Brokers Examine Farm Land Values

Farm real estate values and sales should remain stable or rise slightly in most sections of the country in 1958, according to R. A. Capshaw, president-elect of the National Association of Real Estate Boards, the nation's largest realty organization.

Capshaw, Ponca City, Oklahoma real estate executive, based his opinion on spot-check reports from NIFB officers in various sections of the country.

Though forecasts offered by these farm real estate experts differed somewhat, dependent upon the problems and conditions peculiar to the area, the overall outlook for 1958 was generally optimistic, the NIFB president said.

Predictions ranged from rises of up to 20 per cent in land values and sales, to modest increases or stable prices and sales, and several forecasts of downturns in both categories, he explained.

Capshaw offered as examples, excerpts from the following reports by Institute officers:

California—R. D. Seden, Vista: "The only slow sales that I know of (in 1957) were the over-priced properties. 1958 will call upon us for increased effort. I predict that land values in my area will increase about 8 per cent and sales approximately 15 per cent."

Colorado — Wayne D. Phipps, Boulder: "There will be problems for the farmers and ranchers in 1958 in the mountain and plains areas. . . . Despite the problems . . . 1958 will be the best we've had in years. The one big problem that has depressed the market here for the past several years is gone. We no longer have a drought."

Florida — Alice W. Lockmiller, Clermont: "The outlook is my area, as I see it for 1958, will bring a 10 per cent increase in land values and a 10 per cent increase in sales."

Illinois — John C. Pigott, Aurora: "The land sales outlook . . . appears to be one of stability, rather than one of a further boom. This land price stabliizing will be brought about because of a curtailment in the buying of farm land properties for housing developments and industrial uses, which in turn will have a great tendency to slow up our replacement farm sales."

Iowa — H. K. Holden, Des Moines: "We are still in an inflationary spiral. The clamps which have been put on to halt this spiral will be loosened. In my opinion this will happen during the first quarter of 1958, and by the middle of the year we should begin to experience normal business again."

Kansas — R. E. Ray, Wichita: "I expect business in 1958 to be as good as, or better than, in 1957. Although the price of farm land and rural properties will remain about the same, there will be an increase in the sales volume. High city taxes are causing people to move out to the rural properties."

Massachusetts — James T. Trefrey, Wayland: "Land values will increase five to 10 per cent, and sales will decrease five to 10 per cent. The contributing factor for this prediction is the general movement to the outlying suburbs."

Minnesota — Robert M. Hartelt, Glencoe: "The price of farm land will continue to retain a high value and might increase slightly. The secret to more sales in 1958 will be to obtain listings at the right price and where the seller will personally finance the sale, allowing for reasonable terms, as money for purchasing will continue to be in short supply."

Michigan — George L. Domm, Flint: "We have had a good farm business in 1957 — and the outlook is very promising for the year of 1958."

New Mexico — Wayne Adams, Roswell: "Land values are remaining steady in this part of the country with a slight tendency toward a rise."

Ohio — Irvin Vandemark, Ada: "The outlook for Ohio farm brokers is good, or even better than for the past five years, provided the broker keeps alert to the changes going on in farm prices and talks the farmer's language."

Oklahoma — R. A. Capshaw, Ponca City: "Barring a drought or flood, next year should be a good year for the farmer, which will also help the sale of farms. There is also some increased interest in the ranch and stock farms . . . so this region should be very active . . . with values holding their own. In some instances there will be an increase in the price of land for industrial development and housing projects."

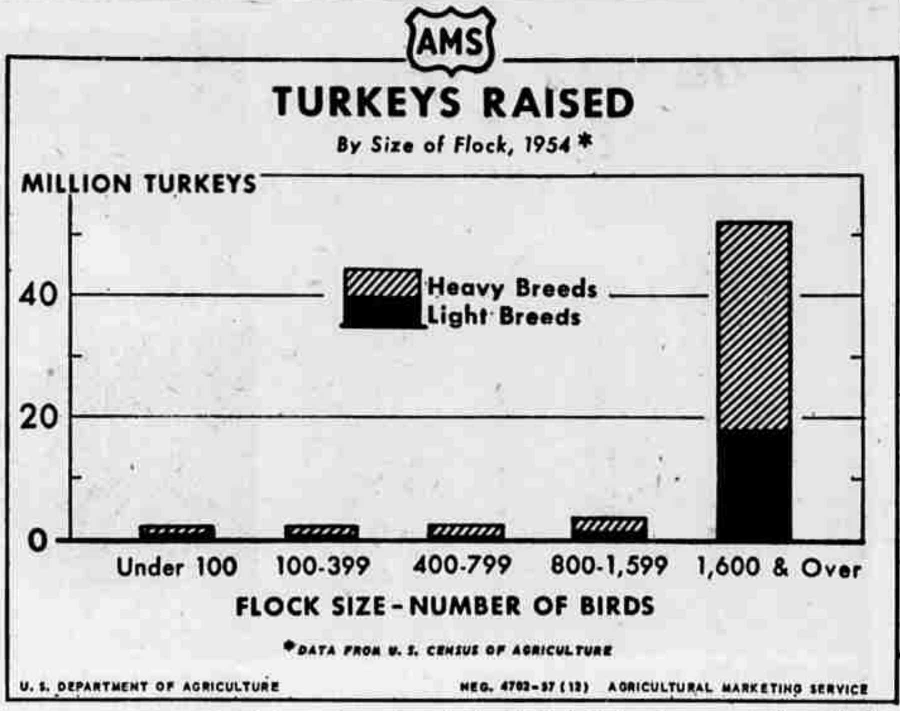
Pennsylvania—Charles J. Happ, Doylestown: "Generally sales will be a bit more difficult to make . . . the buyer doing most of the talking with cash. . . . One of our most difficult problems will be getting listings realistically priced. . . . Farm land prices will reach their top early in the year and remain stable throughout the year. Sizable tracts for industrial and residential development will remain in demand and increase as much as 10 per cent to 20 per cent during the year, if located close to good roads, markets and transportation."

