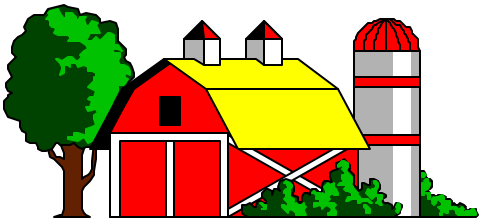
2000 ALABAMA FARMLAND VALUES AND CASH RENTS



Alabama Cooperative Extension System

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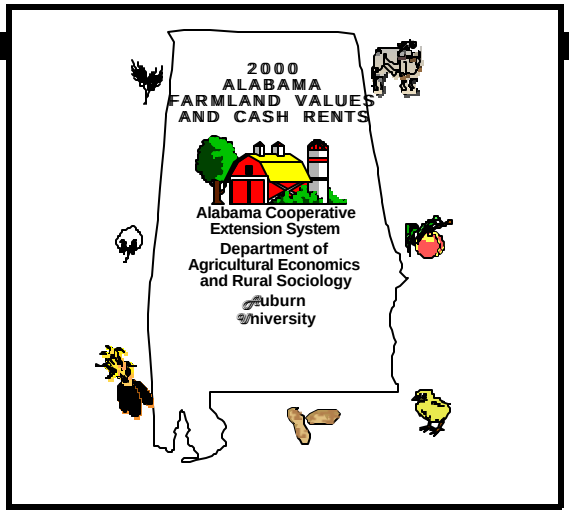

2000 Alabama Farmland Values and Cash Rents

J. Walter Prevatt[1]

The 2000 Alabama Farmland Value Survey was recently conducted by the Department of Agricultural Economics and Rural Sociology at Auburn University. The survey was designed to provide farmland value and cash rent estimates for various agricultural land uses and locations throughout Alabama.

The information produced from this survey provides an estimate of farmland values in the six agricultural reporting districts delineated by the Alabama Agricultural Statistical Service, as shown in Figure 1. Agricultural land use is commonly determined by climate and soil types. Counties located within each of the six geographical locations are similar in climate and soil type and generally have similar agricultural enterprises. Therefore, farmland values were estimated for selected agricultural land uses of each of the six geographical areas.

Agricultural land use was categorized as: bare cropland; improved permanent pasture; unimproved permanent pasture; orchards; plantation pine (land and trees); hardwood (land and trees); mixed woodland (land and trees); plantation pine (land only); hardwood (land only); and mixed woodland (land only). The questionnaire requested the market value per acre of "average" farmland for the reported county. Respondents were asked to report only on the farmland types common in the county and about which they had good market knowledge. Two estimates, November 1999 and May 2000, were requested of market value per acre for each land use category. These estimates provided an indication of how farmland values have changed over a recent 6 month period. Furthermore, since the survey is repeated annually, trends in farmland values can be identified.

Approximately 175 respondents provided 211 county average estimates on farmland values and cash rents. The respondents were persons whose work requires them to be knowledgeable about land values. Approximately 30 percent of the respondents were real estate appraisers/brokers/salespersons and another 18 percent represented lending agencies (banks, Production Credit Association, Federal Land Bank, Farm Service Agency and insurance companies). Approximately one-third of the respondents were engaged in some type of public service: county tax assessors and revenue commissioners, county agricultural Extension agents, and Natural Resources Conservation Service (NRCS) county directors and specialists. Fourteen percent of the estimates came from foresters and the remaining five percent came from farmers.

The United States Department of Agriculture (USDA) has estimated state average farm real estate values and cash rents for many years, and continues to provide this useful information. The intent of this study is not to replace the USDA information but to further describe Alabama farmland values and cash rents.

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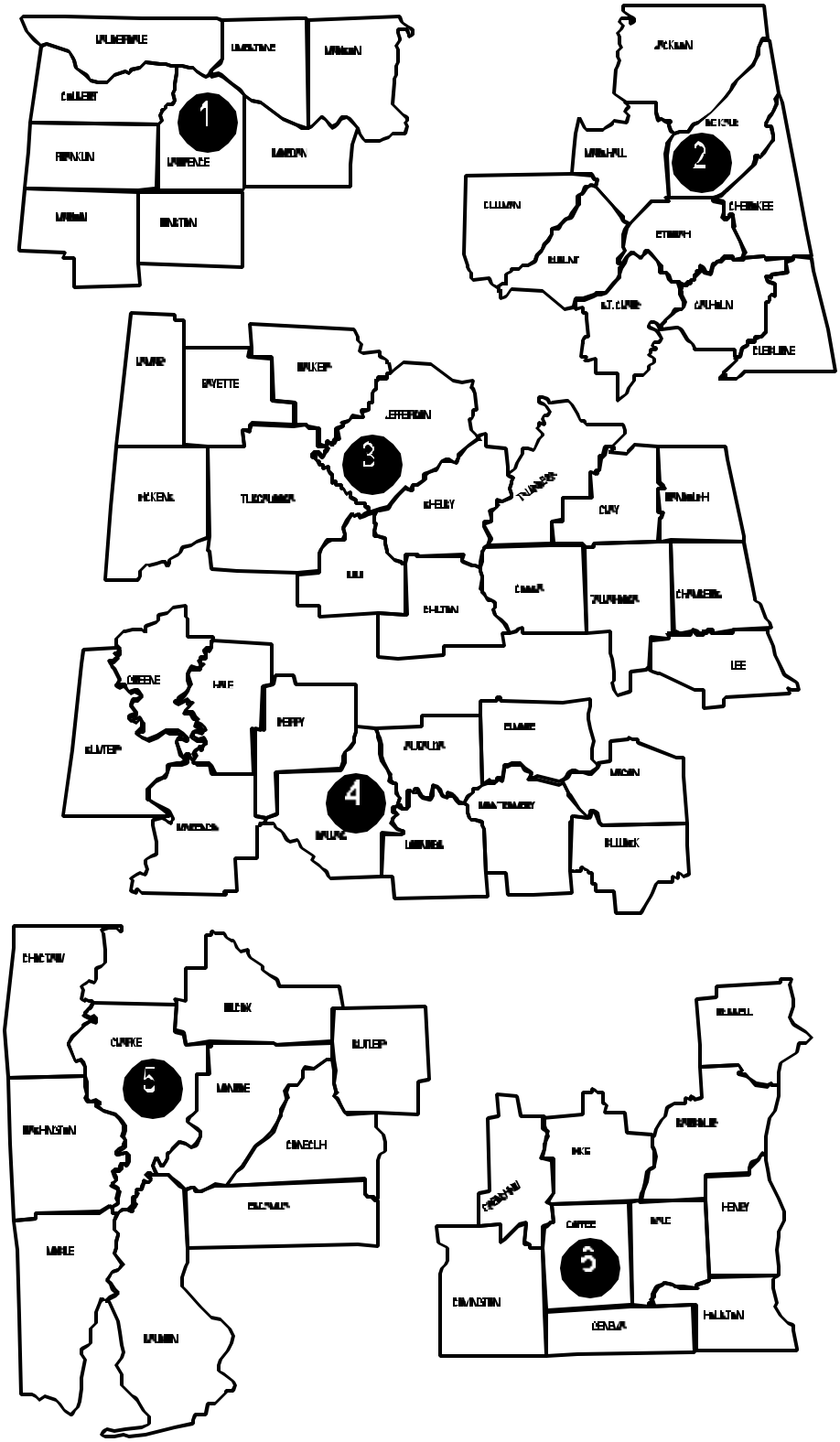
Figure 1. Alabama Agricultural Reporting Districts.



Farmland Values In 2000

The State of Alabama average value for bare cropland was $1,433 per acre, as shown in Table 1. Improved and unimproved permanent pasture averaged $1,413 and $1,134 per acre, respectively ($20 and $299 less than the state average bare cropland value). Transition farmland moving into commercial and industrial uses had a state average value of $10,459 per acre. The state average for farmland sold for residential subdivision and single homesite uses was approximately 59 and 42 percent, respectively, of the value of farmland moving into commercial and industrial uses.

The average farmland market value per acre was significantly affected by land use and location. In May 2000, the highest average farmland value reported was in District Four for transition farmland, farmland moving into commercial and industrial uses, at $15,912 per acre. As the standard deviation of this estimate indicates, a wide range of transition farmland values was observed in District Four. The lowest average farmland value reported was in District One for hardwood (land only) at $485 per acre.

For each of the six districts, timberland values were described by the type of timber grown and whether the site included land and trees or land only (cutover timberland). Timberland values that included land and trees varied widely due to the value of the trees, while cutover timberland (land only) values were considerably less variable.

Average plantation pine (land and trees) value for the State of Alabama was $1,456 per acre, while average plantation pine (land only) was $763 per acre. Average state timberland values for hardwood and mixed woodland (land and trees) were $1,381 and $1,425 per acre, respectively or about $680 and $685 per acre greater than cutover hardwood and mixed woodland (land only).

A "relative value measurement" is commonly used to express the value of a given farmland use as a percentage of bare cropland value. For example, the value of improved permanent pasture was 99 percent of bare cropland ($1,413/$1,433): unimproved permanent pasture, 79 percent; plantation pine (land only), 53 percent; hardwood (land only), 49 percent; and mixed woodland (land only), 52 percent.

Farmland Values By Districts

The average value of bare cropland was highest in District Two at $2,014 per acre, perhaps due to the importance of cotton production and urban influences. Average bare cropland values for Districts Four and Five were almost the same with a $2.00 difference ($1,185 and $1,187, respectively) per acre. Districts Three and Six average values were similar at approximately $1,240 per acre. The lowest average bare cropland value was in District Four ($1,185 per acre).

Table 1. Average farmland values by location and land use, Alabama, 2000[1].

