characteristics

Topology: level X moderate sloped _____ steeply sloped _____
Drainage: well X moderate _____ poor _____
Lime: high acid _____ low acid _____ neutral X

Predominate soils Hoosic gravelly loam

Capacity of barn 107 cows Description of barn stanchion w/2 C.S.
_____ other silos, 20x42 and 20x80 harvestore.

Size and condition of house 2 main houses in good condition with modern fixtures; 1 tenant house in fair condition.

Other buildings (including other houses) Numerous storage sheds and heifer/dry cow barn

Other information (i.e. development pressures and restrictions) No zoning, in ag district, area experiencing strong R.E. values from N.Y.C. pressure

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$1,200,000	$1,200,000	$1,200,000	$3,250,000 (Under contract to sell)
Estimate of percentage change in value expected next 12 months	+30%	0%	0%	NR

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 13005a Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Wayne

Type of farm Fruit

Total number of acres 188 (divide into the 6 listed categories below)

1. Acres of cropland _____
   Principal crops _____ Expected yield/acre _____
   _____ _____
2. Acres of forest _____
3. Acres of permanent pasture _____
4. Acres of orchards 146
   Fruit and variety apples Expected yield/acre 560 bu.
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage 42 Description: 2nd growth woods/farmst.

Predominate soil characteristics

Topology: level _____ moderate sloped 146 ac steeply sloped _____
Drainage: well _____ moderate X poor _____
Lime: high acid _____ low acid _____ neutral X

Predominate soils Sodus - Ira association

Capacity of barn _____ cows Description of barn _____
_____ other _____

Size and condition of house 3,040 sq. feet--attractive, well maintained, covered stone patio -- inground heated pool

Other buildings (including other houses) 18,000 bu. cold storage and 18,000 bu. common storage, tool shed

Other information (i.e. development pressures and restrictions) Zoned agricultural residential with no special restrictions

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$280,000	$280,000	$280,000	$280,000
Estimate of percentage change in value expected next 12 months	NR	NR	NR	0%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13005b Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Orleans

Type of farm Cash crop - Veg.

Total number of acres 295 (divide into the 6 listed categories below)

1. Acres of cropland 270
   Principal crops snap beans Expected yield/acre 2.6 T
   cabbage 2.5 T
2. Acres of forest
3. Acres of permanent pasture
4. Acres of orchards
   Fruit and variety Expected yield/acre
5. Acres of vineyards
   Variety Expected yield/acre
6. Other acreage 25 Description: 2nd growth and waste

Predominate soil characteristics

Topology: level X moderate sloped steeply sloped
Drainage: well moderate X poor
Lime: high acid low acid neutral X

Predominate soils 50% Hilton - 20% appleton - 15% collamer - tile drained

Capacity of barn cows Description of barn
other

Size and condition of house no buildings

Other buildings (including other houses) None

Other information (i.e. development pressures and restrictions) None

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$138,000	$135,000	$138,000	$138,000
Estimate of percentage change in value expected next 12 months	NR	NR	NR	0%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 13006 Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Tompkins

Type of farm 50 cow dairy farm

Total number of acres 140 (divide into the 6 listed categories below)

1. Acres of cropland 91
   Principal crops corn Expected yield/acre 100 bu.
   hay 4 T
2. Acres of forest 27
3. Acres of permanent pasture 13
4. Acres of orchards
   Fruit and variety Expected yield/acre
5. Acres of vineyards
   Variety Expected yield/acre
6. Other acreage 9 Description:

Predominate soil characteristics

Topology: level 3-8% moderate sloped steeply sloped
Drainage: well X moderate poor
Lime: high acid low acid neutral X

Predominate soils Kendaia, Lyons S.L., Lansing G.S.L.

Capacity of barn 50 cows Description of barn
other

Size and condition of house 2,000+ sq. ft., 100 years old, modernized

Other buildings (including other houses) 36x80 tool shed with 30x40 addition

Other information (i.e. development pressures and restrictions)

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$135,000	$135,000	NR	$135,000
Estimate of percentage change in value expected next 12 months	0%	0%	NR	+3%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13007a Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Genesee, Wyoming, Livingston

Type of farm Dairy

Total number of acres 350 (divide into the 6 listed categories below)

1. Acres of cropland 275
   Principal crops Corn Expected yield/acre 12-15 T C.S.
   Alfalfa 3.5 T D.M.
2. Acres of forest 50
3. Acres of permanent pasture 20
4. Acres of orchards
   Fruit and variety Expected yield/acre
5. Acres of vineyards
   Variety Expected yield/acre
6. Other acreage 5 Description: Farmstead

Predominate soil characteristics

Topology: level moderate sloped X steeply sloped
Drainage: well moderate X poor
Lime: high acid low acid neutral X

Predominate soils varied soil types ranging mostly from good to fair; gravelly loams, loams, and some clay

Capacity of barn 120 cows Description of barn Freestall with 2/8
other parlor w/ upright and bunk feed storage

Size and condition of house Main house - 2,000 sq. ft. older house, fairly well maintained. Tenant house - smaller, less well maintained but adequate.

Other buildings (including other houses) Old dairy barns for youngstock. Pole barn addition for older heifers. Good metal m/e storage and shop.

Other information (i.e. development pressures and restrictions)

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$295,000	$295,000	$295,000	$295,000
Estimate of percentage change in value expected next 12 months	-8%	-5%	0%	0%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13007b Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Genesee, Livingston

Type of farm Cash crop

Total number of acres 250 (divide into the 6 listed categories below)

1. Acres of cropland 225
   Principal crops corn Expected yield/acre 100 bu.
   wheat 60 bu.
2. Acres of forest 22
3. Acres of permanent pasture
4. Acres of orchards
   Fruit and variety Expected yield/acre
5. Acres of vineyards
   Variety Expected yield/acre
6. Other acreage 3 Description: Farmstead

Predominate soil characteristics

Topology: level X moderate sloped steeply sloped
Drainage: well moderate X poor
Lime: high acid low acid neutral X

Predominate soils Ontario, Lima, Hilton

Capacity of barn cows Description of barn
other

Size and condition of house 2,000 sq. ft. older house. Well maintained.

Other buildings (including other houses) 20,000 bu. of grain storage in bins. Large M/E storage with a good shop.

Other information (i.e. development pressures and restrictions)

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$240,000	$240,000	$240,000	$240,000
Estimate of percentage change in value expected next 12 months	-10%	-5%	NR	0%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 13008a Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Cattaraugus & Chautauqua

Type of farm Dairy

Total number of acres 252 (divide into the 6 listed categories below)

1. Acres of cropland 119
   Principal crops Hay Expected yield/acre 3.5 T
   corn silage 16 T
2. Acres of forest 80
3. Acres of permanent pasture 40
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage 10 Description: ponds, creek, waste

Predominate soil characteristics

Topology: level X moderate sloped _____ steeply sloped _____
Drainage: well X moderate _____ poor _____
Lime: high acid X low acid _____ neutral _____

Predominate soils Tioga SL, Chenango SL, Middlebury SL

Capacity of barn 74 cows Description of barn cement block with
_____ other unadilla rafters

Size and condition of house 2,742 sq. ft., interior recently remodeled, good cond.

