



FVAC CHAPTER LAND RECOMMENDED VALUE – FISCAL YEAR 2012

Per Acre Range of Values

Land				
Chapter Land 61 and 61A Use Categories	Productivity Based on Dominate Soil Ratings*			
	Use Code	Below Average	Average	Above Average
Cropland Harvested; Vegetables, Tobacco, Sod and Nursery	711, 712, 719	\$642	\$802	\$963
Cropland Harvested; Dairy, Beef and Hay, Tillable forage cropland etc	713	\$144	\$180	\$216
Cropland Harvested; Orchards, Vineyards and Blueberries	714	\$649	\$811	\$973
Christmas Trees	602, 715	\$108	\$108	\$108
Nonproductive Land Wet land, Scrub Land, Rock Land	720	\$40	\$40	\$40
Cropland Pastured, Permanent Pasture., Necessary & Related Land –farms roads, ponds, etc.	716, 718	\$160	\$160	\$160
Productive Woodland; Land Use Categories – Chapter Land 61or 61A with a Forest Management Plan West of the Connecticut River	601, 717	\$47	\$59	\$71
Productive Woodland; Land Use Categories – Chapter Land 61or 61A with a Forest Management Plan East of the Connecticut River	601, 717	\$28	\$35	\$42
Range of Production / Barrels Per Acre	710	<=112	113-167	>=168
Cranberries		\$1,606	\$2,008	\$2,409

Cropland Harvested – This land represents the highest use of land in the agricultural enterprise. All land from which a crop was harvested or hay was cut, in the current year falls into this category. This includes the land in orchards, vineyards, nurseries, other perennial plantings and greenhouses.

Nonproductive Land – The land on the farm which is nonproductive primarily due to slope, drainage capacity, soil type or topography

Cropland Pastured & Other Cropland – Cropland used for pasture or grazing or land considered as tillable but is elected to be fallow or in cover crops. It can and often is used to produce crops, but its maximum income may not be realized in a particular year. This category also includes land planted in crops, which were to be harvested after the census year.

Permanent Pasture – This land is typically not tillable, best suited for grazing or possibly part of an erosion control program. This category also includes necessary and related lands.

Productive Forestland-This category replaces the prior Chapter 61 forest land.

*For information on soil ratings and capabilities please see our web site at <http://www.mass.gov/Ador/docs/dls/bla/pdfs/Soilguidefy2003.pdf>