Land Use	USDA Agricultural Reporting Districts						State of Alabama[2]
	One	Two	Three	Four	Five	Six	
	Dollars Per Acre						
FARMLAND							
Bare Cropland							
May 2000	$1,579 (655)	$2,014 (564)	$1,266 (455)	$1,185 (439)	$1,187 (338)	$1,215 (302)	$1,433
Improved Permanent Pasture							
May 2000	$1,390 (652)	$2,109 (674)	$1,414 (761)	$1,080 (455)	$1,085 (321)	$1,108 (414)	$1,413
Unimproved Permanent Pasture							
May 2000	$1,211 (501)	$1,714 (576)	$1,146 (542)	$1,009 (415)	$905 (238)	$947 (321)	$1,134
TRANSITION FARMLAND							
Undeveloped Commercial and Industrial							
May 2000	$6,875 (3,012)	$8,422 (2,945)	$7,350 (5,996)	$15,912 (9,947)	$10,962 (6,313)	$9,607 (7,927)	$10,459
Undeveloped Residential Subdivision							
May 2000	$7,732 (3,291)	$5,687 (3,460)	$4,044 (2,151)	$7,418 (4,409)	$4,977 (2,158)	$5,719 (3,569)	$6,122
Undeveloped Single Homesite							
May 2000	4,926 (1,862)	$5,404 (3,234)	$3,105 (1,337)	$3,866 (1,737)	$6,700 (5,593)	$3,415 (1,228)	$4,442

Table 1. Continued.

Land Use	USDA Agricultural Reporting Districts						State of Alabama[2]
	One	Two	Three	Four	Five	Six	
	---------- Dollars Per Acre ----------						
TIMBERLAND[3]							
Plantation Pine (land and trees)							
May 2000	$1,130 (274)	$1,908 (729)	$1,580 (684)	$1,413 (633)	$1,188 (291)	$1,500 (527)	$1,456
Hardwood (land and trees)							
May 2000	$1,006 (260)	$1,563 (682)	$1,343 (453)	$1,690 (750)	$1,202 (486)	$1,279 (531)	$1,381
Mixed Woodland (land and trees)							
May 2000	$1,009 (254)	$1,639 (743)	$1,419 (547)	$1,673 (673)	$1,190 (368)	$1,418 (515)	$1,425
Plantation Pine (land only)							
May 2000	$518 (105)	$1,210 (451)	$773 (320)	$714 (222)	$666 (156)	$739 (238)	$763
Hardwood (land only)							
May 2000	$485 (113)	$1,106 (465)	$712 (321)	$648 (167)	$626 (175)	$676 (228)	$701
Mixed Woodland (land only)							
May 2000	$490 (106)	$1,228 (445)	$723 (304)	$718 (235)	$623 (149)	$702 (212)	$740

[1]Estimates reported in this table are "average" farmland values. Factors such as size of parcel, location, quality, improvements, accessibility, non-farm, etc., resulted in wide variation of estimates. The standard deviation is denoted in parenthesis below each estimate.

[2]Average farmland values were weighted by 1997 census acreages of each district (except for transition land uses): bare cropland by total cropland; improved permanent pasture by cropland pastured; unimproved permanent pasture by pasture/rangeland; and timberland by total farm woodland.

[3]Wide variation of value estimates was observed for timberland with land and trees due to age, maturity, and type of timber product (pulp, poles, sawtimber, etc.).

The average improved permanent pasture value was highest in District Two at $2,109 per acre. Average improved permanent pasture values were similar for Districts Four, Five, and Six at $1,100 per acre and Districts One and Three at $1,400 per acre. Average unimproved permanent pasture values were also similar for Districts One and Three at $1,200 per acre. District Two reported the highest average unimproved pasture value at $1,714 per acre. Improved and unimproved permanent pasture value estimates fell mostly in the range of $1,000 to $2,500 per ac in Districts One, Two, and Three and $600 to $1,200 in Districts Four, Five, and Six.

Average transition farmland values for undeveloped commercial and industrial uses were highest for District Four ($15,912) and lowest for District One ($6,875). The average transition farmland value for undeveloped residential subdivision was highest in District One at $7,732 per acre and lowest in District Three at $4,044 per acre. Average transition farmland values for undeveloped single homesites were highest in District Five at $6,700 per acre and lowest in Distri Three at $3,105 per acre. In general, average transition farmland values were higher in Districts Four and Five. Survey respondents indicated that transition farmland market values in these distric were significantly influenced by increasing urban development and commercial and industrial development.

Average timberland (land and trees) values ranged from $1,006 per acre in District One for hardwood to $1,908 per acre in District Two for plantation pine. Plantation pine (land and trees) values were similar for Districts One ($1,130), and Five ($1,188) and Districts Three ($1,580), Four ($1,413), and Six ($1,500). The average of plantation pine (land and trees) values for District One, Three, Four, Five, and Six was $1,362 per acre which was $546 per acre below District Two and $232 above District One. District average hardwood (land and trees) values ranged from $124 to $345 per acre less than plantation pine values in Districts One, Two, Three, and Six. However, the average hardwood value in Districts Four and Five were $277 and $14 per acre less than plantation pine. Average mixed woodland (land and trees) values were more than average hardwood values in Districts Two (+76), Three (+$76), and Six (+$139). In general, timberland (land and trees) value estimates mostly ranged from $1,000 to $2,000 per acre in Districts Two, Three, Four, and Six and from $850 to $1,250 per acre in Districts One and Five.

Average timberland (land only) values ranged from $485 per acre in District One for hardwood to $1,228 per acre in District Two for mixed woodland. Average timberland (land only) values were similar in Districts Three, Four, Five, and Six. District One average timberland values (land only) were consistently lower than other districts.

Districts Two and Three generally had higher average timberland values. District Five is a major forestry production area in Alabama accounting for approximately 40 percent of the state's cash receipts from private non-farm and forest industry timber sales. Also, timberland values were likely higher in these districts due to increased non-farm demand (recreational and urban influence

In summary, there were considerable differences in farmland values among land uses and locations. Average farmland values were generally higher in Districts One and Two. Districts Four, Five, and Six also had similar farmland values which were generally lower than the other districts.

Changes In Land Values

From 1985 to 1990, USDA data indicated annual fluctuations of -5 to +9 percent for Alabama farmland values (land only). A decrease of 1 percent was reported in 1991. This change was followed by five consecutive increases of 8.0, 6.4, 8.0, 10.1 and 11.2 percent. The 1996 USDA Alabama farmland value estimate of $972 per acre was $364 over the 1985 estimate ($608 per acre). Since 1985, positive increases in Alabama farmland values have been realized during eight of eleven years. USDA discontinued collecting this estimate in 1999.

In the Auburn University Farmland Value Survey, moderate increases in farmland values from November 1999 to May 2000 were reported in state averages for all land use headings of farmland, transition farmland, and timberland, as shown in Table 2. In addition, by districts, the percentage change for the various land uses in the **farmland** and **timberland** categories were positive, except for plantation pine and hardwood in District Six estimates of timberland (land and trees). For the category of **transition farmland**, all percentage changes for the various land uses were positive, except undeveloped residential subdivision and undeveloped commercial and industrial in District One and undeveloped single homesite in District Two.

The average percentage change in farmland value for land use categories within the major heading of **farmland** for the State of Alabama ranged between +2.2 and +3.0 percent. The percentage increases in the farmland category by district ranged from +0.5 to +4.6 percent. The State of Alabama average percentage change for land use categories within the major heading of **timberland ranged** between +1.8 to +2.6 percent. Timberland categories with land and trees by districts ranged from -0.1 to +4.5 percent, while timberland categories with land only reported percentage increases that ranged between 1.2 to 3.6 percent. The average percent increases for timberland categories with land only showed Districts Three, Four, and Five were frequently higher than the other districts. The overall consistency of increases by district and land use category was reasonably uniform indicating a widespread consensus that land values were stable to slightly higher over the period from November 1999 to May 2000.

Farmland Transfer and Price Projection

Respondents were asked to give their opinions about the number of farmland transfers during the past 12 months compared with a year earlier and their projection of where farmland prices may be a year from now based on current levels, as presented in Table 3. For the State of Alabama, approximately 58 percent of the respondents reported no change in farmland transfers, while about 38 percent reported higher and 4 percent reported lower farmland transfers during the past 12 months.

Table 2. Average farmland values by location and land use, Alabama, 2000[1].

Land Use	USDA Agricultural Reporting Districts						State of Alabama[2]
	One	Two	Three	Four	Five	Six	
	Dollars per Acre						
FARMLAND							
Bare Cropland							
May 2000	$1,579	$2,014	$1,266	$1,185	$1,187	$1,215	$1,433
Nov. 1999	$1,509	$1,953	$1,250	$1,143	$1,162	$1,199	$1,392
% change	4.6%	3.1%	1.3%	3.7%	2.2%	1.3%	3.0%
Improved Permanent Pasture							
May 2000	$1,390	$2,109	$1,414	$1,080	$1,085	$1,108	$1,413
Nov. 1999	$1,349	$2,052	$1,401	$1,034	$1,067	$1,093	$1,378
% change	3.0%	2.8%	0.9%	4.4%	1.7%	1.4%	2.5%
Unimproved Permanent Pasture							
May 2000	$1,211	$1,714	$1,146	$1,009	$905	$947	$1,134
Nov. 1999	$1,195	$1,678	$1,136	$972	$899	$942	$1,110
% change	1.3%	2.1%	0.9%	3.8%	0.7%	0.5%	2.2%
TRANSITION FARMLAND							
Undeveloped Single Homesite							
May 2000	$4,926	$5,404	$3,105	$3,866	$6,700	$3,415	$4,442
Nov. 1999	$4,812	$5,457	$3,000	$3,618	$6,375	$3,324	$4,303
% change	2.4%	-1.0%	3.5%	6.9%	5.1%	2.7%	3.2%
Undeveloped Residential Subdivision							
May 2000	$7,732	$6,813	$4,044	$7,418	$4,977	$5,719	$6,122
Nov. 1999	$7,789	$6,662	$3,783	$7,139	$4,897	$5,544	$5,963
% change	-0.7%	2.3%	6.9%	3.9%	1.6%	3.2%	2.7%
Undeveloped Commercial and Industrial							
May 2000	$6,875	$8,422	$7,350	$15,912	$10,962	$9,607	$10,459
Nov. 1999	$6,965	$8,041	$7,200	$15,306	$10,908	$9,304	$10,193
% change	-1.3%	4.7%	2.1%	4.0%	0.5%	3.3%	2.6%

Table 2. Continued.

