

# DAIRY SALES DATA

## MARICOPA & PINAL COUNTIES

	<u>Sale #1</u>	<u>Sale #2</u>	<u>Sale #3</u>	<u>Sale #4</u>
Date	4/95	5/96	3/2000	6/2000
Price (R.E.)	\$550,000	\$1,100,000	\$1,300,000	2,550,000
Cow Capacity (wet & dry)	675	1,100	1,100	1,750
Acreage	42.388	78.41	56.84	149.24
Land Value/Cow	\$219	\$411	\$414	\$406
Improvement Value/Cow	<u>\$625</u>	<u>\$589</u>	<u>\$768</u>	<u>\$1,051</u>
<b>*Overall Price/Cow</b>	<b>\$844</b>	<b>\$1,000</b>	<b>\$1,182</b>	<b>\$1,457</b>

	<u>Sale #5</u>
Date	12/2001
Price (R.E.)	\$3,600,000 ( <i>My Estimate</i> )
Cow Capacity (wet & dry)	1,470 ( <i>depends on Capacity Estimate</i> )
Acreage	113
Land Value/Cow	\$300
Improvement Value/Cow	<u>\$2,150</u>
<b>*Overall Price/Cow</b>	<b>2,450/Cow (R)</b>

*\*Price/cow is based on my estimated wet (lactating) and dry cow capacity combined*

**Low price: \$884**

**High Price:\$2,450**

**Trend: Stable to Up**

**Market Activity:** At least 2 Dairies listings have been taken off the market, no closed sales of dairies other than for residential development.