

Agricultural Land Values – January 1, 2021

Practice Interview 1

Who is responding? **Operator**

Let me verify the name, address, and phone number that I have for this operation. Is this information correct? **Yes**

Will crops (including fruits and nuts, vegetables, nursery, or greenhouse crops) be grown or hay cut at any time during 2021, **OR** is any of the land in this operation in government programs? **Yes**

Now I would like to ask about the total acres operated under this land arrangement. Please include the farmstead, all cropland, woodland, pasture, wasteland, and government program land.

On January 1, 2021 how many acres did this operation own? **150**

On January 1, 2021 how many acres did this operation rent or lease from others, or use rent free? **200**

On January 1, 2021 how many acres did this operation rent to others? **75**

Then the total acres operated on January 1, 2021 was 275. Is that correct? **Yes**

Do the total 275 acres operated include any grazing land used on an animal unit month (AUM) or fee-per-head basis? **No**

Do the 275 acres include the farmstead, all cropland, woodland, pastureland, wasteland, and government program land? **Yes**

What is your best estimate of the total market value of all land, dwellings, barns, and other buildings on the total acres operated? **\$350,000**

Since January 1, 2020 has the total market value of all land and buildings in your operation increased, decreased, or not changed? **Decreased**

What percent change best describes the increase or decrease in the total market value of all the land and buildings in your operation since January 1, 2020? **3%**

(The following questions are based on Questionnaire version with cropland split by irrigated/non-irrigated. If your record is not, combine cropland acres and list value as \$3,000/acre)

The remaining questions in this survey refer to the 275 acres as your “total acres operated”.

Of the total 275 acres operated, how many acres are considered Non-Irrigated cropland? (Include fruit, nut, berry, vineyard, and nursery land.) **100**

What is the average market value per acre for these non-irrigated cropland acres? **\$2,250**

Of the total 275 acres operated, how many acres are considered irrigated cropland? (Include fruit, nut, berry, vineyard, and nursery land.) **125**

What is the average market value per acre for these irrigated cropland acres? **\$3,800**

Of the total 275 acres operated, how many acres are considered permanent pasture, grazing land, or grassland? **40**

What is the average market value per acre for these permanent pasture, grazing land, or grassland acres? **\$2,000**

Do you make any day-to-day decisions for another farm or ranch? **No**

Would you rather have a brief summary sent to you at a later date? **No**

Practice Interview 2

Who is responding? **Operator**

Let me verify the name, address, and phone number that I have for this operation. Is this information correct? **Yes**

Will crops (including fruits and nuts, vegetables, nursery, or greenhouse crops) be grown or hay cut at any time during 2021, **OR** is any of the land in this operation in government programs? **Yes**

Now I would like to ask about the total acres operated under this land arrangement. Please include the farmstead, all cropland, woodland, pasture, wasteland, and government program land.

On January 1, 2021 how many acres did this operation own? **3,250**

On January 1, 2021 how many acres did this operation rent or lease from others, or use rent free? **5,450**

Warning : Large Acres Rented – Operator confirmed that 5,450 acres are correct.

On January 1, 2021 how many acres did this operation rent to others? **0**

Then the total acres operated on January 1, 2021 was 8,700. Is that correct? **Yes**

Do the total 8,700 acres operated include any grazing land used on an animal unit month (AUM) or fee-per-head basis? **No**

Do the 8,700 acres include the farmstead, all cropland, woodland, pastureland, wasteland, and government program land? **Yes**

What is your best estimate of the total market value of all land, dwellings, barns, and other buildings on the total acres operated? **\$3,250,000**

Since January 1, 2020 has the total market value of all land and buildings in your operation increased, decreased, or not changed? **Increased**

What percent change best describes the increase or decrease in the total market value of all the land and buildings in your operation since January 1, 2020? **11%**

(If practice record has irrigated and non-irrigated asked separately, list all as non-irrigated cropland)

The remaining questions in this survey refer to the 8700 acres as your “total acres operated”.

Of the total 8700 acres operated, how many acres are considered cropland? (Include fruit, nut, berry, vineyard, and nursery land.) **8,000**

What is the average market value per acre for these cropland acres? **\$3,800**

Of the total 8700 acres operated, how many acres are considered permanent pasture, grazing land, or grassland? **700**

What is the average market value per acre for these permanent pasture, grazing land, or grassland acres? **\$1,500**

Do you make any day-to-day decisions for another farm or ranch? **No**