QUARTERLY 1987 NORTHEAST FARMLAND VALUES

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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.

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

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

	Se 1	Supply		X	Demand	
State	Decrease	Constant	Increase	Decrease	Constant	Increase
			numb	er of respo	nses	
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
		- Percen	t of total -	
Expansion of farm	15	38	30	28
Beginning farmer	0	10	2 5	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
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

Identifi	cation number:	10001	Date: _	October 1, 1987	
Your Des	cription of Farm R	leal Estate			
State	Maine		County(i	es) <u>Cumberland</u>	
Type of	farm Horse F	arm			
Total nu	umber of acres	18 (div	ide into the 6	listed categories	below)
1.	Acres of cropland	No constitution and the second second	***************************************	*	
	Principal	crops hay	Exp	ected yield/acre _	
		tre	e growth	_	
2.	Acres of forest	6	·		
3.	Acres of permanent	pasture 12			
4.	Acres of orchards	-			
	Fruit and var	iety		_ Expected yield/	acre
5.	Acres of vineyards		-		
	Variety	7		_ Expected yield/	acre
6.	Other acreage		Descr	iption:	
Predomin	ate soil character	istics			
	oology: level				1
	inage: well				
Lin	ne: high acid	1	low acid	neutr	al <u>X</u>
Predomin	nate soils				
Capacity	of barn	cows	Description	of barn Post &	Beam 37 x 40
	8 horse	stalls other			
Size and	condition of hous	se <u>36x40 Col</u>	<u>onial home in e</u>	xcellent restored	<u>condition</u>
and	i separate 4 room a	apartment. 15	0+ years old		
Other bu	ildings (including	g other houses)			
Other in	nformation (i.e. de	evelopment pres	sures and restr	ictions)	

****	*****	*********	********	**********	*****
2			Date of	Estimate	b
	2	1/1/87_	4/1/87	7/1/87_	10/1/87
Your est	timate of				
	et value	\$175,000	\$175,000	\$175,000	\$195,000
	e of percentage in value				
	d next 12 months	+8%	+8%	+5%	+5%

Identifi	cation number:	10002	Date:	<u>October 1, 1987</u>	·
Your Des	scription of Farm R	eal Estate			
State	Maine		_ County(ies	s) Somerset and	i Waldo
Type of	farm100	cow dairy farm	-		
Total nu	umber of acres	450 (divi	de into the 6 li	sted categories	below)
1.	Acres of cropland	310	<u> </u>		
•	Principal	crops <u>hay</u>	Exped	ted yield/acre _	3 T/A
		corn-s	ilage		20 T/A
2.	Acres of forest	110	<u> </u>		
3.	Acres of permanent	pasture27			
4.	Acres of orchards				
	Fruit and var	iety		Expected yield,	/acre
5.	Acres of vineyards				
	Variety			Expected yield,	/acre
6.	Other acreage	3	Descrip	otion: <u>farr</u>	mstead
Top Dra Lin Predomin Capacity 100 Size and	nate soil character pology: level ainage: well ne: high acid nate soils	moderat moderat moderat or Thorndike cows y cows other e 8 room	Description of free stall well kept me	x neut	ral tall barn,
	nformation (i.e. de			ctions)	
**************************************	******	*****	Date of		**************************************
		1/1/87	4/1/87	7/1/87	10/1/87
	timate of et value	\$272,800	\$272,800	\$275,000	\$275,0 00
change :	e of percentage in value d next 12 months	NR	NR	NR	0%

Identif	ication number:	10006	Date:	October 1. 198	7
Your Dea	scription of Farm R	eal Estate			
State	Maine		_ County(ie	s) <u>Aroostook</u>	
Type of	farm Po	tato		9	
Total no	umber of acres	193 (divid	de into the 6 1	isted categorie	s below)
	Acres of cropland				
	Principal	crops <u>potate</u>	esExpe	cted yield/acre	280 cwt/ac
		oats			80 bu/ac
2.	Acres of forest	20			•
3.	Acres of permanent	pasture10	~		
4.	Acres of orchards				
	Fruit and var	iety		Expected yiel	d/acre
5.	Acres of vineyards	-			
	Variety		9	Expected yiel	d/acre
6.	Other acreage	3_	Descri	ption:Farms	tead
	nate soil character			£)	
Top	pology: level	moderate	sloped X	_ steeply slop	ed
	ainage: well				#
	me: high acid			X neu	tral
	nate soils(
Capacity		cows			
		storage other	30,000 c	wts capacity (7	.100 sq. ft.)
Size and	d condition of hous	e			
0.1					
Other bi	uildings (including	other houses)			N
	•	148			
Other in	nformation (i.e. de	velopment press	res and restri	ctions)	
-					
*Ankalakaka	kirkirkirkirkirkirki	*****	*******	*******	**** *
	æ		Date of	Estimate	
		1/1/87	4/1/87	7/1/87	10/1/87
	timate of				
marke	et value	\$148,500	\$149,000	\$149,000	\$149,000
Estimate	e of percentage		ж.		
change :	in value				
expected	d next 12 months	0%	0%	0.8	+5%

Identification number:	10007	Date:	October 1, 1987	7
Your Description of Farm R	Real Estate			
State <u>Maine</u>		County(ie:	s) <u>Androscoggin</u>	
Type of farmDa	niry 135-cow	free stall		
Total number of acres				
1. Acres of cropland	118			
Principal	crops <u>corn</u>	silage Expe	cted yield/acre _	18 Ton
2. Acres of forest	159		<u></u>	
3. Acres of permanent	pasture <u>61</u>			
4. Acres of orchards				
Fruit and var	ciety		Expected yield,	/acre
Acres of vineyards	<u></u>			
Variety	<i></i>		Expected yield,	/acre
6. Other acreage	4	Descri	ption:	
Size and condition of hou	moderat d y silt loams I-6 cows other se	low acid Adam III-5 an Description 45'x48' addi	neut d Walpole III-5 of barn 48' x intions, 20'x24' m	ral X sandy loam 234' F/S w/2 ilkroom, 34x84' heifer barr
Dwelling - 2 1/2 sto		-		
Other buildings (including	g other nouses)	10 x 46 M	/E shed and stor.	age area.
Other information (i.e. do active ag. production	area. Moderate	pressure and no	known restricti	ons.
•		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%	80	0%	0%

Identification number: 10010	Date:	October 1, 19	87
Your Description of Farm Real Est	ate		
StateMaine	Count	y(ies) York, Cumb.	Oxford, Andro.
Type of farm Dairy			Saga,
Total number of acres170			
1. Acres of cropland			
Principal crops	silage corn (60)	Expected yield/acre	20 Ton
	grass-legume (60)	1	3 Ton D.M.
2. Acres of forest	40		
Acres of permanent pastur	re <u>10</u>		a
4. Acres of orchards			
Fruit and variety	-	Expected yiel	d/acre
5. Acres of vineyards		50 Ed. (5)	-
Variety		Expected yiel	d/acre
6. Other acreage		scription:	
Predominate soil characteristics Topology: level Drainage: well Lime: high acid Predominate soils Silt loa Capacity of barn 70 30 heifers	moderate X low acid m cows Descript	poor neu	tral
Size and condition of house	old, 10 rooms, avera	ge condition	
			ű
Other buildings (including other	manu	re storage, bunk si	los
Other information (i.e. developme			
Moderate	development pressu	re	
***************************	************	**************	* **** *
-	Date	of Estimate	
	/87 4/1/87	7/1/87_	10/1/87
Your estimate of market value \$242,	\$242,000	\$255,000	\$268,000
Estimate of percentage change in value expected next 12 months +5%	0%	+5%	+5%

10

ESTIMATE OF FARMLAND VALUE NORTHEAST REGION, UNITED STATES

Identification number:	11001a	Date:	October 1, 198	7
Your Description of Farm 1	Real Estate			
State New Hampshi	re	County(ie:	s) <u>Grafton/Sul</u>	Livan/Chestire
Type of farm Connection	cut River Valley	cropland and fo	orest (no buildi	ngs)
Total number of acres	70 (divi	de into the 6 l	isted categories	below)
1. Acres of cropland	32	<u> </u>	-	
Principal	crops <u>alfalfa</u>	grass hay Expe	cted yield/acre .	3.8 Tons
	<u>silage (</u>	corn		20 Tons
2. Acres of forest	38	good pine		
3. Acres of permanen	t pasture			
4. Acres of orchards				
Fruit and va	riety		Expected yield	/acre
Acres of vineyard	s			
Variet	у		Expected yield	/acre
6. Other acreage	<u></u>	Descri	ption: <u>Farmst</u>	ead
	moderate X moderate d Hadley and Agawa cows other se	low acidam Description	poor	ral
Other information (i.e. d within 8 miles (commerci most development. Zoning	al) Moderate de moderately res	velopment nearby tricting (reside	. Flood plains z	oned against
:		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%

Identification number:	11001ь	Date: _	October 1, 1987	
Your Description of Farm B	leal Estate			
State New Hampshir	'e	County(ie	es) <u>Belkap, Merr</u>	imack, Eastern
Type of farmUpland far	m, pauttime, li	lvestock (probal	oly sheep)	Grafton
Total number of acres				
1. Acres of cropland	20)		
Principal	crops grass	s hay Exp	ected yield/acre _	1.5 Tons
2. Acres of forest	20	(mixed hard	wood)	
3. Acres of permanent	pasture1	<u>) </u>		
4. Acres of orchards				
Fruit and var	iety		Expected yield/	'acre
5. Acres of vineyards				
Variety	<i></i>		_ Expected yield/	acre
6. Other acreage			iption:Farmste	
Predominate soil character	ristics			
Topology: level	modera	te sloped <u>X</u>	steeply sloped	1
Drainage: well				
Lime: high acid				al
Predominate soils Char				
Capacity of barn	cows	Description	of barn rough,	former
_40 she	eep other	dairy sta	nchion barn	
Size and condition of hous	se <u>Two story</u>	colonial style	, partially remode	eled, costly
*	to hea	t, needs contin	ual work	
Other buildings (including	g other houses)	Woodshed	. storage building	
				77
Other information (i.e. deduction development nearby.				ite residential
*			· · · · · · · · · · · · · · · · · · ·	
**************************************	CACACACACACACACACACACACACACACACACACACA			- Arkitakakakaka <u>* * * *</u> *
-	Maria seem mendana		Estimate	
	1/1/87_	4/1/87_	<u> 7/1/87</u>	10/1/87
Your estimate of market value	\$140,000	\$145,000	\$155,000	\$160,000
Estimate of percentage change in value	1300	.304	.10-	0.04
expected next 12 months	+10%	+10%	+10%	+8%