Virginia — Joel M. Cochran, Charlottesville: "I think the outlook for farm business for 1958 is very bright."

Washington — Harold C. Starkey, Tacoma: "In the Pacific Northwest, our economy is expanding as rapidly as anywhere in the United States. Much of our agricultural land close to metropolitan centers is being converted to industrial uses, and, as more and more industry moves to this area, the realtor will be called upon to represent the owners and purchasers of this property."

LARGEST BELL

World's largest bell is at Moscow, Russia. The "Tsar Kolokol," great bell of Moscow, weighs 219 tons. It was never rung because an 11-ton piece broke off when it was made.



ALMOST 85 PER CENT of the turkey output in the United States is grown in large flocks of 1,600 birds or more. Producers with large turkey flocks often require outside financing or credit since costs of bringing birds to market age run from $3 to $5 per head.

Tillage Trials Show Results

Stubble mulching — the farm practice of leaving crop residues on the soil surface — is proving generally successful in semi-arid regions of the United States for maintaining crop yields and controlling water and wind erosion, the U.S. Department of Agriculture says.

Results of research to date on this farming technique are reported in a new USDA Technical Bulletin, No. 1166, "A Summary of Research Experience With Stubble Mulch Farming in the Western United States," by Austin W. Zingg and C. J. Whitfield of the Agricultural Research Service.

Studies reported in the bulletin were made in cooperation with Agricultural Experiment Stations of 12 western states and USDA's Soil Conservation Service. The states were Colorado, Idaho, Kansas, Montana, Nebraska, North Dakota, Oklahoma, Oregon, South Dakota, Texas, Washington and Wyoming. Copies of the bulletin are available from the Superintendent of Documents, Government Printing Office, Washington 25, D.C., at 30 cents per copy.

This summary report illustrates how the coming of the moldboard plow to the arid and semi-arid West from the more humid East brought soil troubles to western agriculture. Stubble-mulch tillage followed the plow into the West out of grim necessity —farmers had to halt the ravages of plow-fostered wind and water erosion.

Billion Trees Planted In '57

For the first time in history, the United States this year will plant a billion forest trees, Secretary of Agriculture Ezra Taft Benson announced today. To celebrate this achievement the tree selected to represent the billionth will be planted December 18, at Macon, Georgia.

This year's record exceeds by approximately 200 million trees the previous high set in 1956, according to a Forest Service compilation of reports from nurseries, state foresters, and federal agencies responsible for tree planting. The total includes all forest, soil bank conservation reserve, and windbarrier tree planting by private landowners, industries, and public agencies.

Secretary Benson praised the forest land owners responsible for establishing this record. "It shows tree planting has come a long way since given its first big impetus by the Civilian Conservation Corps in the 1930's" he said. "This year's planting alone almost equals one half the total number of trees planted by the CCC boys between 1933 and 1942."

Greatest progress in planting is occurring on private lands. This year 86 per cent of the tree planting was on private lands and 14 per cent on public lands. Twenty years ago only 26 per cent was on private lands while 74 per cent was on public land.

While encouraged by this year's record, Secretary Benson said that even at the rate of a billion trees a year, it will take more than 50 years to restore the tree growth land which must be planted to make it productive again. Over the years a very large acreage of such land has accumulated.

