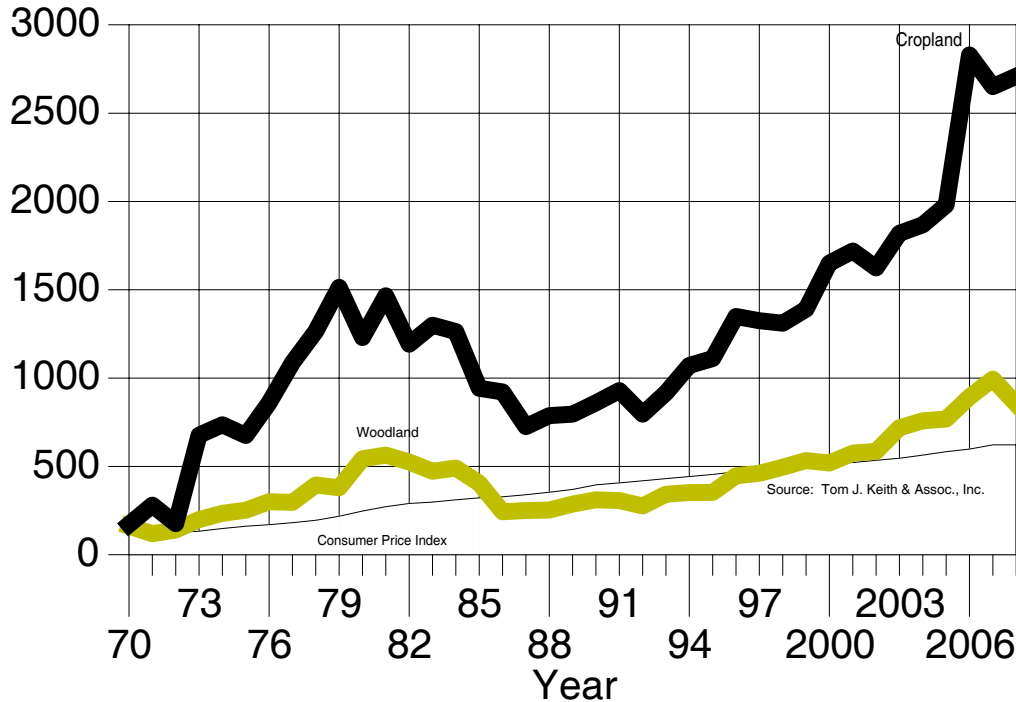


# Keith Cropland & Woodland Index

Source: Tom J. Keith & Associates, Inc.



The Cropland & Woodland Index is an average of extracted cropland and woodland prices of farm and woodland comparable sales from 27 southeastern North Carolina Counties collected by our staff and Cape Fear Farm Credit, ACA. The average per acre price of cropland and woodland for each of the last twenty years is shown in the table below.

<b>Average Yearly Cropland and Woodland Prices/Ac</b>		
<b>Year</b>	<b>Cropland Price/Ac</b>	<b>Woodland Price/Ac</b>
1970	\$171	\$162
1971	\$281	\$119
1972	\$176	\$140
1973	\$677	\$199
1974	\$736	\$234
1975	\$675	\$252
1976	\$860	\$300
1977	\$1,087	\$296
1978	\$1,265	\$395
1979	\$1,514	\$379
1980	\$1,230	\$543
1981	\$1,466	\$564
1982	\$1,192	\$525
1983	\$1,300	\$473
1984	\$1,264	\$491
1985	\$942	\$405
1986	\$922	\$243
1987	\$725	\$250
1988	\$788	\$253
1989	\$796	\$287
1990	\$860	\$311
1991	\$929	\$307
1992	\$796	\$276
1993	\$917	\$343
1994	\$1,072	\$352
1995	\$1,111	\$353
1996	\$1,349	\$447
1997	\$1,325	\$461
1998	\$1,311	\$496
1999	\$1,390	\$533
2000	\$1,651	\$519
2001	\$1,720	\$575
2002	\$1,624	\$585
2003	\$1,820	\$719
2004	\$1,868	\$758
2005	\$1,980	\$768
2006	\$2,830	\$896
2007	\$2,650	\$994
2008	\$2,709	\$854

Woodland increased in price 23% from 2002 to 2003 which is the largest increase over the last 20 years. The CPI was flat during 2008. Tobacco Allotment prices for 2003 ranged from \$2 to \$5 per pound sold and rent averaged between \$0.35 and \$0.70 per pound rented. Of course, there are no more tobacco allotments since the buyout of the allotments by the tobacco companies. Over the last 33 years, woodland prices have exceeded the rate of inflation; however, we are seeing some decline in woodland prices this year. Investors looking for safety and stability have purchased woodland in the past. Much of the woodland is purchased by recreational buyers.

Only rural farm sales approximately 50 acres and less than 750 acres in size, which were purchased for row crop farming and outside of any urban influence, were selected for this analysis. All woodland sales ranged in size from approximately 50 acres to 1000 acres. Some reduction in price per acre for woodland was noted for tracts larger than 1000 acres. An increasing number of sales purchased for development, residential estates, and other none agricultural uses were noted but not used in the survey. The sample size is greatly reduced over the last few years due to the large number of tracts purchased for non-farm uses.

J. Carr Gibson compiled the data for 2004, 2005, 2006, 2007, and 2008.

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