

FY 2019 Geographic Area Rate Cap (GARC) - Market Analysis
Nebraska

		08/22/2018	Date Certified by State Technical Committee			Date Certified by State Conservationist			
NEBRASKA									
Geographic area	2019 Market analysis per acre (Fair Market Value)	2017/2018 GARC rate \$/acre	Market Analysis minus Residual Value	2019 Proposed GARC Rate	Percent Change from 2018	2019 GARC \$/AC Neighbor 1	% difference w/ Neighboring state (B-D)/B	2019 GARC \$/AC Neighbor 2	% difference w/ Neighboring state (B-F)/B
	Mean Value used		A	B	C	D	E	F	G
						Wyoming		Colorado	
West			10%						
Irrigated Cropland	2600	2538	2340	2340	-7.8%	Appraisal		Appraisal	
Dryland Cropland	715	783	644	644	-17.8%	Appraisal		Appraisal	
Other	600	554	540	540	-2.5%	Appraisal		Appraisal	
						South Dakota		N/A	
North			10%			No			
Irrigated Cropland	3505	3506	3155	3155	-10.0%	Applicable			
Dryland Cropland	2010	2012	1809	1809	-10.1%	Categories			
Grass/Hay/Other	855	851	770	770	-9.6%				
Riparian Forestland	1130	1130	1017	1017	-10.0%				
						N/A		N/A	
Northeast			20%						
Irrigated Cropland	5610	4973	4488	4488	-9.8%				
Dryland Cropland	4795	4229	3836	3836	-9.3%				
Grass/Hay/Other	2240	1985	1792	1792	-9.7%				
Riparian Forestland	1475	1305	1180	1180	-9.6%				
						Kansas		N/A	
Central			15%			No			
Irrigated Cropland	5105	4144	4340	4340	4.7%	Applicable			
Dryland Cropland	3195	2699	2716	2716	0.6%	Categories			
Other	1775	1568	1509	1509	-3.8%				

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	Mean Value used								
Southeast			20%					Kansas	
Cropland	3435	2952	2748	2748	-6.9%			No	
Other	2575	2156	2060	2060	-4.5%			Applicable Categories	
Southwest			10%			Kansas		Colorado	
Irrigated Cropland	3705	3704	3335	3335	-10.0%	No		Appraisal	
Dryland Cropland	1810	2012	1629	1629	-19.0%	Applicable		Appraisal	
Grass/Hay/Other	870	864	783	783	-9.4%	Categories		Appraisal	
Riparian Forestland	1465	1463	1319	1319	-9.9%			Appraisal	
Missouri River			20%			Iowa		Missouri	
Irrigated Cropland	5295	4412	4236	4236	-4.0%	Not		No Data	
Dryland Cropland	4035	3336	3228	3228	-3.2%	Comparable		No Data	
Grass/Hay/Other	2055	1648	1644	1644	-0.2%	2,338	-42.2%	No Data	
Riparian Forestland	1465	1208	1172	1172	-3.0%	1,976	-68.6%	No Data	
							outside of 20% range		outside of 20% range

The Mean or Average value is based on the tight range of data (based on dollars/acre) and represents the most accurate indicator of value for each land class. Williams and Associates, 2018 AWMA, page 26



Residual Value - see 08/06/2018 Map - Nebraska Wetlands Reserve Easements - Reduction of Fair Market Value

Market Analysis Work Order 123C7818C0005 - Prepared by Williams & Associates, Inc. 6446 Morris Street, PO Box 125, Marlette, MI 48453-0125 - Date of Report: August 5, 2018