QUARTERLY 1988
NORTHEAST FARMLAND VALUES

Loren W. Tauer

Department of Agricultural Economics
New York State College of Agricultural and Life Sciences
A Statutory College of the State University
Cornell University, Ithaca, New York 14853
It is the policy of Cornell University actively to support equality of educational and employment opportunity. No person shall be denied admission to any educational program or activity or be denied employment on the basis of any legally prohibited discrimination involving, but not limited to, such factors as race, color, creed, religion, national or ethnic origin, sex, age or handicap. The University is committed to the maintenance of affirmative action programs which will assure the continuation of such equality of opportunity.
L.W. Tauer is an associate professor, Department of Agricultural Economics, Cornell University. 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).
Quarterly 1988 Northeast Farmland Values

The purpose of this project is to collect and report quarterly farmland values for the Northeast. 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. Each year since then participants have been deleted and added to the respondent list. 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 values for the first of each of those months. Those results are published in Tauer (1986), 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. The results are reported in Tauer (1987).

For 1988 the same procedure was used as was used in 1987. 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. During the year 37 participants responded to 51 benchmark descriptions, with some providing multiple benchmarks. 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 1988 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, with the survey questions following. Similar questions were asked in 1985, 1986 and 1987 and those results can be found in Tauer (1986), Tauer and Weersink, and Tauer (1987).
References


Table 1. Changes in Supply and Demand of Farmland During 1987

<table>
<thead>
<tr>
<th>State</th>
<th>Supply</th>
<th>Demand</th>
<th>number of responses</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Decrease</td>
<td>Constant</td>
<td>Increase</td>
</tr>
<tr>
<td>Connecticut and New Jersey</td>
<td>0</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Maine</td>
<td>0</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>New Hampshire and Vermont</td>
<td>1</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>New York</td>
<td>1</td>
<td>10</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 2. Percent Change in Cropland Acreage Sold in 1987 and Expected Change during 1988

<table>
<thead>
<tr>
<th>State</th>
<th>Percent Change in acreage sold in 1987 relative to 1986</th>
<th>Percent change in sales (acreage) expected in 1988 relative to 1987</th>
</tr>
</thead>
<tbody>
<tr>
<td>Connecticut and New Jersey</td>
<td>+50</td>
<td>-25</td>
</tr>
<tr>
<td>Maine</td>
<td>-5</td>
<td>+2</td>
</tr>
<tr>
<td>New Hampshire and Vermont</td>
<td>+1</td>
<td>-1</td>
</tr>
<tr>
<td>New York</td>
<td>+5</td>
<td>-1</td>
</tr>
</tbody>
</table>

Replies for Pasture and Woodland were similar.
Table 3. Purposes of Farmland Purchases in 1987 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></td>
<td></td>
<td>- Percent of total</td>
<td></td>
</tr>
<tr>
<td>Expansion of farm</td>
<td>2</td>
<td>IR</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>Beginning farmer</td>
<td>0</td>
<td>IR</td>
<td>3</td>
<td>12</td>
</tr>
<tr>
<td>Farmer relocating</td>
<td>2</td>
<td>IR</td>
<td>5</td>
<td>15</td>
</tr>
<tr>
<td>Residential farm</td>
<td>10</td>
<td>IR</td>
<td>38</td>
<td>19</td>
</tr>
<tr>
<td>Investment (Ag)</td>
<td>60</td>
<td>IR</td>
<td>11</td>
<td>5</td>
</tr>
<tr>
<td>Non-Ag Use</td>
<td>26</td>
<td>IR</td>
<td>18</td>
<td>23</td>
</tr>
<tr>
<td>Other</td>
<td>0</td>
<td>IR</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Total</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
</tr>
</tbody>
</table>

IR = Insufficient number of responses.

Table 4. Reasons for Farmland Sales in 1987 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>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>- Percent of total</td>
<td></td>
</tr>
<tr>
<td>Retirement or poor</td>
<td>0</td>
<td>22</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>health</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Estate settlement</td>
<td>15</td>
<td>5</td>
<td>8</td>
<td>8</td>
</tr>
<tr>
<td>Financial problems of</td>
<td>2</td>
<td>30</td>
<td>16</td>
<td>28</td>
</tr>
<tr>
<td>the seller</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low returns from farming</td>
<td>3</td>
<td>28</td>
<td>15</td>
<td>21</td>
</tr>
<tr>
<td>Sell at a profit</td>
<td>65</td>
<td>15</td>
<td>35</td>
<td>15</td>
</tr>
<tr>
<td>Landlord selling to</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>existing rentor</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Seller moving</td>
<td>15</td>
<td>0</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>Other</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Total</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
</tr>
</tbody>
</table>
Identification number: __________________

1. Land Prices may change because of many combinations of changes in supply and demand. During the past year (1987) 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>increased</td>
</tr>
</tbody>
</table>

2. For land sales in your specified area during the last year (1987) 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 (1987) 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 (1987) 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></td>
</tr>
<tr>
<td><strong>100%</strong></td>
<td></td>
</tr>
</tbody>
</table>
**ESTIMATE OF FARMLAND VALUE**  
NORTHEAST REGION, UNITED STATES  
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 10001  
Date: October 1, 1988

**Your Description of Farm Real Estate**

State: Maine  
County(ies): Cumberland  
Type of farm: Horse Farm

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

1. Acres of cropland  
   Principal crops: hay  
   Expected yield/acre: tree growth

2. Acres of forest  
   6

3. Acres of permanent pasture  
   12

4. Acres of orchards
   Fruit and variety
   Expected yield/acre

5. Acres of vineyards
   Variety
   Expected yield/acre

6. Other acreage  
   Description:

**Predominate soil characteristics**

Topology: level  
X  moderate sloped  
steeply sloped

Drainage: well  
X  moderate  
poor

Lime: high acid  
low acid  
neutral  
X

**Predominate soils**

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

Size and condition of house:  
36 x 40 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 ---