Land Use	USDA Agricultural Reporting Districts						State of Alabama[2]
	One	Two	Three	Four	Five	Six	
TIMBERLAND[3]	---------- Dollars Per Acre ----------						
Plantation Pine (land and trees)							
May 2000	$1,130	$1,908	$1,580	$1,413	$1,188	$1,500	$1,456
Nov. 1999	$1,093	$1,868	$1,573	$1,366	$1,150	$1,509	$1,431
% change	3.4%	2.1%	0.4%	3.4%	3.3%	-0.6%	1.8%
Hardwood (land and trees)							
May 2000	$1,006	$1,563	$1,343	$1,690	$1,202	$1,279	$1,381
Nov. 1999	$969	$1,530	$1,324	$1,617	$1,164	$1,280	$1,346
% change	3.8%	2.2%	1.4%	4.5%	3.3%	-0.1%	2.6%
Mixed Woodland (land and trees)							
May 2000	$1,009	$1,639	$1,419	$1,673	$1,190	$1,418	$1,425
Nov. 1999	$971	$1,615	$1,410	$1,629	$1,179	$1,399	$1,401
% change	3.9%	1.5%	0.6%	2.7%	0.9%	1.4%	1.8%
Plantation Pine (land only)							
May 2000	$518	$1,210	$773	$714	$666	$739	$763
Nov. 1999	$508	$1,186	$756	$691	$643	$724	$744
% change	2.0%	2.0%	2.2%	3.3%	3.6%	2.1%	2.6%
Hardwood (land only)							
May 2000	$485	$1,106	$712	$648	$626	$676	$701
Nov. 1999	$476	$1,093	$693	$639	$604	$665	$688
% change	1.9%	1.2%	2.7%	1.4%	3.6%	1.7%	2.0%
Mixed Woodland (land only)							
May 2000	$490	$1,228	$723	$718	$623	$702	$740
Nov. 1999	$484	$1,213	$704	$696	$613	$694	$726
% change	1.2%	1.2%	2.7%	3.2%	1.6%	1.2%	2.0%

[1]Estimates reported in this table are "average" farmland values. Factors, such as size of parcel, location, quality, improvements, accessibility, non-farm uses, etc., resulted in wide variation of estimates. The percentage change is for the six month period from Nov. 1999 to May 2000.

[2]State of Alabama average farmland values were weighted by 1997 Census acreages of each district (except for transition land uses): bare cropland by total cropland; improved permanent pasture by cropland pastured; unimproved permanent pasture by pasture/rangeland; and timberland by total farm woodland.

[3]Wide variation of value estimates was observed for timberland with land and trees due to age, maturity, and type of timber product (pulp, poles, sawtimber, etc.).

Table 3. Respondents' opinions regarding the recent volume of transfers compared to a year earlier and projected direction of farmland values a year from May 2000, Alabama.

Item	USDA Agricultural Reporting Districts						State of Alabama
	One	Two	Three	Four	Five	Six	
	*** Percentage of Respondents[1] ***						
Farmland Transfers							
Higher	35	39	18	44	37	50	38
No Change	55	61	78	50	63	46	58
Lower	10	0	4	6	0	4	4
Projected Farmland Prices							
Higher	50	71	46	54	48	48	53
No Change	40	22	50	43	52	41	41
Lower	10	7	4	3	0	11	6
	*** Percentage Change Estimated ***						
Farmland Transfers	2	3	1	3	2	3	2
Projected Farmland Prices	2	7	2	4	3	3	3

[1]Percentages may not sum to 100 due to rounding.

The average percentage change estimated for farmland transfers during the past 12 months was +2 percent (State of Alabama) higher than a year earlier and ranged from +1 to +3 percent. The lowest (+1%) percentage change in farmland transfer was reported in District Three and the highest (+3%) in Districts Two, Four, and Six.

A majority of the survey respondents, 53 percent (State of Alabama), expect higher farmland prices next year. About 41 percent of the respondents expect no change in farmland prices, while 6 percent expect a decline.

Fifty percent or more of the respondents in Districts One, Two, and Four were optimistic about increases in farmland prices for next year. Respondents in District Two were the most optimistic about their expected change in farmland prices next year.

The respondents' opinions about projected farmland prices for next year showed an overall +3 percent increase (State of Alabama) in farmland values. By district, the percentage increase in next year's projected farmland prices ranged between +2 and +7 percent. An increase of approximately 3 percent in farmland values will be necessary to keep pace with inflation.

Farmland Cash Rents

The average cash rent per acre and productivity estimates by location and land use are presented in Table 4. Average cash rent per acre in Alabama is characterized by a number of factors. Location, land use, irrigation use, type of crop, and quota contributed to a wide variety of possible cash rents per acre.

The State of Alabama average rental rates for bare cropland with irrigation and without irrigation were $66 and $34 per acre, respectively. Cotton production largely influenced the bare cropland cash rent values in Districts One, Five, and Six, while peanut production strongly supported rental rates in Districts Five and Six. By district, the cash rent per acre for bare cropland with irrigation and without irrigation ranged from $42 to $93 per acre and $29 to $46 per acre, respectively. In general, respondents in Districts Three, and Four reported lower bare cropland cash rents per acre.

The State of Alabama average rental rate for improved permanent pasture was $22 per acre. The State of Alabama average rental rates for unimproved permanent pasture and woodland pasture were approximately 68 and 41 percent of improved permanent pasture. Improved and unimproved permanent pasture cash rental rates were higher in Districts Two, Three, Five, and Six. District One had the lowest pasture rental rates. Improved permanent pasture cash rental rates were variable for all Districts, perhaps due to the many types of pastures, various pasture condition and improvements (water, fencing, facilities, distance to paved roads and town, etc.). Peanut quota rental rates ranged from 6.0 cents to 12.0 cents per pound and resulted in a statewide average of 9.59 cents per pound.

Table 4. Average cash rent per acre and productivity estimates by location and land use, Alabama, 2000[1].

Land Use	USDA Agricultural Reporting Districts						State of Alabama
	One	Two	Three	Four	Five	Six	
	*** Cash Rent Per Acre ***						
Bare Cropland w/ irrigation	$93 (21)	$61 (25)	$47 (14)	$60 (12)	$69 (24)	$69 (28)	$66
Bare Cropland w/o irrigation	$46 (21)	$34 (12)	$29 (11)	$31 (9)	$36 (10)	$33 (8)	$34
Improved Permanent Pasture	$20 (5)	$24 (6)	$23 (12)	$20 (8)	$23 (9)	$23 (7)	$22
Unimproved Permanent Pasture	$12 (4)	$16 (7)	$16 (10)	$16 (8)	$15 (7)	$14 (6)	$15
Woodland Pasture	$9 (3)	$12 (2)	$8 (5)	$9 (3)	$7 (3)	$9 (4)	$9
	*** Cents Per Pound ***						
Peanut Quota Rent	---	---	---	ID ID	9.38 (3.61)	9.65 (1.06)	9.59
	*** Productivity ***						
Bare Cropland bu. soybean/ac	30.6 (6.1)	31.4 (4.5)	29.8 (4.8)	30.9 (6.2)	33.3 (7.0)	29.3 (5.9)	30.9
Improved Permanent Pasture acres/cow	2.0 (0.9)	1.8 (0.3)	1.9 (0.7)	2.4 (0.8)	1.3 (0.4)	1.4 (0.5)	1.9
Unimproved Permanent Pasture acres/cow	2.9 (1.1)	3.1 (0.7)	3.1 (1.1)	3.9 (1.0)	2.1 (0.7)	2.4 (1.0)	3.0
Woodland Pasture acres/cow	6.0 (2.2)	3.6 (0.8)	6.4 (3.9)	8.1 (3.4)	5.9 (3.5)	4.2 (1.8)	5.9

[1]The standard deviation is denoted in parentheses below each estimate.
ID = Insufficient Data was received to report these estimates.

Respondents were asked to provide some estimate of the productivity of the land that was being rented. In general, the bare cropland productivity estimates (bushels of soybeans per acre) were very similar. An average 4 bushels of soybeans per acre separated the lowest and highest district average yields. Improved permanent pasture stocking rates (acres per cow) were similar among Districts Five and Six (1.3 and 1.4 acres/cow) and Districsts One, Two, and Three (2.0, 1.8, and 1.9 acres/cow). District Four had the highest average stocking rate at 2.4 acres/cow. Overall, Districts Five and Six had lower cattle stocking rates (acres per cow) and District Four had highest stocking rates.

The average cash rents expressed as a percent of May 2000 farmland values by location and land use are presented in Table 5. Average cash rents as a percent of land value fell in a narrow range for each land use category. District One showed the highest average cash rent as a percent of bare cropland value at 2.91 percent. The highest average cash rent as a percent of improved permanent pasture value was 2.12 percent in District Five and for unimproved permanent pasture was 1.66 percent in District Five. Lower average cash rents as a percent of land values were observed in District Two for bare cropland and for improved and unimproved permanent pasture.

The State of Alabama average cash rent for bare cropland averaged $34 per acre which was 2.37 percent of the estimated land value. This Alabama survey rental rate was $2 per acre more than the 2000 USDA cropland rent per acre estimate ($32 per acre) for Alabama.

Farm Real Estate Outlook

The farm real estate purchase decision continues to be one of the most important actions many farmers, ranchers, and investors will make during their career. Accurately determining how much they can afford to pay for farm real estate will contribute to maintaining financially healthy farm enterprises and a viable farm real estate market.

The trend for Alabama farm real estate values (land and buildings) from 1950 to 1981 in nominal dollars (dollars you normally spend - not adjusted for inflation) showed a substantial price increase ($49 to $910 per acre). However, average Alabama farm real estate values reached a peak in 1981 at $910 per acre. From 1981 to 1987, average Alabama farm real estate values declined $124 per acre (-2.4 percent annually). For the 1987 to 2000 period, average Alabama farm real estate values increased $894 per acre (+6.0 percent annually). The 2000 USDA Alabama farm real estate estimate of $1,680 per acre was $770 over the 1981 estimate (an increase of 3.3 percent annually). In addition, since 1981 average Alabama farm real estate value increases exceeded the inflation rate during 1989-90 and 1992-2000, indicating a positive hedge against inflation. .