Other buildings (including other houses) pole type machine and equipment shed,
garage

Other information (i.e. development pressures and restrictions) _____

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$155,000	$155,000	$155,000	$155,000
Estimate of percentage change in value expected next 12 months	0%	0%	0%	0%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 13008b Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Steuben & Allegany

Type of farm Dairy

Total number of acres 365 (divide into the 6 listed categories below)

1. Acres of cropland 300
   Principal crops Hay Expected yield/acre 3 T
2. Acres of forest
3. Acres of permanent pasture 60
4. Acres of orchards
   Fruit and variety Expected yield/acre
5. Acres of vineyards
   Variety Expected yield/acre
6. Other acreage Description:

Predominate soil characteristics

Topology: level moderate sloped X steeply sloped
Drainage: well moderate X poor
Lime: high acid low acid X neutral

Predominate soils Mardin Channery SL, Howard Fremont SL

Capacity of barn 105 cows Description of barn steel freestall
other

Size and condition of house 1,780 sq. ft. new home, built 10-15 yrs. ago.
1,460 sq. ft old log home remodeled

Other buildings (including other houses) heifer barn, shop, machine and equipment shed, 2 harvestore silos

Other information (i.e. development pressures and restrictions)

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$240,000	$240,000	$240,000	$240,000
Estimate of percentage change in value expected next 12 months	0%	0%	0%	0%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 13008c Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Chautauqua

Type of farm Grape

Total number of acres 42 (divide into the 6 listed categories below)

1. Acres of cropland _____
   Principal crops _____ Expected yield/acre _____
   _____ _____
2. Acres of forest _____
3. Acres of permanent pasture _____
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards 30
   Variety Concord Expected yield/acre 5.75 T
6. Other acreage 10 Description: roads, drainage

Predominate soil characteristics

Topology: level X moderate sloped _____ steeply sloped _____
Drainage: well _____ moderate _____ poor X
Lime: high acid _____ low acid X neutral _____

Predominate soils Collamer and Caneadea

Capacity of barn _____ cows Description of barn _____
_____ other _____

Size and condition of house 1,330 sq. ft. house -- good condition.

Other buildings (including other houses) _____

Other information (i.e. development pressures and restrictions) _____

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$90,000	$ 90,000	$ 90,000	$ 90,000
Estimate of percentage change in value expected next 12 months	+2%	+3%	+3%	+3%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 13010 Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Washington, Rensselaer

Type of farm Dairy

Total number of acres 315 (divide into the 6 listed categories below)

1. Acres of cropland 168
   Principal crops hay (legume) Expected yield/acre 2.7
   corn 17
2. Acres of forest 48
3. Acres of permanent pasture 95
4. Acres of orchards
   Fruit and variety Expected yield/acre
5. Acres of vineyards
   Variety Expected yield/acre
6. Other acreage 4 Description: farmstead

Predominate soil characteristics

Topology: level 1/2 moderate sloped 1/2 steeply sloped
Drainage: well moderate X poor
Lime: high acid X low acid neutral

Predominate soils Hudson silt loam

Capacity of barn 90 cows Description of barn 74 F.S. Bal.
other stanchion upright cement silos

Size and condition of house 124 year old two story, very modern and good condition

Other buildings (including other houses) 7 yr. old excellent 6 room Cape Cod.
Several other buildings used for hay and machine storage

Other information (i.e. development pressures and restrictions) Located on State Road with moderate outside influence for non-agriculture purposes.

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$280,000	$285,000	$290,000	$295,000
Estimate of percentage change in value expected next 12 months	NR	+6%	+6%	+6%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13012 Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Herkimer

Type of farm Dairy

Total number of acres 255 (divide into the 6 listed categories below)

1. Acres of cropland 131
   Principal crops Hay Expected yield/acre 3.5 Tons
   corn 16 Tons
2. Acres of forest 69
3. Acres of permanent pasture 50
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage 5 Description: Farmstead, etc.

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____
Drainage: well X moderate _____ poor _____
Lime: high acid _____ low acid _____ neutral X

Predominate soils Palmyra Gravelly S. Loam, Honeoye, Phelps, Lima, Appleton

Capacity of barn 60 cows Description of barn Older 2 story barn in
30 other good cond. A 1969 1 story addi. in good cond.

Size and condition of house 2 story --1,900 sq. ft. on first floor - fair cond. Addition built in 1972, contains relatively modern kitchen

Other buildings (including other houses) 20x80 harvestore silo, 2 concrete stave silos (18'x60' and 14'x30'), a Quonset type machinery and hiefer bldg. - good condition

Other information (i.e. development pressures and restrictions) About one half of tillable land is in separate parcel a mile from bldgs. Many of the fields are small - broken up by hedgerows.

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$136,000	$136,000	$136,000	$140,000
Estimate of percentage change in value expected next 12 months	+1%	+1%	+1%	+2%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13013 Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Cayuga

Type of farm Dairy

Total number of acres 144 (divide into the 6 listed categories below)

1. Acres of cropland 100
   Principal crops corn silage — Expected yield/acre 18 T
   corn gain — 125 bu/acre
   hay — 4 T/acre
2. Acres of forest 14
3. Acres of permanent pasture 25
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage 5 Description: farmstead, roads, etc.

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____
Drainage: well _____ moderate X poor _____
Lime: high acid _____ low acid X neutral _____

Predominate soils Honeyoe Lima Silt Loams

Capacity of barn 76 cows Description of barn free stall
_____ other bunker silo

Size and condition of house dwelling fair/good 4 bedrooms

Other buildings (including other houses) milk house, smaller out building as shop and supply storage

Other information (i.e. development pressures and restrictions) _____

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$100,000	$ 96,000	$ 96,000	$ 96,000
Estimate of percentage change in value expected next 12 months	0%	-4%	-4%	NR

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 13016 Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Ontario

Type of farm Cash crop/Vegetable crop

Total number of acres 325 (divide into the 6 listed categories below)

1. Acres of cropland 249
   Principal crops sweet corn Expected yield/acre 5 T
   snap beans 2.2 T
2. Acres of forest 40
3. Acres of permanent pasture
4. Acres of orchards
   Fruit and variety Expected yield/acre
5. Acres of vineyards
   Variety Expected yield/acre
6. Other acreage 36 Description: waste

Predominate soil characteristics

Topology: level moderate sloped X steeply sloped
Drainage: well X moderate poor
Lime: high acid low acid neutral X

Predominate soils Lima silt loam

Capacity of barn 30 cows Description of barn old wooden stanchion
other with 2 concrete upright silos (not used)

Size and condition of house 2,000 square feet, early 1900 wood frame with modern kitchen and appliances

Other buildings (including other houses) old corn cribs, two old small storage barns and new machinery steel building with concrete floor and shop

Other information (i.e. development pressures and restrictions) No development pressure

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$350,000	$335,000	$335,000	$335,000
Estimate of percentage change in value expected next 12 months	-5%	0%	0%	-5%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 13018 Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Washington

Type of farm Dairy

Total number of acres 231 (divide into the 6 listed categories below)

1. Acres of cropland 60
   Principal crops corn Expected yield/acre 15 tons
   hay 3.5 Ton
2. Acres of forest 30
3. Acres of permanent pasture 30
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage 111 Description: 104a brush/7 house & barn

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____
Drainage: well _____ moderate X poor _____
Lime: high acid X low acid _____ neutral _____

Predominate soils Silty Clay loam

Capacity of barn 40 cows Description of barn conventional
_____ other _____

Size and condition of house 1,400 sq. ft. -- 150+ yrs. fair to good

Other buildings (including other houses) Tool sheds, silos (300 T)
heifer barns, several small sheds

Other information (i.e. development pressures and restrictions) None

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$130,000	$130,000	$146,000	$136,500
Estimate of percentage change in value expected next 12 months	+5%	NR	+10%	-5%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13019 Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Steuben

Type of farm Dairy (60 cows)

Total number of acres 325 (divide into the 6 listed categories below)

1. Acres of cropland 125
   Principal crops corn Expected yield/acre 14 &/ac.
   hay 2.5 &/ac.
2. Acres of forest 160
3. Acres of permanent pasture 40
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage _____ Description: _____

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____
Drainage: well _____ moderate X poor _____
Lime: high acid X low acid _____ neutral _____

Predominate soils Volusia - Mardin Series Some Howard or other well drained

Capacity of barn 60 cows Description of barn stanchion barn and
_____ other upright silos

Size and condition of house 50 year old with modern fixtures and convenience

Other buildings (including other houses) Pole type heifer barn separate from milk barn. Steel shop/machinery storage building.