1/1/88  
4/1/88  
7/1/88  
10/1/88

Your estimate of market value:  
$195,000  
$195,000  
$  
NR  
$195,000

Estimate of percentage change in value:  
expected next 12 months: +5%  
+5%  
NR  
+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: 10006 Date: October 1, 1988

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 Expected yield/acre 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 Description of barn 30,000 cwts capacity (7,100 sq. ft.)
Size and condition of house

Other buildings (including other houses)

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

*******************************************************************************
--- Date of Estimate ---
1/1/88 4/1/88 7/1/88 10/1/88
Your estimate of market value $158,000 $158,000 $167,500 $167,500

Estimate of percentage change in value expected next 12 months +5% +5% +5% +5%
Identification number: 10007 Date: October 1, 1988

Your Description of Farm Real Estate

State Maine County(ies) Androscoggin

Type of farm Dairy -- 135-cow free stall

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

1. Acres of cropland 118
   Principal crops corn silage Expected yield/acre 18 Ton

2. Acres of forest 159

3. Acres of permanent pasture 61

4. Acres of orchards Fruit and variety Expected yield/acre

5. Acres of vineyards Variety Expected yield/acre

6. Other acreage 4 Description:

Predominate soil characteristics

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

Predominate soils Hadley silt loams 1-6, 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. 34'x44'

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

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

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

******************************************************************************

--- Date of Estimate ---

1/1/88 4/1/88 7/1/88 10/1/88

Your estimate of market value $300,000 $315,000 $315,000 $315,000

Estimate of percentage change in value expected next 12 months 0% 0% 0% 0%
ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 10010 Date: October 1, 1988

Your Description of Farm Real Estate

State Maine County(ies) York, Cumb., Oxford, Andro., Sag.
Type of farm Dairy

Total number of acres 170 (divide into the 6 listed categories below)
1. Acres of cropland 120 Principal crops silage corn (60) Expected yield/acre 20 Ton
   grass-legume (60) 3 Ton D.M.
2. Acres of forest 40
3. Acres of permanent pasture 10
4. Acres of orchards
   Fruit and variety
   Expected yield/acre
5. Acres of vineyards
   Variety
   Expected yield/acre
6. Other acreage
   Description:

Predominate soil characteristics

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

Predominate soils Silt loam

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

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

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

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

******************************************************************************
--- Date of Estimate ---
1/1/88 4/1/88 7/1/88 10/1/88

Your estimate of market value $268,000 $268,000 $273,000 $273,000

Estimate of percentage change in value expected next 12 months 0% +2% 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: 11001a Date: October 1, 1988

Your Description of Farm Real Estate
State New Hampshire County(ies) Grafton/Sullivan/Cheshire
Type of farm Connecticut River Valley cropland and forest (no buildings)
Total number of acres 70 (divide into the 6 listed categories below)
1. Acres of cropland 32
   Principal crops alfalfa/grass hay Expected yield/acre 3.8 Tons silage corn 20 Tons
2. Acres of forest 38 good pine
3. Acres of permanent pasture
4. Acres of orchards
   Fruit and variety Expected yield/acre
5. Acres of vineyards
   Variety Expected yield/acre
6. Other acreage Description: Farmstead

Predominate soil characteristics
Topology: level moderate sloped X steeply sloped
Drainage: well X moderate poor
Lime: high acid low acid X neutral
Predominate soils Hadley and Agawam
Capacity of barn cows Description of barn other

Size and condition of house

Other buildings (including other houses)

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

******************************************************
          Date of Estimate
 1/1/88  4/1/88  7/1/88  10/1/88
Your estimate of market value $297,000 $298,500 $300,000 $300,000

Estimate of percentage change in value expected next 12 months +5% +4% +3% +1%
ESTIMATE OF FARMLAND VALUE  
NORTHEAST REGION, UNITED STATES  
( Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)  

Identification number: 11001b  
Date: October 1, 1988  

Your Description of Farm Real Estate  
State New Hampshire  
County(ies) Belknap, Merrimack, Eastern  
Type of farm Upland farm, pasturage, 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  
5. Fruit and variety  
Expected yield/acre  
5. Acres of vineyards  
6. Other acreage  
3  
Description: Farmstead  

Predominate soil characteristics  
Topology: level moderate sloped X steeply sloped  
Drainage: well moderate poor X  
Lime: high acid X low acid neutral  
Predominate soils Charlton and Paxton  
Capacity of barn  
20 cows  
40 sheep  
Description of barn rough, former dairy stanchion barn  
Size and condition of house Two story colonial style, partially remodeled, costly to heat, needs continual work  
Other buildings (including other houses) Woodshed, storage building  

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

--- Date of Estimate ---  
1/1/88 4/1/88 7/1/88 10/1/88  
Your estimate of market value $170,000 $175,000 $190,000 $200,000  

Estimate of percentage change in value expected next 12 months +7% +7% +6% +4%
Identification number: 11002 Date: October 1, 1988

