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**QUARTERLY NORTHEAST FARMLAND VALUES,
1985 THROUGH 1989**

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Quarterly Northeast Farmland Values, 1985 through 1989

Loren W. Tauer*

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Quarterly Northeast Farmland Values, 1985 through 1989

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 past decade changed these relationships as income fell 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 occurred in some Midwestern regions heavily dependent on agriculture, while in other areas, land prices 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 at Cornell University, in cooperation with the USDA, established a quarterly farmland survey in 1985 which continued through 1989. This report contains the summarized results of the quarterly surveys that were completed on the Northeast states from 1985 through 1989.

Procedure and Contents

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 continued 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.

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 week of January, April, July and October to elicit farmland values for the first day of each of those months. Tables 5.1 and 5.2 in this document report average cropland values for these years, and the survey form used is in Appendix A. Other information is available in Tauer (1986) and Tauer and Weersink (1986).

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.

For 1988 and 1989 the same procedure was used as was used in 1987. Quarterly surveys were mailed the first week of January, April, July and October to obtain reports of estimated values for the first day 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 after Table 5.2 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. This information is also reported in Tauer (1987) and Tauer (1988).

The January surveys for each of the years also included questions concerning changes in supply and demand, transactions, and composition of buyers and sellers. The results are reported in Tables 1.1 to 4.6, and the survey questions are contained in Appendix B.

References

- Jones, John and Charles H. Barnard. Farm Real Estate: Historical Series Data, 1950-85, 1985. NRED, ERS, USDA, Statistical Bulletin No. 738.
- Tauer, Loren W. Northeast Farmland Values - Quarterly 1985. A.E. Ext. 86-13, Department of Agricultural Economics, Cornell University, February 1986.
- Tauer, Loren W. Quarterly 1987 Northeast Farmland Values. A.E. Ext. 87-31, Department of Agricultural Economics, Cornell University, December 1987.
- Tauer, Loren W. Quarterly 1988 Northeast Farmland Values. A.E. Ext. 88-25, Department of Agricultural Economics, Cornell University, December 1988.
- Tauer, Loren W. and Alfons Weersink. Quarterly 1986 Northeast Farmland Values. A.E. Ext. 86-33, Department of Agricultural Economics, Cornell University, November 1986.

Table 1.1 Changes in Supply and Demand of Cropland During Last Quarter 1984

State	Supply			Demand		
	Decrease	Constant	Increase	Decrease	Constant	Increase
----- number of responses -----						
Connecticut and Massachusetts	1	2	0	0	2	1
Maine	1	3	0	0	4	0
New Hampshire and Vermont	1	3	1	1	3	1
New Jersey	0	3	2	1	4	0
New York	0	10	17	10	15	2

Table 1.2 Changes in Supply and Demand of Cropland During 1985

State	Supply			Demand		
	Decrease	Constant	Increase	Decrease	Constant	Increase
----- number of responses -----						
Connecticut and Massachusetts	2	1	0	1	1	1
Maine	0	0	3	1	1	1
New Hampshire and Vermont	0	1	2	2	1	0
New Jersey	0	0	1	1	0	0
New York	0	6	13	11	6	2

Table 1.3 Changes in Supply and Demand of Farmland During 1986

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

Table 1.4 Changes in Supply and Demand of Farmland During 1987

State	Supply			Demand		
	Decrease	Constant	Increase	Decrease	Constant	Increase
----- number of responses -----						
Connecticut and New Jersey	0	1	1	1	0	1
Maine	0	2	1	1	1	1
New Hampshire and Vermont	1	3	0	1	3	0
New York	1	10	0	2	2	7

Table 1.5 Changes in Supply and Demand of Farmland During 1988

State	Supply			Demand		
	Decrease	Constant	Increase	Decrease	Constant	Increase
----- number of responses -----						
Connecticut and New Jersey	IR	IR	IR	IR	IR	IR
Maine	1	1	1	2	0	1
New Hampshire and Vermont	1	3	1	1	4	0
New York	0	7	5	0	4	8

IR = Insufficient number of responses.

Table 1.6 Changes in Supply and Demand of Farmland During 1989

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

IR = Insufficient number of responses.

Table 2.1 Average Percent Change in Cropland Acreage Sold Last Quarter in 1984 and Expected Change during 1985

State	Percent Change in acreage sold in last quarter 1984 relative to previous quarter	Percent change in sales (acreage) expected in 1985 relative to 1984
Connecticut and Massachusetts	0	0
Maine	-3	0
New Hampshire and Vermont	-14	+1
New Jersey	-4	0
New York	-3 (-8 for fruit)	+4 (-11 for fruit)

Replies for Pasture and Woodland were similar.

Table 2.2 Average Percent Change in Cropland Acreage Sold in 1985 and Expected Change during 1986

State	Percent Change in acreage sold in 1985 relative to 1984	Percent change in sales (acreage) expected in 1986 relative to 1985
Connecticut and Massachusetts	+28	+33
Maine	-5	+2
New Hampshire and Vermont	+5	+3
New Jersey	-3	-8
New York	-5	0

Replies for Pasture and Woodland were similar.

Table 2.3 Average Percent Change in Cropland Acreage Sold in 1986 and Expected Change during 1987

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

Replies for Pasture and Woodland were similar.

Table 2.4 Average Percent Change in Cropland Acreage Sold in 1987 and Expected Change during 1988

State	Percent Change in acreage sold in 1987 relative to 1986	Percent change in sales (acreage) expected in 1988 relative to 1987
Connecticut and New Jersey	+50	-25
Maine	-5	+2
New Hampshire and Vermont	+1	-1
New York	+5	-1

Replies for Pasture and Woodland were similar.

Table 2.5 Average Percent Change in Cropland Acreage Sold in 1988 and Expected Change during 1989

State	Percent Change in acreage sold in 1988 relative to 1987	Percent change in sales (acreage) expected in 1989 relative to 1988
Connecticut and New Jersey	IR	IR
Maine	-23	-2
New Hampshire and Vermont	-1	-1
New York	+7	+4

Replies for Pasture and Woodland were similar.

IR = Insufficient number of responses.

Table 2.6 Average Percent Change in Cropland Acreage Sold in 1989 and Expected Change during 1990

State	Percent Change in acreage sold in 1989 relative to 1988	Percent change in sales (acreage) expected in 1990 relative to 1989
Connecticut and New Jersey	-55	-48
Maine	0	+3
New Hampshire and Vermont	-12	-3
New York	+1	0

Replies for Pasture and Woodland were similar.

IR = Insufficient number of responses.

Table 3.1 Purposes of Farmland Purchases in Last Quarter 1984 by States

Purpose	Conn. and Mass.	Maine	New Hamp. & Vermont	New Jersey	New York
- Percent of total -					
Expansion of farm	30	46	33	41	45
Beginning farmer	53	21	18	4	7
Farmer relocating	0	0	19	2	7
Residential farm	3	18	11	6	12
Investment (Ag)	5	6	3	32	15
Non-Ag Use	10	1	18	7	7
Other	0	8	0	8	1

Percentages may not sum to 100 due to rounding.

Table 3.2 Purposes of Farmland Purchases in 1985 by States.

Purpose	Conn. and Mass.	Maine	New Hamp. & Vermont	New Jersey	New York
- Percent of total -					
Expansion of farm	20	30	30	35	36
Beginning farmer	0	4	1	7	7
Farmer relocating	0	3	4	4	7
Residential farm	20	30	55	12	11
Investment (Ag)	0	13	0	18	16
Non-Ag Use	60	20	10	24	21
Other	0	0	0	0	2

Percentages may not sum to 100 due to rounding.