Identif:	cation number:	11002	Date:	October 1, 198	37
	scription of Farm R		0		
	New Hampshir		_ County(1e	s) <u>Graiton</u>	
	farm <u>Da</u>	-	3- 4 +b- 6 3	* - 4 - 5 4	1 1
	umber of acres			isted categories	s below)
Τ,	Acres of cropland				2
	rrincipal	crops <u>hay</u>		cted yleld/acre	
•	A				_15 Ton
	Acres of forest	73			
	Acres of permanent	pasture25		·	
4.	Acres of orchards				
_	Fruit and var	-	-	Expected yield	l/acre
5.	Acres of vineyards				
	Variety			Expected yield	l/acre
6.	Other acreage	2	Descri	ption: <u>buildi</u>	ng site
Predomin	ne: high acid nate soils				
,		other			
Size and	d condition of hous				
Other b	ildings (including	other houses)	machine she	ds, bunker silo	
Other i	nformation (i.e. de	velopment press	ures and restri	ctions)	
****	*****	*****	*****	****	****** ****
-			Date of	Estimate	
		1/1/87	4/1/87	7/1/87	<u>10/1/87</u>
Your es	timate of				
mark	et value	\$250,000	\$250,000	\$250, 0 00	\$250,000
change	e of percentage in value d next 12 months	+ 5%	0%	0%	0%

Nour Description of Farm Real Estate State Vermont	Identifi	ication number:	2001	Date: _	October 1, 1987	
Type of farm	Your Des	scription of Farm Rea	l Estate			
Total number of acres	State	Vermont		_ County(i	es)	
1. Acres of cropland	Type of	farm Dairy Far	rm			1
1. Acres of cropland	Total nu	umber of acres250	divi (divi	de into the 6	listed categories	below)
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: Fredominate 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 ***********************************						P2
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 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 ***********************************		Principal c	cops <u>corn</u>	silage Exp	ected yield/acre _	15
3. Acres of permanent pasture 25 4. Acres of orchards Fruit and variety 5. Acres of vineyards Variety 6. Other acreage Predominate soil characteristics Topology: level			<u>hay</u>	1		3.5
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	2.	Acres of forest	75			
Fruit and variety Expected yield/acre 5. Acres of vineyards Variety Expected yield/acre 6. Other acreage Description: Fredominate soil characteristics Topology: level moderate slopedX steeply sloped Drainage: well moderate _X poor Lime: high acidX low acid neutral _X Fredominate 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 ***********************************	3.	Acres of permanent p	pasture25			
Variety	4.	Acres of orchards		-		
Variety		Fruit and varie	ety		_ Expected yield/	acre _
Predominate soil characteristics Topology: level moderate slopedX steeply sloped Drainage: well moderateX poor Lime: high acidX low acid neutralX 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 ***********************************	5.	Acres of vineyards				,
Predominate soil characteristics Topology: level moderate slopedX steeply sloped Drainage: well moderateX poor Lime: high acidX low acid neutralX 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 ***********************************		Variety			_ Expected yield/	/acre
Topology: level moderate slopedX steeply sloped Drainage: well moderateX poor Lime: high acidX low acid neutralX Predominate soils Capacity of barn 75 cows Description of barn stanchion other	6.	Other acreage		Descr	iption:	
Capacity of barn	Top Dra Lin	pology: level ainage: well ne: high acid	moderat Moderat	e X low acid	poorneutr	
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 ***********************************						ion
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 ***********************************						
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 ***********************************	Size and	d condition of house	_ Houses are	usually large	older style farm	house in
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 ***********************************						
throughout the state depending on proximity to certain business communities ***********************************						
throughout the state depending on proximity to certain business communities ***********************************			A CONTRACTOR OF THE CONTRACTOR	111	- 47.5 · · · · · · · · · · · · · · · · · · ·	
Date of Estimate 1/1/87	Other in	nformation (i.e. deve	elopment press	ures and restr	ictions) <u>varies</u>	greatly
Date of Estimate 1/1/87	thro	oughout the state dep	ending on pro	ximity to cert	ain business commu	ınities
Date of Estimate 1/1/87	****	**************	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~			
1/1/87				· · · · · · · · · · · · · · · · · · ·		
Your estimate of market value \$220,000 \$220,000 \$227,000 \$230,000 Estimate of percentage change in value			1 /1 /87			10/1/87
market value \$220,000 \$220,000 \$227,000 \$230,000 Estimate of percentage change in value	Your est	timate of		-7/1/0/		10/1/0/
change in value			\$220,000	\$220,000	\$227,000	\$230,000
	change i	in value	NR	<u>+</u> 5%	+7%	+5%

Identification number: 12007	Dat	e: <u>October</u>	1. 1987
Your Description of Farm Real Esta	ite		
State <u>Vermont</u>			ern Rutland, Addison,
Type of farmDairy		South Chittenden	counties (E. Cent. VT)
Total number of acres380	(divide into	the 6 listed can	tegories below)
1. Acres of cropland	310		
Principal crops	<u>hay</u>	Expected yie	ld/acre <u>3.5 - 4 Tons</u>
	corn-silage	_	16 T/Acre
2. Acres of forest	45		
3. Acres of permanent pasture	55		
4. Acres of orchards			
Fruit and variety	-	Expect	ed yield/acre
5. Acres of vineyards			
Variety		Expect	ed yield/acre
6. Other acreage	20	Description: _1	Hedge row/ditches/woods
Predominate soil characteristics Topology: level Drainage: well Lime: high acid Predominate soils Vergennes cl Capacity of barn Size and condition of house Other buildings (including other h	moderate low action cows Description other anch, 1400 sq.	to poor cidX ciption of barn ft: good conditi	X neutral X Free stall
Other information (i.e. development	nt pressures an - No developmen		Agricultural Area
** ***********************************			
		Date of Estimate	
	<u>/87 </u>	<u> 7/</u>	<u>1/87</u>
Your estimate of market value \$260,0	000 \$260	,000 \$260	,000 \$260,000
Estimate of percentage change in value expected next 12 months +5	&	+5%	+2% +2%

Identification number:	12008	Date: _	October 1, 1987	
Your Description of Farm R	eal Estate			
State Vermont		_ County(i	es) <u>Grand Isle</u>	
Type of farm Da	iry		0000	
Total number of acres	120 (divi	de into the 6	listed categories	below)
1. Acres of cropland			_,	ŕ
Principal	crops <u>hay, ha</u>	aylage Exp	ected yield/acre _	6 Ton
	_corn		ت	25 Ton
2. Acres of forest	8		8	
Acres of permanent	pasture			
4. Acres of orchards	-			
Fruit and var	iety		_ Expected yield/	acre
Acres of vineyards				
Variety			_ Expected yield/a	acre
6. Other acreage	-		iption:	
Predominate soil character	istics			
Topology: level	X moderate	sloped	steeply sloped	S
Drainage: well	X moderate		poor	
Lime: high acid				al <u>X</u>
Predominate soils Loam				
Capacity of barn54				
			milkhouse, good com	
Size and condition of hous	e <u>3 bedroom.</u>	modern, oil f	orced air heat, cla	apboard
			n	
Other buildings (including	other houses)	Tool shed -	- good condition,	sealed silo
		20x40, cem	ent stave silo 20x	50
Other information (i.e. de	velopment pressu	res and restr	ictions) <u>Lakevie</u>	v. some lake
		front -	development press	sure
**********	*****	\	**************	****
5.			Estimate	<u></u>
	1/1/87	4/1/87	7/1/87	10/1/87_
Your estimate of	10			
market value	\$174,000	\$177,000	\$183,000	\$195,000
Estimate of percentage				
change in value				
expected next 12 months	+5%	+5%	+5%	+5%

Identifi	cation number: 13002		Date:	October 1, 19	87
Your Des	scription of Farm Real Est	ate			
State	New York		County(ie	s) <u>Chenango</u>	
Type of	farm 70 cow up	land dairy	farm		
Total no	umber of acres 227	_ (divide :	into the 6 1	isted categorie	s below)
1.	Acres of cropland	125			
	Principal crops	hay (leg	ume) Expe	cted yield/acre	3,5
		corn			16 tons
2.	Acres of forest	15			
3.	Acres of permanent pastur	e <u>82</u>			
4.	Acres of orchards				
	Fruit and variety			Expected yiel	d/acre
5.	Acres of vineyards				
	Variety			_ Expected yiel	d/acre
6.	Other acreage	5	Descri	ption: <u>Farms</u>	tead
Top Dra Lin Predomin Capacity Size and Modern	nate soil characteristics pology: level ainage: well me: high acid X nate soils Mardin sil y of barn 70 25 heifers, 12 calves d condition of house 80 n kitchen, 7 rooms total,	moderate1 t loam with cows other yr. old hou 2.100 ft. o	X to ow acid some Lorels Description upright and se, remodels	poor neustown of barn <u>Tie st</u> 2 harvestors. ed and well mair	tral tall barn with 2 Manure lagoon tained.
	uildings (including other	houses)	Small to	ool shed with or	en front.
	tle contributory value.				
	nformation (i.e. developme imited number of farms on				•
*****	**************	*****	******	********	*******
*		•	Date of	Estimate	
	1/1	<u>/87</u>	4/1/87	7/1/87	10/1/87
	timate of et value \$164,	000	\$170,000	\$170,000	\$174,000
change	e of percentage in value d next 12 months +2 to	+3%	+2%	+3%	+3%

Identif	ication number:	13004	Date:	October 1, 19	87
Your Des	scription of Farm	Real Estate			
State	New York		County(ies	s) <u>Dutchess</u>	
Type of	farm107 cc	ow dairy farm		3	5
Total n	umber of acres _	454 (divid	e into the 6 1:	isted categorie	s below)
	Acres of croplane				
	Principa	l crops <u>hay/al</u>	falfa Exped	cted yield/acre	_5 T
		_corn			_18 T/ac
2.	Acres of forest	woods	156, 22 swamp		
3.	Acres of permaner	nt pasture50	_		
4.	Acres of orchard	s			
£0	Fruit and v	ariety		Expected yiel	d/acre
5.	Acres of vineyar	ds	20		
	Varie			Expected yiel	d/acre
6.	Other acreage	10	Descri	otion:Farms	tead
Predomi	nate soil characte	eristics			
		X moderate			ed
		X moderate			
		id		neu	tral X
		oosic gravelly loa		3 8 N	
Capacity		107 cows			
12.7		other			.2
		use 2 main house		ition with mode	rn fixtures:
		condition.			
Other b	uildings (includi	ng other houses)			
10 2 2	22			dry cow barn	
Other in		development pressu	č		
	district, area	experiencing stro	ng R.E. values	from N.Y.C. pr	essure
****	*********	kkkkkkkkkkkkkk	****	*******	***** *
			Date of	Estimate	
		1/1/87	4/1/87	7/1/87	10/1/87
	timate of				
mark	et value	\$1,200,000	\$1,200,000	\$1,200,000	\$3,250,000
Estimat.	e of percentage				(Under contract
change	in value				to sell)
expecte	d next 12 months	+30%	0.8	0%	NR