Your Description of Farm Real Estate

State New Hampshire County(ies) Grafton

Type of farm Dairy

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

1. Acres of cropland 100
   Principal crops hay Expected yield/acre 3 Ton
   corn 15 Ton

2. Acres of forest 73

3. Acres of permanent pasture 25

4. Acres of orchards

   Fruit and variety
   Expected yield/acre

5. Acres of vineyards
   Variety
   Expected yield/acre

6. Other acreage 2 Description: building site

Predominate soil characteristics

Topology: level X moderate sloped X steeply sloped

Drainage: well X moderate X poor

Lime: high acid X low acid neutral

Predominate soils

Capacity of barn 60 cows Description of barn Tie barn

30 other youngstock

Size and condition of house 100 year old modernized

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

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

Date of Estimate

1/1/88 4/1/88 7/1/88 10/1/88

Your estimate of market value $250,000 $250,000 $250,000 $250,000

Estimate of percentage change in value expected next 12 months +5% NR NR 0%
Identification number: 12001 Date: October 1, 1988

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
   Expected yield/acre 3.5

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 neutral

Predominate soils

Capacity of barn 75 cow 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 ---

1/1/88 4/1/88 7/1/88 10/1/88

Your estimate of market value $235,000 $235,000 $245,000 $295,000

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: 12007 Date: October 1, 1988

Your Description of Farm Real Estate
State Vermont County(ies) Northern Rutland, Addison, South Chittenden counties (E. Cent., VT)
Type of farm Dairy

Total number of acres 380 (divide into the 6 listed categories below)
1. Acres of cropland 310 Principal crops hay Expected yield/acre 3.5 - 4 Tons corn-silage 16 T/Acre
2. Acres of forest 45
3. Acres of permanent pasture 5
4. Acres of orchards --
Fruit and variety -- Expected yield/acre --
5. Acres of vineyards --
Variety -- Expected yield/acre --
6. Other acreage 20 Description: Hedge row/ditches/woods

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

Predominate soils Vergennes clay
Capacity of barn 100 cows Description of barn free stall other

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

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

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

******************************************************************************
-- Date of Estimate --
1/1/88 4/1/88 7/1/88 10/1/88
Your estimate of market value $270,000 $270,000 $285,000 $285,000

Estimate of percentage change in value expected next 12 months 0% 0% -3% +3%
Identification number: 12008 Date: October 1, 1988

Your Description of Farm Real Estate

State ___________________________ County(ies) __________

Type of farm ___________ Dairy ___________

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

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

Predominate soil characteristics

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

Predominate soils ___________

Capacity of barn ________ cows Description of barn tie stall, dump
   ________ 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 ---

1/1/88 4/1/88 7/1/88 10/1/88

Your estimate of market value
  _______ $195,000 $200,000 $210,000 $230,000

Estimate of percentage change in value
   expected next 12 months +5% +5% +5% +5%
Identification number: 13002 Date: October 1, 1988

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 tons
   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 ___ steeply sloped ___
   Drainage: well _______ moderate ___ to poor ___
   Lime: high acid ___ 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 harvestors. 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 effect availability of milk pickup

******************************************************************************
--- Date of Estimate ---
1/1/88 4/1/88 7/1/88 10/1/88

Your estimate of market value $175,000 $180,000 $180,000 $180,000

Estimate of percentage change in value expected next 12 months +3 to +5% +3 to +5% 0 to +3% 0 to +3%
Identification number: 13004 Date: October 1, 1988

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

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. 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 ---

1/1/88 4/1/88 7/1/88 10/1/88

Your estimate of market value $1,350,000 $1,500,000 $1,500,000 $1,600,000

Estimate of percentage change in value expected next 12 months +10% +5% +2 to +3% +5%
Identification number: 13005a  Date: October 1, 1988

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 moderate low acid poor 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

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

1/1/88  4/1/88  7/1/88  10/1/88

Your estimate of market value: $330,000 $330,000 $330,000 $330,000

Estimate of percentage change in value expected next 12 months: 0% 0% -2% 0%
ESTIMATE OF FARMLAND VALUE
NORtheast REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13005b Date: October 1, 1988

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

1/1/88 4/1/88 7/1/88 10/1/88

Your estimate of market value $135,000 $135,000 $135,000 $135,000

Estimate of percentage change in value expected next 12 months 0% 0% 0% 0%
ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13006 Date: October 1, 1988

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

5. Fruit and variety Expected yield/acre
   Variety

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 G.S.L.
Capacity of barn 50 cows Description of barn
other

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

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

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

***********************************************************************
Date of Estimate 1/1/88 4/1/88 7/1/88 10/1/88
Your estimate of market value $137,000 $137,000 $ NR $135,000

Estimate of percentage change in value expected next 12 months +3% +3% NR 0%
Identification number: 13007a Date: October 1, 1988

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

2. Acres of forest

3. Acres of permanent pasture 20

4. Acres of orchards

   Fruit and variety

5. Acres of vineyards

   Variety

   Expected yield/acre

6. Other acreage 5 Description: Farmstead

Predominate soil characteristics

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

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

Capacity of barn 120 cows Description of barn Freestall with 2/8 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 ---

1/1/88 4/1/88 7/1/88 10/1/88

Your estimate of market value

   $295,000 $295,000 $ NR $295,000

Estimate of percentage change in value expected next 12 months

   0% 0% 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: 13007b Date: October 1, 1988

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
   Principal crops corn Expected yield/acre 100 bu.
   wheat 60 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 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 ---

1/1/88 4/1/88 7/1/88 10/1/88

Your estimate of market value: $240,000 $240,000 $ NR $240,000

Estimate of percentage change in value expected next 12 months: 0% 0% NR 0%
ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(-Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA-

Identification number: 13008a Date: October 1, 1988

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

6. Other acreage 10 Description: ponds, creek, waste

Predominate soil characteristics

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

Predominate soils Tioga SL, Chenango SL, Middlebury SL

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

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

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

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


Date of Estimate

1/1/88 4/1/88 7/1/88 10/1/88

Your estimate of market value $ NR $ 155,000 $155,000 $155,000

Estimate of percentage change in value
expected next 12 months NR NR 0% 0%
ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13008b Date: October 1, 1988