Other information (i.e. development pressures and restrictions) Some pressure for recreation use in some areas. Milk markets readily avail. General dairy outlook pessimi.

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$75,000-80,000	$75,000-80,000	$75,000-80,000	$75,000-80,000
Estimate of percentage change in value expected next 12 months	0%	+5%	NR	NR

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 13021 Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Onondaga

Type of farm Dairy

Total number of acres 95 (divide into the 6 listed categories below)

1. Acres of cropland 78
   Principal crops corn Expected yield/acre
   hay
2. Acres of forest 7
3. Acres of permanent pasture 6
4. Acres of orchards
   Fruit and variety Expected yield/acre
5. Acres of vineyards
   Variety Expected yield/acre
6. Other acreage (sites 3) 4 Description: main site, 2 house sites

Predominate soil characteristics

Topology: level X moderate sloped X steeply sloped
Drainage: well X moderate X poor
Lime: high acid low acid neutral

Predominate soils Honeoye, Lima

Capacity of barn 120 cows Description of barn Freestall, dbl. 6 herr. parlor
other

Size and condition of house 2-story, 9 room (5 BR) and 2 bath, full basement, oil hotwater heat, good condition

Other buildings (including other houses) House#2 is 2 sty., 7 room, good cond.; House#3 is 1 1/2 story, 7 room, fair cond.; 3 livestock/storage barns, 1 stor. barn, 5 silos

Other information (i.e. development pressures and restrictions) Ag district, rents 250 acres of tillage

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$275,000	$276,000	$277,000	$277,000
Estimate of percentage change in value expected next 12 months	+2%	+2%	+2%	+2%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13024 Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Orleans

Type of farm 130 Cow Dairy farm

Total number of acres 230 (divide into the 6 listed categories below)

1. Acres of cropland 200
   Principal crops hay Expected yield/acre 4 Ton
   corn 16 Tons silage
2. Acres of forest 10
3. Acres of permanent pasture 15
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage 5 Description: Farmstead

Predominate soil characteristics

Topology: level _____ moderate sloped _____ steeply sloped _____
Drainage: well _____ moderate _____ poor _____
Lime: high acid _____ low acid _____ neutral _____

Predominate soils _____

Capacity of barn 130 cows Description of barn Free stall
_____ other 2 upright cement silos

Size and condition of house 150 year old stone house with modern fixtures and appliances

Other buildings (including other houses) stone barn (storage); 3 bay wood garage, small tennant house and basement barn

Other information (i.e. development pressures and restrictions) _____

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$285,000	$285,000	$285,000	$285,000
Estimate of percentage change in value expected next 12 months	NR	NR	NR	NR

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13025 Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) St. Lawrence

Type of farm Dairy

Total number of acres 318 (divide into the 6 listed categories below)

1. Acres of cropland 118
   Principal crops corn Expected yield/acre 10-12 T
   hay 2 T D.M.
2. Acres of forest
3. Acres of permanent pasture 50
4. Acres of orchards
   Fruit and variety Expected yield/acre
5. Acres of vineyards
   Variety Expected yield/acre
6. Other acreage 150 Description: brushy waste, low

Predominate soil characteristics

Topology: level X moderate sloped steeply sloped
Drainage: well moderate X to poor X
Lime: high acid medium low acid neutral X

Predominate soils clay loam

Capacity of barn 50 cows Description of barn stanchion with
other upright silos

Size and condition of house 50 year plus fairly modern kitchen and bath

Other buildings (including other houses) steel and pole machine shed

Other information (i.e. development pressures and restrictions)

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$125,000	$125,000	$125,000	NR
Estimate of percentage change in value expected next 12 months	0%	- 3%	- 3%	NR

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13026 Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) St. Lawrence

Type of farm 60 cow dairy farm

Total number of acres 450 (divide into the 6 listed categories below)

1. Acres of cropland 120
   Principal crops hay legume Expected yield/acre 2.5 T D.M.
   corn silage 18 T
2. Acres of forest 100
3. Acres of permanent pasture 140
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage 90 Description: wasteland

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____
Drainage: well X moderate _____ poor _____
Lime: high acid _____ low acid _____ neutral X

Predominate soils madrid loam and vergenes

Capacity of barn 65 cows Description of barn stanchion with two
35 youngstock other upright (non-sealed) silos

Size and condition of house 3 bedroom 20-yr. old modern single family dwelling - well-kept

Other buildings (including other houses) storage and machinery buildings -- 1 tenant house

Other information (i.e. development pressures and restrictions) none

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$120,000	$120,000	$120,000	$120,000
Estimate of percentage change in value expected next 12 months	-5%	0 to +5%	0%	0%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 13027 Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Montgomery, Schoharie

Type of farm Dairy

Total number of acres 200 (divide into the 6 listed categories below)

1. Acres of cropland 130
   Principal crops hay Expected yield/acre 3.5 T
   corn silage 16 T
2. Acres of forest 25
3. Acres of permanent pasture 35
4. Acres of orchards
   Fruit and variety Expected yield/acre
5. Acres of vineyards
   Variety Expected yield/acre
6. Other acreage 10 Description: Farmstead, etc.

Predominate soil characteristics

Topology: level moderate sloped X steeply sloped
Drainage: well X moderate poor
Lime: high acid low acid X neutral

Predominate soils Palatine silt loam, Mohawk silt loam

Capacity of barn 60 cows Description of barn Conventional,
other stanchions

Size and condition of house Large well maintained -- typical farm house

Other buildings (including other houses) Numerous small outbuildings

Other information (i.e. development pressures and restrictions) Little development pressure, no restrictions except sodbuster regulations

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$145,500	$145,500	$148,000	$148,000
Estimate of percentage change in value expected next 12 months	+5% or less	NR	NR	NR

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13030 Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Jefferson

Type of farm Dairy

Total number of acres 280.5 (divide into the 6 listed categories below)

1. Acres of cropland 203
   Principal crops corn Expected yield/acre moderate
   grass hay moderate
2. Acres of forest
3. Acres of permanent pasture 67.5
4. Acres of orchards
   Fruit and variety Expected yield/acre
5. Acres of vineyards
   Variety Expected yield/acre
6. Other acreage 10 Description: yard surrounding house/ barn structures

Predominate soil characteristics

Topology: level ____ moderate sloped X steeply sloped ____
Drainage: well ____ moderate ____ poor X
Lime: high acid ____ low acid x neutral ____

Predominate soils Panton Vergennes Association, heavy silty clay loams

Capacity of barn 73 cows, 29 other. Description of barn 174'x36'older hiproof structure w/a newer gable roof addition metal roof, gutter cleaner, 16'x24'milkhouse

Size and condition of house 1 1/2 story wood frame, 5 bdrms, 1 bath, cellar under 1/2 of house, metal roof, clapboard, 1 stall garage, Good cond. Kt/lrm/drm

Other buildings (including other houses) 1 1/2 story wood frame house, Kt/drm/bath/ 5 bdrms, screened patio, fair to good cond. 20'x20' woodstorage bldg.

