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 1987.1

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


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

<table>
<thead>
<tr>
<th>State</th>
<th>Supply</th>
<th></th>
<th></th>
<th>Demand</th>
<th></th>
<th></th>
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<tr>
<td></td>
<td>Decrease</td>
<td>Constant</td>
<td>Increase</td>
<td>Decrease</td>
<td>Constant</td>
<td>Increase</td>
</tr>
<tr>
<td>Connecticut and New Jersey</td>
<td>1</td>
<td>2</td>
<td>0</td>
<td>2</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Maine</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>4</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>New Hampshire and Vermont</td>
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<td>2</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>1</td>
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<tr>
<td>New York</td>
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<td>2</td>
<td>13</td>
<td>4</td>
<td>7</td>
<td>4</td>
</tr>
</tbody>
</table>

----- number of responses -----

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

<table>
<thead>
<tr>
<th>State</th>
<th>Percent Change in acreage sold in 1986 relative to 1985</th>
<th>Percent change in sales (acreage) expected in 1987 relative to 1986</th>
</tr>
</thead>
<tbody>
<tr>
<td>Connecticut and New Jersey</td>
<td>61</td>
<td>-1</td>
</tr>
<tr>
<td>Maine</td>
<td>2</td>
<td>6</td>
</tr>
<tr>
<td>New Hampshire and Vermont</td>
<td>5</td>
<td>4</td>
</tr>
<tr>
<td>New York</td>
<td>4</td>
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</table>

Replies for Pasture and Woodland were similar.
Table 3. Purposes of Farmland Purchases in 1986 by States

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

Table 4. Reasons for Farmland Sales in 1986 by States

<table>
<thead>
<tr>
<th>Reason</th>
<th>Conn. and N.J.</th>
<th>Maine</th>
<th>New Hamp. &amp; Vermont</th>
<th>New York</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>- Percent of total -</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retirement or poor health</td>
<td>6</td>
<td>16</td>
<td>33</td>
<td>16</td>
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<td>Estate settlement</td>
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<td>2</td>
<td>10</td>
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<td>Financial problems of the seller</td>
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<td>Low returns from farming</td>
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<td>26</td>
<td>8</td>
<td>18</td>
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<tr>
<td>Sell at a profit</td>
<td>60</td>
<td>22</td>
<td>23</td>
<td>9</td>
</tr>
<tr>
<td>Landlord selling to existing rentor</td>
<td>6</td>
<td>0</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Seller moving</td>
<td>5</td>
<td>9</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>Other</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>Total</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
</tr>
</tbody>
</table>
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 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 ______ steeply sloped ______
Drainage: well ______ moderate ______ to poor ______
Lime: high acid ______ low acid ______ neutral ______

Predominate soils: Bangor -- Thorndike

Capacity of barn: 90 cows
100 replacements & dry cows: other

Description of barn: Free stall barn.
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 potato storage other 30,000 cwt 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%
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 ______ steeply sloped __X__
Drainage:  well ______ moderate ______ 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'

Size and condition of house
   Dellving - 2 1/2 story 85-year old Colonial Style - modernized
   ____________ heifer barn

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%
IDENTIFICATION NUMBER
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:

Predominant soil characteristics

Topology: level moderate sloped X steeply sloped

Drainage: well moderate X poor

Lime: high acid low acid X neutral

Predominant 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

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

--- 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: 11001b  Date: October 1, 1987

Your Description of Farm Real Estate

State  New Hampshire  County(ies) Belknap, 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  Description of barn  rough, former
                 40 sheep  other  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%
Identification number: 11002  Date: October 1, 1987

Your Description of Farm Real Estate

State New Hampshire  County(ies) Crafton

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

<table>
<thead>
<tr>
<th>Date</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>1/1/87</td>
<td>$220,000</td>
</tr>
<tr>
<td>4/1/87</td>
<td>$220,000</td>
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<tr>
<td>7/1/87</td>
<td>$227,000</td>
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<tr>
<td>10/1/87</td>
<td>$230,000</td>
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Estimate of percentage change in value

<table>
<thead>
<tr>
<th>Date</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/1/87</td>
<td>NR</td>
</tr>
<tr>
<td>4/1/87</td>
<td>±5%</td>
</tr>
<tr>
<td>7/1/87</td>
<td>+7%</td>
</tr>
<tr>
<td>10/1/87</td>
<td>+5%</td>
</tr>
</tbody>
</table>
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