Substantial increases in Alabama farm real estate values in nominal dollars have been realized since the decline in farm real estate values during the early 1980s. Alabama farm real estate values in nominal dollars were $910 per acre in 1981 and rose to $1,680 per acre in 2000, an increase of $770 per acre during the nineteen year time period. This price increase seems as if the present average Alabama farm real estate value far exceeds the average farm real estate value of 1981. However, when farm real estate values are expressed in real dollars (dollars having the same buying power over time), a totally different view is revealed. The 2000 Alabama farm real estate value when expressed in real 1981 dollars is only slightly more than the 1981 farm real estate value ($959 and $910 per acre, respectively). This comparison means that the real value of farm real estate has risen $49 ($959 - $910) per acre since 1981. Hence, the assets of farm real estate owners are worth more today.

Table 5. Cash rents expressed as a percent of May 2000 farmland values by location and land use, 2000.

Land Use	District One	Two	Three	Four	Five	Six	Alabama
	---------- (%) ----------						
Bare Cropland w/o irrigation	2.91	1.69	2.29	2.62	3.03	2.72	2.37
Improved Permanent Pasture	1.44	1.14	1.63	1.85	2.12	2.08	1.56
Unimproved Permanent Pasture	0.99	0.93	1.40	1.59	1.66	1.48	1.32

The future direction of Alabama farm real estate values will be based on expectations; primarily the expectation that a product or service will be produced and sold for a profit. Many factors affect the level of commodity production, prices, and profits. The domestic and foreign commodity demand and supply situations, the U.S. farm bill, trade agreements (NAFTA and GATT), financial markets, weather, and environmental/regulatory policies are major factors affecti farm product prices, profits and farm real estate values. Changes in one or more of these factors ca have an effect on farm real estate values.

Current forecasts suggest that the 2000 U.S. domestic supply and demand for farm products will provide profits for the livestock sectors and major losses for the grain crop sectors. Financial markets in numerous countries in Asia and Europe are expected to continue to recover th year. Therefore, U.S. agricultural exports during 2000 are expected to show modest increases over 1999. Higher levels of agricultural exports will provide some support to domestic commodity market prices. Low grain crop commodity market prices almost always reduce farm profits which adversely affects farm real estate values. Lower net-farm incomes during 2000 for row-crops (corn cotton, soybeans, etc.) in Alabama, due to depressed prices and below average yields, will not contribute to supporting farm real estate values at their present level.

Fortunately, the U.S. inflation rate is expected to remain steady through next year. U.S. financial interest rates are not expected to rise significantly during 2000-2001. In addition, non-far uses (investment, recreation, urban development, etc.) of Alabama farmland are expected to continue to have a positive influence on Alabama farm real estate values.

Collectively, farm real estate buyers and sellers are faced with a mixed bag of economic signals. The reality of what happens with each of the above mentioned factors will help determine 2001 farm real estate values. Present expectations, based on the current financial conditions and th results of this survey, are for 2001 Alabama average farm real estate values to keep pace with a 3 percent inflation rate.

A P P E N D I X

MISCELLANEOUS ALABAMA FARMLAND STATISTICS

Appendix Table 1. Alabama: Selected Statistics on Farm Real Estate, 1950-2000[1]

Year	Farms	Land in Farms	Land Value per Acre	Value of Land and Buildings			Building Value	Farm Real Estate Taxes/ $100 Value
				Per Acre	Per Farm	Total		
	Thou-sands	Million Acres	---------- Dollars ----------			--- Million Dollars ---		Dollars
1950	220.0	21.3	31	49	4,700	1,037	367	0.52
1951	206.0	21.6	32	53	5,600	1,150	453	0.49
1952	193.0	21.6	35	58	6,500	1,251	488	0.44
1953	180.0	21.4	37	60	7,200	1,294	499	0.43
1954	168.0	21.2	34	56	7,100	1,190	464	0.47
1955	160.0	20.6	36	60	7,700	1,239	506	0.45
1956	152.0	20.0	37	67	8,800	1,330	599	0.41
1957	144.0	19.2	44	71	9,500	1,367	529	0.39
1958	136.0	18.4	51	76	10,400	1,406	477	0.37
1959	129.0	17.6	54	86	11,700	1,509	557	0.33
1960	122.0	17.2	55	91	12,800	1,562	619	0.33
1961	115.0	16.9	57	95	14,000	1,609	653	0.34
1962	109.0	16.6	58	99	15,100	1,651	685	0.35
1963	105.0	16.4	60	106	16,500	1,7036	753	0.33
1964	102.0	16.2	63	118	18,700	1,904	887	0.32
1965	98.0	16.0	64	130	21,300	2,085	1,061	0.30
1966	95.0	15.7	73	142	23,400	2,222	1,071	0.29
1967	92.0	15.4	95	159	26,600	2,448	982	0.27
1968	88.0	15.2	107	170	29,400	2,585	959	0.26
1969	85.0	15.0	126	187	33,000	2,802	905	0.25
1970	82.0	14.8	141	200	36,100	2,960	867	0.25
1971	80.0	14.7	166	226	41,500	3,322	877	0.22
1972	78.0	14.6	173	236	44,200	3,446	917	0.21
1973	78.0	14.6	199	267	50,000	3,898	990	0.19
1974	78.0	14.6	254	331	62,000	4,833	1,126	0.15
1975	63.0	13.4	284	364	77,400	4,878	1,068	0.14
1976	63.0	13.1	334	425	88,500	5,572	1,198	0.13
1977	61.0	12.8	375	477	100,200	6,112	1,308	0.12
1978	59.0	12.5	413	527	111,600	6,586	1,423	0.13
1979	59.0	12.5	507	639	135,381	7,988	1,645	0.14
1980	59.0	12.2	624	780	161,300	9,516	1,903	0.11
1981	57.0	11.9	732	910	190,000	10,829	2,122	0.10
1982	55.0	11.8	712	885	189,900	10,443	2,036	0.13
1983	54.0	11.6	666	826	177,400	9,582	1,859	0.14
1984	53.0	11.4	657	824	177,179	9,390	1,906	0.13
1985	52.0	11.2	608	797	171,717	8,929	2,116	0.14
1986	51.0	11.0	581	803	173,265	8,836	2,448	0.14
1987	49.0	10.7	551	786	171,571	8,407	2,514	0.15
1988	48.0	10.6	554	800	176,667	8,480	2,612	0.15
1989	47.0	10.6	594	847	191,026	8,978	2,686	0.16
1990	47.0	10.1	647	890	191,255	8,989	2,453	0.16
1991	46.0	9.9	640	864	185,948	8,553	2,216	0.17
1992	46.0	9.8	691	936	199,409	9,172	2,404	0.16
1993	46.0	10.0	735	1,000	217,391	10,000	2,653	0.15
1994	46.0	10.2	794	1,120	247,683	11,393	3,297	0.14
1995	47.0	10.2	874	1,260	273,926	12,874	3,956	-
1996	45.0	9.8	972	1,320	302,095	13,594	4072	-
1997	49.0	9.6	-	1,360	266,449	13,056	-	-
1998	49.0	9.5	-	1,440	279,184	13,680	-	-
1999	48.0	9.2	-	1,520	291,333	13,984	-	-
2000				1,680				

[1] Table updated from "Farm Real Estate Historical Series Data, 1950-92," Statistical Bulletin No. 855.
Source: USDA (http://www.usda.mannlib.cornell.edu/reports/nassr/other/plr-bb/)

Appendix Table 2. Alabama: Average Gross Cash Rents and Percentage of Rent to Land Value, 1960-2000.

Year	Rent per Acre			Rent to Value[1]		
	Farms	Cropland	Pasture	Farms	Cropland	Pasture
	---------- Dollars ----------			---------- Percent ----------		
1960	8.60	NA	4.30	10.1	NA	5.9
1961	9.10	NA	4.50	10.2	NA	5.7
1962	8.40	NA	4.10	9.6	NA	5.0
1963	9.30	NA	4.70	9.1	NA	5.5
1964	10.00	NA	4.70	9.7	NA	5.4
1965	12.30	NA	5.40	11.1	NA	5.6
1966	13.30	NA	5.70	10.6	NA	5.2
1967	10.70	15.40	6.30	8.1	8.8	5.3
1968	12.00	16.10	5.50	7.9	8.2	3.8
1969	10.90	16.00	7.00	6.5	7.5	4.7
1970	13.20	17.30	7.60	7.8	8.1	4.9
1971	12.90	17.20	8.10	6.7	7.2	4.6
1972	14.20	17.60	8.10	6.5	7.1	4.6
1973	15.20	18.80	9.00	5.7	6.3	4.1
1974	16.60	20.90	10.30	5.3	5.8	3.9
1975	17.70	22.20	11.60	5.4	5.9	4.1
1976	19.30	23.80	10.90	5.3	5.6	3.6
1977	22.60	27.10	11.80	5.4	5.6	3.4
1978	23.50	28.80	12.10	5.4	5.9	3.4
1979	25.60	31.60	13.60	5.2	5.4	3.3
1980	28.30	35.00	16.10	4.9	5.0	3.3
1981	29.00	35.30	17.10	4.2	4.6	3.1
1982	30.10	36.10	17.40	4.0	4.4	3.0
1983	30.60	37.80	17.40	4.3	4.7	3.2
1984	24.30	30.40	16.40	4.1	4.4	2.8
1985	27.10	29.50	16.60	4.3	4.7	3.7
1986	24.60	29.70	17.10	3.7	4.3	3.3
1987	23.80	28.50	17.10	3.8	4.4	3.5
1988	29.30	30.40	18.60	4.9	4.8	3.8
1989	25.70	29.70	18.00	4.0	4.1	3.7
1990	28.40	33.90	20.60	4.8	5.5	3.9
1991	23.20	28.60	18.20	3.9	4.7	3.4
1992	24.90	28.10	18.80	4.1	4.1	3.2
1993	27.20	30.70	19.40	4.4	4.3	3.6
1994		31.70	13.10		4.8	3.1
1995		36.20	12.50			
1996		39.00	15.80			
1997		35.00	16.50			
1998		35.00	15.50			
1999		31.00	15.00			
2000		32.00	17.00			

[1] Rent as a percentage of land value. NA = Not Available

Source: USDA (http://www.usda.mannlib.cornell.edu/reports/nassr/other/plr-bb/)

Appendix Table 3. Farm Real Estate Value Per Acre By County, Selected Census Years, Alabama, 1850-1997[1].

