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Question1: The increasing values found in rural agriculture real estate values is directly attributed to various subsidy programs.

The various programs that directly impact values are found in subsidy and payment programs found in both the USDA and Dept of Interior.

These programs include FSA, Federal Crop Insurance, NRCS, USFW, and various protectionistic programs that provide payments to land owners.

These payments provide guarantee minimum values to various owners and with these guarantee payments in place, investors have a guarantee rate of return with the added benefit of emergency programs in further inflate values.

Why do you have to have payments???

Question2: Until the world is established as one economy, one political system (democracy), and one common link for supply/demand, you will have to subsidy to maintain the US food supply as an affordable and plentiful source.

Question3: Yes, that is true, as a Real estate appraiser in South Dakota focusing on agriculture properties, these programs directly impact land values.

Keep in mind, you also have to be aware of the programs coming from the US Dept of Interior with the USFW. I know of one person in SD (Mark White of Flandereu) who has made large profits from the USDept of Interior USFW easement programs. Then turn around and resell the land shortly after receiving payments. Now he has taken all the profits and investing them in Development property in Mexico. If this is happening in SD, it has to be happening in other areas. These programs guarantee payments and various subsidy programs from USDA and US Dept of Interior subsidy programs all impact land values. Providing a false economy. ONce these payment programs stop, land values will plummet.

Question4: Caution with these programs. If you impose WTO rules, then make sure all countries including third world countries have the same rules. Until this happens, you will degrade the low cost of US Food supply. I challenge you to visit with producers who have been conservation and act as a true care take of agriculture land for many years with no subsidy. They did this as good stewards of the land. How can you legislate morals and ethics?? being a steward of land is a moral issue as well as an ethical procedureaql issue. Good values is how you raise benefits. if you want to offer benefits, then offer tax subsidies with tax reductions to the producers who conduct special conservation practices, not via direct cash outlay payments, but a direct tax deduction to the producer, not the land owner.

Question5: Go back to Jefferson Economics. Thomas Jefferson said it best. Support rural agriculture. If you remove the cities, and support agriculture food supply, the cities will rebuild, if you destroy agriculture and keep the cities, you will destroy the US.

The overall thoughts of Jefferson as an agriculture specialist in our history to us best today.

Offer tax benefits to those companies and businesses that are willing to build true wealth in rural communities.

Production labor forces grow economies, not retail subsidies.

Question6: Increase research and development for new products, renewable resources to our public institutions and land grant universities and colleges. Go back to the basics on why they were established.