Table 3.3 Purposes of Farmland Purchases in 1986 by States

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

IR = Insufficient number of responses.

Table 3.4 Purposes of Farmland Purchases in 1987 by States

Purpose	Conn. and N.J.	Maine	New Hamp. & Vermont	New York
- Percent of total -				
Expansion of farm	2	IR	25	25
Beginning farmer	0	IR	3	12
Farmer relocating	2	IR	5	15
Residential farm	10	IR	38	19
Investment (Ag)	60	IR	11	5
Non-Ag Use	26	IR	18	23
Other	0	IR	0	1
Total	<u>100</u>		<u>100</u>	<u>100</u>

IR = Insufficient number of responses.

Table 3.5 Purposes of Farmland Purchases in 1988 by States

Purpose	Conn. and N.J.	Maine	New Hamp. & Vermont	New York
- Percent of total -				
Expansion of farm	IR	18	13	16
Beginning farmer	IR	2	3	7
Farmer relocating	IR	3	5	25
Residential farm	IR	10	20	14
Investment (Ag)	IR	33	5	7
Non-Ag Use	IR	34	54	31
Other	IR	0	0	0
Total		<u>100</u>	<u>100</u>	<u>100</u>

IR = Insufficient number of responses.

Table 3.6 Purposes of Farmland Purchases in 1989 by States

Purpose	Conn. and N.J.	Maine	New Hamp. & Vermont	New York
- Percent of total -				
Expansion of farm	45	54	31	19
Beginning farmer	0	0	3	6
Farmer relocating	0	13	12	8
Residential farm	20	13	14	25
Investment (Ag)	10	5	6	11
Non-Ag Use	23	15	29	25
Other	2	0	5	6
Total	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>

IR = Insufficient number of responses.

Table 4.1 Reasons for Farmland Sales in Last Quarter 1984 by States

Reason	Conn. and Mass.	Maine	New Hamp. & Vermont	New Jersey	New York
- Percent of total -					
Retirement or poor health	0	10	11	9	13
Estate settlement	0	1	13	5	6
Financial problems of the seller	0	50	19	16	31
Low returns from farming	0	14	18	18	18
Sell at a profit	50	23	33	46	15
Landlord selling to existing rentor	50	0	1	3	6
Seller moving	0	3	5	2	3
Other	0	0	1	3	1

Percentages may not sum to 100 due to rounding.

Table 4.2 Reasons for Farmland Sales in 1985 by States

Reason	Conn. and Mass.	Maine	New Hamp. & Vermont	New Jersey	New York
- Percent of total -					
Retirement or poor health	20	20	35	12	19
Estate settlement	15	10	6	18	4
Financial problems of the seller	10	30	15	10	33
Low returns from farming	0	25	12	11	22
Sell at a profit	50	15	25	33	16
Landlord selling to existing rentor	5	0	0	15	4
Seller moving	0	0	0	1	3
Other	0	0	7	0	0

Percentages may not sum to 100 due to rounding.

Table 4.3 Reasons for Farmland Sales in 1986 by States

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

Percentages may not sum to 100 due to rounding.

Table 4.4 Reasons for Farmland Sales in 1987 by States

Reason	Conn. and N.J.	Maine	New Hamp. & Vermont	New York
- Percent of total -				
Retirement or poor health	0	22	20	20
Estate settlement	15	5	8	8
Financial problems of the seller	2	30	16	28
Low returns from farming	3	28	15	21
Sell at a profit	65	15	35	15
Landlord selling to existing rentor	0	0	2	2
Seller moving	15	0	3	4
Other	0	0	1	2
Total	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>

Percentages may not sum to 100 due to rounding.

Table 4.5 Reasons for Farmland Sales in 1988 by States

Reason	Conn. and N.J.	Maine	New Hamp. & Vermont	New York
- Percent of total -				
Retirement or poor health	IR	17	23	21
Estate settlement	IR	8	6	6
Financial problems of the seller	IR	23	12	30
Low returns from farming	IR	17	7	19
Sell at a profit	IR	35	42	17
Landlord selling to existing rentor	IR	0	1	2
Seller moving	IR	0	9	4
Other	IR	0	0	1
Total		100	100	100

IR = Insufficient number of responses.

Table 4.6 Reasons for Farmland Sales in 1989 by States

Reason	Conn. and N.J.	Maine	New Hamp. & Vermont	New York
- Percent of total -				
Retirement or poor health	5	17	22	28
Estate settlement	55	7	10	9
Financial problems of the seller	5	7	8	14
Low returns from farming	10	14	20	10
Sell at a profit	13	53	30	19
Landlord selling to existing rentor	5	0	3	5
Seller moving	5	0	5	6
Other	2	2	2	9
Total	100	100	100	100

IR = Insufficient number of responses.

Table 5.1 Average Cropland Values for 1985 Collected by Survey

State	Jan. 1, 1985	April 1, 1985	July 1, 1985	Oct. 1, 1985
Connecticut and Massachusetts	\$1,000	\$1,050	\$1,075	\$1,150
Maine	544	538	525	519
New Hampshire and Vermont	1,205	1,271	1,271	1,294
New Jersey	2,216	2,300	2,380	2,400
New York	737	742	763	757

Table 5.2 Average Cropland Values for 1986 Collected by Survey

State	Jan. 1, 1986	April 1, 1986	July 1, 1986	Oct. 1, 1986
Connecticut and Massachusetts	\$1,200	\$1,200	\$1,275	\$1,500
Maine	583	656	635	661
New Hampshire and Vermont	1,347	1,359	1,337	1,342
New Jersey	2,380	2,760	2,990	3,340
New York	706	788	777	793

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

Your Description of Farm Real Estate

State Maine County(ies) Cumberland

Type of farm Horse Farm

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

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

Predominate soil characteristics

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

Predominate soils

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

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

Other buildings (including other houses)

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

Quarterly responses on following page.

10001

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$195,000	NR	\$195,000	\$204,000
Estimate of percentage change in value expected next 12 months	+5%	NR	+5%	+5%
	<u>1/1/90</u>			
Your estimate of market value	NR			
Estimate of percentage change in value expected next 12 months	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: 10002

Your Description of Farm Real Estate

State Maine County(ies) Somerset and Waldo

Type of farm 100 cow dairy farm

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

1. Acres of cropland 310

Principal crops hay Expected yield/acre 3 T/A

corn silage 20 T/A

2. Acres of forest 110

3. Acres of permanent pasture 27

4. Acres of orchards _____

Fruit and variety _____ Expected yield/acre _____

5. Acres of vineyards _____

Variety _____ Expected yield/acre _____

6. Other acreage 3 Description: farmstead

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____

Drainage: well X moderate X poor X

Lime: high acid _____ low acid X neutral _____

Predominate soils Bangor -- Thorndike

Capacity of barn 90 cows Description of barn Free stall barn

100 replacements & dry cows other free stall youngstock fac.

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

Other buildings (including other houses) good

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

Quarterly responses on following page.

10002

--- Date of Estimate ---

	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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

Your Description of Farm Real Estate

State Maine County(ies) Aroostook

Type of farm Potato

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

1. Acres of cropland 160

Principal crops potatoes Expected yield/acre 280 cwt/ac

oats 80 bu/ac

2. Acres of forest 20

3. Acres of permanent pasture 10

4. Acres of orchards _____

Fruit and variety _____ Expected yield/acre _____

5. Acres of vineyards _____

Variety _____ Expected yield/acre _____

6. Other acreage 3 Description: Farmstead

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____

Drainage: well X moderate _____ poor _____

Lime: high acid _____ low acid X neutral _____

Predominate soils Caribou loam

Capacity of barn _____ cows Description of barn _____

potato storage other 30,000 cwt capacity (7,100 sq. ft.)

