



Natural Resources Conservation Service
1201 NE Lloyd Blvd., Suite 900
Portland, OR 97232

January 25, 2010

OREGON BULLETIN NO. OR-300-2010-5

SUBJECT: LTP – WETLAND RESERVE PROGRAM (WRP) GEOGRAPHIC AREA CAP RATES (GARCS) FOR FY 2010

Purpose. Disseminate electronic information to all area and field offices.

Expiration Date. September 30, 2010.

In the table below are Oregon's Fiscal Year 2010 Geographic Area Rate Caps (GARCs). The GARCS are used for easement compensation under NRCS easement signup. These rates have been reviewed by the Oregon Technical Advisory Committee (OTAC). Adjustments have made consistent with their comments.

Oregon identified 6 regions of the state in order to adequately consider the variation in land values. As well, land types have been further broken down for those regions in which NRCS easement programs are most active. This recommendation is based on data from the USDA National Agricultural Statistics Service (NASS) Land Value, Cash Rents 2009 Summary (Aug 09) and a NW Farm Credit Services market analysis of fee simple valuations for nine regions in Oregon. All GARCs are less than the market analysis valuation. The GARCs are reviewed at least annually.

Oregon Geo Cap Regions	Land Description	2010 GARCs (\$/ac)
Coast	Primarily irrigated and non-irrigated land lying along the river bottoms & related tributaries. Includes hayland. Workable with machinery. Soils are mainly clay loams with some silt, class II & III & are used for hay & pasture production.	\$2,000
Willamette Valley	Cropland: Crop production is not limited by drainage, due to management practices or technical classification.	\$4,125
Willamette Valley	Cropland: Crop production is limited by drainage, rockiness and slope.	\$3,500
Willamette Valley	Pasture: Land use is currently livestock grazing.	\$1,500

Willamette Valley	Forestland including brush and small timber areas. . Normally located along stream beds or steep terrain. Some areas have limited pasture use, or may have some wood or forestland value.	\$1,200
Southern OR ¹	Improved pasture with project or private water rights. Potential hayland.	\$2,000
Southern OR ¹	Crop land, or capable of crop production, located in the general Klamath Falls area. Properties with "A" rights are in this classification.	\$2,800
Southern OR ¹	Improved pasture with project or private water rights. Some could be hayland	\$2,000
Southern OR ¹	Natural and improved pasture. Irrigated with water rights. Located in Klamath Marsh . Grazing land. Limited market information. "B" right properties are in this classification.	\$1,000
Southern OR ¹	Natural and improved meadow pasture; natural and sub-irrigated. Natural meadows along river bottoms primarily used for grazing with some hayland potential. No water rights.	\$550
Southern OR ¹	Dry native pasture. Usually with irrigated land. Larger properties towards lower end of the range. No timber value, but possible limited regrowth. These lands are generally adjacent to Project water. (Due to limited sales using Range Min Value).	\$300
Southern OR ¹	Native un-improved lands, generally part of larger ranching operations. Generally have water holes and/or piped water in order to utilize forage.	\$175
NE OR	Located in the high production areas of the Grande Ronde Valley. Similar to Irr Crop, but w/out water rights. Typically winter wheat and grass seed production. Good field pattern, topography, and deep soils.	\$2,000
NE OR	The higher production areas of Grand Ronde & Powder River Valleys. Good topog. & soil depth, mod. or better drainage due to management or classification. Grande Ronde - cropland with mint, sugar beets & potatoes in addition to wheat & grass seed. Powder River-cropland with wheat & hay. Highly productive meadows, typically devoted to hay, grain, or pasture.	\$2,000
NE OR	MEADOW: Irrigated pasture and hay land. IRR PASTURE: Irrigated pastures and pasture with sub-irrigation.	\$1,250

NE OR	Range land with sagebrush native vegetation. Production estimated to be 5 acres/AUM to 10 acres/AUM.	\$345
Columbia Basin	Typically 2-3 year cropping rotation. 12"-17" rainfall, undulating to rolling. Summer fallow rotation 60-80/BU, 3 yr 50/65/BU. TYM \$11.31	\$1,000
Cent. / SE OR 2	Dry pasture land which has been improved with management by seeding, etc. Found throughout Malheur, Lake, and Harney counties.	\$400
Cent. / SE OR 2	Crop land with a water right, land capable of producing crops. Hay land or cropland, used for grain production. Associated with desert ranches located farther away from population centers in Malheur and Harney and Lake Counties.	\$1,000
Cent. / SE OR 2	MEADOW: Irrigated pastures and hayland. IRR PASTURE: Irrigated pastures and pasture with sub-irrigation.	\$1,250
Cent. / SE OR 2	Range land with sagebrush native vegetation. Production estimated to be 5 acres/AUM to 10 acres/AUM.	\$345

1. / In Klamath County this land type is typically located in the Wood River Valley.

2. / In Klamath County this land type is typically located in Poe Valley, Langell Valley and the Sprague River Valley.

Oregon Geographic Area Rate Cap Regions	
Region	Counties Affected
Coast	Clatsop, Tillamook, Coos & Curry, & west of the Coast Range crest in Lane & Douglas
Willamette Valley	Columbia, Washington, Multnomah, Yamhill, Clackamas, Polk, Marion, Benton, Linn, & east of the Coast Range crest in Lane
Southern Oregon	Josephine, Jackson, east of the Coast Range crest in Douglas, S half of Klamath, & the SW portion of Lake
Columbia Basin	Hood River, Wasco, Sherman, Gilliam, Morrow, Umatilla
Northeastern Oregon	Union, Wallowa, Baker, NE portion of Malheur, & NE portion of Grant
Central/Southeast Oregon	Southern half of Malheur; SE portion of Grant; Wheeler, Deschutes; Jefferson, Crook, Harney, N half of Klamath, SE portion of Lake

OR Market Analysis:	Oregon GARC Region
Market Study for Southwest Oregon (#6) June-2009	Southern Oregon and Coast
Western Oregon Market Study (#01) June-2009	Willamette Valley
Klamath Falls Area Market Study January-2009, Market Study for Southwest Oregon (#6) June-2009	Southern Oregon
North Central Oregon Market Study July 2009	Columbia Basin
Central and Eastern Oregon Ranch Market Study July 2009	Central/Southeast Oregon
Central and Eastern Oregon Ranch Market Study July 2009	Northeastern Oregon
The Dalles – Hood River Orchard Market Study January - 2009	Columbia Basin

The GARCs are adjusted to be lower than the information provided in the fee simple valuations in the Market Analysis supplied by Northwest Farm Credit Services dated 2009, which is the most recent data available at the time. The NW Farm Credit Services analyze data and develop current market studies of agricultural land in Oregon counties. These studies provide the basis for the GARCs. Values were selected for the respective land descriptions in the counties where easements are most commonly active, with the eligible land uses and soils.

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RONALD ALVARADO
State Conservationist

Enclosure

cc via website:

<http://www.or.nrcs.usda.gov/intranet/bulletins/bulletins10-11.html>

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