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)

******************************************************************************

--- Date of Estimate ---

1/1/88 4/1/88 7/1/88 10/1/88

Your estimate of market value $ NR $ 240,000 $240,000 $240,000

Estimate of percentage change in value expected next 12 months NR +1% +1% +1%
Identification number: 13008c  Date: October 1, 1988

Your Description of Farm Real Estate

State New York  County(ies) Chautauqua
Type of farm Grape
Total number of acres 42 (divide into the 6 listed categories below)
1. Acres of cropland
   Principal crops  Expected yield/acre 

2. Acres of forest

3. Acres of permanent pasture

4. Acres of orchards
   Fruit and variety  Expected yield/acre 

5. Acres of vineyards 30
   Variety Concord  Expected yield/acre 5.75 T

6. Other acreage 10  Description:  roads, drainage

Predominate soil characteristics

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

Predominate soils Collamer and Canadee
Capacity of barn _______ cows  Description of barn 30x60 unidilla rafter
other barn - used for storage

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

Other buildings (including other houses) 36x66, 12x18 pole building, metal sides and roof - used for machinery storage

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

***********************************************************************************
--- Date of Estimate ---
1/1/88  4/1/88  7/1/88  10/1/88
Your estimate of market value $ NR $ 90,000 $ 90,000 $90,000

Estimate of percentage change in value expected next 12 months NR +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: 13008d Date: October 1, 1988

Your Description of Farm Real Estate
State: New York County(ies): Catt. & Chautauqua
Type of farm: Dairy

Total number of acres: 203 (divide into the 6 listed categories below)
1. Acres of cropland: 90
   Principal crops: Hay
   Expected yield/acre: 2.5 T

2. Acres of forest: 35
3. Acres of permanent pasture: 75
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 ___
Drainage: well ___ moderate ___ poor ___
Lime: high acid ___ low acid ___ neutral ___
Predominate soils: Erie channery SL

Capacity of barn: 75 cows Description of barn: F/S barn with double
other: 5 herringbone parlor

Size and condition of house: Dwelling #1, 1536 sq. ft. old farm house nicely

Other buildings (including other houses): 54x75 pole type machinery and storage shed

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

*****************************************************************************

--- Date of Estimate ---

1/1/88 4/1/88 7/1/88 10/1/88

Your estimate of market value
$ 161,000 $ NR $ 161,000 $ 161,000

Estimate of percentage change in value
expected next 12 months +1% NR +1% +1%
Identification number: 13008e Date: October 1, 1988

Your Description of Farm Real Estate
State New York County(ies) Chautauqua
Type of farm Grape
Total number of acres 61 (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 53
   Variety Concord Expected yield/acre 6.5 T

6. Other acreage 6 Description: roads, 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 Alton gravelly loam
Capacity of barn cows Description of barn

Size and condition of house 3,100 sq.ft. home, mort. & brick construction with upstairs apartment.
Other buildings (including other houses) Storage barn 36x74, 12x36, 24x20 - fair condition. Harvester storage 20x28 pole construction with 14' door.
Other information (i.e. development pressures and restrictions)

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

<table>
<thead>
<tr>
<th>Date</th>
<th>Estimate of market value</th>
<th>Estimated change in value expected next 12 months</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/1/88</td>
<td>$141,000</td>
<td>+2%</td>
</tr>
<tr>
<td>4/1/88</td>
<td>NR</td>
<td>NR</td>
</tr>
<tr>
<td>7/1/88</td>
<td>NR</td>
<td>NR</td>
</tr>
<tr>
<td>10/1/88</td>
<td>$141,000</td>
<td>+2%</td>
</tr>
</tbody>
</table>
Identification number: 13010  Date: October 1, 1988

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

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 ---

1/1/88  4/1/88  7/1/88  10/1/88

Your estimate of market value  $295,000  $295,000  $305,000  $305,000

Estimate of percentage change in value expected next 12 months  +5%  +5%  +2%  +2%
ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 13012 Date: October 1, 1988

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 Expected yield/acre: 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 harvstore silo, 2 concrete stave silos
(18'x60' and 14'x30'), a Quonset type machinery and hiefer bldg. - good condition
Other information (i.e. development pressures and restrictions): About one half of tillable
land is in separate parcel a mile from bldgs. Many of the fields are small -
broken up by hedgerows.

Date of Estimate
--- 1/1/88 4/1/88 7/1/88 10/1/88 ---

Your estimate of
market value: $142,000 $143,000 $143,000 $145,000

Estimate of percentage
change in value expected next 12 months: +2% +3% +1% +1%
ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13013a Date: October 1, 1987

Your Description of Farm Real Estate
State New York County(ies) Cayuga
Type of farm Dairy

Total number of acres 144 (divide into the 6 listed categories below)
1. Acres of cropland 100
   Principal crops corn silage Expected yield/acre 18 T
   corn gain 125 bu/acre
   hay 4 T/acre
2. Acres of forest 14
3. Acres of permanent pasture 25
4. Acres of orchards
5. Acres of vineyards
   Variety
6. Other acreage 5 Description: farmstead, roads, etc.