Other information (i.e. development pressures and restrictions) The area is building up, land values increasing due to population growth from Ft. Drum

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$150,000	$175,000	$175,000	$200,000 Home has addition, remodeled living room.
Estimate of percentage change in value expected next 12 months	+20%	0%	0%	0%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 13031a Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Tioga

Type of farm 80 cow dairy farm

Total number of acres 500 (divide into the 6 listed categories below)

1. Acres of cropland 300
   Principal crops alfalfa hay Expected yield/acre 3.5 T
   corn 16 T C.S.
2. Acres of forest 100
3. Acres of permanent pasture 100
4. Acres of orchards
   Fruit and variety Expected yield/acre
5. Acres of vineyards
   Variety Expected yield/acre
6. Other acreage Description:

Predominate soil characteristics

Topology: level X 60% moderate sloped X 40% steeply sloped
Drainage: well X 70% moderate X 30% poor
Lime: high acid X low acid neutral

Predominate soils Tioga silt loam, Middlebury silt loam, Freemont & Volusia silt loams

Capacity of barn 80 cows Description of barn 51 stanchion barn w/ 50
50 other stall freestall addition (36'x120' + 40'x100')

Size and condition of house 1 1/2 story modern house, 7 1/2 rooms

Other buildings (including other houses) older house, heifer barn and large steel machine shed/shop

Other information (i.e. development pressures and restrictions) moderate development pressure, few restrictions

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$200,000	$200,000	$200,000	$225,000
Estimate of percentage change in value expected next 12 months	0%	0 to +2%	0 to +2%	Completion of 400+ job factory. +5 to +10%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13031b Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Cortland/Chenango

Type of farm 65 cow dairy farm

Total number of acres 352 (divide into the 6 listed categories below)

1. Acres of cropland 110
   Principal crops hay - mixed Expected yield/acre 2.5 T D.M.
   corn 15 T silage
2. Acres of forest 92
3. Acres of permanent pasture 150
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage _____ Description: _____

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____
Drainage: well _____ moderate X poor _____
Lime: high acid X low acid _____ neutral _____

Predominate soils Lordstown, Mardin and Volusia silt loams

Capacity of barn 66 cows Description of barn stanchion w/ 30 upright
30 other concrete silos: 16'x45'; 20'x45; 14'x45'

Size and condition of house 17 year old 27'x33' two story house in good condition. Modern

Other buildings (including other houses) 2 machinery sheds -- steel 40'x73' + 36'x38'
Old tenant house -- 2 story 39 x 34 and 24 x 16 -- poor condition

Other information (i.e. development pressures and restrictions) none

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$175,000	$175,000	$175,000	$175,000
Estimate of percentage change in value expected next 12 months	0 to +1%	0%	0%	0%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 13031c Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Delaware

Type of farm 90 cow dairy farm

Total number of acres 265 (divide into the 6 listed categories below)

1. Acres of cropland 165
   Principal crops hay Expected yield/acre 3.5 T D.M.
   corn 15 T C.S.
2. Acres of forest 40
3. Acres of permanent pasture 60
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage _____ Description: _____

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____
Drainage: well _____ moderate X poor _____
Lime: high acid X low acid _____ neutral _____

Predominate soils Lackawanna stony silt loam

Capacity of barn 90 cows Description of barn 90 cow tiestall
_____ other two concrete upright silos.

Size and condition of house 2 story, 10 room house, 100+ years old. Well kept and modernized

Other buildings (including other houses) Machine shed, garage

Other information (i.e. development pressures and restrictions) Heavy development pressure in area

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$250,000	$250,000	$260,000	$275,000
Estimate of percentage change in value expected next 12 months	0 to +2%	2%	+1 to +2%	+2 to +5%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13031d Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Chenango/Otsego

Type of farm 80 cow dairy farm

Total number of acres 268 (divide into the 6 listed categories below)

1. Acres of cropland 125
   Principal crops alfalfa hay Expected yield/acre 4.5 T D.M.
   corn 15 T C.S. 3 T HMSC
2. Acres of forest _____
3. Acres of permanent pasture _____
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage _____ Description: _____

Predominate soil characteristics

Topology: level X 50% moderate sloped X 50% steeply sloped _____
Drainage: well X moderate X poor _____
Lime: high acid X low acid _____ neutral _____

Predominate soils Chenango silt loam, Lordstown and Mardin silt loams

Capacity of barn 80 cows Description of barn conventional stanchion
50 other barn, 2 concrete silos

Size and condition of house 2 story house, 100 years +, modernized

Other buildings (including other houses) 1 house, similar condition, Heifer barn

Other information (i.e. development pressures and restrictions) slight pressure, few restrictions

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$180,000	$180,000	$180,000	$190,000
Estimate of percentage change in value expected next 12 months	0 to +1%	0 to +1%	+1 to +2%	Development pressure increasing. +2 to +5%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13032a Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Chaut.; Cattaraugus

Type of farm Dairy

Total number of acres 200 (divide into the 6 listed categories below)

1. Acres of cropland 90
   Principal crops Corn Expected yield/acre 3 T Grain
   Hay 15 T silage
2. Acres of forest 12
3. Acres of permanent pasture 90
4. Acres of orchards
   Fruit and variety Expected yield/acre
5. Acres of vineyards
   Variety Expected yield/acre
6. Other acreage 8 Description: wasteland

Predominate soil characteristics

Topology: level X moderate sloped X steeply sloped
Drainage: well moderate poor X
Lime: high acid X low acid neutral

Predominate soils clay loam

Capacity of barn 55 cows Description of barn tie stall, barn cleaner
30 other pipeline, tank, feeding system

Size and condition of house 3 bedroom, 1 bath, fair condition

Other buildings (including other houses) 40 x 120 too shed, 5,000 bu. grain bin

Other information (i.e. development pressures and restrictions)

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$ 86,000	$ 86,000	$ 86,000	$ 86,000
Estimate of percentage change in value expected next 12 months	0%	0%	0%	+5%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13032b Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Chautauqua

Type of farm grape vineyard

Total number of acres 20 (divide into the 6 listed categories below)

1. Acres of cropland _____
   Principal crops _____ Expected yield/acre _____
   _____ _____
2. Acres of forest _____
3. Acres of permanent pasture _____
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards 10
   Variety Concord Expected yield/acre 4.5
6. Other acreage _____ Description: _____

Predominate soil characteristics

Topology: level X moderate sloped _____ steeply sloped _____
Drainage: well X moderate _____ poor X
Lime: high acid _____ low acid _____ neutral _____

Predominate soils Gravel

Capacity of barn _____ cows Description of barn _____
_____ other _____

Size and condition of house _____

Other buildings (including other houses) _____

Other information (i.e. development pressures and restrictions) Add on vineyard

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$ 2,000	$ 2,000	$ 2,100	$ 2,200
Estimate of percentage change in value expected next 12 months	+10%	+10%	+5%	+10%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13033 Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Fulton & Montgomery

Type of farm Dairy

Total number of acres 200 (divide into the 6 listed categories below)

1. Acres of cropland 150
   Principal crops hay Expected yield/acre 2 T
   corn silage 13 T
2. Acres of forest _____
3. Acres of permanent pasture 15
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage 35 Description: woods and waste

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____
Drainage: well _____ moderate X poor _____
Lime: high acid _____ low acid _____ neutral X

Predominate soils _____

Capacity of barn 50 cows Description of barn stanchion, pipeline
_____ other Youngstock & hay facilities, 2 silos

Size and condition of house 4 bedroom, bath, kitchen, livingroom, full basement 1,600 square feet

Other buildings (including other houses) 1 modest sized out building either storage or repair

Other information (i.e. development pressures and restrictions) barn cleaner, milk-house equipment

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$ NR	$150,000	$150,000	$160,000
Estimate of percentage change in value expected next 12 months	NR	+10%	+10%	+5%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 13034 Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Otsego - Delaware

Type of farm Dairy

Total number of acres 200 (divide into the 6 listed categories below)

1. Acres of cropland 110
   Principal crops hay-silage Expected yield/acre _____
2. Acres of forest 40
3. Acres of permanent pasture 50
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage _____ Description: _____

Predominate soil characteristics

Topology: level X moderate sloped X steeply sloped _____
Drainage: well _____ moderate X poor _____
Lime: high acid _____ low acid _____ neutral X

Predominate soils _____

Capacity of barn 70 cows Description of barn old - Overshot
_____ other Utility shed

Size and condition of house 4 bedroom plus apartment (2 bedroom) -- good

Other buildings (including other houses) garage, workshop

Other information (i.e. development pressures and restrictions) On major state road, close to new central school -- Riverflat

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$275,000	$275,000	$275,000	$300,000
Estimate of percentage change in value expected next 12 months	0%	0%	0%	+2 to +3%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 13035 Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Washington