5. Fruit and variety
   Expected yield/acre

6. 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 X low acid 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%
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
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 Loretstown

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

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 affect 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
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. ft. -- 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

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Your estimate of market value

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Estimate of percentage change in value expected next 12 months

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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%
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  Kendalia, Lyons S.L., Lansing C.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)

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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
   Variety

5. Acres of vineyards

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%
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%
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

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
   Other: unadilla rafters
   Description of barn: cement block with

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%
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
          steeply sloped X

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):

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Estimate of percentage change in value expected next 12 months:
0%
ESTIMATE OF FARM LAND 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
   Varieties Concord ___________
   ___________ Expected yield/acre 5.75 T

6. Other acreage
   ___________ Description: roads, drainage
   ___________

Predominate soil characteristics
Topology: level _____ moderate sloped _____ steeply sloped _____
Drainage: well _______ moderate _______ poor _____
Lime: high acid _______ low acid _____ neutral _____

Predominate soils Collamer and Canasdea
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%
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.

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--- Date of Estimate ---

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<tr>
<th>Date</th>
<th>Your estimate of market value</th>
<th>Estimate of percentage change in value expected next 12 months</th>
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<td>1/1/87</td>
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<tr>
<td>10/1/87</td>
<td>$140,000</td>
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</table>
Identification number: 13013  Date: October 1, 1987

Your Description of Farmland 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
     - hay  125 bu/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: Honeoye 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 ---

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Estimate of percentage change in value
- expected next 12 months: 0%  -4%  -4%  NR
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

5. Acres of vineyards

   Variety

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  ------------------------------------------

Your estimate of market value

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Estimate of percentage change in value expected next 12 months

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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

1. Acres of cropland
   Principal crops  corn  Expected yield/acre 15 tons
   hay

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 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%
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 re-
creation use in some areas. Milk markets readily avail. General dairy outlook pessim.

--------------------------------------------------------------------------------

  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
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
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 (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.
other 6 herr. parlor

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
   Variety
5. Acres of vineyards
   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
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  X  steeply sloped  
Drainage:  well  X  moderate  X  to poor  X
Lime:  high acid  X  medium  X  low acid  X  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)

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Estimate of percentage change in value expected next 12 months

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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

3. Acres of permanent pasture

4. Acres of orchards

5. Acres of vineyards

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%
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
5. Acres of vineyards
   Variety
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 FARM LAND 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
5. Acres of vineyards
   Variety
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 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/1rm/drm
Other buildings (including other houses) 1 1/2 story wood frame house, Kt/drм/bath/
5 bdrms, screened patio, fair to good cond. 20'x20' wood storage 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%
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
Completion of 400+ job factory.
Estimate of percentage change in value expected next 12 months 0% 0 to +2% 0 to +2% +5 to +10%
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

5. Fruit and variety Expected yield/acre

6. Acres of vineyards

5. 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%
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 HMSG

2. Acres of forest

3. Acres of permanent pasture

4. Acres of orchards

5. Fruit and variety Expected yield/acre
   Variety Expected yield/acre

6. Other acreage Description:

Predominate soil characteristics
Topography: 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

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Development pressure increasing.

Expected next 12 months 0 to +1% 0 to +1% +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:     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 ______
   Variety ___________

5. Acres of vineyards ___________
   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% 45%
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

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----- Date of Estimate ----

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Estimate of percentage change in value expected next 12 months NR +10% +10% +5%
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:

Predominant soil characteristics

Topology: level X moderate sloped X steeply sloped

Drainage: well X moderate X poor

Lime: high acid ________ low acid ________ neutral X

Predominant 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 0% 0% 0% +2 to +3%

expected next 12 months
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
   Expected yield/acre 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%
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

5. Fruit and variety
   Expected yield/acre

6. 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
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 (divide into the 6 listed categories below)

Total number of acres 170

1. Acres of cropland 110
   Principal crops: corn, silage
   Expected yield/acre: 12-14 T
   hay
   small grain (oats)
   Expected yield/acre: 2.5 - 3 T
   75-85 bu.