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

Predominate soils Honeyoe Lima Silt Loams

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

Size and condition of house dwelling fair/good 4 bedrooms

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

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

**********************************************************************************

--- Date of Estimate ---
1/1/88 4/1/88 7/1/88 10/1/88

Your estimate of market value $96,000 $96,000 $96,000 $96,000

Estimate of percentage change in value expected next 12 months NR NR NR NR
Identification number: 13013b Date: October 1, 1987

Your Description of Farm Real Estate

State New York Count(ies) Cayuga

Type of farm Dairy/Small Grain - cash crop

Total number of acres 240 (divide into the 6 listed categories below)

1. Acres of cropland 200
   Principal crops corn silage Expected yield/acre 18 T
   corn gain 125 bu/acre
   hay 4 T/acre

2. Acres of forest 35

3. Acres of permanent pasture 0

4. Acres of orchards 0

Fruit and variety
   Expected yield/acre

5. Acres of vineyards 0
   Variety
   Expected yield/acre

6. Other acreage 5 Description: farmstead, roads, etc.

Predominate soil characteristics

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

Predominate soils Honeoye Lima Silt Loams

Capacity of barn 50 cows Description of barn Tie stall/around barn
new heifer facility 36'x18' other pipeline, 4 upright silos.

Size and condition of house 2000 sq. ft., fair condition, 4 bedrooms, 2 story frame

Other buildings (including other houses) small out building as storage and shop area
Grain storage/machinery shed 64x36, pole barn 33x78, another storage shed 38x24.

Other information (i.e. development pressures and restrictions) next door to gin mill

--- Date of Estimate ---
1/1/88 4/1/88 7/1/88 10/1/88

Your estimate of market value $245,000 $245,000 $245,000 $245,000

Estimate of percentage change in value expected next 12 months NR NR NR NR
Identification number: 13016 Date: October 1, 1988

Your Description of Farm Real Estate

State New York County(ies) Ontario

Type of farm Cash crop/Vegetable crop

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

1. Acres of cropland 249
   Principal crops sweet corn Expected yield/acre 5 T
   snap beans 2.2 T

2. Acres of forest 40

3. Acres of permanent pasture

4. Acres of orchards
   Fruit and variety
   Expected yield/acre

5. Acres of vineyards
   Variety
   Expected yield/acre

6. Other acreage 36 Description: waste

Predominate soil characteristics

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

Predominate soils Lima silt loam

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

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

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

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

**** No development pressure 

--- Date of Estimate ---

1/1/88 4/1/88 7/1/88 10/1/88

Your estimate of market value $ NR $ NR $295,000 $295,000

Estimate of percentage change in value
expected next 12 months NR NR +2% 0%
### Identification number: 13018  Date: October 1, 1988

**Your Description of Farm Real Estate**

State: New York  County(ies): Washington  
Type of farm: Dairy  

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

1. Acres of cropland: 60  
   - Principal crops: corn (Expected yield/acre: 15 tons)  
   - hay (Expected yield/acre: 3.5 Ton)

2. Acres of forest: 30

3. Acres of permanent pasture: 30

4. Acres of orchards: 
   - Fruit and variety: 
   - Expected yield/acre:

5. Acres of vineyards: 
   - Variety: 
   - Expected yield/acre:

6. Other acreage: 111  Description: 104a brush/7 house & barn

**Predominate soil characteristics**

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

**Predominate soils** Silty Clay loam

**Capacity of barn:** 40 cows  Description of barn: conventional  
other ______________

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

--- Date of Estimate ---

1/1/88  4/1/88  7/1/88  10/1/88

**Your estimate of market value:**

<table>
<thead>
<tr>
<th>Date</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/1/88</td>
<td>$136,500</td>
</tr>
<tr>
<td>4/1/88</td>
<td>$136,500</td>
</tr>
<tr>
<td>7/1/88</td>
<td>$136,500</td>
</tr>
<tr>
<td>10/1/88</td>
<td>$136,500</td>
</tr>
</tbody>
</table>

**Estimate of percentage change in value expected next 12 months:**

<table>
<thead>
<tr>
<th>Date</th>
<th>Percentage Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/1/88</td>
<td>+10%</td>
</tr>
<tr>
<td>4/1/88</td>
<td>+10%</td>
</tr>
<tr>
<td>7/1/88</td>
<td>+5 to +10%</td>
</tr>
<tr>
<td>10/1/88</td>
<td>0%</td>
</tr>
</tbody>
</table>
ESTIMATE OF FARMLAND VALUE  
NORTHEAST REGION, UNITED STATES  
(Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number:  13019         Date:  October 1, 1988

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 upright silos

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

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

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

**********************************************************

--- Date of Estimate ---

1/1/88  4/1/88  7/1/88  10/1/88

Your estimate of market value

$ NR $80,000 to 90,000 $80,000 to 90,000 $83,600 to $93,600

Estimate of percentage change in value
expected next 12 months  NR  +6%  0%  +4%
Identification number: 13021 Date: October 1, 1988

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

Predominate soil characteristics

Topology: level X moderate sloped X steeply sloped ___________
Drainage: well X moderate X poor ___________
Lime: high acid ___________
           low acid ___________
           neutral ___________
Predominate soils: Honeoye, Lima

Capacity of barn: 120 cows Description of barn: Freestall, dbl.
                   other 6 henn. 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 ******

Your estimate of market value

<table>
<thead>
<tr>
<th>Date</th>
<th>Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/1/88</td>
<td>$277,000</td>
</tr>
<tr>
<td>4/1/88</td>
<td>$277,000</td>
</tr>
<tr>
<td>7/1/88</td>
<td>$278,000</td>
</tr>
<tr>
<td>10/1/88</td>
<td>$280,000</td>
</tr>
</tbody>
</table>

