

Telephone Conversation Record

08/09/00

Larry Plumb, USDA State Farm Services

I spoke with Larry regarding land purchase prices in San Joaquin Valley, Sacramento Valley and the Delta and any information they might have regarding land conversion costs regarding taking un-irrigated land and converting it to irrigated farm land using surface water.

He said that land prices for existing farm land vary on the quality of the soil and the type of crop that can be grown, but that the general range is between \$1200-\$2500 per acre for most existing farmland. He said that non-farmland was generally in the \$300-\$500 per acre range, but that he had no figures on what it would cost to obtain surface water, infrastructure to get it to a site and then on site irrigation costs along with any surface work that would be necessary to accommodate farming. He felt that in the Delta the land was already in use, nothing would be available. In San Joaquin he felt most would be on the west side where drainage/selenium problems were already a big issue and that surface water supply was already being reduced and is critical. He felt that the cost would simply be prohibitive and that's why no one has attempted to convert any land. He felt if it was feasible, it would already be happening!