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 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
Identification number: 13038 Date: October 1, 1987

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%
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 Expected yield/acre: 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%
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 X low acid 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%
### 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

<table>
<thead>
<tr>
<th>Category</th>
<th>Acres</th>
<th>Description</th>
<th>Expected yield/acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acres of cropland</td>
<td>100</td>
<td>Principal crops: hay</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>corn</td>
<td></td>
</tr>
<tr>
<td>Acres of forest</td>
<td>97</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acres of permanent pasture</td>
<td>22</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acres of orchards</td>
<td></td>
<td>Fruit and variety</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Expected yield/acre</td>
<td></td>
</tr>
<tr>
<td>Acres of vineyards</td>
<td></td>
<td>Variety</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Expected yield/acre</td>
<td></td>
</tr>
<tr>
<td>Other acreage</td>
<td>1</td>
<td>Description: Farmstead</td>
<td></td>
</tr>
</tbody>
</table>

#### 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
- Other: barn in very good cond. has parlor 4800 SF

#### Size and condition of house

- 900 SF of living area, completely renovated, old style, 1 1/2 story

#### Other buildings (including other houses)

- Two concrete stave 50 x 20 silos

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

- No restrictions or pressures apparent.

--- Date of Estimate ---

<table>
<thead>
<tr>
<th>Date</th>
<th>Your estimate of market value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/1/87</td>
<td>$85,000</td>
</tr>
<tr>
<td>4/1/87</td>
<td>$85,000</td>
</tr>
<tr>
<td>7/1/87</td>
<td>$90,000</td>
</tr>
<tr>
<td>10/1/87</td>
<td>$90,000</td>
</tr>
</tbody>
</table>

#### 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
5. Acres of vineyards
   Variety
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 moderate low acid poor 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%
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 10/1/87

sold 4/13/87

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, Expected yield/acre 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 X low acid neutral

Predominate soils: Stockbridge  
Capacity of barn: 110 cows  
Description of barn: 6 yr. freestall parlors, 2 harvesters, 1 concrete silo

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

Other buildings (including other houses): small, poor tenant 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  Expected yield/acre: 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 X low acid neutral

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

Capacity of barn: Number of cows  Description of barn:  
other barn used for storage & beef cattle feeding

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

--- Date of Estimate ---

<table>
<thead>
<tr>
<th>Date</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/1/87</td>
<td>$650,000</td>
</tr>
<tr>
<td>4/1/87</td>
<td>$680,000</td>
</tr>
<tr>
<td>7/1/87</td>
<td>$700,000</td>
</tr>
<tr>
<td>10/1/87</td>
<td>$725,000</td>
</tr>
</tbody>
</table>

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%
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 ------------------

<table>
<thead>
<tr>
<th>1/1/87</th>
<th>4/1/87</th>
<th>7/1/87</th>
<th>10/1/87</th>
</tr>
</thead>
<tbody>
<tr>
<td>$180,000</td>
<td>$180,000</td>
<td>$180,000</td>
<td>$180,000</td>
</tr>
</tbody>
</table>

Your estimate of market value

Estimate of percentage change in value

expected next 12 months  +5%  +5%  +5%  +5%
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)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Supply</th>
<th>Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Farmland</td>
<td>decreased</td>
<td>same</td>
</tr>
<tr>
<td></td>
<td></td>
<td>decreased</td>
</tr>
</tbody>
</table>

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

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

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

<table>
<thead>
<tr>
<th>Reason</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retirement or poor health</td>
<td></td>
</tr>
<tr>
<td>Estate settlement</td>
<td></td>
</tr>
<tr>
<td>Financial problems of seller</td>
<td></td>
</tr>
<tr>
<td>Low returns from farming</td>
<td></td>
</tr>
<tr>
<td>Sell at profit</td>
<td></td>
</tr>
<tr>
<td>Landlord selling to existing renter</td>
<td></td>
</tr>
<tr>
<td>Seller moving</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>100%</td>
</tr>
</tbody>
</table>
4. What percentage of the farmland purchases in your specified area last year (1986) were for each of the following purposes?

<table>
<thead>
<tr>
<th>Purpose</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expansion of farm</td>
<td></td>
</tr>
<tr>
<td>Beginning farmer</td>
<td></td>
</tr>
<tr>
<td>Farmer relocating</td>
<td></td>
</tr>
<tr>
<td>Residential (hobby) farm</td>
<td></td>
</tr>
<tr>
<td>Investment (Agriculture)</td>
<td></td>
</tr>
<tr>
<td>Non-agriculture use</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>100%</td>
</tr>
</tbody>
</table>