Estimate of percentage change in value expected next 12 months

<table>
<thead>
<tr>
<th>Date</th>
<th>Percentage Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/1/88</td>
<td>0 to +2%</td>
</tr>
<tr>
<td>4/1/88</td>
<td>0 to +2%</td>
</tr>
<tr>
<td>7/1/88</td>
<td>0 to +2%</td>
</tr>
<tr>
<td>10/1/88</td>
<td>0 to +2%</td>
</tr>
</tbody>
</table>
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, 1988

Your Description of Farm Real Estate

State                New York             County(ies)  Orleans
Type of farm         130 Cow Dairy farm

Total number of acres 230 (divide into the 6 listed categories below)
1. Acres of cropland 200
   Principal crops hay     Expected yield/acre 4 Ton
                              corn       16 Tons silage
2. Acres of forest     10
3. Acres of permanent pasture 15
4. Acres of orchards
   Fruit and variety
   Expected yield/acre
5. Acres of vineyards
   Variety
   Expected yield/acre
6. Other acreage 5 Description: Farmstead

Predominate soil characteristics
Topology: level moderate sloped steeply sloped
Drainage: well moderate poor
Lime: high acid moderate 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 ---
1/1/88 4/1/88 7/1/88 10/1/88

Your estimate of market value $265,000 $265,000 $ NR $260,000

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: 13026 Date: October 1, 1988

Your Description of Farm Real Estate
State New York County(ies) St. Lawrence
Type of farm 60 cow dairy farm
Total number of acres 450 (divide into the 6 listed categories below)

1. Acres of cropland 120
   Principal crops hay legume Expected yield/acre 2.5 T.D.M.
   corn silage 18 T

2. Acres of forest 100

3. Acres of permanent pasture 140

4. Acres of orchards

5. Acres of vineyards
   Variety
   Expected yield/acre

6. Other acreage 90 Description: wasteland

Predominate soil characteristics
Topography: level moderate sloped X steeply sloped
Drainage: well X moderate poor
Lime: high acid moderate low acid neutral X

Predominate soils madr'd loam and vergenes
Capacity of barn 65 cows Description of barn stanchion with two
25 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 ---

1/1/88 4/1/88 7/1/88 10/1/88

Your estimate of market value $120,000 $120,000 $120,000 $120,000

Estimate of percentage change in value expected next 12 months 0% 0% 0% 0%
ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 13027 Date: October 1, 1988

Your Description of Farm Real Estate
State New York County(ies) Montgomery, Schoharie
Type of farm Dairy
Total number of acres 200 (divide into the 6 listed categories below)
1. Acres of cropland 130
   Principal crops hay Expected yield/acre 3.5 T
   corn silage 16 T
2. Acres of forest 25
3. Acres of permanent pasture 35
4. Acres of orchards  
   Fruit and variety  
   Expected yield/acre 
5. Acres of vineyards  
   Variety  
   Expected yield/acre 
6. Other acreage 10 Description: Farmstead, etc.
Predominate soil characteristics
   Topology: level ______ moderate sloped ______ steeply sloped X
   Drainage: well ______ 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 1/1/88 4/1/88 7/1/88 10/1/88
Your estimate of market value $148,000 $148,000 $148,000 NR

Estimate of percentage change in value expected next 12 months +5% or less 0 to +1% 0 to +1% NR
ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
( Cooperative Project between Department of Agricultural Economics, Cornell University and Economic Research Service, USDA)

Identification number: 13030 Date: October 1, 1988

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/ newer gable roof addition
   metal roof, gutter cleaner, 16'x24' milkhouse

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

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

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

Date of Estimate ---

1/1/88 4/1/88 7/1/88 10/1/88

Your estimate of market value $200,000 $ NR $ NR $200,000

Estimate of percentage change in value
expected next 12 months 0% NR NR 0%
Identification number: 13031a Date: October 1, 1988

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, Fremont & 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 ---
1/1/88 4/1/88 7/1/88 10/1/88
Your estimate of market value $225,000 $230,000 $250,000 $260,000
Estimate of percentage change in value expected next 12 months +5 to +10% +5 to +10% +5% +5%
Identification number: 13031b Date: October 1, 1988

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 Expected yield/acre 15 T silage

2. Acres of forest 92
3. Acres of permanent pasture 150
4. Acres of orchards
   Fruit and variety Expected yield/acre

5. Acres of vineyards
   Variety Expected yield/acre

6. Other acreage Description:

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

Predominate soils Lordstown, Mardin and Volusia silt loams
Capacity of barn 66 cows Description of barn stanchion w/ 30 upright
30 other concrete silos: 16'x45'; 20'x45'; 14'x45'

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

Modern
Other buildings (including other houses) 2 machinery sheds -- steel 40'x73' + 36'x38'
Old tenant house -- 2 story 39 x 34 and 24 x 16 -- poor condition
Other information (i.e. development pressures and restrictions) none

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

Your estimate of market value

<table>
<thead>
<tr>
<th>Date</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/1/88</td>
<td>$175,000</td>
</tr>
<tr>
<td>4/1/88</td>
<td>$180,000</td>
</tr>
<tr>
<td>7/1/88</td>
<td>$180,000</td>
</tr>
<tr>
<td>10/1/88</td>
<td>$185,000</td>
</tr>
</tbody>
</table>

Estimate of percentage change in value

expected next 12 months +2 to +5% +2 to +5% +2 to +5% +2 to +5%
Identification number: 13031c Date: October 1, 1988

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
   Expected yield/acre: 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 ------------------------

1/1/88  4/1/88  7/1/88  10/1/88

Your estimate of market value: $275,000 $290,000 $300,000 $325,000

Estimate of percentage change in value expected next 12 months: +5% +5 to +10% +10% +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: 13031d Date: October 1, 1988