Identifi	ication number:	13005a	Date:	October 1, 1987	<u>'</u>
Your Des	scription of Farm R	eal Estate			
State	New York		_ County(ies	s) <u>Wayne</u>	
Type of	farm Fruit				
Total no	umber of acres	188 (divi	de into the 6 l	isted categories	below)
1.	Acres of cropland				
	Principal	crops	Ехрес	cted yield/acre _	
				-	
2.	Acres of forest				
3.	Acres of permanent	pasture			
4.	Acres of orchards	146			
	Fruit and var	iety <u>appl</u>	es	Expected yield,	/acre <u>560 bu.</u>
5.	Acres of vineyards				
	Variety			Expected yield,	/acre
6.	Other acreage	42	Descri	ption: 2nd growth	n woods/farmst.
Predomi	nate soil character	istics			
To	pology: level	moderat	e sloped <u>146 a</u>	c steeply sloped	d
Dr	ainage: well	moderat	e <u>X</u>	poor	
Li	me: high acid	***************************************	low acid	neut:	ral <u>X</u>
Predomi	nate soils <u>Sod</u>	<u>us - Ira associ</u>	ation		
Capacit	y of barn	cows	Description	of barn	
		other			
Size an	d condition of hous	e <u>3,040 sq. f</u>	<u>eetattractive</u>	<u>, well maintaine</u>	d, covered
stone	patio inground	heated pool			
Other b	uildings (including	other houses)	18,000 bu. c	old storage and	
18	.000 bu. common sto	rage, tool shed			
Other i	nformation (i.e. de	velopment press	ures and restri	ctions) Zoned	agricultural
	residential with	no special res	trictions		
nio lo	*****				

-				Estimate	10/1/07
		1/1/87	4/1/87	7/1/87	10/1/87
	timate of et value	\$280,000	\$280,000	\$280,000	\$280,000
	e of percentage				
_	in value d next 12 months	NR	NR	NR	0%

Identification number: _	13005Ъ	Date:	October 1, 1987	7
Your Description of Farm	Real Estate			
State New York		County(ie	s) _Orleans	
Type of farmCash c				
Total number of acres	(div	de into the 6]	isted categories	below)
1. Acres of cropland				, and the Pathological Action of the Pathologica
Principal	crops <u>sna</u>	beans Expe	cted yield/acre	2.6 T
2		page		2.5 T
2. Acres of forest				
3. Acres of permaner	it pasture			
4. Acres of orchards				
Fruit and va	riety		Expected yield,	/acre
5. Acres of vineyard			· · · · · · · · · · · · · · · · · · ·	
Variet	.у	-	Expected yield,	/acre
6. Other acreage			ption: 2nd growth	
Predominate soil characte	ristics			
Topology: level				d
Drainage: well	moderat	teX	poor	
Lime: high aci				
Predominate soils50				
Capacity of barn	cows	Description	of barn	
	other			
Size and condition of hou	se <u>no building</u>	gs		
	2 3			
Other buildings (including	g other houses)	None		-
Other information (i.e. d	evelopment press	sures and restri	ctions) <u>None</u>	
**********	*****	rkkkkkkkkkkkk	rkikikikikikikikikikikikiki	*** *****
5		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
P-414				
Estimate of percentage change in value			e	
expected next 12 months	NR	NR	NR	0%

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ESTIMATE OF FARMLAND VALUE NORTHEAST REGION, UNITED STATES

Identification number:	13006	Date: _	October 1, 1987	
Your Description of Farm Re	al Estate	÷		
State New York		County(i	es) <u>Tompkins</u>	
Type of farm50	cow dairy farm	·		
Total number of acres1	40 (divid	le into the 6	listed categories	below)
1. Acres of cropland	91			,
Principal c	rops <u>corn</u>	Ехр	ected yield/acre _	100 bu.
	hay			4 T
2. Acres of forest	27			
3. Acres of permanent	pasture <u>13</u>			
4. Acres of orchards				
Fruit and vari	ety		_ Expected yield,	/acre
5. Acres of vineyards				
Variety			_ Expected yield,	/acre
6. Other acreage	9	Descr	iption:	
Topology: level 3-8 Drainage: well X Lime: high acid Predominate soils Kendaia Capacity of barn 50	moderat	elow acid Lansing G.S.L.	poor neut	ral X
Size and condition of house	other 2,000+ s	q. ft., 100 ye	ears old, moderniz	ed
Other buildings (including	other houses)	36x80 tool s	shed with 30x40 ad	dition
Other information (i.e. dev	elopment press	ures and resti	rictions)	
*********		********	*********	******* **
Ē		Date of	f 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%

Identif:	ication number:	13007a		Date: _	October 1, 198	7
Your Dea	scription of Far	m Real Estat	e			
State	New York		-	County(i	es) <u>Genesee. Wyom</u>	ing, Livingston
	farm					
Total nu	umber of acres	350	(divide	into the 6	listed categories	below)
1.	Acres of cropla	and	275	.		
	Princip	oal crops	Corn	Ехр	ected yield/acre	12-15 T C.S.
			Alfalfa			3.5 T D.M.
2.	Acres of forest	-	50	-		
3.	Acres of perman	nent pasture	20	-		
4.	Acres of orchar	ds	0	-		
	Fruit and	variety) 		_ Expected yield	/acre
5.	Acres of vineya	ards				
	Vari	lety			_ Expected yield	/acre
	Other acreage		5	Descr	iption: Farmst	ead
	nate soil charac					
Top	pology: level		noderate s	sloped <u>X</u>	steeply slope	d
Dra Tiv	ainage: well _	I	noderate _	X	poor	
					neut	
	loan	ns, and some	clay	<u>mostly fro</u>	m good to fair; g	ravelly loams,
Capacity					of barn <u>Freesta</u>	11 with 2/8
					pright and bunk f	
Size and					. older house, fa	
	**				ut adequate.	
					rns for youngstoc	
					m/e storage and	
Other in					cictions)	
***	********	******	****	 	*****	******** <u>***</u> *
				Date of	Estimate	
		1/1/8	<u> </u>	4/1/87	7/1/87	10/1/87
	timate of					
marke	et value	\$295,00	00	\$295,000	\$295,000	\$295,000
Estimata	e of percentage					
change i	in value					
expected	i next 12 months	- 8%		-5%	0%	0%

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ESTIMATE OF FARMLAND VALUE

Identification number:	13007Ъ	Date:	October 1, 198	7
Your Description of Farm 1	Real Estate			
State New York		County(ie	es) <u>Genesee, Li</u>	vingston
Type of farmC	ash crop	·		
Total number of acres	250 (div	ide into the 6]	isted categories	below)
1. Acres of cropland	22	5		
Principal	crops <u>corn</u>	Expe	cted yield/acre	100 bu.
	_whea	t	-	60 bu.
2. Acres of forest	2	2		
3. Acres of permanen	t pasture			
4. Acres of orchards				
Fruit and va	riety		Expected yield	/acre
Acres of vineyard	s			
Variet	у		Expected yield	/acre
6. Other acreage	3	Descri	iption:Farmst	ead
Topology: level	modera d tario, Lima, Hi cows other se2,000 sq	te X low acid lton Description . ft. older hous	poorneut of barnse. Well maintai	ral X
	/E storage with			
Other information (i.e. d	_		ictions)	
*********	*** **	*******	********	**********
		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%

Identif	ication number:1	3008a	_ Date:	October 1, 1987	7
Your De	scription of Farm Real	l Estate			
State	New York		County(ies)	Cattaraugus &	Chautauqua
Type of	farm Dair	7			14.
Total n	umber of acres25	2 (divid	e into the 6 lis	ted categories	below)
	Acres of cropland				
	Principal cro	ops <u>Hay</u>	Expect	ed yield/acre _	3.5 T
			silage		16 T
2.	Acres of forest	80			
3.	Acres of permanent pa	asture40			
4.	Acres of orchards				
	Fruit and varie			Expected yield,	acre
5.	Acres of vineyards				8 5
	Variety	***		Expected yield,	/acre
6.	Other acreage			ion: ponds, c	
Predomi	nate soil characteris	tics			¥
To	pology: level X	moderate	sloped	steeply sloped	i
	ainage: well X				
	me: high acid _				
	nate soils <u>Tioga SL</u>				
Capacit	y of barn74			8	
		other			
Size an	d condition of house	2,742 sq. ft	., interior rece	ntly remodeled	good cond.
	· · · · · · · · · · · · · · · · · · ·	A			
Other b	uildings (including o	ther houses)	pole type mac	hine and equip	ment shed.
				garage	
Other i	nformation (i.e. deve	lopment pressu	res and restrict	ions)	
Carrier Control				<u> </u>	
****	********	*****	****	****	**** *
			Date of Es	timate	
		1/1/87	4/1/87	7/1/87	10/1/87
	timate of				
mark	et value	\$155,000	\$155,000	\$155,000	\$155,000
Estimat	e of percentage				
change	in value				
expecte	d next 12 months	0.8	08	0%	0%

Identification number: 13008b		Date:	October 1, 1987	
Your Description of Farm Re	al Estate		·	
State New York		County(ie	es) <u>Steuben & All</u>	egany
Type of farm Dai	ry			
Total number of acres3	65 (divid	e into the 6	listed categories	below)
1. Acres of cropland	300			
Principal c	rops <u>Hay</u>	Expe	ected yield/acre _	3 T
2. Acres of forest			_	Wild day.
3. Acres of permanent	pasture <u>60</u>			
4. Acres of orchards	<u> </u>			
Fruit and vari	ety		Expected yield/	acre
Acres of vineyards				
Variety			_ Expected yield/	acre
6. Other acreage		Descr	iption:	
Topology: level	moderate Channery SL, Ho cows other 1,780 sq. ft	X low acid ward Fremont : Description new home, but heifer barn	poor neutr SL of barn <u>steel fr</u> uilt 10-15 yrs. ag	eestall o. d equipment
			harvestore silos	
Other information (i.e. dev	elopment pressu	res and restr	ictions)	
*************	******	*****	*********	*******
5		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%