	1850	1860	1870	1880	1890	1900	1910	1920	1925	1930	1935
ALABAMA	5	9	4	4	6	7	14	28	25	29	19
AUTAUGA	5	7	5	3	5	6	12	23	22	25	15
BALDWIN	3	6	2	2	4	4	22	30	50	52	31
BARBOUR	5	9	6	4	5	5	11	17	17	17	10
BIBB	3	5	3	2	4	7	14	18	15	21	13
BLOUNT	3	4	3	4	6	5	11	25	23	26	18
BULLOCK			9	5	5	7	14	19	14	15	10
BUTLER	3	7	5	3	5	5	13	20	19	22	16
CALHOUN	-	7	6	7	10	11	16	32	28	31	21
CHAMBERS	6	7	4	6	7	9	19	36	24	23	15
CHEROKEE	7	9	7	7	8	8	14	35	23	32	21
CHILTON	-	-	-	2	4	6	13	22	21	28	19
CHOCTAW	9	8	3	3	3	3	8	13	13	15	9
CLARKE	3	6	-	2	3	4	8	15	12	15	9
CLAY	-	-	3	3	4	3	12	22	16	20	13
CLEBURNE	-	-	3	4	5	3	9	16	15	16	11
COFFEE	4	4	2	2	4	5	14	31	35	27	16
COLBERT	-	-	5	5	8	8	15	42	43	53	31
CONECUH	3	4	2	2	3	5	16	25	23	27	17
COOSA	4	4	2	3	4	4	8	16	11	13	9
COVINGTON	3	3	2	2	2	4	14	28	28	29	18
CRENSHAW	-	-	3	3	4	4	13	23	22	26	14
CULLMAN	-	-	-	3	5	7	14	34	28	35	24
DALE	3	4	2	2	5	5	11	24	22	23	14
DALLAS	7	17	7	5	7	8	16	30	24	26	17
DE KALB	6	7	5	4	6	6	13	32	29	36	24
ELMORE	-	-	3	3	6	7	12	24	34	37	22
ESCAMBIA	-	-	1	2	4	5	16	28	33	42	29
ETOWAH	-	-	5	5	8	11	15	36	33	41	26
FAYETTE	3	2	1	2	3	3	8	12	12	14	11
FRANKLIN	5	10	2	4	5	4	10	24	18	27	16
GENEVA	-	-	1	2	3	4	16	43	37	40	24
GREENE	7	16	6	5	6	7	13	22	20	23	14
HALE	-	-	9	7	10	9	17	34	27	35	20
HENRY	4	6	3	4	5	5	12	27	30	28	18
HOUSTON	-	-	-	-	-	-	17	38	40	47	27
JACKSON	4	9	6	6	7	8	12	32	30	31	20
JEFFERSON	4	4	4	4	11	12	52	60	57	89	61
LAMAR	-	-	-	2	4	4	9	13	11	14	10
LAUDERDALE	7	11	6	4	6	7	15	38	30	41	26
LAWRENCE	6	9	5	6	7	7	13	43	33	38	26
LEE	-	-	4	5	6	8	15	25	23	21	12
LIMESTONE	9	13	8	6	9	10	20	56	41	46	37
LOWNDES	4	18	8	6	8	9	15	21	17	21	11
MACON	5	13	6	4	5	8	17	25	21	27	21
MADISON	10	15	9	9	11	12	21	65	41	44	37
MARENGO	9	18	8	5	7	8	12	23	18	22	13
MARION	2	2	1	2	2	3	8	17	16	17	13
MARSHALL	7	8	5	5	6	6	16	44	32	47	31
MOBILE	11	8	5	7	7	13	22	55	79	80	41

MONROE	3	8	3	2	3	4	10	20	20	25	18
MONTGOMERY	6	18	10	6	9	13	25	42	30	36	27
MORGAN	5	6	5	6	7	8	15	46	35	41	27
PERRY	7	17	7	5	5	7	14	26	19	24	15
PICKENS	5	8	3	4	5	5	10	20	16	19	12
PIKE	4	7	4	5	6	7	16	29	29	25	15
RANDOLPH	4	4	2	3	4	6	13	25	19	22	14
RUSSELL	5	11	6	4	6	7	12	17	15	16	13
ST CLAIR	4	5	3	4	6	6	11	22	19	25	15
SHELBY	4	5	3	4	5	7	12	24	20	28	17
SUMTER	5	13	6	5	5	6	13	22	18	23	14
TALLADEGA	6	7	5	6	8	10	17	29	26	26	20
TALLAPOOSA	4	7	2	4	6	6	14	21	20	20	13
TUSCALOOSA	3	10	3	3	4	5	13	20	22	26	16
WALKER	4	3	3	2	4	5	11	19	20	25	19
WASHINGTON	3	6	2	2	2	4	6	16	15	15	13
WILCOX	5	14	6	5	6	6	13	22	17	17	12
WINSTON	-	3	1	1	2	2	6	14	13	15	11

