



Tennessee Farm Facts

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In Cooperation with Tennessee Department of Agriculture

Land Values & Cash Rents Prices Livestock Slaughter Layers & Eggs
Tillage Practices Apples & Peaches

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Land Values Continue to Rise

Tennessee: Farm real estate values, including all land and buildings, averaged \$3,650 per acre as of January 1, 2008, up 7 percent from the previous year. The \$250 per acre increase in farm real estate values continued a climb that began in 1986. The overall increase followed cropland and pasture values, which rose by 8 and 7 percent, respectively, from January 1, 2007. The average value of both cropland and pasture rose \$250 to \$3,600 and \$4,100 per acre, respectively, the highest since records began in 1997. Tennessee's cropland cash rent during 2008 was \$65.00 per acre, compared with 2007's \$67.00 per acre. Pasture cash rent in the state increased \$2.00 from 2007 to \$22.00 per acre.

U.S.: Farm real estate values, a measurement of the value of all land and buildings on farms, averaged \$2,350 per acre on January 1, 2008, up 8.8 percent from 2007. The \$2,350 per acre is a record high and \$190 more than a year earlier. Both cropland and pasture values for 2008 are record highs. Cropland values rose by 10 percent to \$2,970 per acre, up from the previous high of \$2,690 in 2007. Pasture value rose by 6 percent to \$1,230 per acre. While commercial and residential development has slowed in many regions, farm real estate values continue to increase. Strong commodity prices and farm programs, outside investments, favorable interest rates, and tax incentives continue to be the factors that drive farm real estate values to record levels. Livestock prices, recreational use, and urban development remain the predominant influences that increase pasture land values.

Regional increases in the average value of farm real estate ranged from 1.6 percent in the Northeast region to 15.5 percent in the Northern Plains region. The highest farm real estate values remained in the Northeast region, where development pressure continued to push the average value to \$5,080 per acre. The Northern Plains region had the lowest farm real estate value, at \$1110 per acre, up 15.5 percent from the previous year. In the Corn Belt region cropland values rose 14.8 percent, to \$4,260 per acre. The Southern Plains region increased 12 percent from the previous year, to \$1,490 per acre. The Northern Plains region also had the highest average percentage increase in pasture value, 19.7 percent above 2007. In the Southern Plains and Mountain regions, which account for more than half of the pasture in the U.S., pasture values per acre increased 17.1 percent and 6.4 percent, respectively. Nationally, cash rents per acre paid to landlords for cropland rose \$11.00 (13 percent), while pasture rents increased \$1.00 (8.3 percent) for the 2008 crop and grazing year. Cropland cash rents paid in 2008 averaged \$96.00 per acre, compared with \$85.00 per acre for 2007. Pasture cash rents averaged \$13.00 per acre, compared with \$12.00 per acre for 2007. The increases in cropland and pasture land rental rates are the result of producers receiving strong commodity prices.

Agricultural Land Values and Cash Rents: Average per Acre, Tennessee, January 1, 1999-2008

Year	Farm Real Estate ¹ Value Per Acre	Cropland		Pasture	
		Value Per Acre	Cash Rent Per Acre	Value Per Acre	Cash Rent Per Acre
Dollars					
1999	1,950	2,050	62.00	1,950	16.40
2000	2,100	2,120	60.00	2,050	18.00
2001	2,200	2,200	59.50	2,150	18.00
2002	2,300	2,270	60.50	2,250	17.00
2003	2,400	2,350	62.00	2,350	17.50
2004	2,500	2,420	67.00	2,450	19.00
2005	2,850	2,650	67.00	3,220	18.00
2006	3,070	2,920	67.00	3,520	19.00
2007	3,400	3,350	67.00	3,850	20.00
2008	3,650	3,600	65.00	4,100	22.00

¹Includes land and buildings.

Prices Received by Farmers: Tennessee & U.S., June 2008 with Comparisons

Commodity	Unit	Tennessee			United States		
		July 2007	June ¹ 2008	July ² 2008	July 2007	June ¹ 2008	July ² 2008

Dollars Per Unit

Field Crops

Corn	bu.	4.64	6.57	6.50	3.32	5.48	5.61
Cotton Lint	lb.	.477	.567	.567 ³	.452	.604	.603 ³
Sorghum	cwt.	⁴	⁴	n/a	5.52	10.10	9.78
Soybeans	bu.	8.01	14.50	15.00	7.56	13.20	14.20
Winter Wheat	bu.	4.82	6.23	n/a	5.13	7.51	7.09

Livestock

All beef cattle	cwt.	81.60	80.20	78.40	89.00	92.00	95.70
Steers/heifers	cwt.	104.00	97.00	94.00	93.00	96.40	100.00
Cows	cwt.	48.00	55.00	55.00	51.50	54.30	56.40
Calves	cwt.	114.00	100.00	97.00	126.00	118.00	115.00

¹ Entire month. ² Mid-month. ³ Based on purchases first half of month. ⁴ Price not published to avoid disclosure of individual firms. n/a = not available.