Identification number:	13008c	Date: _	October 1, 1987	7
Your Description of Farm Re	eal Estate			
StateNew York		County(ie	es) <u>Chautauqua</u>	
Type of farmGra	аре			
Total number of acres	42 (div	ide into the 6	listed categories	below)
1. Acres of cropland		-	_	,
Principal of	crops	Exp	ected yield/acre _	
	-		_	
2. Acres of forest				
Acres of permanent	pasture			
4. Acres of orchards				
Fruit and var	iety		_ Expected yield,	acre
Acres of vineyards	30			
Variety	Con	cord	_ Expected yield	acre <u>5.75 T</u>
6. Other acreage	10		iption: <u>roads, dı</u>	
Predominate soil character:	istics			Ť
Topology: level	<u>K</u> modera	te sloped	steeply sloped	i
Drainage: well	modera	te	poor X	
Lime: high acid				cal
Predominate soils <u>Collar</u>	mer and Canead	ea		
Capacity of barn	cows	Description	of barn	
	other			
Size and condition of house	= 1.330 sq.	ft. house g	ood condition.	
			and the second s	
Other buildings (including	other houses)			
Other information (i.e. de	velopment pres	sures and restr	ictions)	
*********	**********	*****		
9 9			Estimate	
	1/1/87_	<u>4/1/87</u>		10/1/07
Your estimate of		4/1/6/	7/1/87_	10/1/87
market value	\$90,000	\$ 90,000	\$ 90,000	\$ 90,000
			g 5	
Estimate of percentage change in value			Gi Gi	
expected next 12 months	+2%	+3%	+3%	+3%
			negrote Ro	un. ₩3.₩

Identif:	ication number:	13010	Date:	October 1, 198	7
Your Des	scription of Farm Re	eal Estate			
State	New York		_ County(ies	s) <u>Washington</u>	Rensselaer
Type of	farm <u>Dairy</u>				
Total nu	umber of acres	315 (divi	de into the 6 l	isted categories	below)
1.	Acres of cropland	168			
	Principal o	crops <u>hay (1</u>	egume) Expe	cted yield/acre	2.7
		corn	·		17
2.	Acres of forest	48			
3.	Acres of permanent	pasture 95	<u> </u>		
4.	Acres of orchards	4			
	Fruit and var	iety		Expected yield	/acre
5.	Acres of vineyards				
	Variety		···	Expected yield	/acre
6.	Other acreage	4	Descri	ption: <u>farmste</u>	ad
Dr Lin Predomi Capacit	pology: level ainage: well me: high acid nate soilsHud y of barn d condition of hous	moderatX	low acid Description stanchion	neut of barn 74 I upright cement	T.S. Bal.
Other b	uildings (including	other houses)	7 vr. old ex	cellent 6 room (Cape Cod.
	veral other buildin		· ·		
	nformation (i.e. de				ed on State Road
	h moderate outside				
			_		
*****	*********	*************			**************************************
-				Estimate	
		1/1/87	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
	timate of et value	\$280,000	\$285,000	\$290,000	\$295,000
change	e of percentage in value d next 12 months	NR	+6%	+6%	+6%

Identifi	cation number:	13012	Date:	October 1, 198	7
Your Des	scription of Farm Re	al Estate			
State	New York		County(ies)	<u> Herkimer</u>	
Type of	farmDai	ry			
Total nu	umber of acres 2	55 (divid	le into the 6 lis	sted categories	below)
1.	Acres of cropland	131			
<i>i</i>	Principal c	rops <u>Hay</u>	Expect	ted yield/acre	3.5 Tons
		corn			16 Tons
2.	Acres of forest	69			
3.	Acres of permanent	pasture50			
4.	Acres of orchards		-		
	Fruit and vari	.ety	# #	Expected yield	/acre
5.	Acres of vineyards	-,		XI	
	Variety			Expected yield	l/acre
6.	Other acreage	5	Descrip	tion: <u>Farms</u>	tead, etc.
	nate soil characteri				
	pology: level				ed
	ainage: well				
	me: high acid				ACT
	nate soils Palmy1				
Capacit	y of barn60				
_1			good cond. A 19		
	d condition of house				
	on built in 1972, co				
	uildings (including				
	0' and 14'x30'), a (
Other i	nformation (i.e. dev	velopment pressu	ires and restric	tions) <u>About or</u>	ne half of till-
	nd is in separate pa up by hedgerows.	arcel a mile fro	om bldgs. Many o	f the fields ar	ce small -
broken	up by neugerows.				
****	*****************	************			************
			Date of E	stimate	\$1
		1/1/87_	4/1/87	7/1/87_	10/1/87_
	timate of et value	\$136,000	\$136,000	\$136,000	\$140,000
	e of percentage				
_	in value d next 12 months	+1%	+1%	+1%	+2%

Identifi	cation number:	13013	Date: _	October 1, 1987	<u> </u>
Your Des	cription of Farm R	eal Estate			
State	New York		_ County(ies) <u>Cayuga</u>	
	farm <u>Dairy</u>				
Total nu	umber of acres	144 (divi	de into the 6	listed categories	below)
1.	Acres of cropland	100			
	Principal	_corn	silage Ex	pected yield/acre _ -	18 T 125 bu/acre 4 T/acre
2.	Acres of forest	_		· ·	
3.	Acres of permanent	pasture25			
4.	Acres of orchards				
	Fruit and var	iety		Expected yield/	acre/
5.	Acres of vineyards			•	
	Variety			Expected yield/	/acre
6.	Other acreage	5	Desc	ription: <u>farmste</u> a	d, roads, etc.
Dra Lin Predomir Capacity	ainage: well ne: high acid nate soilsHon note of barn	moderat eyoe Lima Silt cows other	e X low acid _ Loams Descriptio bu	X neutr	stall
Other bu	ildings (including	other houses)	milk house	. smaller out build	ding as shop
	·			and supply stora	ge
				rictions)	
****	**********	**************		*******	k###### ####
				f Estimate	
		1/1/87	4/1/87	<u> 7/1/87</u>	10/1/87
	cimate of et value	\$100,000	\$ 96,000	\$ 96,000	\$ 96,000
change i	e of percentage in value i next 12 months	0%	-48	-48	NR
				→ 9	2141

Identification number: <u>13016</u>	Date: _	October 1, 1987	
Your Description of Farm Real Esta	te		
State New York	County(i	es) <u>Ontario</u>	
Type of farmCash crop/Veget			
Total number of acres 325			pelow)
1. Acres of cropland			
Principal crops	sweet corn Exp	ected yield/acre _	5 T
	snap beans		2.2 T
2. Acres of forest	40		8
Acres of permanent pasture			
4. Acres of orchards			
Fruit and variety		_ Expected yield/a	acre
5. Acres of vineyards			11
Variety		_ Expected yield/a	icre
6. Other acreage	36 Descr	iption: waste	
Predominate soil characteristics Topology: level Drainage: well X Lime: high acid Predominate soils Lima silt	moderatelow acid	poorneutra	
Capacity of barn30	cows Description	of barn old woods	en stanchion
	other with 2 con		
Size and condition of house 2.0	00 square feet, early	1900 wood frame wi	ith modern
	kitchen and appl	iances	
Other buildings (including other h	ouses) <u>old corn cr</u>	ibs, two old small	storage
barns and new mach	inery steel building	with concrete floor	and shop
Other information (i.e. developmen	t pressures and restr	ictions)	
	o development pressur	e	
**************	******	**********	'*******
-		Estimate	1,
1/1/		_ 7/1/87	10/1/87
Your estimate of			
market value \$350,0	00 \$335,000	\$335,000	\$335,000
Estimate of percentage change in value expected next 12 months -5%	0%	0%	-5%

Identification number:	13018	Date:	October 1, 198	7
Your Description of Farm Re	al Estate			
State <u>New York</u>		_ County(ie	s) <u>Washington</u>	,
Type of farmDai	.ry			···
Total number of acres2	231 (divi	de into the 6 1	isted categories	below)
1. Acres of cropland	60			
Principal o	rops <u>corn</u>	Expe	cted yield/acre	15 tons
·	<u>hay</u>			3.5 Ton
2. Acres of forest	30			
3. Acres of permanent	pasture 30		•	
4. Acres of orchards				
Fruit and var	iety		Expected yield	d/acre
5. Acres of vineyards	المنافعة الم			
Variety			Expected yield	d/acre
6. Other acreage	111_	Descrip	tion: <u>104a brus</u> l	n/7 house & barn
Topology: level Drainage: well Lime: high acid Predominate soils Silty Capacity of barn40 Size and condition of hous Other buildings (includingheifer barns, sever Other information (i.e. de	moderat X Clay loam cows other e 1,400 sq. 1 other houses) al small sheds	Description Tool sheds, s	poor neu of barnconven s. fair to go silos (300 T)	traltional
Other Information (1.e. de	veropment pres.			
**********	********			********* *
-		Date of		
	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%

Identifi	cation number:	13019	9	Date:	October 1, 1	1987
Your Des	scription of Far	m Real Estat	:e			
State	New York			County((ies) <u>Steuben</u>	
Type of	farm	Dairy (60	cows)	N.	**	
Total nu	umber of acres	325	(divide i	nto the 6	listed categori	les below)
	Acres of cropla		125			
	Princip	al crops	corn	Ех	spected yield/acm	ce <u>14 &/ac.</u>
			hay			2.5 &/ac.
2.	Acres of forest	eli Ni	160			
3.	Acres of perman	ent pasture	40			
4.	Acres of orchar	ds				
	Fruit and	variety			Expected yie	eld/acre
5.	Acres of vineya	rds				
	Vari	ety			Expected yie	eld/acre
6.	Other acreage			Desc	ription:	
Top Dra Lin	ainage: well _ ne: high a	ncid X	oderate lo	X ow acid _	poorne	,
Capacity					on of barn <u>stand</u>	
Size and					upright sile	
Size and	condition of r	iouse <u>30 ye</u>	ear old wit	n modern	fixtures and con	nvenience
1	oarn. Steel sho	p/machinery	storage bu	ilding.	neifer barn sepa	enteres de la constante de la
					crictions) Some	
Cleation	i use in some ar	eas. Milk ma	rkets read	illy avail	L. General dair	y outlook pessimi.
****	*******	*******	rkkkkkkkkk		****	*****
2			-0	- Date o	of Estimate	
	-	1/1/87	_ 4/1/	<u> 187</u>	7/1 /87	10/1/87
	cimate of et value \$75	,000-80,000	\$75,000	80,000	\$75,000-80,000	\$75,000-80,000
change i	e of percentage in value I next 12 months	: 0%	+5	j.	NR	NR