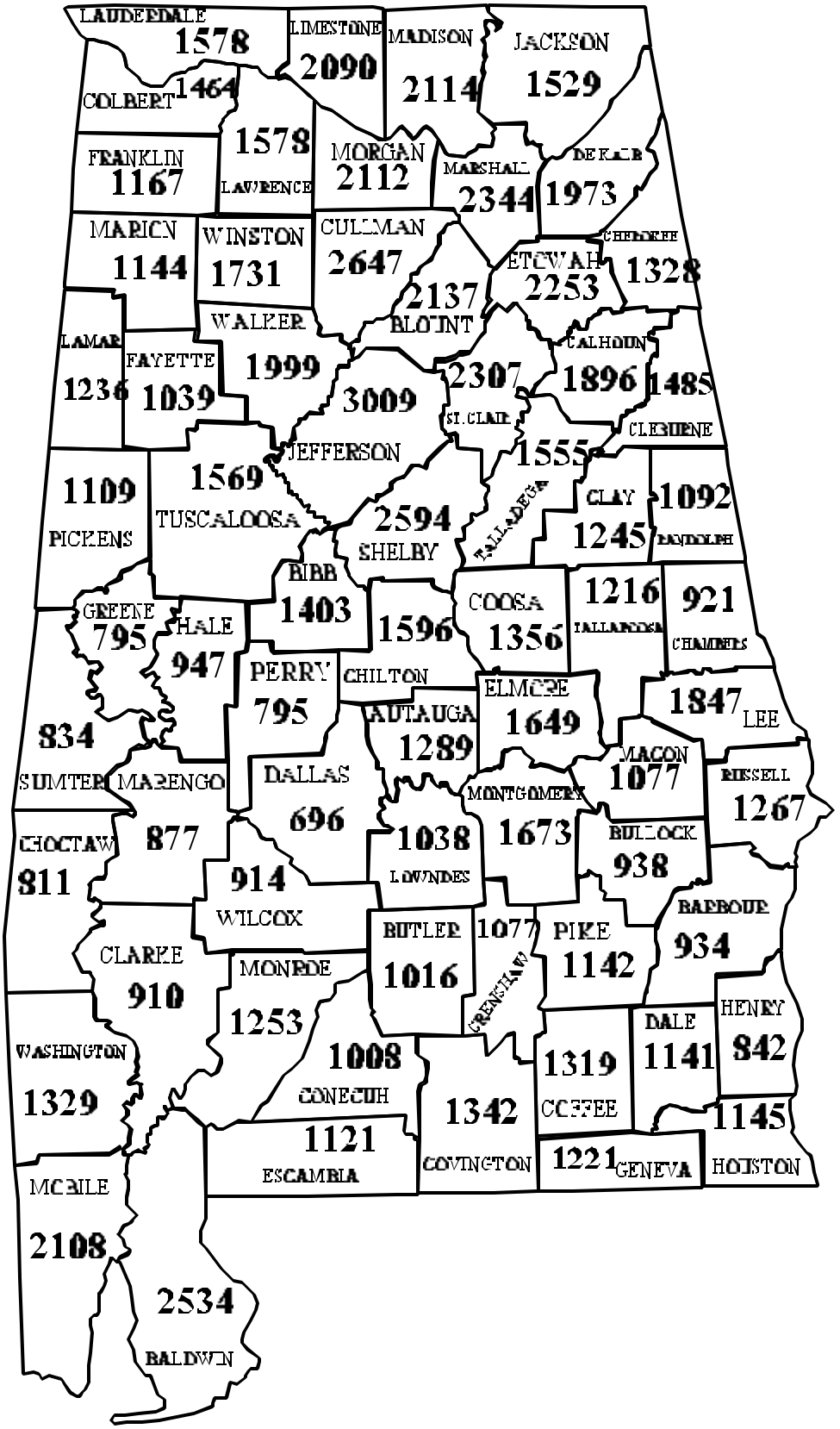
Appendix Table 3. Continued

	1940	1945	1950	1954	1959	1964	1969	1974	1978	1982	1987	1992	1997
ALABAMA	21	29	49	58	89	125	200	364	639	826	800	1000	1442
AUTAUGA	16	19	36	44	63	118	164	246	471	740	573	692	1289
BALDWIN	33	46	81	97	159	224	307	574	1193	1400	1275	1408	2534
BARBOUR	13	17	28	32	57	74	119	258	433	578	494	814	934
BIBB	15	21	36	42	58	77	144	285	398	645	616	705	1403
BLOUNT	23	34	57	67	111	148	206	452	778	918	1013	1323	2137
BULLOCK	12	17	25	31	53	95	132	234	505	533	638	696	938
BUTLER	17	21	34	44	69	89	138	310	490	590	682	790	1016
CALHOUN	24	32	55	75	107	136	225	459	629	879	1122	1349	1896
CHAMBERS	17	18	34	45	67	75	144	251	687	502	535	675	921
CHEROKEE	25	37	52	76	118	132	198	409	620	912	769	890	1328
CHILTON	21	28	47	53	94	117	176	344	615	747	1005	1171	1596
CHOCTAW	12	14	29	34	56	88	150	235	425	802	518	962	811
CLARKE	12	17	30	47	71	86	130	268	383	744	724	716	910
CLAY	14	18	34	38	57	89	163	317	462	559	580	775	1245
CLEBURNE	12	21	32	41	67	111	154	396	480	949	810	1248	1485
COFFEE	21	29	46	45	57	90	147	322	573	753	632	865	1319
COLBERT	32	42	73	96	122	157	249	417	680	928	862	1069	1464
CONECUH	19	21	38	39	70	94	137	279	494	706	715	1006	1008
COOSA	10	15	30	30	55	70	106	261	400	497	483	629	1356
COVINGTON	20	25	40	51	83	110	192	309	472	752	762	801	1342
CRENSHAW	17	18	33	32	53	80	118	234	489	649	630	654	1077
CULLMAN	31	45	82	82	154	189	309	585	1001	1213	1314	1796	2647
DALE	16	26	40	54	69	107	139	265	562	767	817	929	1141
DALLAS	22	22	37	47	77	94	156	281	480	700	459	627	696
DE KALB	30	46	79	77	124	181	265	527	868	1049	1055	1399	1973
ELMORE	28	33	53	65	102	134	224	374	573	841	758	986	1649
ESCAMBIA	32	45	63	71	140	177	302	580	961	1127	966	832	1121
ETOWAH	30	47	72	86	124	169	229	485	753	875	1027	1463	2253
FAYETTE	13	17	33	29	55	83	141	245	490	671	571	634	1039
FRANKLIN	17	24	39	44	68	95	187	362	600	689	863	1080	1167
GENEVA	30	39	51	62	79	100	144	319	610	710	733	821	1221
GREENE	16	20	30	39	71	91	137	252	441	532	468	587	795
HALE	22	26	50	57	88	111	200	306	507	812	531	688	947
HENRY	22	29	43	40	71	101	157	296	562	748	656	750	842
HOUSTON	34	49	63	75	98	143	219	391	722	881	800	1087	1145
JACKSON	23	38	62	73	97	124	200	389	793	833	828	874	1529
JEFFERSON	51	94	145	242	309	343	558	823	1342	1693	2480	2759	3009
LAMAR	13	15	29	34	38	70	130	298	574	643	552	821	1236
LAUDERDALE	29	45	73	91	134	176	280	452	765	965	859	1047	1431
LAWRENCE	31	50	91	87	127	171	259	451	764	1148	956	1076	1578
LEE	15	19	39	48	94	154	197	372	555	652	906	1096	1847
LIMESTONE	39	56	94	117	153	235	334	532	903	1127	1341	1494	2090
LOWNDES	15	16	32	35	64	96	144	295	490	588	470	539	1038
MACON	19	27	38	46	71	87	143	238	458	566	517	694	1077
MADISON	39	59	93	114	197	287	376	543	872	1138	1355	1625	2114
MARENGO	15	19	32	42	75	86	135	263	464	623	443	595	877
MARION	15	21	34	36	54	83	154	282	504	814	654	705	1144
MARSHALL	39	61	100	103	187	223	305	620	920	1163	1396	2073	2344
MOBILE	40	54	86	146	236	256	316	681	1270	1756	1442	2000	2108
MONROE	21	21	37	50	78	93	157	308	626	651	656	770	1253

MONTGOMERY	25	32	52	73	107	156	248	388	544	860	775	1019	1673
MORGAN	31	50	77	105	138	211	324	563	888	1165	1280	1422	2112
PERRY	17	20	35	46	73	101	193	256	475	663	457	558	795
PICKENS	13	21	31	44	81	90	174	323	438	680	692	782	1109
PIKE	18	23	34	41	49	69	121	226	437	706	543	660	1142
RANDOLPH	16	19	34	41	56	92	146	355	489	691	690	996	1092
RUSSELL	12	17	29	33	63	77	173	306	390	607	617	737	1267
ST CLAIR	17	24	46	61	78	134	211	471	793	894	1056	1937	2307
SHELBY	22	30	56	74	154	163	331	641	922	1124	1495	1937	2594
SUMTER	15	21	32	40	70	79	155	250	430	568	505	513	834
TALLADEGA	22	29	49	61	92	119	208	380	688	793	975	987	1555
TALLAPOOSA	15	21	31	40	70	92	151	270	469	479	587	814	1216
TUSCALOOSA	19	25	41	59	98	122	196	344	623	867	731	1070	1569
WALKER	20	33	57	67	96	131	264	471	812	995	884	1283	1999
WASHINGTON	13	15	31	36	80	92	142	196	451	794	726	1080	1329
WILCOX	13	19	33	39	63	86	142	225	540	608	424	677	914
WINSTON	13	21	35	41	87	102	194	425	710	999	1109	1221	1731

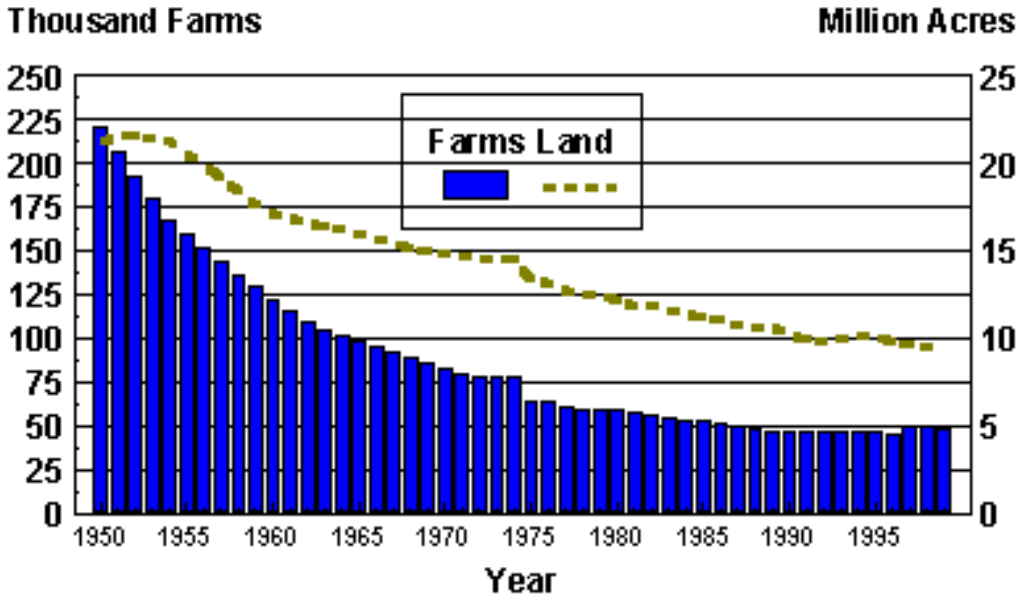
[1] Farm real estate value per acre includes the value of farmland and buildings.
Source: U.S. Census of Agriculture

Appendix Figure 1. Average Alabama Farm Real Estate Values, 1997.

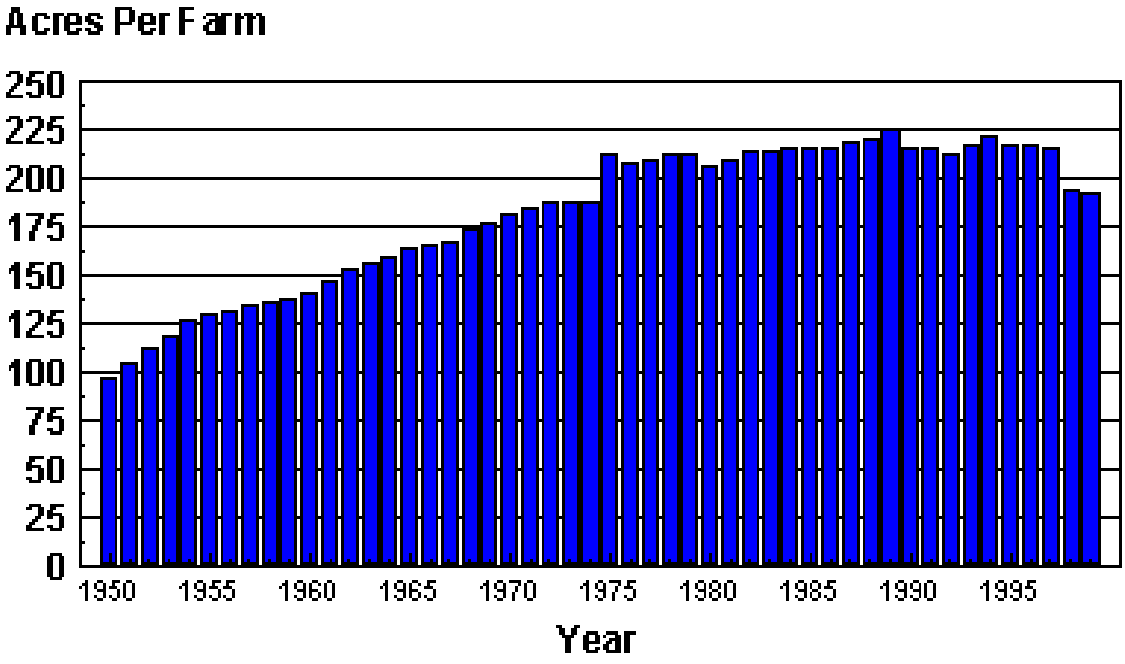


Source: 1997 Census of Agriculture

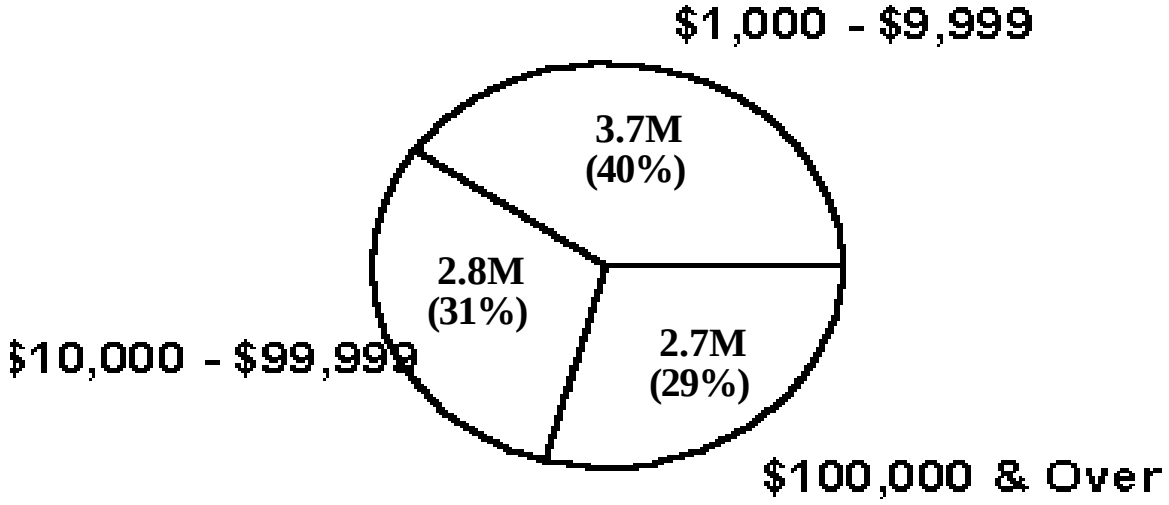
Appendix Figure 2.
Number of Farms and Land in Farms,
Alabama, 1950-99.