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

   Fruit and variety
   Variety
   Expected yield/acre

5. Acres of vineyards

6. Other acreage
   Description:

Predominate soil characteristics

Topology: level X 50% moderate sloped X 50% steeply sloped

Drainage: well X moderate X poor

Lime: high acid X low acid neutral

Predominate soils Chenango silt loam, Lordstown and Mardin silt loams

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

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

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

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

--- Date of Estimate ---

<table>
<thead>
<tr>
<th>1/1/88</th>
<th>4/1/88</th>
<th>7/1/88</th>
<th>10/1/88</th>
</tr>
</thead>
<tbody>
<tr>
<td>$200,000</td>
<td>$210,000</td>
<td>$200,000</td>
<td>$200,000</td>
</tr>
</tbody>
</table>

Estimate of percentage change in value

expected next 12 months +2 to +5% +2 to +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: 13032a Date: October 1, 1988

Your Description of Farm Real Estate
State ________ New York ________ County(ies) ________ Chaut.: Cattaraugus ________
Type of farm ________ Dairy ________
Total number of acres ________ 200 ________ (divide into the 6 listed categories below)
1. Acres of cropland ________ 90 ________ Principal crops ________ Corn ________ Expected yield/acre ________ 3 T Grain ________ Hay ________ 15 T silage ________
2. Acres of forest ________ 12 ________
3. Acres of permanent pasture ________ 90 ________
4. Acres of orchards ________
   Fruit and variety ________ ________ Expected yield/acre ________
5. Acres of vineyards ________
   Variety ________ ________ Expected yield/acre ________
6. Other acreage ________ 8 ________ Description: wasteland ________

Predominate soil characteristics
Topography: ________ X ________ level ________ moderate ________ steeply ________
   sloped ________
Drainage: ________ well ________ moderate ________ poor ________
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 tool shed, 5,000 bu. grain bin ________

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

******************************************************************************

--- Date of Estimate ---
1/1/88 4/1/88 7/1/88 10/1/88

Your estimate of market value ________ $ ________ NR ________ $ 86,000 ________ $ 86,000 ________ $ 86,000 ________

Estimate of percentage change in value expected next 12 months ________ NR ________ +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: 13032b Date: October 1, 1988

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
   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 ______

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 ---

1/1/88 4/1/88 7/1/88 10/1/88

Your estimate of
market value $ NR $ 22,000 $ 22,000 $ 25,000

Estimate of percentage
change in value
expected next 12 months NR NR +15% +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, 1988

**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, Expected yield/acre: 13 T

2. Acres of forest:  

3. Acres of permanent pasture: 15  

4. Acres of orchards:  
   Fruit and variety:  
   Expected yield/acre:  

5. Acres of vineyards:  
   Variety:  
   Expected yield/acre:  

6. Other acreage: 35  
   Description: woods and waste

**Predominate soil characteristics**

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

**Predominate soils**

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

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

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

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

--- Date of Estimate ---

<table>
<thead>
<tr>
<th>1/1/88</th>
<th>4/1/88</th>
<th>7/1/88</th>
<th>10/1/88</th>
</tr>
</thead>
<tbody>
<tr>
<td>$150,000</td>
<td>$160,000</td>
<td>$160,000</td>
<td>$160,000</td>
</tr>
</tbody>
</table>

Your estimate of market value

Estimate of percentage change in value expected next 12 months: +5 to +7%

NR +5% +5%
Identification number: 13035a  Date: October 1, 1988

Your Description of Farm Real Estate
State    New York  County(ies) Washington
Type of farm Dairy
Total number of acres 300  (divide into the 6 listed categories below)
1. Acres of cropland 200
   Principal crops hay  Expected yield/acre 3 T.D.M.
   corn  15 T silage
2. Acres of forest 50
3. Acres of permanent pasture 50
4. Acres of orchards
   Fruit and variety
   Expected yield/acre
5. Acres of vineyards
   Variety
   Expected yield/acre
6. Other acreage
   Description:

Predominant soil characteristics
Topology: level ______ moderate sloped ______ steeply sloped ______
Drainage: well ______ moderate ______ poor ______
Lime: high acid ______ low acid ______ neutral ______
Predominant 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 ---
1/1/88  4/1/88  7/1/88  10/1/88

Your estimate of market value
$300,000  $300,000  $300,000  $300,000

Estimate of percentage change in value expected next 12 months
0%  0%  0%  0%
ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 13025b Date: October 1, 1988

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 and corn Expected yield/acre ______

2. Acres of forest 20

3. Acres of permanent pasture 80

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 X moderate ______ poor ______
Lime: high acid X low acid ______ neutral ______

Predominate soils clay

Capacity of barn 75 cows Description of barn two story rail to
other rail, milkhouse in the center, two silos

Size and condition of house 3 bedroom up, 2 bedroom down - good condition

Other buildings (including other houses) 4 bay tool shed

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

***************************************************************************
*** Date of Estimate ***
1/1/88 4/1/88 7/1/88 10/1/88
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: 13037a  Date: October 1, 1988

Your Description of Farm Real Estate

State  New York  County(ies)  Tioga and Chemung

Type of farm  Dairy

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

1. Acres of cropland  200
   Principal crops  Hay & some Legume  Expected yield/acre  2.5 - 3 T
   corn silage  12 - 14 T/AC