Identifi	ication number:	13021	Date: _	October 1, 1987	
Your Des	scription of Farm Re	al Estate	•		
State	New York	· · · · · · · · · · · · · · · · · · ·	County(ie	es) <u>Onondaga</u>	
Type of	farm Dai	ry			
Total nu	umber of acres	95 (divide	into the 6 1	listed categories	below)
1.	Acres of cropland	78			
	Principal c	rops <u>corn</u>	Expe	ected yield/acre _	
		hay			
2.	Acres of forest	7	_		
3.	Acres of permanent	pasture <u>6</u>			
4.	Acres of orchards		_		
	Fruit and vari	ety		Expected yield/	acre
5.	Acres of vineyards		_ .		
	Variety			_ Expected yield/	acre
6.	Other acreage (si	tes 3)4	_ Descr	lption: <u>main site,</u>	2 house sites
Top Dra Lin	nate soil characteri pology: level ainage: wellX me: high acid nate soils <u>Honeoye</u>	X moderate moderate	X low acid	poor	
	y of barn120_			of barn Freestal	1, db1,
		other		6 herr.	parlor
Size and	d condition of house	2-story, 9 ro	om (5 BR) an	d 2 bath, full bas	sement,
oil h	otwater heat, good o	condition			
Other b	uildings (including	other houses) Ho	use#2 is 2 s	ty., 7 room, good	cond.; House#3
	2 story, 7 room, fai				
	nformation (i.e. dev				
Ag dis	trict, rents 250 ac	tes of tillage			
*****	*********	**********	*****	*********	******
-			Date of	Estimate	
		1/1/87_	4/1/87	7/1/87	10/1/87
	timate of et value	\$275,000	\$276,000	\$277,000	\$277,000
change	e of percentage in value d next 12 months	+2%	+2%	+2%	+2%

Identification	number: 130	24	Date:	October 1, 1987	
Your Descripti	on of Farm Real	Estate			
State	New York		County(i	es) <u>Orleans</u>	
Type of farm	130 Cow	Dairy farm			
Total number o	f acres 230	(divide	into the 6	listed categories	below)
1. Acres	of cropland	200	_		
	Principal crop	s <u>hay</u>	Ехр	ected yield/acre _	4 Ton
		corn	***************************************	_	16 Tons silage
2. Acres	of forest	10	_		5 -1 /
3. Acres	of permanent pas	ture <u>15</u>			
4. Acres	of orchards	*****	-		
F	ruit and variety			_ Expected yield/	acre
5. Acres	of vineyards		_	- · · · · · · · · · · · · · · · · · · ·	8
	Variety			_ Expected yield/	acre
6. Other	acreage	5		iption: Farms	
Predominate so	il characteristi	cs			
				steeply sloped	
	well				
Lime:	high acid	-	low acid	neutr	al
Predominate so	ils				
Capacity of ba	rn <u>130</u>	cows	Description	of barn Free s	tall
	-	other	2 upright	cement silos	
Size and condi	tion of house _	150 year old	stone house	with modern fixtu	res and
	4		appliances		
Other building	s (including oth	er houses) _	stone barn	(storage); 3 bay	wood garage.
			small tenn	ant house and base	ement barn
Other informat	ion (i.e. develo	pment pressur	es and restr	ictions)	
	THE RESIDENCE OF THE PROPERTY				
-					
		1 /1 /07		Estimate	10/11/07
		1/1/87	4/1/87	7/1/87_	10/1/87_
Your estimate market value		85,000	\$285,000	\$285,000	\$285,000
Patients 5					
Estimate of pe					
expected next		NR	NR	NR	NR

Identification number: 13025	Date: <u>October 1, 1987</u>
Your Description of Farm Real Est	:ate
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	<u>corn</u> Expected yield/acre <u>10-12 T</u>
	hay 2 T D.M.
2. Acres of forest	
3. Acres of permanent pastur	re50
4. Acres of orchards	·
Fruit and variety	Expected yield/acre
5. Acres of vineyards	
Variety	Expected yield/acre
6. Other acreage	
Drainage: well	moderate sloped steeply sloped moderateX to poorX medium low acid neutralX mm cows Description of barnstanchion with other upright silos year plus fairly modern kitchen and bath houses) steel and pole machine shed
	ent pressures and restrictions)
***********	k****************
1 1	Date of Estimate
	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

Identification number:	13026	Date: _	October 1, 1987	
Your Description of Farm F	Real Estate			
State New York		County(i	les) <u>St. Lawrence</u>	
Type of farm60	cow dairy farm			
Total number of acres	450 (div	de into the 6	listed categories	below)
1. Acres of cropland			_	a.e.
Principal	crops hay le	egume Exp	pected yield/acre _	2,5 T D.M.
	corn s	silage	-	18 T
Acres of forest	100)		
3. Acres of permanent	pasture 140)	2	
4. Acres of orchards				
Fruit and var	iety	Water State of the	Expected yield/	acre
5. Acres of vineyards				10 0 000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Variety			_ Expected yield/	acre
6. Other acreage	90		ciption: <u>wastela</u>	
Predominate soil character Topology: level Drainage: well Lime: high acid Predominate soils	moderat moderat moderat l madrid loam and	low acid	poor neutr	al <u>X</u>
			(non-sealed) silos	
Size and condition of hous	e <u>3 bedroom</u>	20-yr, old mo	odern single family	
Other buildings (including	cother houses)			ngs
			ant house	
Other information (i.e. de	velopment press	sures and restr	cictions) 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%

Identification number: _	13027	Date: _	October 1, 1987	· · · · · · · · · · · · · · · · · · ·
Your Description of Farm	Real Estate			
State New York		County(i	es) Montgomery, So	hoharie
Type of farmD	airy			
Total number of acres	200 (divid	e into the 6	listed categories	below)
1. Acres of cropland	130			
Principal	crops hay	Exp	ected yield/acre _	3,5 T
	corn	<u>silage</u>		16 T
2. Acres of forest	25			
3. Acres of permanen	t pasture <u>35</u>			
4. Acres of orchards				
Fruit and va	riety		Expected yield,	/acre
5. Acres of vineyard	.s	-		
Variet	у		_ Expected yield,	/acre
6. Other acreage	10	Descr	iption:Farmste	ead, etc.
Predominate soil characte	ristics			
Topology: level	moderate	sloped X	steeply sloped	d
Drainage: well	X moderate		poor	
Lime: high aci	d	low acid	X neut	ral
Predominate soils Pa	latine silt loam.	Mohawk silt	loam	
Capacity of barn6	0 cows	Description	of barn <u>Convent</u>	ional,
	other	st	anchions	
Size and condition of hou	se <u>Large we</u>	ell maintained	l typical farm	nouse
Other buildings (including	g other houses)	Numerous sm	mall outbuildings	
			<u> </u>	
Other information (i.e. d	levelopment pressu	res and rest	rictions) <u>Littl</u>	e development
pressure, no restricti	ons except sodbus	ster regulation	ons	
**************				****** ****
=			Estimate	
•	1/1/87_			10/1/87_
Vous antimate of	1/1/0/	4/1/87_		
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

Identifi	cation number	er: <u>13030</u>	N .	Date:	October 1, 198	7
Your Des	cription of	Farm Real Estat	:e		5201	
State	New Ye	ork		County(ies)) <u>Jefferson</u>	
Type of	farm	Dairy				
Total nu	mber of acre	es <u>280.5</u>	(divide in	to the 6 lis	sted categories	below)
	Acres of cr		203			
	Pri	ncipal crops	corn	Expect	ted yield/acre	moderate
			grass hay	<u> </u>		moderate
2.	Acres of for	rest				*
3.	Acres of per	rmanent pasture	67.5			
4.	Acres of or	chards		8		
	Fruit a	and variety	-		Expected yield	/acre
5.	Acres of vi	neyards				
	7	Variety			Expected yield	/acre
6.	Other acrea	ge	10	Descript		rounding house/ uctures
Predomin	ate soil cha	aracteristics				, , , , , , , , , , , , , , , , , , ,
Top	ology: lev	vel п	oderate slo	ped <u>X</u>	steeply slope	d
Dra	inage: wel	П п	oderate	po	oor X	
		gh acid				
		Panton Vergen				
Capacity	of barn _	73 c 29 c	ther str	ucture w/a m	newer gable roo	'older hiproof f addition 6'x24'milkhouse
Size and	condition o	of house <u>1 1/2</u>				
		f. clapboard, 1				
		cluding other ho				
		atio, fair to go				
Other in	formation (i.e. development	pressures	and restrict	tions) The are	a is building
		increasing due t	e e			
****	****	*****	******	kokokokokokokokokoko		
				Date of Es		
		1/1/8	37	4/1/87	7/1/87	10/1/87
Your est	imate of					
marke	t value	\$150,00	00 \$1	75,000	\$175,000	\$200,000
Estimate	of percenta	age				Home has addi- tion, remodeled
change i	n value					living room.
expected	next 12 mor	nths +20%		08	0%	08

Identification number: 130	31a	Date: _	October 1, 1987	
Your Description of Farm Real	Estate			
State New York		_ County(i	es) <u>Tioga</u>	
Type of farm80 cow	dairy farm			
Total number of acres500	(divi	de into the 6	listed categories	below)
1. Acres of cropland	300			
Principal crop	s <u>alfalf</u>	a hay Exp	ected yield/acre _	3.5 T
	corn			16 T C.S.
2. Acres of forest	100			
3. Acres of permanent pas	ture <u>100</u>			
4. Acres of orchards		· `		
Fruit and variety			Expected yield/	acre
5. Acres of vineyards				
Variety			Expected yield/	acre
6. Other acreage			iption:	
Topology: level X 60% Drainage: well X 70% Lime: high acid Predominate soils Tioga silt Capacity of barn8050 Size and condition of house	moderat X loam, Middl cows other	e X 30% low acid ebury silt los Description stall freestal	poorneutronm. Freemont & Volum of barn 51 stanch 1 addition (36'x12	al sia silt loams nion barn w/ 50
Other buildings (including oth	er houses)			arge steel
		machine shed		·
Other information (i.e. develo		•	cictions) <u>moderat</u>	<u>e development</u>
pr	essure, few	restrictions		
*********	********	*****	*********	****
±		Date of	Estimate	
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value \$2	00,000	\$200,000	\$200,000	\$225,000
Estimate of percentage change in value expected next 12 months	98	0 to +2%	0 to +2%	Completion of 400+ job factory. +5 to +10%