Appendix Figure 3.
Average size of Farm,
Alabama, 1950-99.

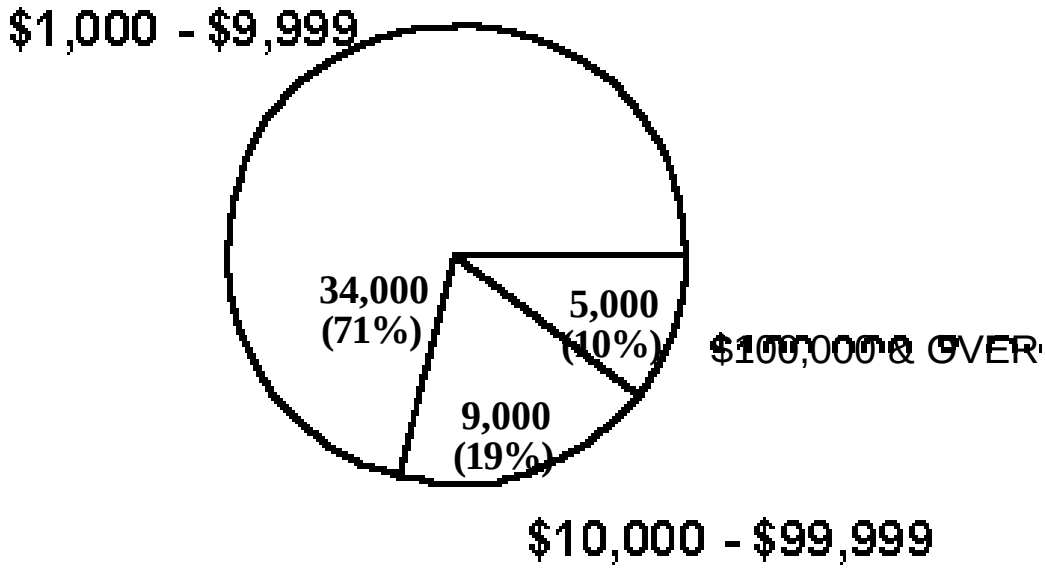


Appendix Figure 4.
Number of Acres in Alabama Farms
By Economic Sales Class, 1999.



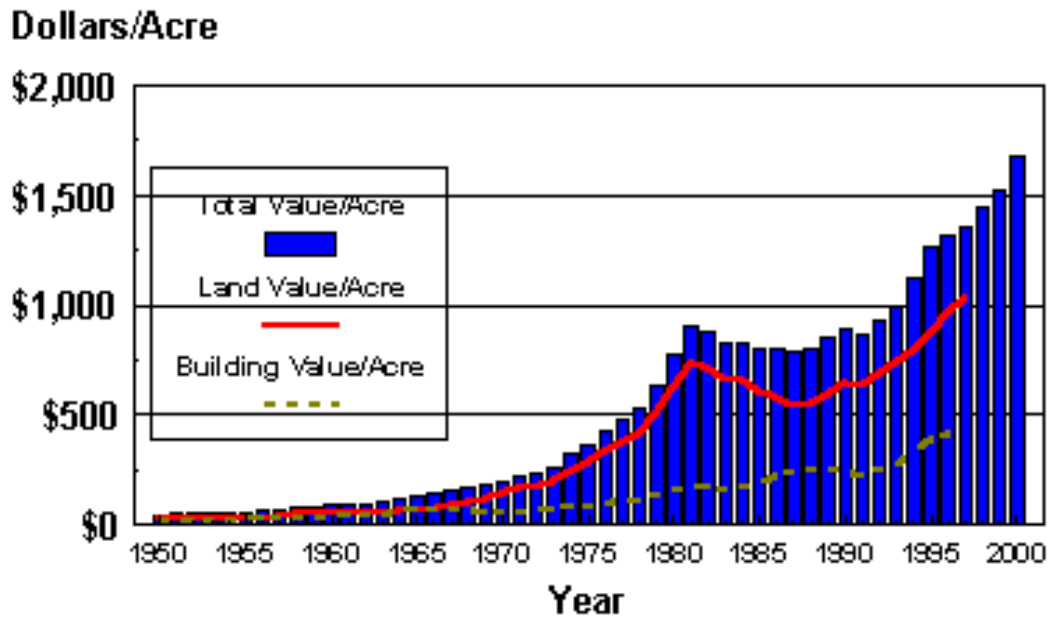
Footnote: 9.2 million acres in 1999.

Appendix Figure 5.
Number of Alabama Farms
By Economic Sales Class, 1999.

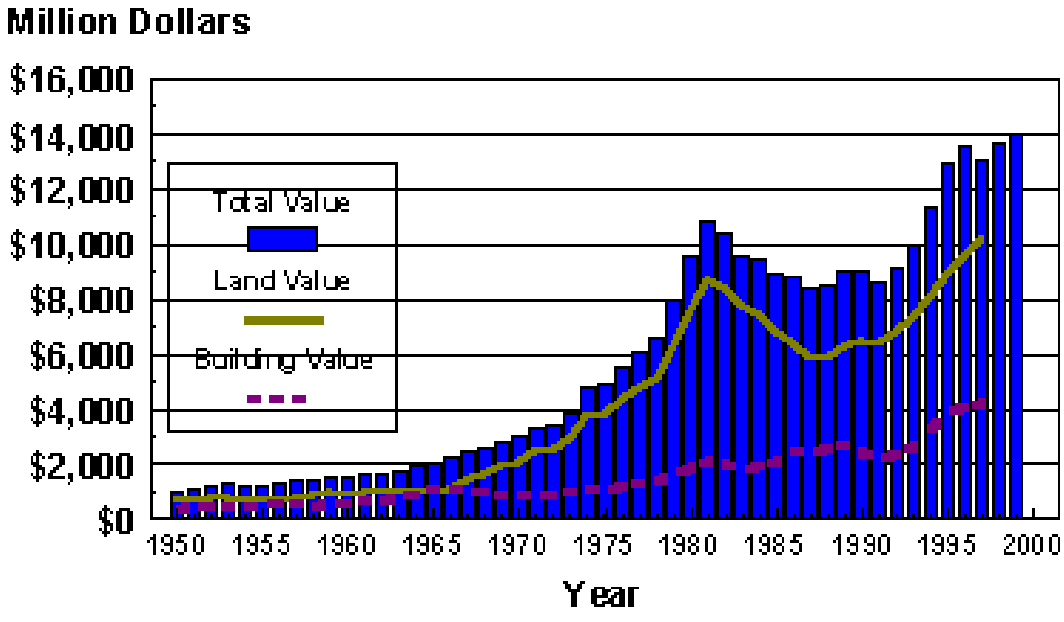


Footnote: 48,000 farms in 1999.

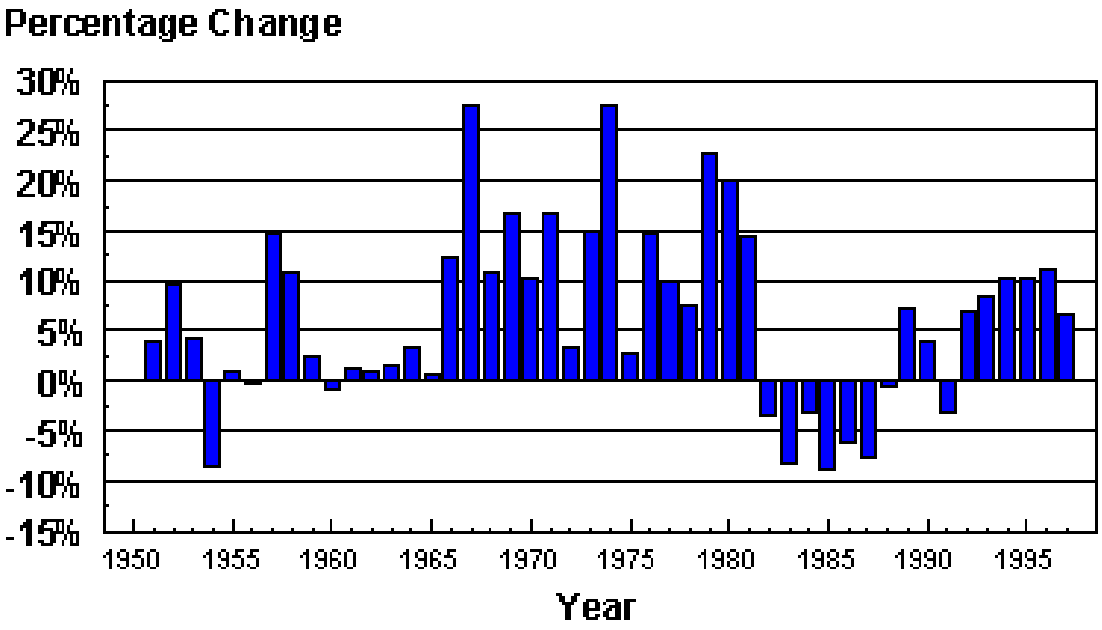
Appendix Figure 6.
Value of Land and Buildings Per Acre,
Alabama, 1950-2000.



Appendix Figure 7.
Total Value of Land and Buildings,
Alabama, 1950-99.