Type of farm Dairy

Total number of acres 300 (divide into the 6 listed categories below)

1. Acres of cropland 200
   Principal crops hay Expected yield/acre 3 T D.M.
   corn 15 T silage
2. Acres of forest 50
3. Acres of permanent pasture 50
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage _____ Description: _____

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____
Drainage: well _____ moderate X poor _____
Lime: high acid X low acid _____ neutral _____

Predominate soils clay clay loam

Capacity of barn 70 cows Description of barn stanchion with
_____ other upright silos

Size and condition of house Ranch style 25 years old, good condition

Other buildings (including other houses) 36 x 64 tool shed

Other information (i.e. development pressures and restrictions) none

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$250,000	$250,000	$275,000	$275,000
Estimate of percentage change in value expected next 12 months	0%	+5%	+10%	0%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13037a Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Tioga and Chemung

Type of farm Dairy

Total number of acres 275 (divide into the 6 listed categories below)

1. Acres of cropland 200
   Principal crops Hay & some Legume Expected yield/acre 2.5 - 3 T
   corn silage 12 - 14 T/AC
2. Acres of forest 20
3. Acres of permanent pasture 35
4. Acres of orchards
   Fruit and variety Expected yield/acre
5. Acres of vineyards
   Variety Expected yield/acre
6. Other acreage 20 Description: brush, roads, farmstead

Predominate soil characteristics

Topology: level ____ moderate sloped X steeply sloped ____
Drainage: well ____ moderate X poor ____
Lime: high acid X low acid ____ neutral ____

Predominate soils Volusia, Mardin, Canfield - Lordstown

Capacity of barn 60 cows Description of barn Woodframe, 2 story
40 other heifer barn -- 2 story wood frame

Size and condition of house 8 room - structurally sound, 2 silo's

Other buildings (including other houses) garage

Other information (i.e. development pressures and restrictions)

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$116,000	$116,000	$117,000	NR
Estimate of percentage change in value expected next 12 months	NR	NR	+1 to +2%	NR

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13037b Date: October 1, 1987

Your Description of Farm Real Estate

State Pennsylvania County(ies) Bradford

Type of farm 40 cow dairy farm

Total number of acres 170 (divide into the 6 listed categories below)

1. Acres of cropland 110
   Principal crops corn silage Expected yield/acre 12-14 T
   hay 2.5 - 3 T
   small grain (oats) 75-85 bu.
2. Acres of forest 25
3. Acres of permanent pasture 35
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage _____ Description: _____

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____
Drainage: well _____ moderate X poor _____
Lime: high acid X low acid _____ Extensive drainage work done with diversion & tile

Predominate soils Volusia, Mardin, Canfield

Capacity of barn 40 cows Description of barn Woodframe, 2 story
20 other attached MH, pipeline

Size and condition of house 10+ room house, wood frame, good condition

Other buildings (including other houses) toolshed, 2 silos, concrete stave, 1 wood silo, other small outbuildings

Other information (i.e. development pressures and restrictions) Good location on black top road

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$115,000	$115,000	$117,000	NR
Estimate of percentage change in value expected next 12 months	NR	NR	+2 to +3%	NR

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13038 Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) St. Lawrence

Type of farm Dairy

Total number of acres 250 (divide into the 6 listed categories below)

1. Acres of cropland 100
   Principal crops Hay Expected yield/acre 100 Bale/A
   corn silage 15 T.A.
2. Acres of forest 50
3. Acres of permanent pasture 100
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage _____ Description: _____

Predominate soil characteristics

Topology: level X moderate sloped _____ steeply sloped _____
Drainage: well _____ moderate X poor _____
Lime: high acid _____ low acid _____ neutral X

Predominate soils Clay

Capacity of barn 40 cows Description of barn 36'x100' Barn with 40
_____ other ties plus space for youngstock

Size and condition of house 8 room house with 3 bdrms, fair shape

Other buildings (including other houses) machine shed, chicken house, milkroom, etc.

Other information (i.e. development pressures and restrictions) The income from this farm does not give its owner the money to keep it in the best repair

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$80,000-$110,000	$ 75,000	NR	$75,000
Estimate of percentage change in value expected next 12 months	-10%	0	NR	+.05%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 13039a Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Cayuga

Type of farm Crop

Total number of acres 103 (divide into the 6 listed categories below)

1. Acres of cropland 100
   Principal crops corn Expected yield/acre 85 bu.
   wheat 42 bu.
2. Acres of forest 3
3. Acres of permanent pasture
4. Acres of orchards
   Fruit and variety Expected yield/acre
5. Acres of vineyards
   Variety Expected yield/acre
6. Other acreage Description:

Predominate soil characteristics

Topology: level X moderate sloped steeply sloped
Drainage: well X moderate poor
Lime: high acid low acid neutral X

Predominate soils Honeoye - Lima

Capacity of barn cows Description of barn
other

Size and condition of house Average size house -- good condition

Other buildings (including other houses) shed

Other information (i.e. development pressures and restrictions)

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$100,000	$100,000	$100,000	$100,000
Estimate of percentage change in value expected next 12 months	0%	0%	0%	0%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13039b Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Cayuga

Type of farm Dairy -- 50 cow

Total number of acres 140 (divide into the 6 listed categories below)

1. Acres of cropland 110
   Principal crops corn silage Expected yield/acre 17 T
   Hay 3 T
2. Acres of forest 20
3. Acres of permanent pasture 10
4. Acres of orchards
   Fruit and variety Expected yield/acre
5. Acres of vineyards
   Variety Expected yield/acre
6. Other acreage Description:

Predominate soil characteristics

Topology: level X moderate sloped steeply sloped
Drainage: well moderate X poor
Lime: high acid low acid X neutral

Predominate soils Cazanovia - Ovid

Capacity of barn 50 cows Description of barn stanchion -- pipeline
other upright silos

Size and condition of house Average size salt box -- fair condition

Other buildings (including other houses) Implement shed and shop (not modern)

Other information (i.e. development pressures and restrictions) Two acres minimum for residential lot, not in an approved subdivision

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$150,000	$150,000	$150,000	$150,000
Estimate of percentage change in value expected next 12 months	0%	0%	0%	0%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13040a Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Lewis

Type of farm Dairy

Total number of acres 220 (divide into the 6 listed categories below)

1. Acres of cropland 100
   Principal crops hay Expected yield/acre
   corn
2. Acres of forest 97
3. Acres of permanent pasture 22
4. Acres of orchards
   Fruit and variety Expected yield/acre
5. Acres of vineyards
   Variety Expected yield/acre
6. Other acreage 1 Description: Farmstead

Predominate soil characteristics

Topology: level X moderate sloped steeply sloped
Drainage: well moderate poor X
Lime: high acid low acid neutral

Predominate soils Kendaia

Capacity of barn 70 cows Description of barn Conventional stanchion, barn in very good cond., has parlor 4800 SF
other

Size and condition of house 900 SF of living area, completely renovated, old style, 1 1/2 story

Other buildings (including other houses) Two concret stave 50 x 20 silos

Other information (i.e. development pressures and restrictions) No restrictions or pressures apparent.