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ESTIMATE OF FARMLAND VALUE

Identifi	cation number:	13031Ъ	_ Date:	October 1, 198	7
Your Des	cription of Farm Rea	al Estate			
State	New York		County(ie	s) <u>Cortland/Che</u>	nango
Type of	farm65 c	ow dairy farm			
Total nu	umber of acres3	52 (divide	e into the 6 l	isted categories	below)
1.	Acres of cropland	110	_		
A. 100	Principal c	rops <u>hay - m</u>	ixed Expe	ected yield/acre	2.5 T D.M.
		corn			15 T silage
2.	Acres of forest	92	<u> </u>		
3.	Acres of permanent	pasture150			
4.	Acres of orchards				
	Fruit and vari	ety		_ Expected yield	/acre
5.	Acres of vineyards				
	Variety			_ Expected yield	l/acre
6.	Other acreage		Descri	iption:	
Predomi	nate soil characteri	stics			
	pology: level				ed
	ainage: well				_
	me: high acid				ral
	nate soils <u>Lordst</u>				
Capacit	y of barn 66				
				los: 16'x45': 20'	
Size an	d condition of house	17 year old	27'x33' two	story house in go	ood condition.
	7	S	Modern		
	uildings (including				0'x73' + 36'x38'
01d	tenant house 2 st	ory 39 x 34 and	24 x 16 p	oor condition	
Other i	nformation (i.e. dev	elopment pressu	res and restr	ictions) <u>none</u>	
***	*******	*****	****	*****	*********
-			Date of	Estimate	2
		1/1/87	4/1/87	7/1/87	10/1/87
Your es	timate of				
	et value	\$175,000	\$175,000	\$175,000	\$175,000
	e of percentage in value				
	d next 12 months	0 to +1%	0%	0%	0%

Identification number: _	13031c	Date:	October 1, 1987	7
Your Description of Farm 1	Real Estate			
State New York		_ County(ie	es) <u>Delaware</u>	
Type of farm 90	o cow dairy farm			
Total number of acres	265 (divi	de into the 6	listed categories	below)
1. Acres of cropland	165	***************************************		
Principal	crops <u>hay</u>	Expe	ected yield/acre _	3.5 T D.M.
	<u>corn</u>		_	15 T C.S.
2. Acres of forest	40			•
3. Acres of permanen	t pasture <u>60</u>			
4. Acres of orchards				
Fruit and va	riety		_ Expected yield,	/acre
5. Acres of vineyard	s		- · ·	
Variet	y		_ Expected yield,	/acre
6. Other acreage			iption:	
Size and condition of hou	moderat d X kawanna stony si Cows other se 2 story,	e X low acid lt loam Description two concre 10 room house, and mo	poor neut: of barn <u>90 cow</u> te upright silos. 100+ years old. dernized	tiestall
Other buildings (includin	g other houses)	Machine shed	, garage	
Other information (i.e. d	evelopment press	ures and restr	ictions) <u>Heavy</u>	development
	pressure in ar	ea		
************	******			
-			Estimate	<u> </u>
•	1/1/87	4/1/87_		10/1/07
Your estimate of		4/1/8/	<u>7/1/87</u>	10/1/87
market value	\$250,000	\$250,000	\$260, 0 00	\$275,000
Estimate of percentage change in value			,	
expected next 12 months	0 to +2%	2%	+1 to +2%	+2 to +5%

Identification number	er: <u>13031d</u>		Date:O	ctober 1. 1987	
Your Description of	Farm Real Esta	te			
State New Y	ork		County(ies)	Chenango/Otseg	0
Type of farm	80 cow dai:	ry farm	8 ³³	-	
Total number of acre	es <u>268</u>	(divide	into the 6 list	ed categories be	low)
1. Acres of cre		125		-	8F.
Pri	ncipal crops	alfalfa h	ay Expecte	d yield/acre <u>4.</u>	5 T D.M.
	ü.	corn			S. 3 T HMSC
2. Acres of for	rest	-	·		
3. Acres of per	rmanent pasture	5 	6		
4. Acres of ord	chards				
Fruit	and variety		E	xpected yield/ac	re
5. Acres of vir	neyards		•		
Ţ.	Variety		E	xpected yield/ac	re
6. Other acrea	ge		Descripti	on:	
Drainage: we: Lime: hig Predominate soils Capacity of barn	X 50% 1	moderate _ l loam, Lord cows other	X poo ow acid stown and Mardi Description of barn, 2 concre	neutral n silt loams barn <u>convention</u> te silos	al stanchion
Other buildings (inc	cluding other h	ouses) <u>1</u>	house, similar	condition, Heif	er barn
Other information (I.e. developmen	t pressure	s and restricti	ons) <u>slight pres</u> restric	
****	*****			********	
			Date of Est	imate	
	1/1/8	37_	4/1/87	7/1/87	10/1/87
Your estimate of market value	\$180,00	00	\$180,000	\$180,000	\$190,000
Estimate of percents change in value expected next 12 more		L&	0 to +1%	+1 to +2%	Development pressure increasing. +2 to +5%

Identification number:	13032a	Date:	October 1, 198	7
Your Description of Farm Re	al Estate			
State New York		_ County(ie	s) <u>Chaut.: Cat</u>	taraugus
Type of farm <u>Dai</u>	ry			
Total number of acres2	00 (divi	de into the 6 l	isted categories	below)
1. Acres of cropland	90			
Principal c	rops <u>Corn</u>	Expe	cted yield/acre	3 T Grain
	<u>Hay</u>			15 T silage
2. Acres of forest	12			
3. Acres of permanent	pasture90			
4. Acres of orchards		11 - 100*		
Fruit and vari	ety	h	Expected yield	d/acre
5. Acres of vineyards				
Variety			Expected yield	1/acre
6. Other acreage	8	Descri	ption: <u>wastel</u>	land
Lime: high acid Predominate soils	lay loamcows	Description	of barn <u>tie sta</u>	ll, barn cleaner
		-	nk, feeding sys	
Size and condition of house	e <u>3 bedroom</u>	n, 1 bath. fair	condition	
Other buildings (including Other information (i.e. de				
	*****	*****	*****	*******
•			Estimate	
-	1/1/87_	4/1/87	7/1/87_	10/1/87
Your estimate of		<u> </u>		
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:	13032Ъ	Date: _	October 1, 198	7
Your Description of Farm	Real Estate			
State New York		_ County(ie	es) <u>Chautauqua</u>	
Type of farm	grape vineyard	-		
Total number of acres _	20 (divi	de into the 6	isted categories	below)
1. Acres of cropland				
Principa	crops	Expe	ected yield/acre	2 · · · · · · · · · · · · · · · · · · ·
2. Acres of forest			æ *	
3. Acres of permaner		W II		
4. Acres of orchard			2	
Fruit and va				
5. Acres of vineyard	-		Expected yield	/acre
Varie		()	Proposed at 11	,
6. Other acreage			Expected yield ption:	
Predominate soil characte	eristics			
Topology: level _	X moderat	e sloped	_ steeply slope	d
Drainage: well Lime: high ac:	<u>X</u> moderat	e	poor X	
Predominate soils				ral
	cows			
	other	zezez pezen.	or barn	
Size and condition of hou	51		28	
Other buildings (including	ng other houses)			
Other information (i.e.				
	development press	ures and restri	ctions) Add on	vineyard
	development press	ures and restri	ctions) <u>Add on</u>	vineyard
*				
*******		kkikkkkkkkkkkkk	******	
******	rkkk k k k k k k k k k k k k k	**************************************	**************************************	******
******		kkikkkkkkkkkkkk	******	
**************************************	rkkk k k k k k k k k k k k k k	**************************************	**************************************	********
Your estimate of market value	1/1/87	**************************************	**************************************	
**************************************	1/1/87	**************************************	**************************************	

Identification number: <u>13033</u>		Date:	October 1, 1987	
Your Description of Farm Real Est	ate			4
State New York		County(ie	s) <u>Fulton & Mon</u>	tgomery
Type of farmDairy		,		
Total number of acres 200	_ (divide	into the 6	listed categories	below)
1. Acres of cropland	<u>150</u>	<u>-</u>		
Principal crops	<u>hay</u>	Expe	ected yield/acre _	2 T
	<u>corn si</u>	lage_	-	13 T
2. Acres of forest		-	•	
3. Acres of permanent pastur	e <u>15</u>	-		
4. Acres of orchards		-		
Fruit and variety			_ Expected yield/	acre
5. Acres of vineyards		-		
Variety	,		_ Expected yield/	acre
6. Other acreage	35	Descr	iption: <u>woods ar</u>	nd waste
Topology: level Drainage: well Lime: high acid Predominate soils	moderate _	X low acid	poorneutr	al X
Capacity of barn 50				
Size and condition of house4		_	& hay facilities	
512e and condition of house			feet	
Other buildings (including other				
other barraings (Including other		storage o		- Lone I
Other information (i.e. developme	nt pressure		ictions) <u>barn c</u> l	leaner, milk-
		, . ,		-
**************************************	********			ŀ####### *
•			Estimate	
	<u>./87</u>	4/1/87	<u> 7/1/87</u>	10/1/87
Your estimate of market value \$ N	IR .	\$150,000	\$150,000	\$160,000
Estimate of percentage change in value expected next 12 months	IR.	+10%	+10%	+5%

Identification number: _	13034	Date:	October 1, 198	7
Your Description of Farm 1	Real Estate			
State New York		County(ie	es) <u>Otsego - Del</u>	aware
Type of farm Dairy	у	***		
Total number of acres	200 (div	ide into the 6	listed categories	below)
1. Acres of cropland				and the second s
Principal	crops hay-	silage Expe	ected yield/acre	
-			<i>j</i> ,	
2. Acres of forest	40			
3. Acres of permanen	t pasture50	20		
4. Acres of orchards				
Fruit and va	riety		_ Expected yield	/acre
5. Acres of vineyard				
Variet	у		_ Expected yield	/acre
6. Other acreage			iption:	
Predominate soil characte:				
Topology: level		te sloped X	steenly slone	ď
Drainage: well	modera	te <u>X</u>	poor	
Lime: high acid	d	low acid	neut	ral X
Predominate soils				0
Capacity of barn70				- Overshot
	other		shed	
Size and condition of hous	se <u>4 bedroo</u>			
		t .		
Other buildings (including	g other houses)	garage, worl	shop	
			21	10
Other information (i.e. de	evelopment pres	sures and restri	ictions) On majo	r state road
close to new cer				r beace road,
			180 C	
**************************************	************			****** **** <u>**</u> **
*		Date of	Estimate	
	1/1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value	6075 000	4075 444	A0== 4==	
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%