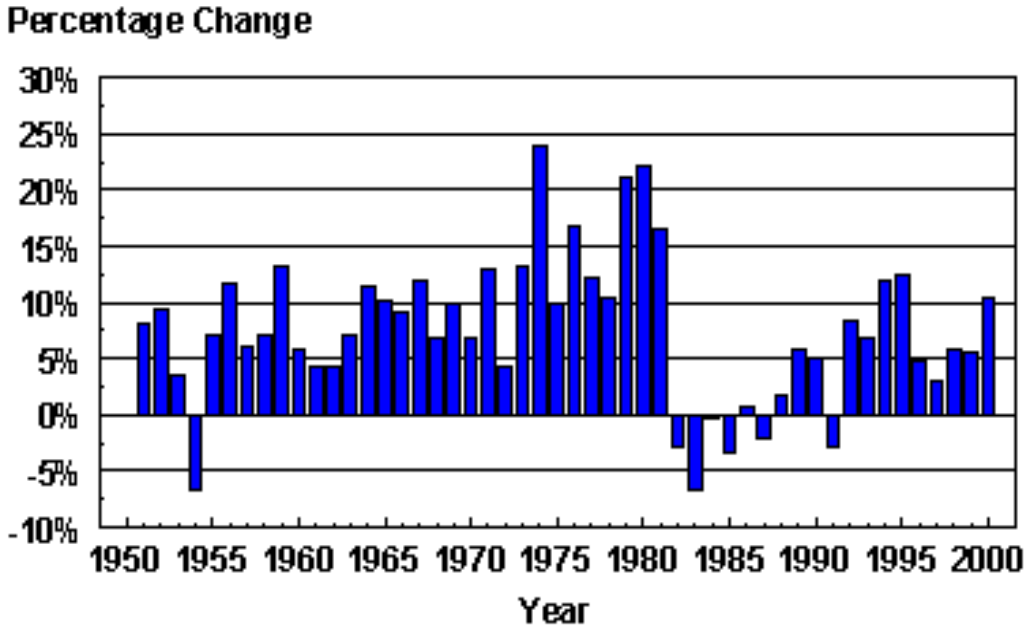


Appendix Figure 8.
Change in Value of Land,
Alabama, 1950-97.



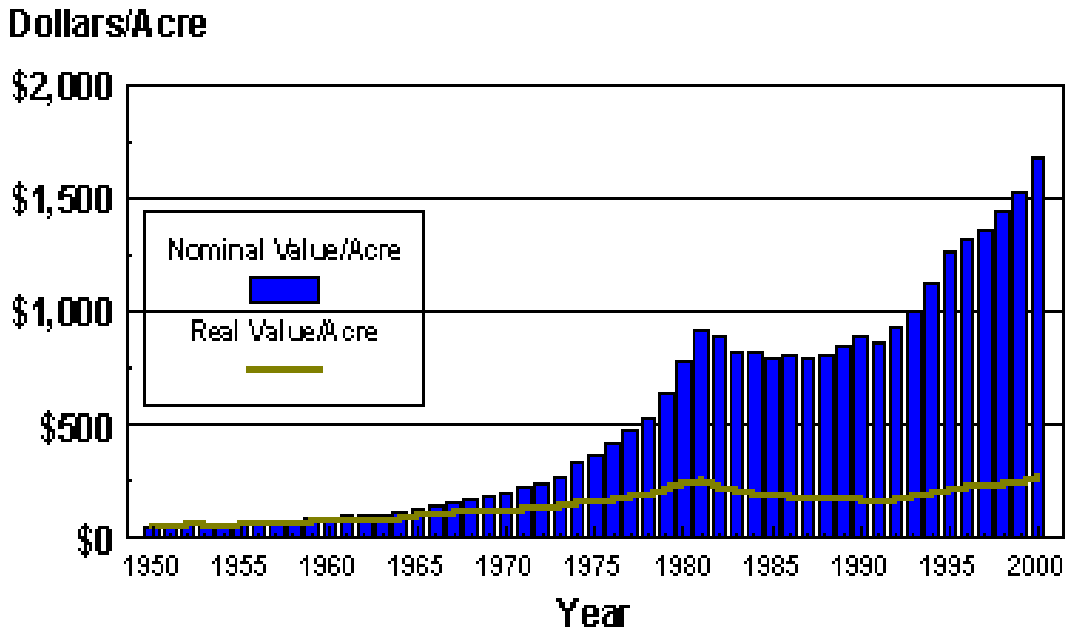
Percentage change based on nominal dollars

Appendix Figure 9.
Change in Value of Land and Buildings,
Alabama, 1950-2000.

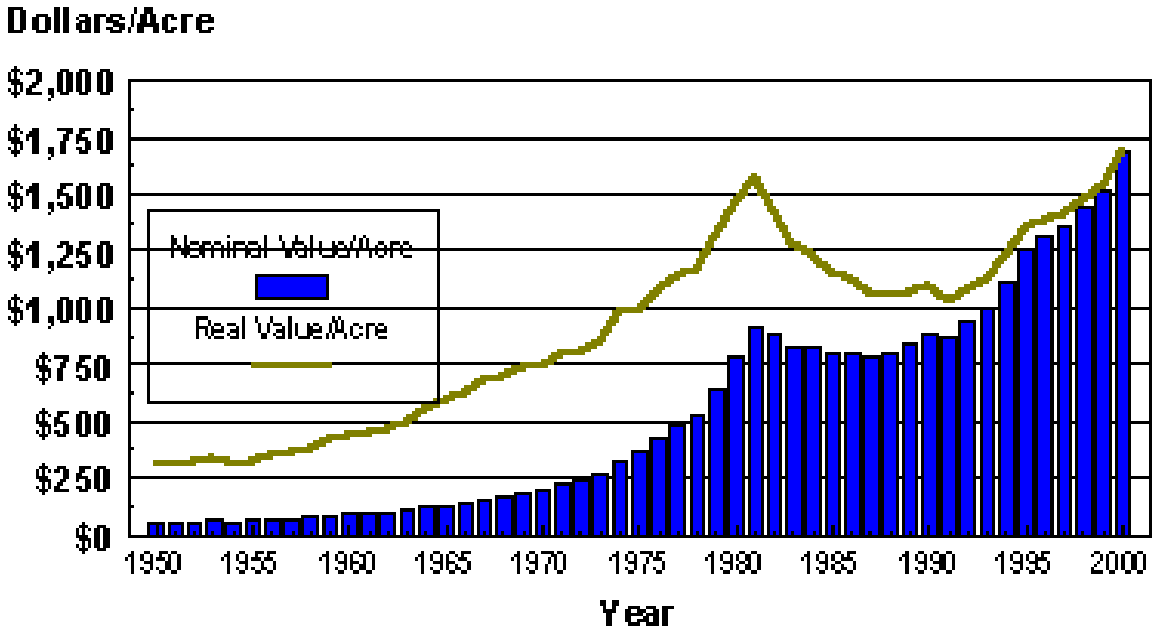


Percentage change based on nominal dollars

Appendix Figure 10.
Value of Land and Buildings,
Alabama, 1950-2000.



Appendix Figure 11.
Value of Land and Buildings,
Alabama, 1950-2000.



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INDEX NUMBERS FOR ALABAMA FARM REAL ESTATE VALUES

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Attached is a list of index numbers that may be used to estimate Alabama Farm Real Estate Values. Inc numbers from 1912 through 1986 were taken from various USDA publications. Beginning in 1987 USDA discontinued publishing the index numbers, but continued publication of dollar estimates of farm real estat annual percentage changes. The index numbers from 1987 to 2000 were calculated from these published figures.

The following two examples show how to use the index numbers to estimate farm real estate values.

1. Estimate the 1955 value of farm real estate that sold during 1994 for $2,000 per acre.

$$\frac{\text{1955 Index}}{\text{1994 Index}} \times \text{1994 value} = \text{estimated 1955 value}$$

$$\frac{15.5}{177} \times \$2{,}000 = \$\ 175 \text{ per acre, estimated 1955 value}$$

2. Estimate the 1987 value of farm real estate that was purchased for $500 per acre in 1969.

$$\frac{\text{1987 Index}}{\text{1969 Index}} \times \text{1969 value} = \text{estimated 1987 value}$$

$$\frac{146}{42.6} \times \$\ 500 = \$\ 1{,}714 \text{ per acre, estimated 1987 value}$$

INDEX NUMBERS FOR ALABAMA FARM REAL ESTATE VALUES (1977=100)[1]

Year	Index	Year	Index	Year	Index
1912	4.3	1942	5.6	1972	53
1913	4.3	1943	6.0	1973	61
1914	4.5	1944	6.9	1974	77
1915	4.3	1945	7.8	1975	85
1916	4.3	1946	8.9	1976	94
1917	4.5	1947	10.7	1977	100
1918	5.6	1948	10.9	1978	105
1919	6.2	1949	11.9	1979	120
1920	7.7	1950	11.3	1980	149
1921	6.4	1951	12.7	1981	176
1922	5.8	1952	14.0	1982	174
1923	6.2	1953	14.9	1983	165
1924	6.2	1954	14.2	1984	162
1925	6.7	1955	15.5	1985	154
1926	6.7	1956	16.5	1986	152
1927	6.3	1957	17.2	1987	149
1928	6.3	1958	18.1	1988	151
1929	6.2	1959	19.9	1989	160
1930	6.2	1960	20.7	1990	168
1931	5.6	1961	22.8	1991	164
1932	4.4	1962	22.7	1992	177
1933	3.8	1963	25.9	1993	189
1934	4.3	1964	27.7	1994	212
1935	4.8	1965	31.0	1995	239
1936	4.9	1966	33.4	1996	250
1937	5.0	1967	36.3	1997	257
1938	5.3	1968	40.8	1998	273
1939	5.3	1969	42.6	1999	288
1940	5.3	1970	44	2000	318
1941	5.4	1971	51		

Source: The current source for Farm Real Estate Values is the Agricultural Land Values and Markets issue of Agricultural Resources, USDA, Economic Research Service. Prior to 1985 the source was Current Developments in the Farm Real Estate Market, USDA, Economic Research Service. For information on ordering Agricultural Resources, contact: Information Division, Room 237, USDA, 1301 New York Avenue, NW Washington, D.C. 20005-4789.

[1] Estimates were as of March 1, 1912-75; February 1, 1976-81; April 1, 1982-85; February 1, 1986; January 1, 1990-Present. Beginning in 1987, the index numbers were calculated from annual percentage changes of Farm Real Estate values reported in Agricultural Resources. Hence, the 1997 index number is equal to the percentage change in Farm Real Estate Values times the 1996 index number plus the 1996 index number.