Size and condition of house _____

Other buildings (including other houses) _____

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

Quarterly responses on following page.

10006

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$167,500	NR	\$167,500	\$167,500
Estimate of percentage change in value expected next 12 months	+5%	+5%	0%	+5%
	<u>1/1/90</u>			
Your estimate of market value	\$175,500			
Estimate of percentage change in value expected next 12 months	+5%			

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

Identification number: 10007

Your Description of Farm Real Estate

State Maine County(ies) Androscoggin

Type of farm Dairy -- 135-cow free stall

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

1. Acres of cropland 118

Principal crops corn silage Expected yield/acre 18 Ton

2. Acres of forest 159

3. Acres of permanent pasture 61

4. Acres of orchards _____

Fruit and variety _____ Expected yield/acre _____

5. Acres of vineyards _____

Variety _____ Expected yield/acre _____

6. Other acreage 4 Description: _____

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____

Drainage: well _____ moderate X poor _____

Lime: high acid _____ low acid _____ neutral X

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

Capacity of barn 135 cows Description of barn 48' x 234' F/S w/2

other 45'x48' additions, 20'x24' milkroom, 34x84'

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.

Quarterly responses on following page.

10007

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$315,000	\$315,000	\$325,000	\$325,000
Estimate of percentage change in value expected next 12 months	0%	+2%	NR	0%
	<u>1/1/90</u>			
Your estimate of market value	\$325,000			
Estimate of percentage change in value expected next 12 months	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

Your Description of Farm Real Estate

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

Type of farm Dairy Saga.

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

Quarterly responses on following page.

10010

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$286,000	\$286,000	\$286,000	\$286,000
Estimate of percentage change in value expected next 12 months	+5%	0%	0%	+3%
	<u>1/1/90</u>			
Your estimate of market value	NR			
Estimate of percentage change in value expected next 12 months	+5%			

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

Identification number: 11001a

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).

Quarterly responses on following page.

11001a

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$297,000	\$295,000	\$292,000	\$280,000
Estimate of percentage change in value expected next 12 months	0%	-2%	-2%	-4%
	<u>1/1/90</u>			
Your estimate of market value	\$227,600			
Estimate of percentage change in value expected next 12 months	-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: 11001b

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.

Quarterly responses on following page.

11001b

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$200,000	\$205,000	\$205,000	\$203,000
Estimate of percentage change in value expected next 12 months	0%	0%	0%	-3%
	<u>1/1/90</u>			
Your estimate of market value	\$228,000			
Estimate of percentage change in value expected next 12 months	-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: 11002

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) _____

Quarterly responses on following page.

11002

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$250,000	NR	\$250,000	\$250,000
Estimate of percentage change in value expected next 12 months	+10%	NR	+10%	+5%
	<u>1/1/90</u>			
Your estimate of market value	\$250,000			
Estimate of percentage change in value expected next 12 months	+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: 12001

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

Quarterly responses on following page.

12001

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
Your estimate of market value	\$220,000	\$220,000	\$227,000	\$230,000
Estimate of percentage change in value expected next 12 months	NR	±5%	+7%	+5%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$295,000	NR	NR	NR
Estimate of percentage change in value expected next 12 months	+5%	NR	NR	NR
	<u>1/1/90</u>			
Your estimate of market value	\$300,000			
Estimate of percentage change in value expected next 12 months	+3 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: 12007

Your Description of Farm Real Estate

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

Type of farm Dairy

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

1. Acres of cropland 310
Principal crops hay Expected yield/acre 3.5 - 4 Tons
corn-silage 16 T/Acre

2. Acres of forest 45

3. Acres of permanent pasture 5

4. Acres of orchards _____

Fruit and variety _____ Expected yield/acre _____

5. Acres of vineyards _____

Variety _____ Expected yield/acre _____

6. Other acreage 20 Description: Hedge row/ditches/woods

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____

Drainage: well _____ moderate _____ to poor X

Lime: high acid _____ low acid X neutral X

Predominate soils Vergennes clay

Capacity of barn 100 cows Description of barn Free stall

other _____

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

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

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

-- No development pressure

Quarterly responses on following page.

12007

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$300,000	\$324,000	\$324,000	\$324,000
Estimate of percentage change in value expected next 12 months	+5%	+5%	+5%	+5%
	<u>1/1/90</u>			
Your estimate of market value	\$300,000			
Estimate of percentage change in value expected next 12 months	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: 12008

Your Description of Farm Real Estate

State Vermont County(ies) Grand Isle

Type of farm Dairy

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

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

Predominate soil characteristics

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

Predominate soils Loamy clay

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

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

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

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

Quarterly responses on following page.

12008

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$230,000	\$250,000	\$250,000	NR
Estimate of percentage change in value expected next 12 months	+5%	+5%	NR	NR
	<u>1/1/90</u>			
Your estimate of market value	NR			
Estimate of percentage change in value expected next 12 months	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: 13002a

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 T
corn 16 Tons

2. Acres of forest 15

3. Acres of permanent pasture 82

4. Acres of orchards _____

Fruit and variety _____ Expected yield/acre _____

5. Acres of vineyards _____

Variety _____ Expected yield/acre _____

6. Other acreage 5 Description: Farmstead

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____

Drainage: well _____ moderate X to poor _____

Lime: high acid X low acid _____ neutral _____

Predominate soils Mardin silt loam with some Lorelstown

Capacity of barn 70 cows Description of barn Tie stall barn with 2

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

Quarterly responses on following page.

13002a

--- Date of Estimate ---

	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%

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

Identification number: 13002b

Your Description of Farm Real Estate

State New York County(ies) Chenango

Type of farm Dairy Farm (valley)

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

1. Acres of cropland 95

Principal crops Corn Expected yield/acre 18 Ton

Hay 3.5 Ton

2. Acres of forest 40

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 5 Description: Farmstead

Predominate soil characteristics

Topology: level X moderate sloped _____ steeply sloped _____

Drainage: well X moderate X to poor _____

Lime: high acid X low acid _____ neutral _____

Predominate soils Chenango Gravelly Silt Loam, Howard, Phelps

Capacity of barn 60 cows Description of barn 60 Tie stall-Pipeline

25 other 40x184 Youngstock, pens, stalls

Size and condition of house 3,600 Square Feet, Average condition, nice setting.

Other buildings (including other houses) Small machine shed, 20x60, 14x40, 12x40

Silos

Other information (i.e. development pressures and restrictions) Very good valley farm with excellent soils. Probably not suited for development due to river.

Quarterly responses on following page.

13002b

--- Date of Estimate ---

	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$145,000	\$145,000	\$145,000	\$148,000
Estimate of percentage change in value expected next 12 months	+8%	+8%	+4%	+2%
	<u>1/1/90</u>			
Your estimate of market value	\$145,000			
Estimate of percentage change in value expected next 12 months	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: 13004

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 havestor

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 shed 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

Quarterly responses on following page.

13004

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
Your estimate of market value	\$1,200,000	\$1,200,000	\$1,200,000	\$3,250,000
Estimate of percentage change in value expected next 12 months	+30%	0%	0%	(Under contract to sell) NR
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%

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

Identification number: 13005a

Your Description of Farm Real Estate

State New York County(ies) Wayne

Type of farm Fruit

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

1. Acres of cropland _____
Principal crops _____ Expected yield/acre _____

2. Acres of forest _____

3. Acres of permanent pasture _____

4. Acres of orchards 146

Fruit and variety apples Expected yield/acre 560 bu.