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$85,000	$85,000	$90,000	$90,000
Estimate of percentage change in value expected next 12 months	+1%	+1%	+1%	0%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13040b Date: October 1, 1987

Your Description of Farm Real Estate

State New York County(ies) Chenango

Type of farm Dairy

Total number of acres 192 (divide into the 6 listed categories below)

1. Acres of cropland 90
   Principal crops corn Expected yield/acre
   hay
2. Acres of forest 81
3. Acres of permanent pasture 20
4. Acres of orchards
   Fruit and variety Expected yield/acre
5. Acres of vineyards
   Variety Expected yield/acre
6. Other acreage 1 Description: Farmstead

Predominate soil characteristics

Topology: level X moderate sloped X steeply sloped
Drainage: well moderate X poor
Lime: high acid low acid neutral

Predominate soils Lansing/Valois

Capacity of barn 50 cows Description of barn Freestall
other 6000 SF -- fair condition

Size and condition of house 1,092 SF living area, Ranch home, aluminum siding in normal condition

Other buildings (including other houses) Two concrete stave silos 20x60, 16x40

Other information (i.e. development pressures and restrictions) Good area with no development/residential pressures

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$110,000	$110,000	$125,000	$125,000
Estimate of percentage change in value expected next 12 months	+1%	+1%	+3%	0%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 14010 Date: October 1, 1987

Your Description of Farm Real Estate

State New Hampshire County(ies) _____

Type of farm Forest Lot

Total number of acres 144 (divide into the 6 listed categories below)

1. Acres of cropland _____
   Principal crops _____ Expected yield/acre _____
   _____ _____
2. Acres of forest 144
3. Acres of permanent pasture _____
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage _____ Description: _____

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____
Drainage: well _____ moderate X poor _____
Lime: high acid _____ low acid _____ neutral _____

Predominate soils mixed

Capacity of barn _____ cows Description of barn _____
_____ other _____

Size and condition of house _____

_____

Other buildings (including other houses) _____

_____

Other information (i.e. development pressures and restrictions) Little or no frontage but with access. To be used for 2+ acre lot development

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$144,000	$144,000	$144,000	$144,000
Estimate of percentage change in value expected next 12 months	NR	NR	NR	NR

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 16002 Date: October 1, 1987

Your Description of Farm Real Estate

State Connecticut County(ies) Windham

Type of farm 60 cow dairy farm

Total number of acres 79.4 + ac (divide into the 6 listed categories below)

1. Acres of cropland 69.4 +
   Principal crops corn Expected yield/acre 16 tons silage
2. Acres of forest 10 +
3. Acres of permanent pasture
4. Acres of orchards
   Fruit and variety Expected yield/acre
5. Acres of vineyards
   Variety Expected yield/acre
6. Other acreage Description:

Predominate soil characteristics

Topology: level moderate sloped X steeply sloped
Drainage: well moderate X poor
Lime: high acid low acid X neutral

Predominate soils Woodbridge - Paxton - Ridgebury - Leicester & Whitman

Capacity of barn 80 cows Description of barn modern milking parlor
other free stall

Size and condition of house 40 year old house -- completely modernized

Other buildings (including other houses) assorted outbuildings -- workshop, storage and garage

Other information (i.e. development pressures and restrictions) demand is increasing for residential development. Owner applied to sell development rights to this farm

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87 sold 4/13/87	10/1/87
Your estimate of market value	$317,000	$326,510	$334,000	$344,000
Estimate of percentage change in value expected next 12 months	+7.2%	+3%	+2%	+3%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 16004 Date: October 1, 1987

Your Description of Farm Real Estate

State Connecticut County(ies) Litchfield

Type of farm Dairy

Total number of acres 220 (divide into the 6 listed categories below)

1. Acres of cropland 120
   Principal crops corn silage Expected yield/acre 18
   alfalfa 3.5
2. Acres of forest 30
3. Acres of permanent pasture 65
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage 5 Description: waste

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____
Drainage: well _____ moderate X poor _____
Lime: high acid _____ low acid X neutral _____

Predominate soils Stockbridge

Capacity of barn 110 cows Description of barn 6 yr. freestall
_____ other parlors, 2 harvesters, 1 concrete silo

Size and condition of house Large, 100 yr. old farm house, fair to good condiiton

Other buildings (including other houses) small, poor tennant house, old stanchion barn for heifers, steel machinery house

Other information (i.e. development pressures and restrictions) very high development pressure

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$1.2 million	$1.2 million	$1.2 million	NR
Estimate of percentage change in value expected next 12 months	NR	NR	NR	NR

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 17003 Date: October 1, 1987

Your Description of Farm Real Estate

State New Jersey County(ies) Hunterdon/Warren/Sussex

Type of farm General Crop/Livestock

Total number of acres 138 (divide into the 6 listed categories below)

1. Acres of cropland 89
   Principal crops Corn Expected yield/acre 100 bu.
   Soybeans 35 bu.
2. Acres of forest 24
3. Acres of permanent pasture 23
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage 2 Description: Farmstead

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____
Drainage: well _____ moderate X poor _____
Lime: high acid _____ low acid X neutral _____

Predominate soils 80% PennShaley silt loam PeC2 on 6-12% slope Cap. IIIe

Capacity of barn _____ cows Description of barn former 50 cow dairy
_____ other barn used for storage & beef cattle feeding

Size and condition of house 4,200 sq. ft. 150 yr. old Colonial on nice setting

Other buildings (including other houses) 20 yr. Harvestore silo, 35x60 heated shop 40x65 frame curb house, 20x40 frame woodshed, 24x32 frame garage/wagon house

Other information (i.e. development pressures and restrictions) Zoning-Ag-residential w 1 1/2 act min lot size -- 4 pipelines cross the farm in 100' easement - heavy development pressure

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$650,000	$680,000	$700,000	$725,000
Estimate of percentage change in value expected next 12 months	+23%	+20%	+12%	+10%

ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 17005 Date: October 1, 1987

Your Description of Farm Real Estate

State New Jersey County(ies) Cumberland

Type of farm Hogs and crops

Total number of acres 65 (divide into the 6 listed categories below)

1. Acres of cropland 60
   Principal crops corn Expected yield/acre _____
   soybeans _____
2. Acres of forest 4
3. Acres of permanent pasture _____
4. Acres of orchards _____
   Fruit and variety _____ Expected yield/acre _____
5. Acres of vineyards _____
   Variety _____ Expected yield/acre _____
6. Other acreage 1 Description: House lot

Predominate soil characteristics

Topology: level X moderate sloped _____ steeply sloped _____
Drainage: well _____ moderate _____ poor _____
Lime: high acid _____ low acid _____ neutral _____

Predominate soils _____

Capacity of barn _____ cows Description of barn _____
_____ other Utility shed

Size and condition of house Good -- four bedroom, 2 story

Other buildings (including other houses) portable

Other information (i.e. development pressures and restrictions) _____

****

	--- Date of Estimate ---			
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	$180,000	$180,000	$180,000	$180,000
Estimate of percentage change in value expected next 12 months	+5%	+5%	+5%	+5%

ESTIMATES ON FARMLAND TRANSACTIONS
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: _____

1. Land Prices may change because of many combinations of changes in supply and demand. During the past year (1986) indicate what you think has occurred in terms of supply (listings) and demand in your specified area (Counties covered). (Circle the appropriate word)

Land Use	Supply			Demand		
All Farmland	decreased	same	increased	decreased	same	increased

2. For land sales in <u>your specified area</u> during the last year (1986) please indicate the change in <u>acreage</u> sold. If no change, enter zeros.

Land Use	Percentage change in <u>acreage</u> sold relative to previous year	Percentage change in sales (<u>acreage</u>) expected next 12 months relative to previous 12 months
Cropland	up _____% or down _____%	up% _____% or down _____%
Pasture and other	up _____% or down _____%	up% _____% or down _____%
Woodland	up _____% or down _____%	up% _____% or down _____%
The following if applicable for your area:		
Vegetables	up _____% or down _____%	up% _____% or down _____%
Fruit	up _____% or down _____%	up% _____% or down _____%

3. What percentage of the farmland sales in <u>your specified area</u> last year (1986) were due to each of the following reasons?