2. Acres of forest  20

3. Acres of permanent pasture  35

4. Acres of orchards

   Fruit and variety  Expected yield/acre

5. Acres of vineyards
   Variety  Expected yield/acre

6. Other acreage  20  Description: brush, roads, farmstead

Predominate soil characteristics

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

Predominate soils  Volusia, Mardin, Canfield - Lordstown

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

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

Other buildings (including other houses)  garage

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

********************************************************************

--- Date of Estimate ---

1/1/88  4/1/88  7/1/88  10/1/88

Your estimate of
market value  $117,000  $118,000  $118,000  $118,000

Estimate of percentage change in value
expected next 12 months  +1 to +2%  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: 13037b Date: October 1, 1988

Your Description of Farm Real Estate
State Pennsylvania County(ies) Bradford
Type of farm 40 cow dairy farm

Total number of acres 170 (divide into the 6 listed categories below)
1. Acres of cropland 110
   Principal crops corn silage Expected yield/acre 12-14 T
   hay
   small grain (oats) 2.5 - 3 T
   75-85 bu.
2. Acres of forest 25
3. Acres of permanent pasture 35
4. Acres of orchards
   Fruit and variety  5. Acres of vineyards
   Expected yield/acre
   Variety  6. Other acreage
   Expected yield/acre 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 ---
1/1/88 4/1/88 7/1/88 10/1/88

Your estimate of market value $120,000 $121,000 $121,000 $121,000

Estimate of percentage change in value expected next 12 months +2 to +3% 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: 13038                    Date: October 1, 1988

Your Description of Farm Real Estate
State ______ New York ______  County(ies) St. Lawrence ______
Type of farm ______ Dairy ______

Total number of acres ______ 250 ______ (divide into the 6 listed categories below)
1. Acres of cropland ______ 100 ______
   Principal crops _____ Hay _____ Expected yield/acre _____ 100 Bale/A _____
                     _____ corn silage _____ 15 T.A. _____
2. Acres of forest ______ 50 ______
3. Acres of permanent pasture ______ 100 ______
4. Acres of orchards ______
   Fruit and variety ______
   Expected yield/acre _____
5. Acres of vineyards ______
   Variety ______
   Expected yield/acre _____
6. Other acreage ______
   Description: ______

Predominate soil characteristics
Topology: ______ level X ______ moderate sloped ______ steeply sloped ______
Drainage: well ______ moderate X ______ poor ______
Lime: high acid ______ low acid ______ neutral X ______
Predominate soils ______ Clay ______
Capacity of barn ______ 40 ______ cows ______ Description of barn 36’x100’ Barn with 40
_______ other ______ ties plus space for youngstock ______
Size and condition of house ______ 8 room house with 3 bdrms, fair shape ______

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

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

*****************************************************************************
--- Date of Estimate ---
1/1/88  4/1/88  7/1/88  10/1/88
Your estimate of market value ______ $80,000 ______ $80,000 ______ $ NR ______ $85,000

Estimate of percentage change in value expected next 12 months ______ +10% or more ______ +10% or more ______ NR ______ +10% or more ______
ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
(Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 14010 Date: October 1, 1988

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 moderate 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 ---
1/1/88 4/1/88 7/1/88 10/1/88

Your estimate of market value $144,000 $144,000 $144,000 $144,000

Estimate of percentage change in value expected next 12 months 0% 0% 0% 0%
ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
( Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 16002 Date: October 1, 1988

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 ***

1/1/88 4/1/88 7/1/88 10/1/88

Your estimate of market value $345,000 $350,000 $378,000 $378,000

Estimate of percentage change in value expected next 12 months 0% +6% +8% +8%
ESTIMATE OF FARMLAND VALUE
NORTHEAST REGION, UNITED STATES
( Cooperative Project between Department of Agricultural Economics,
Cornell University and Economic Research Service, USDA)

Identification number: 16004 Date: October 1, 1988

Your Description of Farm Real Estate
State Connecticut County(ies) Litchfield
Type of farm Dairy

Total number of acres 220 (divide into the 6 listed categories below)
1. Acres of cropland 120
   Principal crops corn, silage Expected yield/acre 18
   alfalfa 3.5

2. Acres of forest 30
3. Acres of permanent pasture 65
4. Acres of orchards
   Fruit and variety
   Expected yield/acre
5. Acres of vineyards
   Variety
   Expected yield/acre
6. Other acreage 5 Description: waste

Predominate soil characteristics
Topography: 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
other 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 1/1/88 4/1/88 7/1/88 10/1/88

Your estimate of market value $1,500,000 $1,500,000 Development $1,500,000 Rights Appraised at $9,000 per acre.

Estimate of percentage change in value expected next 12 months NR 0% NR 0%
Identification number: 17003 Date: October 1, 1988

Your Description of Farm Real Estate

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

Type of farm General Crop/Livestock

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

1. Acres of cropland 89
   Principal crops
   Corn Expected yield/acre 100 bu.
   Soybeans 35 bu.

2. Acres of forest 24

3. Acres of permanent pasture 23

4. Acres of orchards
   Fruit and variety
   Expected yield/acre

5. Acres of vineyards
   Variety
   Expected yield/acre

6. Other acreage 2 Description: Farmstead

Predominate soil characteristics

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

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

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

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

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

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

--- Date of Estimate ---

1/1/88  4/1/88  7/1/88  10/1/88

Your estimate of market value $1,450,000 $1,450,000 $1,450,000 $1,450,000

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: 17005 Date: October 1, 1988

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
   moderate sloped
   steeply sloped

Drainage: well
   moderate
   poor

Lime: high acid
   low acid
   neutral

Predominate soils

Capacity of barn cows Description of barn
   other Utility shed

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

Other buildings (including other houses) portable

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

***************************************************************************************

--- Date of Estimate ---
1/1/88 4/1/88 7/1/88 10/1/88

Your estimate of
market value
$ NR $180,000 $180,000 NR

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