5. Acres of vineyards _____

Variety _____ Expected yield/acre _____

6. Other acreage 42 Description: 2nd growth woods/farmst.

Predominate soil characteristics

Topology: level _____ moderate sloped 146 ac steeply sloped _____

Drainage: well _____ moderate X poor _____

Lime: high acid _____ low acid _____ neutral X

Predominate soils Sodus - Ira association

Capacity of barn _____ cows Description of barn _____

_____ other _____

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

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

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

Quarterly responses on following page.

13005a

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
Your estimate of market value	\$280,000	\$280,000	\$280,000	\$280,000
Estimate of percentage change in value expected next 12 months	NR	NR	NR	0%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$330,000	\$330,000	\$330,000	NR
Estimate of percentage change in value expected next 12 months	+1.5%	+1.5%	+1%	NR
	<u>1/1/90</u>			
Your estimate of market value	\$330,000			
Estimate of percentage change in value expected next 12 months	+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: 13005b

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 25 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

Quarterly responses on following page.

13005b

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$135,000	\$135,000	\$140,000	NR
Estimate of percentage change in value expected next 12 months	0%	0%	0%	NR
	<u>1/1/90</u>			
Your estimate of market value	\$135,000			
Estimate of percentage change in value expected next 12 months	-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: 13006

Your Description of Farm Real Estate

State New York County(ies) Tompkins

Type of farm 50 cow dairy farm

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

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

Predominate soil characteristics

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

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

Capacity of barn 50 cows Description of barn _____
other _____

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

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

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

Quarterly responses on following page.

13006

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
Your estimate of market value	\$135,000	\$135,000	NR	\$135,000
Estimate of percentage change in value expected next 12 months	0%	0%	NR	+3%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$140,000	\$140,000	\$140,000	\$140,000
Estimate of percentage change in value expected next 12 months	+4%	0%	0% to +5%	0% to +5%
	<u>1/1/90</u>			
Your estimate of market value	\$155,000			
Estimate of percentage change in value expected next 12 months	+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: 13007a

Your Description of Farm Real Estate

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

Type of farm Dairy

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

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

Predominate soil characteristics

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

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

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

Size and condition of house Main house - 2,000 sq. ft. older house, fairly well main-
tained. 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) _____

Quarterly responses on following page.

13007a

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$295,000	\$295,000	\$295,000	NR
Estimate of percentage change in value expected next 12 months	0%	0%	+1.5%	NR
	<u>1/1/90</u>			
Your estimate of market value	\$325,000			
Estimate of percentage change in value expected next 12 months	+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: 13007b

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)

Quarterly responses on following page.

13007b

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$240,000	\$240,000	\$242,000	NR
Estimate of percentage change in value expected next 12 months	+2%	+2%	+1.5%	NR
	<u>1/1/90</u>			
Your estimate of market value	\$264,000			
Estimate of percentage change in value expected next 12 months	+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: 13008a

Your Description of Farm Real Estate

State New York County(ies) Cattaraugus & Chautauqua

Type of farm Dairy

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

1. Acres of cropland 119

Principal crops Hay Expected yield/acre 3.5 T
corn silage 16 T

2. Acres of forest 80

3. Acres of permanent pasture 40

4. Acres of orchards _____

Fruit and variety _____ Expected yield/acre _____

5. Acres of vineyards _____

Variety _____ Expected yield/acre _____

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

Predominate soil characteristics

Topology: level X moderate sloped _____ steeply sloped _____

Drainage: well X moderate _____ poor _____

Lime: high acid X low acid _____ neutral _____

Predominate soils Tioga SL, Chenango SL, Middlebury SL

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

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

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

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

Quarterly responses on following page.

13008a

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$160,000	\$165,000	\$165,000	\$165,000
Estimate of percentage change in value expected next 12 months	+2%	+2%	+2%	+2%
	<u>1/1/90</u>			
Your estimate of market value	\$175,000			
Estimate of percentage change in value expected next 12 months	+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: 13008b

Your Description of Farm Real Estate

State New York County(ies) Steuben & Allegany

Type of farm Dairy

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

1. Acres of cropland 300
Principal crops Hay Expected yield/acre 3 T

2. Acres of forest

3. Acres of permanent pasture 60

4. Acres of orchards

Fruit and variety Expected yield/acre

5. Acres of vineyards

Variety Expected yield/acre

6. Other acreage Description:

Predominate soil characteristics

Topology: level moderate sloped X steeply sloped

Drainage: well moderate X poor

Lime: high acid low acid X neutral

Predominate soils Mardin Channery SL, Howard Fremont SL

Capacity of barn 105 cows Description of barn steel freestall
 other

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

1,460 sq. ft old log home remodeled

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

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

Quarterly responses on following page.

13008b

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
Your estimate of market value	\$240,000	\$240,000	\$240,000	\$240,000
Estimate of percentage change in value expected next 12 months	0%	0%	0%	0%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$240,000	\$240,000	\$240,000	\$240,000
Estimate of percentage change in value expected next 12 months	+1%	+1%	+1%	+1%
	<u>1/1/90</u>			
Your estimate of market value	\$240,000			
Estimate of percentage change in value expected next 12 months	+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: 13008c

Your Description of Farm Real Estate

State New York County(ies) Chautauqua

Type of farm Grape

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

1. Acres of cropland _____
Principal crops _____ Expected yield/acre _____

2. Acres of forest _____

3. Acres of permanent pasture _____

4. Acres of orchards _____

Fruit and variety _____ Expected yield/acre _____

5. Acres of vineyards 30

Variety Concord Expected yield/acre 5.75 T

6. Other acreage 10 Description: roads, drainage

Predominate soil characteristics

Topology: level X moderate sloped _____ steeply sloped _____

Drainage: well _____ moderate _____ poor X

Lime: high acid _____ low acid X neutral _____

Predominate soils Collamer and Caneadea

Capacity of barn _____ cows Description of barn 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) _____

Quarterly responses on following page.

13008c

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$90,000	\$90,000	\$90,000	\$90,000
Estimate of percentage change in value expected next 12 months	+2%	+2%	+2%	+2%
	<u>1/1/90</u>			
Your estimate of market value	\$100,000			
Estimate of percentage change in value expected next 12 months	+4%			

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

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 X steeply sloped _____
Drainage: well _____ moderate _____ poor X
Lime: high acid _____ low acid X 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
remodeled. Dwelling #2, 1968 sq. ft., built 1968 raised ranch - nice.

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

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

Quarterly responses on following page.

13008d

	--- Date of Estimate ---			
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4.1 89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$161,000	\$161,000	\$161,000	\$161,000
Estimate of percentage change in value expected next 12 months	+1%	+1%	+1%	+1%
	<u>1/1/90</u>			
Your estimate of market value	\$165,000			
Estimate of percentage change in value expected next 12 months	+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: 13008e

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 _____

_____ other _____

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) _____

Quarterly responses on following page.

13008e

	--- Date of Estimate ---			
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
Your estimate of market value	\$141,000	NR	NR	\$141,000
Estimate of percentage change in value expected next 12 months	+2%	NR	NR	+2%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$145,000	\$145,000	\$145,000	\$145,000
Estimate of percentage change in value expected next 12 months	+2%	+2%	+2%	+2%
	<u>1/1/90</u>			
Your estimate of market value	\$155,000			
Estimate of percentage change in value expected next 12 months	+4%			

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

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.

Quarterly responses on following page.