Farmers Go Forward
With The
Forward Control
4-Wheel Drive
JEEP!
•
ECCLES
MOTOR CO.
606 S. Sixth

BULLETIN NO. [illegible]
DATE 1-[illegible]-58

POTATO COMMITTEE MANAGERS' JOINT DISPOSITION REPORT, 1957 CROP SEASON WITH 1956 CROP SEASON COMPARISONS
CUMULATIVE FIGURES THRU January 31, 1958 COMPILED BY OREGON-CALIFORNIA POTATO COMMITTEE, P.O. BOX 1073, ALTURAS, OREGON

(CARLOTS - 350 cwt.)

	Ore.-Calif. 1957	1956	Washington 1957	1956	Idaho-E.Ore. 1957	1956	[illegible]-Cal. 1957 (1/14/58)	1956	No. Colo. 1957	1956	Red River 1957 (1/17/58)	1956	Maine 1957 (1/10/58)	1956	Total 7 Areas 1957	1956	Calif. Long White Comm. 1957 (Final) Oct.3	1956 Aug.15
Fresh Market Δ																		
1. By Carriers: Rail	2560	2920	9953	11541	30322	24154	2194	1352	390	563	8605	13007	11728	7772	63321	60509	31805	30464
Truck	4744	3435	4365	4530	3368	4104	[illegible]	[illegible]	3411	[illegible]	[illegible]	3708	[illegible]	[illegible]	33136	29721	[illegible]	[illegible]
Total	7104	6355	14318	15071	33690	28258	[illegible]	5511	3763	5891	13220	16515	17647	10680	96457	90582	41376	39455
2. By Grades: U.S. 1	5592	5106	11963	13806	25279	20970	5801	4832	3990	5817	4409	7372	17647	10640	76461	67053	37037	35513
U.S. 2	1517	1250	2452	3099	3796	3060	247	178	1779	1674	2585	3138			12830	12333	4339	3790
U.S. Comm'l.			125	106			1032	631			3606	6011			4771	6748		
Mixed					4615	4268									[illegible]	[illegible]		
Total	7109	6356	14318	15071	33690	28258	[illegible]	5511	3763	5891	13220	16515	17627	10680	96457	90582	41376	39455
3. By Variety: Reds	39	7	634	548	893	866	5607	4274	3203	4351	8121	12074			18577	23099	3456	3548
Whites	324	298	1956	2133	2247	1515	104	46	1953	1697	4486	3441	15570	9010	26460	18336	37930	35404
Russets	6746	6051	11938	13371	29585	25085	1139	1291	507	847	53		1077	1670	52775	48315		
Mixed				18	1155	[illegible]									[illegible]	[illegible]		
Total	7109 (768)	6356 (578)	14318 (585)	15071 (728)	33690 (468)	28258 (678)	[illegible] ([illegible])	5511 ([illegible])	3763 (788)	5891 ([illegible])	13220 ([illegible])	16515 ([illegible])	17627 ([illegible])	10680 ([illegible])	96457 (728)	90582 (678)	41376 ([illegible])	39455 ([illegible])
Other Outlets																		
1. Seed Δ	344	294	457	380	47	48			26		1985	1948	415	521	3732	3185	430	324
2. Export	6	1	8	37											14	38		
3. Food Processing Δ	899	645	1194	705	6260	8366			63	120	90		1434	1495	9903	11218	486	907
4. Non-Food Δ											89		6000	12077	16603	18068		
Starch			1434	1747	8648	3605	633	619			[illegible]		[illegible]	[illegible]	[illegible]	[illegible]		
Livestock Feed Δ	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	1160	1436	[illegible]	1113	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Total	[illegible] (258)	[illegible] (338)	[illegible] (325)	[illegible] (328)	17505 (348)	14138 (338)	[illegible] (328)	[illegible] (328)	[illegible] (228)	[illegible] (188)	[illegible] (118)	(118)	[illegible] (328)	[illegible] (368)	[illegible] (338)	[illegible] (338)	[illegible] (198)	[illegible] (108)
TOTAL DISPOSITION	9638	9124	21506	23852	51395	42996	10597	8251	7732	8455	15019	18437	23752	20646	146911	133262	53994	43830

Δ Certified as meeting U.S. fresh market requirements. Primarily table stock but may include few shipments to non-table stock outlets.
Δ Certified seed shipments only and reports from some areas incomplete.
Δ Many lots contain high percentage U.S. 1 and U.S. 2 grades. Includes chips, canning, freezing, flour and all types dehydrated products.
Δ Primarily straight culls.
Δ Includes diversion to livestock feed, farm use, seed used for planting within area, etc.

family security

with a low cost, long term FARM LOAN

Long range planning through Land Bank Loans assures a bright future for you and your family. Unrestricted pre-payment privileges mean more money in your pocket. See your local National Farm Loan Association now.

FEDERAL LAND BANK SYSTEM

Contact your nearest National Farm Loan Association located at:

H. E. Hamaker, Sec.-Treas.
KLAMATH - LAKE
National Farm Loan Assn.
135 South 9th Phone TU 4-6476