Identification number: _	13035	Date:	October 1, 19	87
Your Description of Farm	Real Estate			
State New York		County(ie	s) <u>Washington</u>	
Type of farmD	airy			
Total number of acres	300 (div	ide into the 6 l	isted categories	below)
1. Acres of cropland	200			
Principal	crops <u>hay</u>	Expe	cted yield/acre	3 T D.M.
	cor	n		15 T silage
2. Acres of forest	50			
3. Acres of permanen	t pasture50		÷	
4. Acres of orchards				
Fruit and va	riety		Expected yield	/acre _
5. Acres of vineyard	ls			
Variet	y <u></u>		Expected yield	/acre
6. Other acreage	<u></u>		ption:	
Drainage: well Lime: high aci Predominate soils Capacity of barn Size and condition of hou	d X clay clay loa cows other	low acid m Description upri	neut of barn <u>stanch</u>	ion with
Other buildings (including	ng other houses)	36 x 64 too	l shed	****
Other information (i.e. d	levelopment pres	sures and restri	ctions) 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 R	eal Estate			
State New York		County(i	es) <u>Tioga and Che</u>	mung
Type of farmDa	iry			
Total number of acres	275 (divi	de into the 6	listed categories	below)
1. Acres of cropland				en e
Principal	crops Hay & so	ome Legume Exp	ected yield/acre _	2,5 - 3 T
		silage		12 - 14 T/AC
2. Acres of forest	20			
3. Acres of permanent	pasture 35			
4. Acres of orchards				
Fruit and var	iety		_ Expected yield/	acre
5. Acres of vineyards				-
Variety			_ Expected yield/	acre
6. Other acreage	20	Descr	iption: brush, ro	
Predominate soil character	istics			
Topology: level				-
Drainage: well				
			neutr	
Predominate soils <u>Volusi</u>				
Capacity of barn60	cows	Description	of barn Woodfram	e, 2 story
40	other	heifer bar	n 2 story wood	frame
Size and condition of hous	e <u>8 room - s</u>	tructurally so	und, 2 silo's	
		-		*******
Other buildings (including	other houses)	garage		
Other information (i.e. de	velopment press	sures and restr	ictions)	
	V Inches			
*********	*****	****	****	***********
8			Estimate	<u></u> .
	1/1/87_	4/1/87		10/1/87_
Your estimate of		_ 4/1/0/		
market value	\$116,000	\$116,000	\$117,000	NR
8				
Estimate of percentage change in value				8
expected next 12 months	NR	NR	+1 to +2%	NR

Identii	ication number:	130376	D	ate:	October 1, 19	87
Your De	scription of Farm H	Real Estat	e			
State	Pennsylvania	a		County(ies	s) <u>Bradford</u>	
Type of	farm 40 cov	v dairy fa	rm			
Total n	umber of acres	170	(divide int	o the 6 li	sted categorie	s below)
1.	Acres of cropland		110			
	Principal	crops		Expec	ted yield/acre	12-14 T
			<u>hay</u> small grain	(nats)		2.5 - 3 T 75-85 bu.
2.	Acres of forest	•	25	(0000)		<u>, 73 05 5a.</u>
	Acres of permanent	t pasture				
	Acres of orchards	Pascaro				
••	Fruit and var	rietv	-		Exposted wiel	d/acre
5	Acres of vineyards	-			Expected yiel	u/acie
<i>J.</i>	Variety				Evpected wiel	d/acre
6	Other acreage	,			otion:	· - · · · · · · · · · · · · · · · · · ·
	nate soil character	rictics		Descri	JC1011	
	pology: level		lerate sloned	ı X	steemly sloned	
	ainage: well				- •	
	me: high acid					drainage work
	Ü					diversion & tile
Predomi	nate soils <u>Volus</u>	ia. Mardin	n. Canfield			
	y of barn4				of barn Woodfr	ame 2 story
					. pipeline	_
Size an	d condition of hous					
, , , , , , , , , , , , , , , , , , ,	a condition of nod.	<u> 10+</u>	Toom Rouse.	WOOD ITAM	e. good condici	Off
Other h	uildings (including	a other be	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	lehod 2	silos, concrete	store 1 wood
other b	arrarings (Increaring	g other in	***************************************		small outbuildi	
Other i	nformation (i.e. do	arel opment				
ocher 1	miormactom (1.e. o	елеторшен	. pressures a	mo restri	•	
				***************************************	DIAC	k top road
******	*********	*****	ckkkirkkkkkk	********	**********	******** *
				Date of 1	Estimate	
		1/1/8	37 4	/1/87	7/1/87	10/1/87
	timate of					
mark	et value	\$115,00	00 \$1	15,000	\$117,000	NR
Estimat	e of percentage					
change	in value					
expecte	d next 12 months	NR		NR	+2 to +3%	NR

Identification number: 130	38	_ Date: _	October 1, 198	7
Your Description of Farm Real	Estate			
State New York		County(ie	es) <u>St. Lawrenc</u>	e
Type of farm Dairy			1	
Total number of acres 250	(divide	into the 6	listed categories	below)
1. Acres of cropland	100			
Principal crop	s <u>Hay</u>	Exp	ected yield/acre	100 Bale/A
	corn s	silage	H	15 T.A.
2. Acres of forest	50			
3. Acres of permanent pas	ture <u>100</u>	35		
4. Acres of orchards				
Fruit and variety		*	_ Expected yield	/acre
5. Acres of vineyards	**************************************			
Variety	8	12 	_ Expected yield	/acre
6. Other acreage	-	Descr	iption:	
Topology: level X Drainage: well Lime: high acid Predominate soils Clay Capacity of barn 40 Size and condition of house	moderate cows other	N low acid Descriptionties pl	of barn <u>36'x100</u>	ral X Barn with 40
Other buildings (including oth	er houses)	machine shed	, chicken house,	milkroom, etc.
Other information (i.e. develo				ome from this
***************	****	*******	***************	***** ******
_*		Date of	Estimate	3 <u></u>
	1/1/87	4/1/87	7/1/87	10/1/87_
Your estimate of	0-\$110,000	15-12-UK 7117-UK-1-1-1	NR NR	\$75,000
Estimate of percentage change in value expected next 12 months	10%	0	NR	+.05%

Identification number: 13039a		Date: _	October 1, 1987	
Your Description of Far	m Real Estate			
State New York		County(i	es) <u>Cayuga</u>	
Type of farm	Crop			
Total number of acres	(div:	ide into the 6	listed categories	below)
1. Acres of cropla				
Princip	al crops <u>cor</u>	aExp	ected yield/acre	8 5 bu.
	whea	at		42 bu.
2. Acres of forest	3			- "
3. Acres of perman	ent pasture			•
4. Acres of orchar	ds			
Fruit and	variety		_ Expected yield	/acre
5. Acres of vineya	rds			
Vari	ety		_ Expected yield	/acre
6. Other acreage			iption:	
Topology: level Drainage: well _ Lime: high a Predominate soilsH Capacity of barn	X moderatecid	low acid Description	of barn	ral X
Size and condition of h			od condition	
Other buildings (includ	ing other houses)	shed		
Other information (i.e.	development press	sures and restr	ictions)	
*** ********	kkkkkkkkkkkkkk			******** <u>*</u> ***
-	• •	Date of	Estimate	
	1/1/87_	4/1/87	7/1/87	<u>10/1/87</u>
Your estimate of market value	\$100,000	\$100,000	\$100 ,00 0	\$ 100,000
Estimate of percentage change in value expected next 12 months	0%	0%	0%	. 0%

Identiii	cation number:	13039Б	Date: _	October 1, 198	7
Your Des	scription of Farm Re	eal Estate			
State	New York		_ County(ie	es) <u>Cayuga</u>	
	farm Dai				
Total nu	umber of acres	.40 (divi	de into the 6	listed categories	below)
	Acres of cropland				and the subsect that the state of the state
	Principal o	rops <u>corn</u> s	ilage Expe	ected yield/acre	17 T
		<u>Hay</u>		©	3 T
2.	Acres of forest	20			2
3.	Acres of permanent	pasture <u>10</u>			
4.	Acres of orchards				
£	Fruit and vari	ety		_ Expected yield	/acre
5.	Acres of vineyards	-			
	Variety	-		_ Expected yield	/acre
6.	Other acreage	,		iption:	
	ate soil characteri				
Top	oology: level	X moderat	e sloped	_ steeply slope	d
Dra	inage: well	moderat	e <u>X</u>	poor	
	ne: high acid			X neut	ral
	ate soils <u>Cazar</u>				
Capacity	of barn50			of barn <u>stanch</u> tht silos	
Size and	condition of house				
				Tail Condition	99.
Other bu	ildings (including	other houses)	Implement sh	ned and shop (not	modern)
0+1	F /	-	2		
	formation (i.e. dev			ctions) <u>Two ac</u>	res minimum
101 1	<u>esidential lot, not</u>	in an approve	d subdivision		
*****	************	************	** ****	*****	* *** ***
			Date of	Estimate	
		1/1/87_	4/1/87	7/1/87	10/1/87
	imate of t value	\$150,000	\$150,000	\$150,000	\$150,000
Estimate change i	of percentage n value			50	
	next 12 months	0%	0%	0%	0%

Identification number: 1	Date: _	37		
Your Description of Farm Rea	1 Estate			
State New York		County(i	es) <u>Lewis</u>	
Type of farmDair	у			
Total number of acres22	O (divide	into the 6	listed categories	below)
1. Acres of cropland	100	_		
Principal cr	ops <u>hay</u>	Exp	ected yield/acre	
	corn			
2. Acres of forest	97	_		
3. Acres of permanent p	asture <u>22</u>	_		
4. Acres of orchards	· · · · · · · · · · · · · · · · · · ·	<u>_</u>		
Fruit and varie			Expected yield	l/acre
Acres of vineyards		_		
Variety			_ Expected yield	l/acre
6. Other acreage	1	_ Descr	iption: <u>Farms</u>	stead
Size and condition of house	moderate moderate a cows other 900 SF of li	low acid Description barn in ver ving area, c 1 1/2 s	poor X neut n of barn Conventi ny good cond., has completely renovat	ional stanchion, s parlor 4800 SF
Other buildings (including o	ther houses) _	Two concret	stave 50 x 20 si	llos
Other information (i.e. deve	lopment pressur	es and restr	rictions) No	restrictions
			or pressures appa	rent.
***********	******	****	**************	**********
<u>~</u>		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%