13010

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/98</u>
Your estimate of market value	\$310,000	\$315,000	\$315,000	\$315,000
Estimate of percentage change in value expected next 12 months	+5%	+5%	+5%	+3%
	<u>1/1/90</u>			
Your estimate of market value	\$325,000			
Estimate of percentage change in value expected next 12 months	+5%			

Quarterly responses on following page.

13012

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
Your estimate of market value	\$136,000	\$136,000	\$136,000	\$140,000
Estimate of percentage change in value expected next 12 months	+1%	+1%	+1%	+2%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	NR	\$147,000	\$147,000	\$150,000
Estimate of percentage change in value expected next 12 months	NR	+3%	+3%	+2%
	<u>1/1/90</u>			
Your estimate of market value	\$150,000			
Estimate of percentage change in value expected next 12 months	+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: 13013a

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	<u>corn silage</u>	Expected yield/acre	<u>18 T</u>
	<u>corn grain</u>		<u>125 bu/acre</u>
	<u>hay</u>		<u>4 T/acre</u>
2. Acres of forest 14
3. Acres of permanent pasture 25
4. Acres of orchards _____

Fruit and variety	_____	Expected yield/acre	_____
-------------------	-------	---------------------	-------
5. Acres of vineyards _____

Variety	_____	Expected yield/acre	_____
---------	-------	---------------------	-------
6. Other acreage 5 Description: farmstead, roads, etc.

Predominate soil characteristics

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

Predominate soils Honeyoe Lima Silt Loams

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

Size and condition of house dwelling fair/good 4 bedrooms

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

Other information (i.e. development pressures and restrictions) Land base restricts
greatly the carrying capacity (must rely on rented land).

Quarterly responses on following page.

13013a

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
Your estimate of market value	\$100,000	\$96,000	\$96,000	\$96,000
Estimate of percentage change in value expected next 12 months	0%	-4%	-4%	NR
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$96,000	\$96,000	NR	NR
Estimate of percentage change in value expected next 12 months	NR	NR	NR	NR
	<u>1/1/90</u>			
Your estimate of market value	NR			
Estimate of percentage change in value expected next 12 months	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: 13013b

Your Description of Farm Real Estate

State New York County(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 grain 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 X steeply sloped _____

Drainage: well _____ moderate X poor _____

Lime: high acid _____ low acid X neutral _____

Predominate soils Honeyoe Lima Silt Loams

Capacity of barn 50 cows Description of barn Tie stall/around barn

new heifer facility 36'x183' 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

Quarterly responses on following page.

13013b

	--- Date of Estimate ---			
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$245,000	\$245,000	NR	NR
Estimate of percentage change in value expected next 12 months	NR	NR	NR	NR
	<u>1/1/90</u>			
Your estimate of market value	NR			
Estimate of percentage change in value expected next 12 months	NR			

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

Identification number: 13016

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

Quarterly responses on following page.

13016

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
Your estimate of market value	\$350,000	\$335,000	\$335,000	\$335,000
Estimate of percentage change in value expected next 12 months	-5%	0%	0%	-5%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	NR	NR	NR	NR
Estimate of percentage change in value expected next 12 months	NR	NR	NR	NR
	<u>1/1/90</u>			
Your estimate of market value	NR			
Estimate of percentage change in value expected next 12 months	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: 13018

Your Description of Farm Real Estate

State New York County(ies) Washington

Type of farm Dairy

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

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

Predominate soil characteristics

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

Predominate soils Silty Clay loam

Capacity of barn 40 cows Description of barn conventional
other _____

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

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

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

Quarterly responses on following page.

13018

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
Your estimate of market value	\$136,500	\$136,500	\$136,500	\$136,500
Estimate of percentage change in value expected next 12 months	+10%	+10%	+5 to +10%	0%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$139,900	\$140,000	\$140,000	\$140,000
Estimate of percentage change in value expected next 12 months	+2.5%	0%	0%	0%
	<u>1/1/90</u>			
Your estimate of market value	NR			
Estimate of percentage change in value expected next 12 months	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: 13019

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 pessimi.

Quarterly responses on following page.

13019

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
Your estimate of market value	NR	\$80,000-90,000	\$80,000-90,000	\$83,600-\$93,600
Estimate of percentage change in value expected next 12 months	NR	+6%	0%	+4%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$83,600-93,600	\$90,000-100,000	\$90,000-100,000	\$90,000-100,000
Estimate of percentage change in value expected next 12 months	+2%	+8%	0%	0%
	<u>1/1/90</u>			
Your estimate of market value	\$90,000-\$100,000			
Estimate of percentage change in value expected next 12 months	+3 to +6%			

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

Identification number: 13021

Your Description of Farm Real Estate

State New York County(ies) Onondaga

Type of farm Dairy

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

1. Acres of cropland 78
Principal crops corn Expected yield/acre _____
hay

2. Acres of forest 7

3. Acres of permanent pasture 6

4. Acres of orchards _____

Fruit and variety _____ Expected yield/acre _____

5. Acres of vineyards _____

Variety _____ Expected yield/acre _____

6. Other acreage (sites 3) 4 Description: main site, 2 house sites

Predominate soil characteristics

Topology: level X moderate sloped X steeply sloped _____

Drainage: well X moderate X poor _____

Lime: high acid _____ low acid _____ neutral _____

Predominate soils Honeoye, Lima

Capacity of barn 120 cows Description of barn Freestall, dbl.

other 6 herr. parlor - remodeled

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., 8 room, good cond.; House#3 is 1 1/2 story, 7 room, recently remod.; 3 livestock/stor. barns, 1 stor. barn, 5 silos

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

Ag district, rents 250 acres of tillage

Quarterly responses on following page.

13021

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
Your estimate of market value	\$277,000	\$277,000	\$278,000	\$280,000
Estimate of percentage change in value expected next 12 months	0 to +2%	0 to +2%	0 to +2%	0 to +2%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$280,000	\$300,000*	\$303,000	\$304,000
Estimate of percentage change in value expected next 12 months	0% to +3%	0% to +3%	0% to +3%	0% to +3%
*Change due to additions to Houses #2 & 3 and remodeling milking parlor.				
	<u>1/1/90</u>			
Your estimate of market value	\$310,000			
Estimate of percentage change in value expected next 12 months	+2 to +3%			

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

Identification number: 13024

Your Description of Farm Real Estate

State New York County(ies) Orleans

Type of farm 130 Cow Dairy farm

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

1. Acres of cropland 200
Principal crops hay Expected yield/acre 4 Ton
corn 16 Tons silage

2. Acres of forest 10

3. Acres of permanent pasture 15

4. Acres of orchards _____

Fruit and variety _____ Expected yield/acre _____

5. Acres of vineyards _____

Variety _____ Expected yield/acre _____

6. Other acreage 5 Description: Farmstead

Predominate soil characteristics

Topology: level _____ moderate sloped _____ steeply sloped _____

Drainage: well _____ moderate _____ poor _____

Lime: high acid _____ low acid _____ neutral _____

Predominate soils _____

Capacity of barn 130 cows Description of barn Free stall

_____ other 2 upright cement silos

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

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

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

Quarterly responses on following page.

13024

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$265,000	NR	\$265,000	\$265,000
Estimate of percentage change in value expected next 12 months	NR	NR	NR	NR
	<u>1/1/90</u>			
Your estimate of market value	\$265,000			
Estimate of percentage change in value expected next 12 months	NR			

Quarterly responses on following page.