Livestock Slaughter¹: Tennessee & United States, June 2007 and 2008

Species	Number Slaughtered		Total Live Weight		Average Live Weight	
	2007	2008	2007	2008	2007	2008

1,000 Head

1,000 Pounds

Pounds

Tennessee

Cattle	2.0	2.2	1,700	1,822	887	849
Calves	0.1	0.1	29	37	440	473
Hogs	42.0	46.2	20,107	22,105	479	479
Sheep & lambs	0.8	1.1	68	77	82	70

United States

Cattle	3,076.5	2,955.5	3,833,514	3,716,859	1,250	1,261
Calves	61.3	75.4	18,664	19,833	307	266
Hogs	8,297.2	8,884.7	2,210,482	2,358,949	267	266
Sheep & lambs	200.6	192.4	27,412	26,279	137	137

¹ Includes slaughter under Federal inspection and other commercial slaughter (excludes farm slaughter).

Layers and Eggs: Layers on Hand and Eggs Produced by Selected States and United States, During June 2007 and 2008

Selected States	Table Egg Layers in Flocks 30,000 and Above		All Layers ¹		Eggs per 100 for All Layers ¹	
	2007	2008	2007	2008	2007	2008

Thousands

Number

Alabama	1,166	1,220	9,203	9,353	1,847	1,882
Arkansas	4,109	3,600	14,081	13,855	1,917	1,920
Georgia	9,247	9,046	19,099	18,651	2,005	1,989
North Carolina	4,245	4,878	12,173	12,465	2,029	1,990
All Other States ²	256,281	255,135	285,681	284,214	2,209	2,218
United States	275,048	273,879	340,237	338,538	2,169	2,176

¹ Includes all layers and eggs produced in both table egg and hatching egg flocks regardless of size. ² Tennessee included in all other states total.

Tillage Practices by Crop, Tennessee, 2004-2008

Crop	Year	Total Acres Planted	No-Till ¹		Other Conservation Tillage ²		Conventional Till ³		Double Cropped ⁴	
			Acres	% of Total ⁵	Acres	% of Total ⁵	Acres	% of Total ⁵	Acres	% of Total ⁵
Soybeans	2004	1,210,000	800,000	66.1	260,000	21.5	150,000	12.4	300,000	24.8
	2005	1,130,000	750,000	66.4	260,000	23.0	120,000	10.6	170,000	15.0
	2006	1,160,000	880,000	75.9	180,000	15.5	100,000	8.6	210,000	18.1
	2007	1,040,000	820,000	78.8	160,000	15.4	60,000	5.8	310,000	29.8
	2008	1,410,000	1,110,000	78.7	220,000	15.6	80,000	5.7	540,000	38.3
Corn	2004	680,000	450,000	66.2	140,000	20.6	90,000	13.2	25,000	3.7
	2005	650,000	430,000	66.2	140,000	21.5	80,000	12.3	20,000	3.1
	2006	550,000	400,000	72.7	100,000	18.2	50,000	9.1	20,000	3.6
	2007	870,000	600,000	69.0	170,000	19.5	100,000	11.5	25,000	2.9
	2008	700,000	500,000	71.4	130,000	18.6	70,000	10.0	30,000	4.3
Sorghum	2004	20,000	9,000	45.0	7,000	35.0	4,000	20.0	1,500	7.5
	2005	22,000	9,000	40.9	6,000	27.3	7,000	31.8	1,500	6.8
	2006	14,000	7,000	50.0	4,000	28.6	3,000	21.4	1,000	7.1
	2007	22,000	7,000	31.8	8,000	36.4	7,000	31.8	1,000	4.5
	2008	25,000	11,000	44.0	6,000	24.0	8,000	32.0	1,500	6.0
Cotton	2004	530,000	270,000	50.9	190,000	35.8	70,000	13.2	1,500	0.3
	2005	640,000	310,000	48.4	170,000	26.6	160,000	25.0	1,000	0.2
	2006	700,000	420,000	60.0	170,000	24.3	110,000	15.7	1,000	0.1
	2007	515,000	330,000	64.1	110,000	21.4	75,000	14.6	1,000	0.2
	2008	300,000	190,000	63.3	80,000	26.7	30,000	10.0	500	0.2
Wheat ⁶	2004	400,000	150,000	37.5	140,000	35.0	110,000	27.5	----	----
	2005	240,000	110,000	45.8	70,000	29.2	60,000	25.0	----	----
	2006	280,000	120,000	42.9	90,000	32.1	70,000	25.0	----	----
	2007	420,000	220,000	52.4	110,000	26.2	90,000	21.4	----	----
	2008	640,000	350,000	54.7	180,000	28.1	110,000	17.2	----	----
Total	2004	2,840,000	1,679,000	59.1	737,000	26.0	424,000	14.9	328,000	11.5
	2005	2,682,000	1,609,000	60.0	646,000	24.1	427,000	15.9	192,500	7.2
	2006	2,704,000	1,827,000	67.6	544,000	20.1	333,000	12.3	232,000	8.5
	2007	2,867,000	1,977,000	69.0	558,000	19.5	332,000	11.6	337,000	11.8
	2008	3,075,000	2,161,000	70.3	616,000	20.0	298,000	9.7	572,000	18.6