Identif:	ication number:	13040Ъ	Date: _	October 1, 1987	7
Your Dea	scription of Farm Re	al Estate			
State	New York		_ County(i	es) <u>Chenango</u>	
Type of	farmDai	ry			•
Total n	umber of acres <u>1</u>	92(divi	de into the 6	listed categories	below)
	Acres of cropland			_	The state of the s
9 5	Principal c	rops <u>corn</u>	Exp	ected yield/acre _	
		hay			
2.	Acres of forest	81			
3.	Acres of permanent	pasture <u>20</u>			
4.	Acres of orchards				
	Fruit and vari	ety		_ Expected yield	acre
5.	Acres of vineyards	-			
	Variety	-		_ Expected yield,	/acre
	Other acreage	1_	Descr	iption:Farmst	ead
Top Dra Lin	nate soil charactericology: level ainage: well ne: high acid nate soilsLansi	X moderat	e X low acid	poor neuti	
Capacity	of barn50	cows	Description	of barn Freesta	.11
				fair condit	
Size and	d condition of house				
			condition		DIGING
Other bu	ildings (including), 16x40
Other in	nformation (i.e. dev	elopment press	ures and restr	ictions) Good an	tea with no
				ent/residential pr	
*****	**********	*******	*****	******	******** <u>*</u> ***
7			Date of	Estimate	
		1/1/87_	4/1/87	7/1/87	10/1/87
	imate of t value	\$110,000	\$110,000	\$125,000	\$125,000
change i	e of percentage in value I 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	<u> </u>
Your Description of Farm Re	al Estate	•		
State New Hampshire		County(ie	es)	
Type of farm Forest Lo	t			
Total number of acres	144 (divi	de into the 6	listed categories	below)
1. Acres of cropland				
Principal o	rops	Expe	ected yield/acre _	
2. Acres of forest	144	-	_	
3. Acres of permanent	pasture			•
4. Acres of orchards	<u></u>			
Fruit and vari	.ety		_ Expected yield,	/acre
5. Acres of vineyards	 			
Variety			_ Expected yield,	/acre
6. Other acreage		Descr	iption:	
Topology: level Drainage: well Lime: high acid Predominate soilsmixed Capacity of barn Size and condition of house	moderat cows other	low acid Description	of barn	ral
Other buildings (including	other houses)			
Other information (i.e. dev	·		ictions) <u>Little</u> acre lot developme	-
*** ************	******	*******	*****	***** ***** <u>*</u> ***
3		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

Identification number:	16002	Date: _	October 1, 1987	
Your Description of Farm R	leal Estate			
State Connecticut		_ County(i	es) <u>Windham</u>	
Type of farm60	cow dairy farm			
Total number of acres79	0.4 + ac (divi	de into the 6	listed categories b	pelow)
1. Acres of cropland	69.4	+_		
Principal	crops <u>corn</u>	Expe	ected yield/acre _	16 tons
			9 2 P <u>aras</u>	silage
2. Acres of forest	10 -	<u>+</u>		
Acres of permanent	pasture			
4. Acres of orchards				
Fruit and var	iety		_ Expected yield/a	acre
Acres of vineyards	B	n.		
Variety			_ Expected yield/a	acre
6. Other acreage		Descr	iption:	
Size and condition of hous	moderat moderat idge - Paxton - cows other se40 year o	e X low acid Ridgebury - L Description free sta ld house co	poor X neutra eicester & Whitman of barn modern mi 11 mpletely modernized	alilking parlor
Other buildings (including	g other houses)	assorted o	utbuildings wo:	rkshop,
2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	17	storage a		7.9 4 2
Other information (i.e. de				
for residential developme	ent. Owner appl	ied to sell de	velopment rights to	o this farm
**************************************	**************		**************** Estimate	kakakakakaka kak <u>akaka</u> k
	1/1/87_	4/1/87	<u>7/1/87</u> 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:	ctober 1. 1987	
Your Description of Farm Real Est	tate	•		
StateConnecticut		County(ies)	Litchfield	
Type of farm Dairy				
Total number of acres 220	(divide	into the 6 list	ed categories be	low)
1. Acres of cropland	12 0			
Principal crops	<u>corn si</u>	<u>lage</u> Expecte	d yield/acre <u>1</u>	8
	alfalfa		3	.5
2. Acres of forest	30			
3. Acres of permanent pastur	re <u>65</u>	•		
4. Acres of orchards		. .		
Fruit and variety	•••••		Expected yield/ac	re
Acres of vineyards				
Variety			Expected yield/ac	re
6. Other acreage	5	Descripti	on: waste	
Drainage: well Lime: high acid Predominate soilsStockbridge Capacity of barn Size and condition of house	cows	Description of parlors, 2 has	neutral barn 6 yr. free	estall cete silo
Other buildings (including other		small, poor to	ennant house, old	i stanchion
Other information (i.e. developm	ent pressure	es and restrict		n development essure
************	*****	*****	******	***** ** <u>*</u> * <u>*</u> *
-	•	Date of Es	timate	
1/	1/87	4/1/87	7/1/87	10/1/87
Your estimate of market value \$1.2 m	illion	\$1.2 million	\$1.2 million	NR
Estimate of percentage change in value expected next 12 months	R	NR.	NR	NR

Identification number:	17003	Date:	October 1, 1987	
Your Description of Farm Ro	eal Estate			
State New Jersey	- Control of the Cont	County(ies)	Hunterdon/Warr	en/Sussex
Type of farm <u>General Cre</u>	op/Livestock			
Total number of acres	138 (divid	le into the 6 list	ted categories b	elow)
1. Acres of cropland	89			
Principal o	crops <u>Corn</u>	Expecte	ed yield/acre <u>1</u>	00 bu.
	Soybe	ans	_3	5 bu.
2. Acres of forest	24			
3. Acres of permanent	pasture23	9		
4. Acres of orchards	-			
Fruit and var:	lety	I	Expected yield/a	cre
5. Acres of vineyards				10 1
Variety		I	Expected yield/a	cre
6. Other acreage	2	Descripti	ion: <u>Farmstea</u>	d
Predominate soil character:				
Topology: level	moderate	sloped X	steeply sloped	2)
Drainage: well				
Lime: high acid				
Predominate soils _ 80% Pe				
Capacity of barn	cows	Description of	barn former 50	cow dairy
		barn used for s		
Size and condition of house	4,200 sq.	ft. 150 yr. old (Colonial on nice	setting
Other buildings (including				
40x65 frame curb house, 20x	x40 frame woods	ned, 24x32 frame	garage/wagon hou	se
Other information (i.e. de	velopment pressu	res and restrict	ions) <u>Zoning-Ag</u>	-residential
w 1 1/2 act min lot size -	- 4 pipelines cı	coss the farm in 1	100' easement -	heavy
development pressure	**************	****		alanda da d
- "		Date of Est		******
	1/1/87			10/1/07
Your estimate of		4/1/87	7/1/87_	10/1/87_
market value	\$650,000	\$680,000	\$700,000	\$725,000
		1 E E	er an van heed war ander 31	- A existing N Springer and
Estimate of percentage change in value				
expected next 12 months	+23%	+20%	+12%	+10%

Identification number:	17005	Date: _	October 1, 1987	
Your Description of Farm R	eal Estate			
State <u>New Jersey</u>		County(i	es) <u>Cumberland</u>	
Type of farmHogs	and crops			*****
Total number of acres	65 (div	ide into the 6	listed categories	below)
1. Acres of cropland	60			
Principal	crops <u>corn</u>	Exp	ected yield/acre _	
	soybe	eans	-	
2. Acres of forest	4			
3. Acres of permanent	pasture			
4. Acres of orchards				
Fruit and var	iety		Expected yield/	acre
5. Acres of vineyards				
Variety			_ Expected yield/	/acre
6. Other acreage	1	Desci	ription: House 1	.ot
Predominate soil character	istics			
Topology: level	X modera	te sloped	steeply sloped	i
Drainage: well			· · · · · · · · · · · · · · · · · · ·	
Lime: high acid		low acid	neutr	al
Predominate soils	**************************************			
Capacity of barn	cows	Description	n of barn	
	other	Utility	y shed	
Size and condition of hous	e <u>Good</u>	four bedroom, 2	2 story	
Other buildings (including	; other houses)	portable		
Other information (i.e. de	velopment pres	sures and rest	rictions)	
*****	******	*****	*****	*****
ž		Date o	f 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%

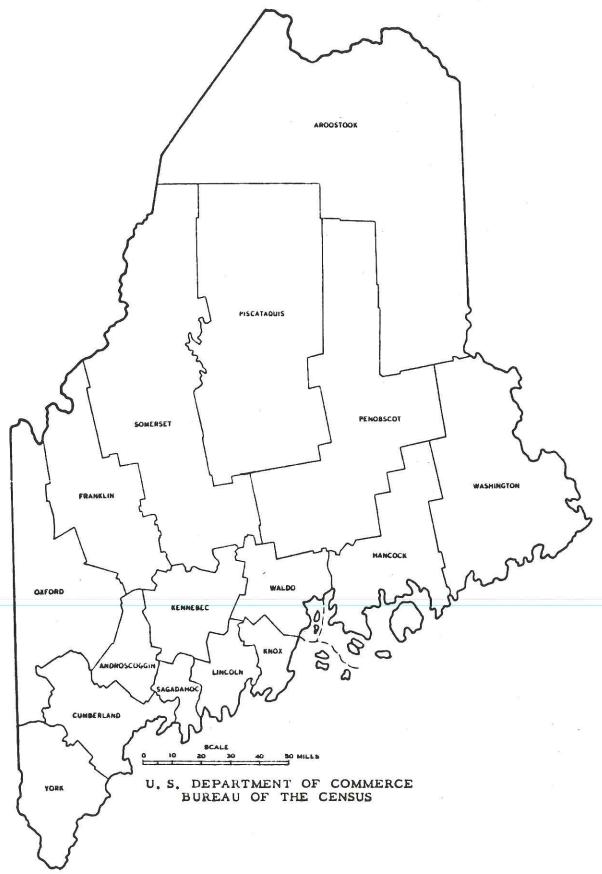
ESTIMATES ON FARMLAND TRANSACTIONS NORTHEAST REGION, UNITED STATES

(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Ide	ntificat	ion number:					
1.	terms o	ices may change be During the past f supply (listings). (Circle the ap	and de	emand in wave	ations of char what you thir specified are	nges in s nk has oc ea (Count	supply and courred in cies
La	and Use		Cum - 1				
	Farmlan	doores	Supply			Demand	
-		d decreased	same	increased	decreased	same	increased
2.	For landing	d sales in <u>your sp</u> e the change in <u>ac</u>	ecified reage so	area during old. If no cl	the last year nange, enter z	(1986) p	lease
	l Use	Percenta <u>acreage</u> to pre	ge chang sold rel vious ye	ative (;	Percentage acreage) expec relative to p	ted next	12 months
	land	up	% or dow	m	up%	% or do	wn %
	ure and	other up	% or dow	n	up%	_s or do	wn % wn %
	land	up	or dow	n &	up%	_ 0D 10 e_	wn % wn %
The	followin	g if applicable f	or your	area:		_* 01 001	wn
vege	tables	up	or dow	n ş	un.	Q 0m J	
Frui	t	up	or down	n	up%	or dor	wn %
							
3. [What per were due	centage of the far to each of the fo	mland sa	ales in <u>your</u> reasons?	specified area	last ye	ear (1986)
		Retirement or poo	r health	2			9
		Estate settlement		1	-		i
		Financial problem		15.00	-		
		Low returns from	formin-	lier	-		
		Sell at profit	raiming		-	#	
		Landlord selling	to evict				
		Seller moving	CO EXIST	renter	-		
		Other					
						-	
					1	90%	

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

MAINE



NEW HAMPSHIRE



U.S. DEPARTMENT OF COMMERCE BUREAU OF THE CENSUS