13025

--- Date of Estimate ---

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

13026

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$125,000	\$125,000	\$125,000	\$125,000
Estimate of percentage change in value expected next 12 months	+5%	0%	0%	0%
	<u>1/1/90</u>			
Your estimate of market value	\$125,000			
Estimate of percentage change in value expected next 12 months	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

Your Description of Farm Real Estate

State New York County(ies) Montgomery, Schoharie

Type of farm Dairy

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

1. Acres of cropland 130

Principal crops hay Expected yield/acre 3.5 T

corn silage 16 T

2. Acres of forest 25

3. Acres of permanent pasture 35

4. Acres of orchards _____

Fruit and variety _____ Expected yield/acre _____

5. Acres of vineyards _____

Variety _____ Expected yield/acre _____

6. Other acreage 10 Description: Farmstead, etc.

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____

Drainage: well X moderate _____ poor _____

Lime: high acid _____ low acid X neutral _____

Predominate soils Palatine silt loam, Mohawk silt loam

Capacity of barn 60 cows Description of barn Conventional,

other _____ stanchions _____

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

Other buildings (including other houses) Numerous small outbuildings

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

Quarterly responses on following page.

13027

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$170,000	\$170,000	\$180,000	\$180,000
Estimate of percentage change in value expected next 12 months	+5%	0 to +2%	+5%	0%
	<u>1/1/90</u>			
Your estimate of market value	\$190,000			
Estimate of percentage change in value expected next 12 months	0 to +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: 13030a

Your Description of Farm Real Estate

State New York County(ies) Jefferson

Type of farm Dairy

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

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

Predominate soil characteristics

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

Predominate soils Panton Vergennes Association, heavy silty clay loams

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

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

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

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

Quarterly responses on following page.

13030a

--- Date of Estimate ---

	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
Your estimate of market value	\$150,000	\$175,000	\$175,000	\$200,000
Estimate of percentage change in value expected next 12 months	+20%	0%	0%	0%
				Home has addi- tion, remodeled living room.
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%

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

Identification number: 13030b

Your Description of Farm Real Estate

State New York County(ies) Jefferson

Type of farm Dairy

Total number of acres 839 (divide into the 6 listed categories below)

1. Acres of cropland 582
Principal crops tillable/corn Expected yield/acre _____
grass silage _____
2. Acres of forest 68
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 129 Description: 11 acre farmstead
118 acre wasteland

Predominate soil characteristics

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

Predominate soils Nellis (Amenia, Galway, Collamer).

Capacity of barn 440 cows Description of barn 300 cow freestall with
other rotary parlor and 140 cow tiestall/pipeline

Size and condition of house 4 houses, 1 trailer (2 houses in good condition, 1 fair,
1 poor; trailer is average).

Other buildings (including other houses) 1 bunk silo, 6 upright silos and machinery
shed

Other information (i.e. development pressures and restrictions) Freestall is new
construction (expansion from 140 to 350 cows set-up).

Quarterly responses on following page.

13030b

--- Date of Estimate ---

	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$740,000	\$740,000	\$740,000	\$740,000
Estimate of percentage change in value expected next 12 months	0%	0%	0%	+8%

1/1/90

Your estimate of
market value

NR

Estimate of percentage
change in value
expected next 12 months

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: 13031a

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

Quarterly responses on following page.

13031a

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
Your estimate of market value	\$200,000	\$200,000	\$200,000	\$225,000
Estimate of percentage change in value expected next 12 months	0%	0 to +2%	0 to +2%	Completion of 400+ job factory. +5 to +10%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$260,000	\$260,000	\$260,000	\$260,000
Estimate of percentage change in value expected next 12 months	+5%	0%	NR	0%
	<u>1/1/90</u>			
Your estimate of market value	\$260,000			
Estimate of percentage change in value expected next 12 months	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: 13031b

Your Description of Farm Real Estate

State New York County(ies) Cortland/Chenango

Type of farm 65 cow dairy farm

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

1. Acres of cropland 110
Principal crops hay - mixed Expected yield/acre 2.5 T D.M.
corn 15 T silage

2. Acres of forest 92

3. Acres of permanent pasture 150

4. Acres of orchards _____

Fruit and variety _____ Expected yield/acre _____

5. Acres of vineyards _____

Variety _____ Expected yield/acre _____

6. Other acreage _____ Description: _____

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____

Drainage: well _____ moderate X poor _____

Lime: high acid X low acid _____ neutral _____

Predominate soils Lordstown, Mardin and Volusia silt loams

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

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

Modern

Other buildings (including other houses) 2 machinery sheds -- steel 40'x73' + 36'x38'

Old tenant house -- 2 story 39 x 34 and 24 x 16 -- poor condition

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

Quarterly responses on following page.

13031b

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
Your estimate of market value	\$175,000	\$180,000	\$180,000	\$185,000
Estimate of percentage change in value expected next 12 months	+2 to +5%	+2 to +5%	+2 to +5%	+2 to +5%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$190,000	\$190,000	\$190,000	\$190,000
Estimate of percentage change in value expected next 12 months	+2 to +5%	0%	NR	0%
	<u>1/1/90</u>			
Your estimate of market value	\$190,000			
Estimate of percentage change in value expected next 12 months	0%			

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

Identification number: 13031c

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

Quarterly responses on following page.

13031c

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$320,000	\$320,000	\$320,000	\$320,000
Estimate of percentage change in value expected next 12 months	+4 to +7%	0%	NR	0%
	<u>1/1/90</u>			
Your estimate of market value	\$320,000			
Estimate of percentage change in value expected next 12 months	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: 13031d

Your Description of Farm Real Estate

State New York County(ies) Chenango/Otsego

Type of farm 80 cow dairy farm

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

1. Acres of cropland 125
Principal crops alfalfa hay Expected yield/acre 4.5 T D.M.
corn 15 T C.S. 3 T HMSC

2. Acres of forest

3. Acres of permanent pasture

4. Acres of orchards

Fruit and variety Expected yield/acre

5. Acres of vineyards

Variety Expected yield/acre

6. Other acreage Description:

Predominate soil characteristics

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

Drainage: well X moderate X poor

Lime: high acid X low acid neutral

Predominate soils Chenango silt loam, Lordstown and Mardin silt loams

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

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

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

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

Quarterly responses on following page.

13031d

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
Your estimate of market value	\$180,000	\$180,000	\$180,000	\$190,000
Estimate of percentage change in value expected next 12 months	0 to +1%	0 to +1%	+1 to +2%	Development pressure increasing. +2 to +5%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
Your estimate of market value	\$200,000	\$210,000	\$200,000	\$200,000
Estimate of percentage change in value expected next 12 months	+2 to +5%	+2 to +5%	+5%	+5%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$220,000	\$220,000	\$220,000	\$220,000
Estimate of percentage change in value expected next 12 months	+3 to +5%	0%	NR	0%
	<u>1/1/90</u>			
Your estimate of market value	\$220,000			
Estimate of percentage change in value expected next 12 months	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: 13032a

Your Description of Farm Real Estate

State New York County(ies) Chaut.; Cattaraugus

Type of farm Dairy

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

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

Predominate soil characteristics

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

Predominate soils clay loam

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

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

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

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

Quarterly responses on following page.

13032a

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
Your estimate of market value	\$86,000	\$86,000	\$86,000	\$86,000
Estimate of percentage change in value expected next 12 months	0%	0%	0%	+5%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$86,000	\$86,000	NR	NR
Estimate of percentage change in value expected next 12 months	+5%	+5%	NR	NR
	<u>1/1/90</u>			
Your estimate of market value	NR			
Estimate of percentage change in value expected next 12 months	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: 13032b

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

Quarterly responses on following page.