¹ No-Till - A procedure whereby a crop is planted directly into a seedbed not tilled since harvest of a previous crop, or the planting of a crop into sod, previous crop stubble, or a cover where only the intermediate seed zone is disturbed.

² Other Conservation Tillage - Tillage practices prior to planting which result in a minimum of 30 percent ground cover or residue being retained on the surface following planting. Grass and weed control is accomplished primarily with herbicides. Includes ridge till, strip till, and mulch till.

³ Conventional Till - Systems where 100 percent of the surface layer is mixed or inverted by plowing, power tilling, or multiple disking.

⁴ Double-Cropped - Two crops harvested from the same field during one year. Example: small grain harvested spring 2008, followed by soybeans, corn or sorghum harvested in the fall of 2008.

⁵ Sum of no-till, other conservation tillage and conventional till percents of total may not add to 100 percent due to rounding.

⁶ Wheat seeded the previous fall for all intended purposes including grain, cover, silage, hay, or any other utilization.

Commercial Apples: Acreage, Yield, Production, Price, and Value, Tennessee, 2002-2007¹

Year	Bearing Acreage	Yield Per Acre ²	Total Production ³	Utilized Production ⁴	Price per Pound ⁵	Value of Production ⁶
	Acres	Pounds	Million Pounds		Cents	1,000 Dollars
2002	1,100	6,550	7.2	6.1	26.5	1,619
2003	1,000	12,000	12.0	11.5	25.2	2,903
2004	900	12,200	11.0	10.5	26.3	2,765
2005	900	9,440	8.5	7.5	26.8	2,012
2006	900	11,100	10.0	9.0	27.3	2,456
2007	800	125	0.1	0.1	40.0	40

¹"Commercial" refers to the total production in orchards of 100 or more bearing age trees. ²Yield is based on total production, which includes unharvested production and fruit harvested but not sold due to market conditions. ³Total production is the quantity actually harvested plus quantities which were not harvested because of economic or natural reasons. ⁴Utilized production is the amount sold plus the quantities used at home or held in storage. ⁵Average for all methods of sale. ⁶Value of production is price times utilized production.

Commercial Peaches: Acreage, Yield, Production, Price, and Value, Tennessee, 2002-2007¹

Year	Bearing Acreage	Yield Per Acre ²	Total Production ³	Utilized Production ⁴	Price per Ton ⁵	Value of Production ⁶
	Acres	Tons	Tons		Dollars	1,000 Dollars
2002	500	4.0	2,000	1,850	940	1,739
2003	500	3.5	1,750	1,600	1,030	1,645
2004	500	3.9	1,950	1,800	1,070	1,926
2005	500	4.0	2,000	1,800	1,280	2,304
2006	500	3.8	1,900	1,800	1,410	2,538
2007 ⁷	500	---	---	---	---	---

¹"Commercial" refers to the total production in orchards of 100 or more bearing age trees. ²Yield is based on total production. ³Total production is the quantity actually harvested plus quantities which were not harvested because of economic or natural reasons. ⁴Utilized production is the amount sold plus the quantities used at home or held in storage. ⁵Average for all methods of sale. ⁶Value of production is price times utilized production. ⁷No significant commercial production in 2007 due to freeze damage.