Retirement or poor health	_____
Estate settlement	_____
Financial problems of seller	_____
Low returns from farming	_____
Sell at profit	_____
Landlord selling to existing renter	_____
Seller moving	_____
Other _____	_____
	100%

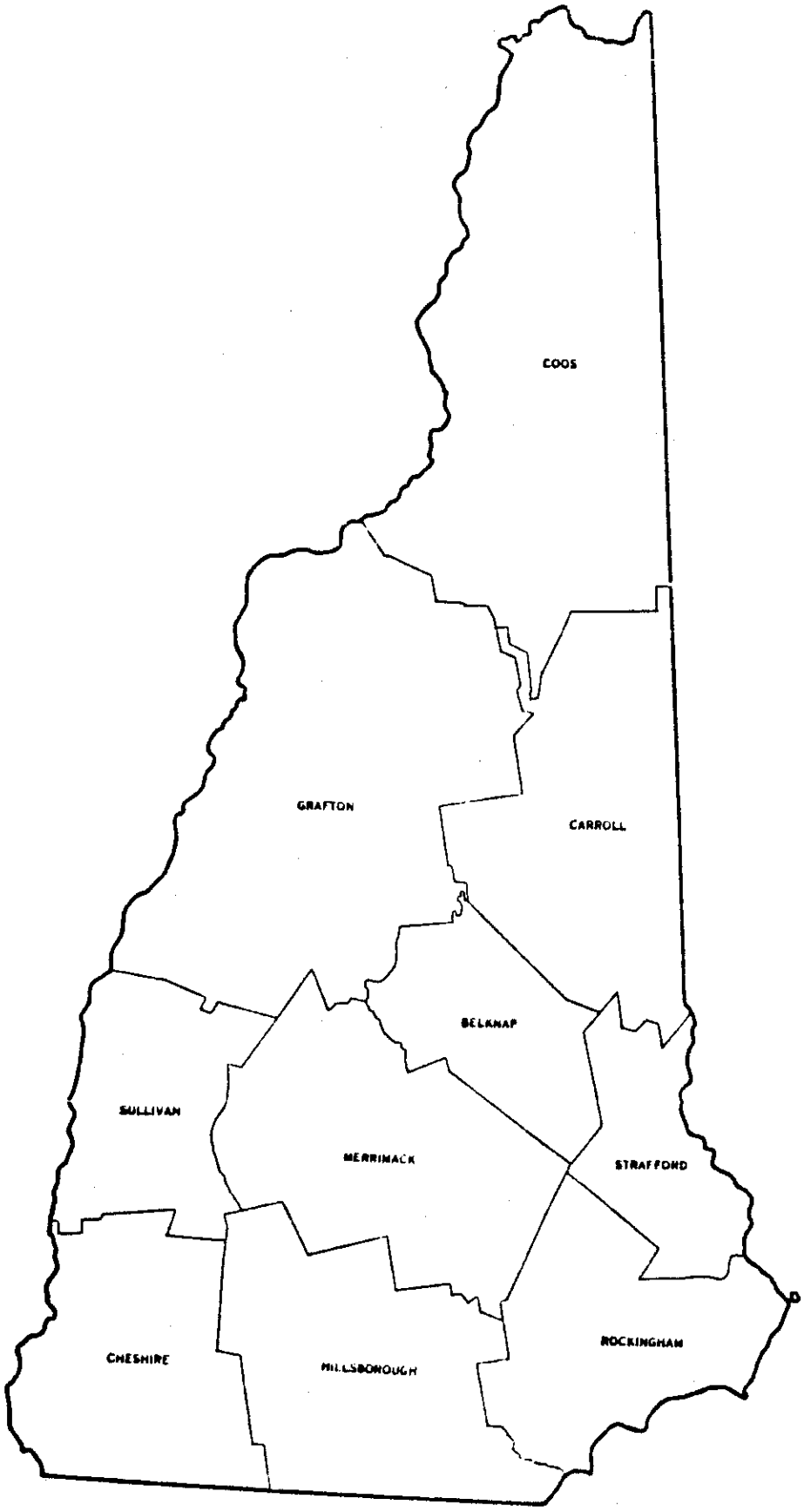
4. What percentage of the farmland purchases in <u>your specified area</u> last year (1986) were for each of the following purposes?

Expansion of farm	_____
Beginning farmer	_____
Farmer relocating	_____
Residential (hobby) farm	_____
Investment (Agriculture)	_____
Non-agriculture use	_____
Other _____	_____
	100%