13032b

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
Your estimate of market value	\$20,000	\$20,000	\$21,000	\$22,000
Estimate of percentage change in value expected next 12 months	+10%	+10%	+5%	+10%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$25,000	\$25,000	NR	NR
Estimate of percentage change in value expected next 12 months	+10%	+10%	NR	NR
	<u>1/1/90</u>			
Your estimate of market value	NR			
Estimate of percentage change in value expected next 12 months	NR			

Quarterly responses on following page.

13033

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
Your estimate of market value	NR	\$150,000	\$150,000	\$160,000
Estimate of percentage change in value expected next 12 months	NR	+10%	+10%	+5%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
Your estimate of market value	\$150,000	\$160,000	\$160,000	\$160,000
Estimate of percentage change in value expected next 12 months	+5 to +7%	NR	+5%	+5%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$160,000	\$165,000	\$165,000	NR
Estimate of percentage change in value expected next 12 months	7%	+5 to +7%	+3 to +5%	NR
	<u>1/1/90</u>			
Your estimate of market value	\$160,000			
Estimate of percentage change in value expected next 12 months	+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: 13034

Your Description of Farm Real Estate

State New York County(ies) Otsego - Delaware

Type of farm Dairy

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

1. Acres of cropland 110
Principal crops hay-silage Expected yield/acre _____

2. Acres of forest 40

3. Acres of permanent pasture 50

4. Acres of orchards _____

Fruit and variety _____ Expected yield/acre _____

5. Acres of vineyards _____

Variety _____ Expected yield/acre _____

6. Other acreage _____ Description: _____

Predominate soil characteristics

Topology: level X moderate sloped X steeply sloped _____

Drainage: well _____ moderate X poor _____

Lime: high acid _____ low acid _____ neutral X

Predominate soils _____

Capacity of barn 70 cows Description of barn old - Overshot

other Utility shed

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

Other buildings (including other houses) garage, workshop

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

Quarterly responses on following page.

13034

--- Date of Estimate ---

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

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

Identification number: 13035a

Your Description of Farm Real Estate

State New York County(ies) Washington

Type of farm Dairy

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

1. Acres of cropland 200
Principal crops hay Expected yield/acre 3 T D.M.
corn 15 T silage

2. Acres of forest 50

3. Acres of permanent pasture 50

4. Acres of orchards _____

Fruit and variety _____ Expected yield/acre _____

5. Acres of vineyards _____

Variety _____ Expected yield/acre _____

6. Other acreage _____ Description: _____

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____

Drainage: well _____ moderate X poor _____

Lime: high acid X low acid _____ neutral _____

Predominate soils clay clay loam

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

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

Second house - New log home

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

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

Quarterly responses on following page.

13035a

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$350,000	\$350,000	\$375,000	\$375,000
Estimate of percentage change in value expected next 12 months	+5%	+5%	0%	0%
	<u>1/1/90</u>			
Your estimate of market value	\$300,000			
Estimate of percentage change in value expected next 12 months	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: 13035b

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 X

Predominate soils clay

Capacity of barn 75 cows Description of barn two story tail to

other tail, 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

Quarterly responses on following page.

13035b

	--- Date of Estimate ---			
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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: 13035c

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 5 T

corn 18 T

2. Acres of forest 30

3. Acres of permanent pasture 70

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 _____ low acid _____ neutral X

Predominate soils clay

Capacity of barn 80 cows Description of barn tie stall

other _____

Size and condition of house 26 x 48 Ranch, good condition

Other buildings (including other houses) 26 x 28 log home, shop, tool shed

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

Quarterly responses on following page.

13035c

-- Date of Estimate ---

1/1/90Your estimate of
market value

\$325,000

Estimate of percentage
change in value
expected next 12 months

0%

Quarterly responses on following page.

13037a

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$120,000	\$120,000	\$120,000	\$120,000
Estimate of percentage change in value expected next 12 months	+2 to +5%	0%	0%	0%
	<u>1/1/90</u>			
Your estimate of market value	\$120,000			
Estimate of percentage change in value expected next 12 months	+1 to +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: 13037b

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	<u>corn silage</u>	Expected yield/acre	<u>12-14 T</u>
	<u>hay</u>		<u>2.5 - 3 T</u>
	<u>small grain (oats)</u>		<u>75-85 bu.</u>
2. Acres of forest 25
3. Acres of permanent pasture 35
4. Acres of orchards _____

Fruit and variety	_____	Expected yield/acre	_____
-------------------	-------	---------------------	-------
5. Acres of vineyards _____

Variety	_____	Expected yield/acre	_____
---------	-------	---------------------	-------
6. Other acreage _____ Description: _____

Predominate soil characteristics

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

Predominate soils Volusia, Mardin, Canfield

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

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

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

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

Quarterly responses on following page.

13037b

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$124,000	\$124,000	\$124,000	\$124,000
Estimate of percentage change in value expected next 12 months	+2 to +5%	0%	0%	0%
	<u>1/1/90</u>			
Your estimate of market value	\$124,000			
Estimate of percentage change in value expected next 12 months	+1 to +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: 13038

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

Quarterly responses on following page.

13038

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$110,000	\$110,000	NR	\$125,000
Estimate of percentage change in value expected next 12 months	NR	+10%	NR	0%
	<u>1/1/90</u>			
Your estimate of market value	NR			
Estimate of percentage change in value expected next 12 months	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: 13039a

Your Description of Farm Real Estate

State New York County(ies) Cayuga

Type of farm Crop

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

1. Acres of cropland 100
Principal crops corn Expected yield/acre 85 bu.
wheat 42 bu.

2. Acres of forest 3

3. Acres of permanent pasture

4. Acres of orchards

Fruit and variety Expected yield/acre

5. Acres of vineyards

Variety Expected yield/acre

6. Other acreage Description:

Predominate soil characteristics

Topology: level X moderate sloped steeply sloped

Drainage: well X moderate poor

Lime: high acid low acid neutral X

Predominate soils Honeoye - Lima

Capacity of barn cows Description of barn

 other

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

Other buildings (including other houses) shed

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

Quarterly responses on following page.

13039a

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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%

Quarterly responses on following page.

13039b

--- Date of Estimate ---

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

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

Identification number: 13040a

Your Description of Farm Real Estate

State New York County(ies) Lewis

Type of farm Dairy

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

1. Acres of cropland 100
Principal crops hay Expected yield/acre _____
corn

2. Acres of forest 97

3. Acres of permanent pasture 22

4. Acres of orchards _____

Fruit and variety _____ Expected yield/acre _____

5. Acres of vineyards _____

Variety _____ Expected yield/acre _____

6. Other acreage 1 Description: Farmstead

Predominate soil characteristics

Topology: level X moderate sloped _____ steeply sloped _____

Drainage: well _____ moderate _____ poor X

Lime: high acid _____ low acid _____ neutral _____

Predominate soils Kendaia

Capacity of barn 70 cows Description of barn Conventional stantion.

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

Quarterly responses on following page.

13040a

--- Date of Estimate ---

	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
Your estimate of market value	\$85,000	\$85,000	\$85,000	\$85,000
Estimate of percentage change in value expected next 12 months	+1%	+1%	+1%	0%

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

Identification number: 13040b

Your Description of Farm Real Estate

State New York County(ies) Chenango

Type of farm Dairy

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

1. Acres of cropland 90

Principal crops corn Expected yield/acre _____
hay _____

2. Acres of forest 81

3. Acres of permanent pasture 20

4. Acres of orchards _____

Fruit and variety _____ Expected yield/acre _____

5. Acres of vineyards _____

Variety _____ Expected yield/acre _____

6. Other acreage 1 Description: Farmstead

Predominate soil characteristics

Topology: level X moderate sloped X steeply sloped _____

Drainage: well _____ moderate X poor _____

Lime: high acid _____ low acid _____ neutral _____

Predominate soils Lansing/Valois

Capacity of barn 50 cows Description of barn Freestall

other 6000 SF -- fair condition

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

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

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

Quarterly responses on following page.

13040b

--- Date of Estimate ---

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

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

Identification number: 14010

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

Quarterly responses on following page.

14010

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	NR	\$144,000	\$144,000	\$115,200
Estimate of percentage change in value expected next 12 months	NR	0%	0%	0%
	<u>1/1/90</u>			
Your estimate of market value	\$115,200			
Estimate of percentage change in value expected next 12 months	-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: 16002

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

Quarterly responses on following page.

16002

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$378,000	\$378,000	\$378,000	\$340,200
Estimate of percentage change in value expected next 12 months	0%	NR	0%	-10%
	<u>1/1/90</u>			
Your estimate of market value	\$397,000			
Estimate of percentage change in value expected next 12 months	-15%			

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

Your Description of Farm Real Estate

State Connecticut County(ies) Litchfield

Type of farm Dairy

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

1. Acres of cropland 120

Principal crops corn silage Expected yield/acre 18
alfalfa 3.5

2. Acres of forest 30

3. Acres of permanent pasture 65

4. Acres of orchards _____

Fruit and variety _____ Expected yield/acre _____

5. Acres of vineyards _____

Variety _____ Expected yield/acre _____

6. Other acreage 5 Description: waste

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____

Drainage: well _____ moderate X poor _____

Lime: high acid _____ low acid X neutral _____

Predominate soils Stockbridge

Capacity of barn 110 cows Description of barn 6 yr. freestall

other parlors, 2 harvesters, 1 concrete silo

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

Quarterly responses on following page.

16004

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
Your estimate of market value	\$1,500,000	\$1,500,000	Development Rights Appraised at \$9,000 per acre.	\$1,500,000
Estimate of percentage change in value expected next 12 months	NR	0%	NR	0%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	NR	\$1,550,000	\$1,550,000	NR
Estimate of percentage change in value expected next 12 months	NR	NR	NR	NR
	<u>1/1/90</u>			
Your estimate of market value	\$1,550,000			
Estimate of percentage change in value expected next 12 months	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: 17003

Your Description of Farm Real Estate

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

Type of farm General Crop/Livestock

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

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

2. Acres of forest 24

3. Acres of permanent pasture 23

4. Acres of orchards _____

Fruit and variety _____ Expected yield/acre _____

5. Acres of vineyards _____

Variety _____ Expected yield/acre _____

6. Other acreage 2 Description: Farmstead

Predominate soil characteristics

Topology: level _____ moderate sloped X steeply sloped _____

Drainage: well _____ moderate X poor _____

Lime: high acid _____ low acid X neutral _____

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

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

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

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

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

Quarterly responses on following page.

17003

--- Date of Estimate ---

	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
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%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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%
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$1,450,000	\$1,450,000	\$1,400,000	\$1,400,000
Estimate of percentage change in value expected next 12 months	-10%	-10%	-10%	-10%
	<u>1/1/90</u>			
Your estimate of market value	\$1,400,000			
Estimate of percentage change in value expected next 12 months	-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: 17005

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) _____

Quarterly responses on following page.

17005

	--- Date of Estimate ---			
	<u>1/1/87</u>	<u>4/1/87</u>	<u>7/1/87</u>	<u>10/1/87</u>
Your estimate of market value	\$180,000	\$180,000	\$180,000	\$180,000
Estimate of percentage change in value expected next 12 months	+5%	+5%	+5%	+5%
	<u>1/1/88</u>	<u>4/1/88</u>	<u>7/1/88</u>	<u>10/1/88</u>
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
	<u>1/1/89</u>	<u>4/1/89</u>	<u>7/1/89</u>	<u>10/1/89</u>
Your estimate of market value	\$180,000	\$180,000	\$180,000	NR
Estimate of percentage change in value expected next 12 months	+5%	+5%	+5%	NR
	<u>1/1/90</u>			
Your estimate of market value	NR			
Estimate of percentage change in value expected next 12 months	NR			

APPENDIX A

85-2
 Form Approved
 OMB No. 0536-0026
 Exp. 2-29-1987

ESTIMATES ON FARMLAND VALUES
 NORTHEAST REGION, UNITED STATES

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

Respondent (Name): _____

Identification number: _____

Telephone number: _____

Date: _____

State: _____

Counties covered: _____

1. Please estimate the following values for an acre of farmland to be used for farming in your locality. Your estimates for the last quarter are noted for your reference in making current and expected estimates.

Land Use	Your Estimate last quarter	Current average value	Current Range		Percent change expected during next 12 months
			Low Value	High Value	

Cropland	_____	_____	_____	_____	_____
----------	-------	-------	-------	-------	-------

Pasture and Other	_____	_____	_____	_____	_____
----------------------	-------	-------	-------	-------	-------

Woodland	_____	_____	_____	_____	_____
----------	-------	-------	-------	-------	-------

The following values if applicable for your area:

Vegetables (inorganic soils)	_____	_____	_____	_____	_____
---------------------------------	-------	-------	-------	-------	-------

Fruit (specify)	_____	_____	_____	_____	_____
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APPENDIX B

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

Identification number: _____

1. Land Prices may change because of many combinations of changes in supply and demand. During the past year (198_) indicate what you think has occurred in terms of supply (listings) and demand in your specified area (Counties covered). (Circle the appropriate word)

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

2. For land sales in your specified area during the last year (198_) please indicate the change in acreage sold. If no change, enter zeros.

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

3. What percentage of the farmland sales in your specified area last year (198_) were due to each of the following reasons?

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

4. What percentage of the farmland purchases in your specified area last year (198_) were for each of the following purposes?

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

Other Agricultural Economics Research Publications

No. 89-16	Farming Alternatives: Experience in New York State	Lynn H. Miller Wayne A. Knoblauch Judy J. Green John R. Brake
No. 89-17	A Guide to Using the General Algebraic Modelling System (GAMS) for Applications in Agricultural Economics	Robert W. Jefferson Richard N. Boisvert
No. 89-18	An Analysis of the Investment Related Characteristics of New York Farmers	Eddy L. LaDue Joseph H. Kwiatkowski
No. 89-19	Manufacturing Costs in Ten Butter/Powder Processing Plants	Mark W. Stephenson Andrew N. Novakovic
No. 89-20	Wages and Benefits of Full-Time Non Family Employees on Larger Than Average New York Dairy Farms	Thomas Maloney Sue Woodruff
No. 89-21	Chapter 12 Farm Bankruptcy in New York State	Raymond J. Barnes John R. Brake
No. 89-22	The Economic Implications of the U.S. Generic Dairy Advertising Program: An Industry Model Approach	Donald J. Liu Harry M. Kaiser Olan D. Forker Timothy D. Mount
No. 89-23	Operating Results for Dairy Farms Classified by Size, FCRS Data, United States, 1987	B. Stanton D. Bertelsen
No. 89-24	Foreign Assistance and Domestic Financial Markets in the Developing Countries	Claudio Gonzalez-Vega
No. 89-25	Incorporating Price Expectations in the Development of a Processor Level Econometric Model of the U.S. Honey Industry for Policy Analysis	Mary K. Smargiassi Lois Schertz Willett
No. 89-26	Annotated Bibliography of Generic Commodity Promotion Research	Susan Hurst Olan Forker