MAINE

U. S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS

NEW HAMPSHIRE



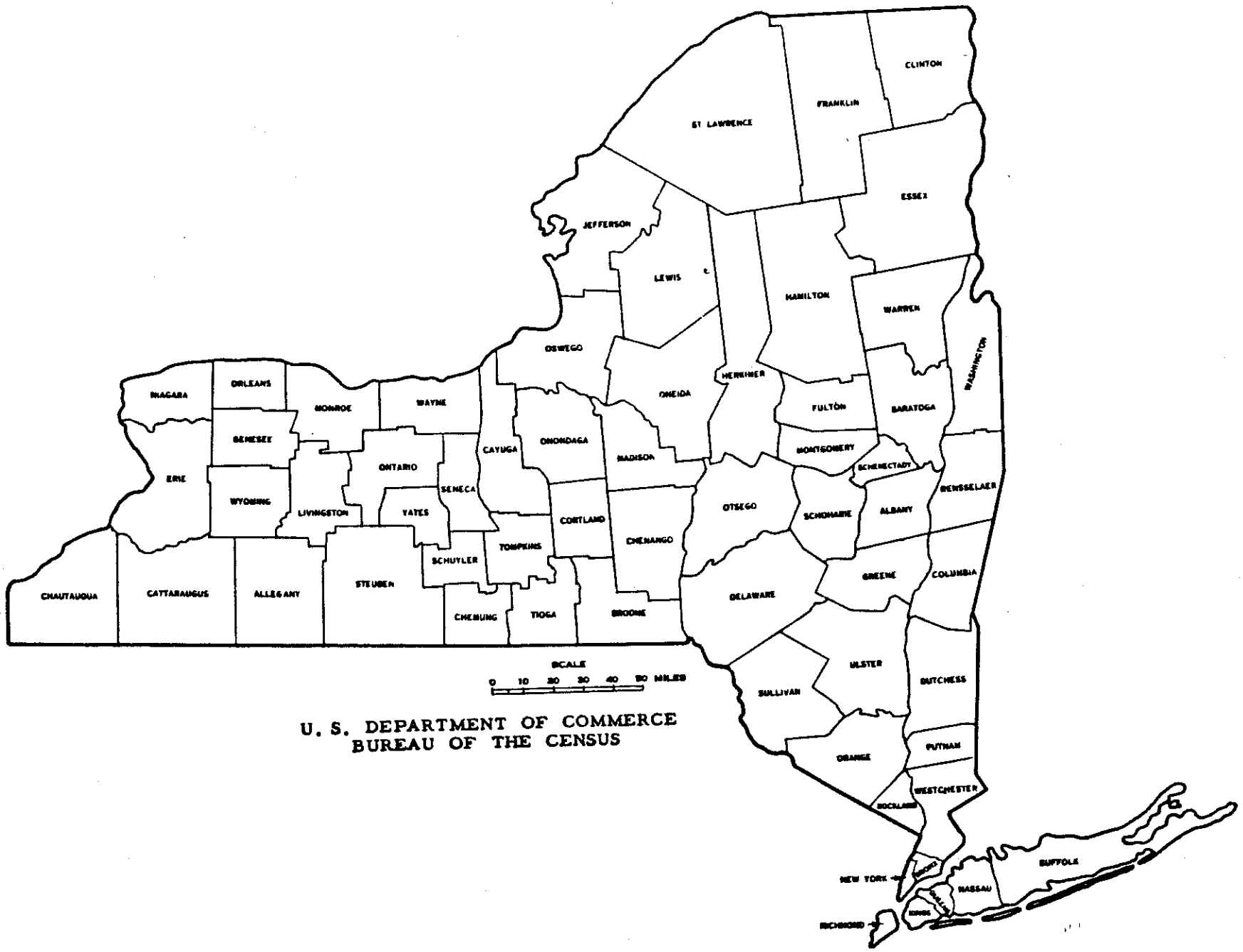
SCALE
0 10 20 30 MILES

U. S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS

VERMONT

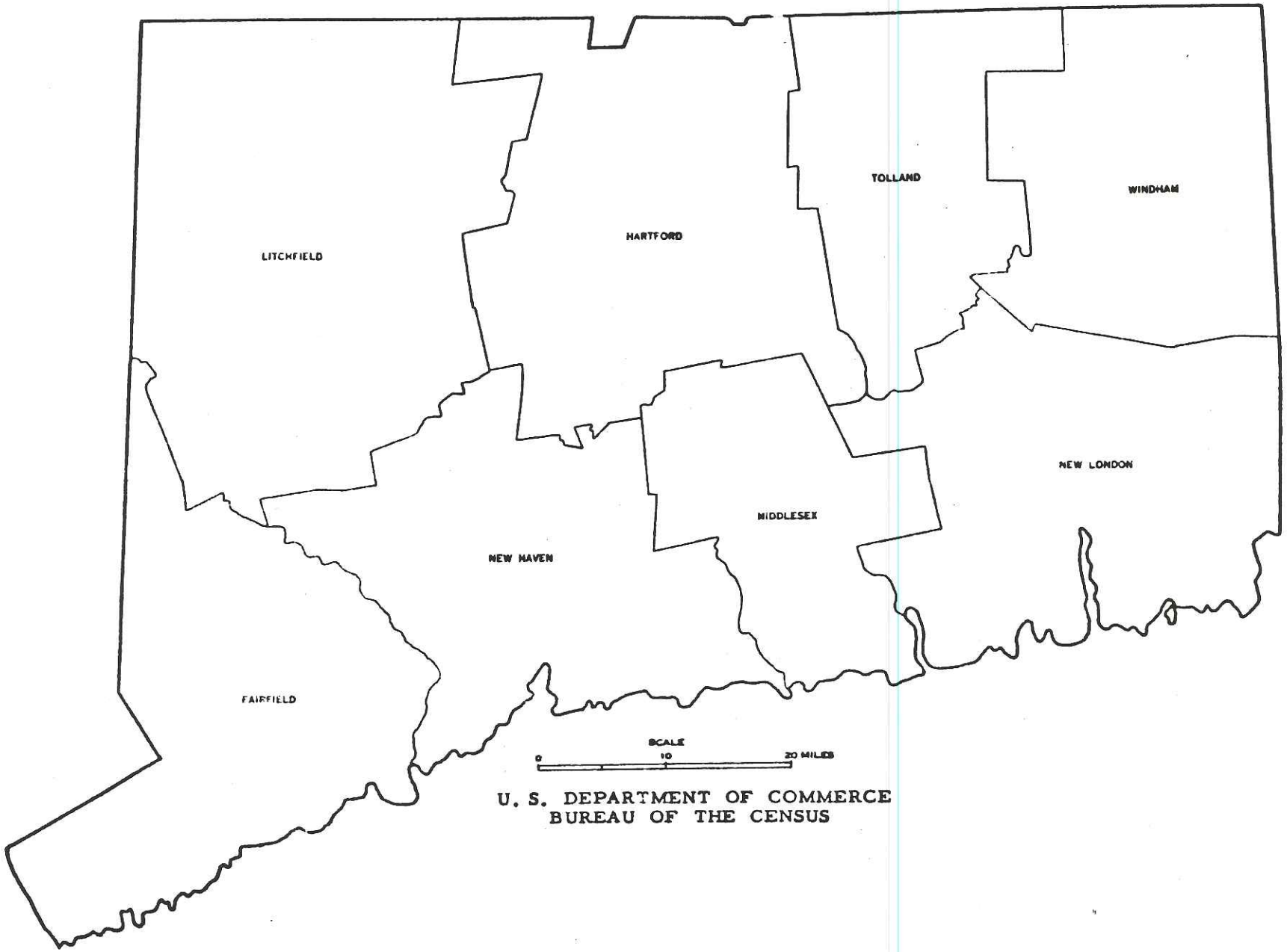
U. S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS

NEW YORK



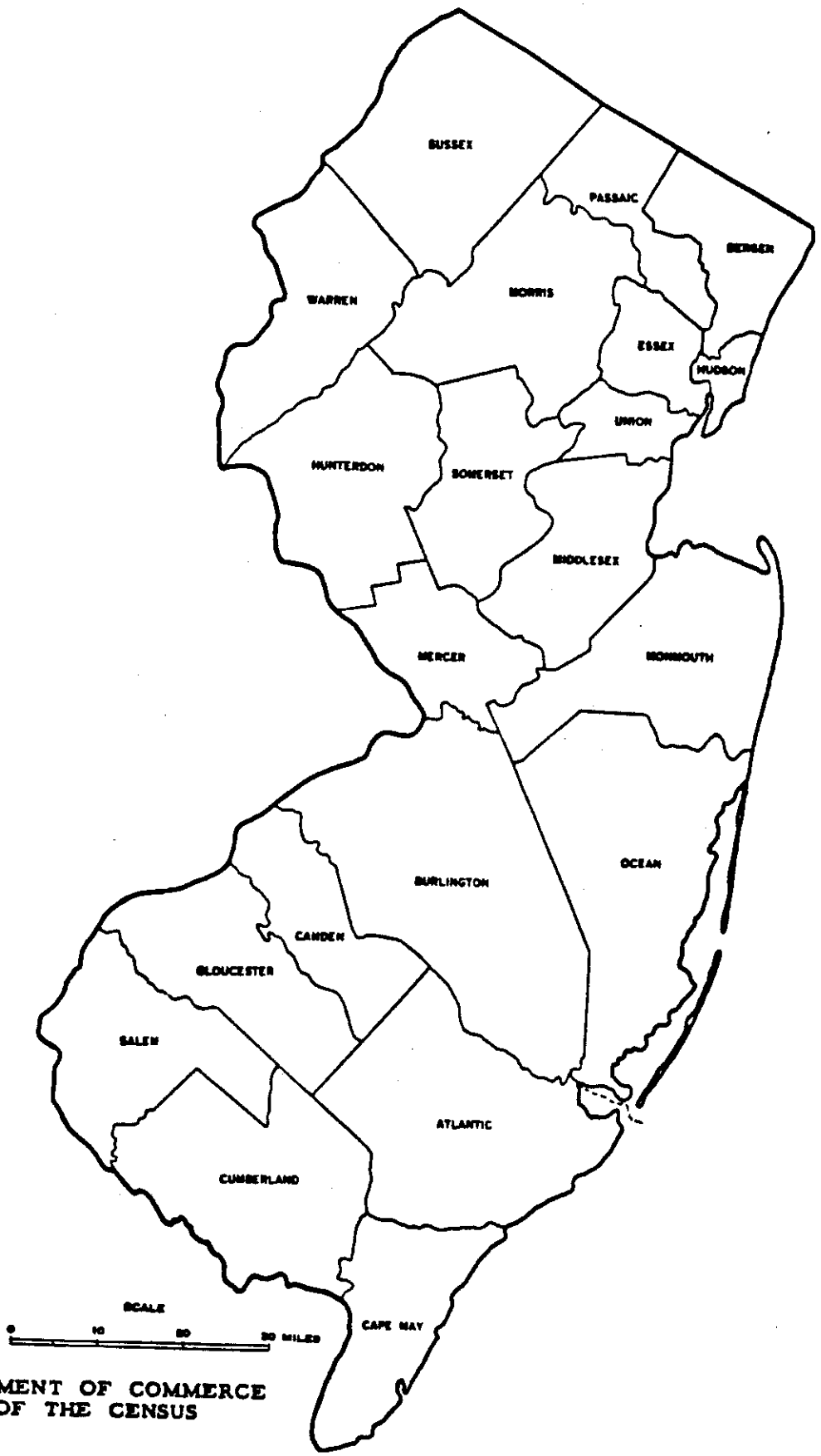
U. S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS

CONNECTICUT



U. S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS

NEW JERSEY



U. S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS