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**AGRICULTURAL AND FORESTRY LAND PRICES  
IN IRELAND IN 1992**

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## *Executive Summary*

This publication updates to 1992 the series of land prices for 1991 and earlier years published by the ESRI in 1993 (O'Connor and Conlon, 1993). The data for the agricultural land prices were obtained from the Valuation Office which has records of all land transactions in the State each year. Forestry land prices were also obtained from the Valuation Office but these were supplemented by information on yield class prices obtained from Coillte and from a number of the larger companies buying land for forestry.

As stated in the previous report, the Valuation Office classifies the various land transactions into different groups such as purchases for agriculture, forestry, industrial use, amenity and office use, etc. Each group is then computerised. Copies of the computerised discs for the agricultural and forestry land were kindly made available to the ESRI, where the data were further edited to ensure that the price series produced were comparable with those for previous years.

### *Agricultural Land Prices*

In editing the agricultural land prices received from the Valuation Office all transactions in Co. Dublin were excluded as well as purchases by large business firms. Purchases at very high prices - over £14,000 per hectare - were also removed as well as inter-family transactions at very low prices.

The agricultural land price series for 1992 is based on 1,660 transactions covering 20,954 hectares. This compares with 1,705 transactions covering 17,629 hectares in 1991. Prices are classified by county, province and size of holding. Some of the county data must be taken with caution as they are based on a small number of transactions - less than 30 in Carlow, Longford and Louth.

For the State as a whole the average price of all land sold for agricultural purposes was £3,666 per hectare in 1992 compared with £3,634 per hectare in 1991. The average price per hectare of land in Leinster in 1992 was £4,124 compared with a price of £3,491 in Munster, £3,062 in Connacht and £3,009 in Ulster (3 counties).

The county data show that Kildare had the highest average price per hectare in 1992 - £5,571 - followed by Louth £4,842, Meath £4,809 and Wicklow £4,636. Leitrim had the lowest average land price of £2,075 per ha followed closely by Clare with an average price of £2,137 per ha. Other counties with average prices of less than £3,000 per ha were Offaly, Westmeath, Kerry, Mayo, Roscommon and Donegal.

In all the provinces in 1992 the 0-4 ha size group had higher per hectare prices than the larger size groups. For the State as a whole in that year the average price of the land in the 0 - 4 ha holdings was £4,874 per ha compared with £3,612 per ha for the over 20 hectare group. In 1991 average prices varied from £4,482 per ha for the 0-4 ha parcels to £3,388 for the 20+ group.

Average agricultural land prices for the years 1978 to 1992 classified by province are given in Table A.1 of the Appendix and by size of holding in Appendix Table A.2.

### *Forestry Land Prices*

Prices for a total of 315 transactions covering 5,882 hectares were available for 1992 compared with 178 transactions covering 3,450 hectares in 1991. The total area of land purchased for forestry in those years was estimated at 8,256 hectares in 1992 and 11,360 hectares in 1991. It is of interest to note that total afforestation (first time plantings) in the State was 16,899 ha in 1992 and 19,153 ha in 1991 of these amounts. Farmers planted 5,117 ha on their own land in 1992 and 6,779 ha in 1991.

For the State as a whole average forestry land prices more than doubled between 1984 and 1992 from £600 per ha in the former year to £1,347 per ha in the latter.

The average price rose by about 12 per cent between 1991 and 1992, from £1,203 to £1,347 per hectare. The price rises are related to the grant system in operation. The high grants in recent years increase the demand for forestry land and make it possible to plant better land to forestry than heretofore. Very little bogland is being purchased for forestry at the present time.

When the forestry land was classified by yield class it was found that over the period 1987 to 1992 the price of class 16 land rose by 109 per cent from £439 to £919 per ha. The increase in the price of this type of land between 1991 and 1992 was 11 per cent. Over the 1987-1992 period the price of class 24+ land rose by about 50 per cent from £1,116 to £1,676 per hectare. There was little if any rise in the price of this land between 1991 and 1992.

#### *Land at Constant 1978 Prices*

When land prices were deflated by the consumer price index, to give land at constant 1978 prices (real prices), it was found (Table A.3) that agricultural land prices declined over the period 1978 to 1992 from £3,160 to £1,227 per hectare or by 61 per cent. Real forestry land prices on the other hand increased over this period from £108 to £451 per hectare or by 318 per cent.

## AGRICULTURAL AND FORESTRY LAND PRICES IN 1992

### *Introduction*

This publication updates to 1992 the series of land prices for 1991 and earlier years published by the ESRI in 1993 (O'Connor and Conlon, 1993). The data for the agricultural land prices were obtained from the Valuation Office which has records of all land transaction in the State each year. Forestry land prices were also obtained from the Valuation Office but these were supplemented by information on yield class prices obtained from Coillte and from a number of the larger companies buying land for forestry.

As stated in the 1993 report (*op. cit.*), the Valuation Office classifies the various land transactions into different use groups such as purchases for agriculture, forestry, industrial use, amenity and office use, etc. The classification is made by the valuers on the base of their experience, local knowledge and name of purchaser. Each group is then computerised<sup>1</sup>. Copies of the computerised disks for agricultural and forestry land were kindly made available to the ESRI where the data were further edited to ensure that the price series produced were comparable with those for previous years.

### *Agricultural Land Prices*

In editing the agricultural land price data received from the Valuation Office, all transactions in Co. Dublin were removed as well as purchases by companies or business firms. Purchases at very high prices - over £14,000 per hectare - were also removed as well as inter-family transactions at very low prices. The numbers, areas and average size of the parcels of land included in the calculations classified by province for the years 1988 to 1992 are given in Table 1.

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<sup>1</sup> The records in the Valuation Office computer system, while comprehensive, are not exhaustive. Some transactions are excluded for one reason or another. For example, if there is difficulty in identifying a particular property, it is of little use for valuation purposes and is excluded.



Table 1: *Number of Transactions, Area of Land and Average Size of Parcel Used in Calculating Agricultural Land Prices, Classified by Province 1988-1992\**

<i>Year</i>	<i>Leinster</i>	<i>Munster</i>	<i>Connacht</i>	<i>Ulster</i>	<i>State</i>
<i>Number of Transactions</i>					
1988	791	744	377	270	2,182
1989	335	265	190	152	942
1990	1,106	850	590	310	2,856
1991	652	487	374	192	1,705
1992	620	560	302	178	1,660
<i>Area (Hectares)</i>					
1988	12,272	10,552	3,837	3,076	29,737
1989	4,673	3,391	1,752	1,595	11,411
1990	13,140	11,424	4,630	2,542	31,735
1991	7,596	5,566	2,979	1,488	17,629
1992	8,937	7,573	2,681	1,763	20,954
<i>Average Size of Transactions (hectares)</i>					
1988	15.51	14.18	10.18	11.39	13.63
1989	13.95	12.80	9.22	10.49	12.11
1990	11.88	13.44	7.85	8.20	11.11
1991	11.65	11.43	7.97	7.75	10.34
1992	14.41	13.52	8.88	9.90	12.62

\* Excludes sales in Dublin County, those at very high and low prices and land purchased by business companies.

The total number of transactions used in the price calculations in 1988 was 2,182 covering 29,737 hectares, average size being 13.63 ha per transaction. This compared with 1,705 transactions in 1991 covering 17,629 ha and averaging 10.34 ha per transaction. The figures for 1992 were 1,660 transactions relating to 20,954 ha and averaging 12.62 ha per transaction.

Looking at the provincial figures in Table 1, it can be noted that in 1988 the number of transactions in Leinster was 791, compared with 744 in Munster, 377 in Connacht and 270 in Ulster (3 counties). In 1992 the transactions were 620 in Leinster, 560 in Munster, 302 in Connacht and 178 in Ulster.

The areas of the holdings sold in 1988 averaged 15.51 ha in Leinster, 14.18 ha in Munster, 10.18 ha in Connacht and 11.39 ha in Ulster. The corresponding figures for 1992 were 14.41 ha in Leinster, 13.52 ha in Munster, 8.88 ha in Connacht and 9.90 ha in Ulster. In all the years shown, the average sizes of the transactions are lower in both Ulster and Connacht than in the other provinces.

### *Price Classifications*

#### *County Data 1988-1992*

The number of transactions and price per hectare classified by county and province for the five years 1988-1992 are given in Table 2. Looking first at the prices, we note that for the State as a whole the average per hectare land price rose from £3,012 in 1988 to £3,709 in 1990 and declined slightly to £3,666 in 1992. The provincial prices show that there was little difference in the average price of agricultural land in Leinster and Munster in 1988 (£3,123 and £3,202 per ha, respectively). The average price in that year in Ulster was £2,748 compared with £2,476 per ha in Connacht. In 1992 the average price in Leinster was higher than that in Munster, £4,124 as against £3,491 per ha. In that year Connacht prices were slightly higher than those in Ulster £3,062 and £3,009 per ha, respectively.

Turning to the county prices, we note that in 1992 Kildare had the highest average price in the State - £5,571 per ha followed by Louth £4,842 and by Meath £4,809 per ha. Wicklow came next on the list with an average price of £4,636 per ha. Of the other counties,

Table 2: *County, Provincial and National Agricultural Land Prices and Number of Transactions 1988-1992*

<i>County and Province</i>	<i>No. of Transactions</i>					<i>Price £/ha</i>				
	<i>1988</i>	<i>1989</i>	<i>1990</i>	<i>1991</i>	<i>1992</i>	<i>1988</i>	<i>1989</i>	<i>1990</i>	<i>1991</i>	<i>1992</i>
Carlow	40	22	46	34	18	3,408	4,097	5,196	4,387	3,700
Kildare	59	31	68	57	49	3,432	4,022	4,685	4,421	5,571
Kilkenny	71	29	144	66	69	3,331	4,861	4,146	3,682	3,912
Laois	69	30	60	63	68	2,856	3,069	4,020	3,677	3,613
Longford	30	20	59	28	27	2,723	2,475	2,916	3,208	3,015
Louth	46	30	51	39	24	3,442	4,306	5,691	4,184	4,842
Meath	192	69	231	108	102	3,341	4,304	4,700	4,278	4,809
Offaly	57	32	73	62	60	2,310	2,832	2,982	3,491	2,788
Westmeath	73	22	108	74	70	2,550	3,926	2,074	3,100	2,705
Wexford	97	29	199	81	92	2,763	3,602	4,554	3,855	4,350
Wicklow	57	21	67	40	41	4,020	4,256	3,776	4,117	4,636
<b>Leinster</b>	<b>791</b>	<b>335</b>	<b>1,106</b>	<b>652</b>	<b>620</b>	<b>3,123</b>	<b>3,940</b>	<b>4,230</b>	<b>3,843</b>	<b>4,124</b>
Clare	105	45	101	68	74	2,503	2,879	3,153	2,834	2,137
Cork	231	73	243	156	171	3,366	3,596	3,476	4,066	3,980
Kerry	81	25	96	57	80	3,795	4,081	3,405	2,896	2,721
Limerick	129	39	123	64	75	3,183	3,835	2,698	4,575	4,335
Tipperary	154	58	213	118	132	3,043	3,526	3,956	3,931	3,744
Waterford	44	25	74	24	28	2,545	3,523	4,655	3,901	3,394
<b>Munster</b>	<b>744</b>	<b>265</b>	<b>850</b>	<b>487</b>	<b>560</b>	<b>3,202</b>	<b>3,546</b>	<b>3,484</b>	<b>3,816</b>	<b>3,491</b>
Galway	126	48	200	89	94	2,706	3,429	3,375	3,297	3,217
Leitrim	34	23	48	38	33	1,737	2,312	2,182	2,119	2,075
Mayo	90	44	123	91	67	2,473	2,994	3,071	2,966	2,955
Roscommon	68	40	134	109	68	2,216	2,697	2,953	2,785	2,874
Sligo	59	35	85	47	40	2,837	2,907	3,091	3,017	3,888
<b>Connacht</b>	<b>377</b>	<b>190</b>	<b>590</b>	<b>374</b>	<b>302</b>	<b>2,476</b>	<b>2,915</b>	<b>3,064</b>	<b>2,907</b>	<b>3,062</b>
Cavan	126	66	101	69	65	2,760	3,031	3,190	2,900	3,231
Donegal	79	48	111	74	64	2,685	3,216	2,866	2,978	2,551
Monaghan	65	38	98	49	49	2,849	3,365	3,794	3,986	3,380
<b>Ulster</b>	<b>270</b>	<b>152</b>	<b>310</b>	<b>192</b>	<b>178</b>	<b>2,748</b>	<b>3,169</b>	<b>3,222</b>	<b>3,205</b>	<b>3,009</b>
<b>State</b>	<b>2,182</b>	<b>942</b>	<b>2,856</b>	<b>1,705</b>	<b>1,660</b>	<b>3,012</b>	<b>3,607</b>	<b>3,709</b>	<b>3,634</b>	<b>3,666</b>

only Wexford and Limerick had average prices of £4,000 per ha or over. Leitrim had the lowest average land price of £2,075 per ha, followed closely by Clare which had an average price of £2,137 per ha. Other counties with average prices of less than £3,000 per ha were Offaly, Westmeath, Kerry, Mayo, Roscommon and Donegal.

Average county prices must, however, be taken with some caution. The number of transactions per county is small and prices are influenced very much by the quality of the land offered for sale in different years.

#### *Classification by Size of Holding and Province*

The number of transactions classified by size of holding and by province for the 5 years 1988-1992 are given in Table 3, together with the percentage of transactions in each size group in the State in these years. The proportion of transactions in the different size groups varied considerably over the 5 years. In 1988, 1989 and 1992, 10-16 per cent of transactions were in the 0-4 hectare size group, while in 1990 and 1991 the proportion in this group was about 24 per cent. The proportions in the 4-8 and 8-12 size groups remained fairly constant over the period. Roughly 32 per cent were in the 4-8, and 20 per cent in the 8-12 ha group each year. The proportions in the remaining size groups, declined slightly over the years.

Agricultural land prices classified by size of holding and by province for the 5 years 1988-1992 are given in Table 4. Similar prices for these and earlier years back to 1978 are given in Appendix Tables A.1 and A.2. Table 4 shows that for the State as a whole, in the 5 years shown, the smaller sized holdings tended to have higher average prices than the larger ones. There were 4 exceptions. In 1988, 1989 and 1992 the 20+ had higher average prices than the 12-20 ha sized holdings, while in 1991 the 12-20 ha group had a very slightly higher average price than the 8-12 ha group.

Table 3: *Number of Agricultural Land Transactions Classified by Size Group and by Province, 1988-1992*

Province	Size Group (Hectares)					All Sizes
	0-4	4-8	8-12	12-20	20+	
<i>1988</i>						
Leinster	71	207	164	176	173	791
Munster	79	210	135	157	163	744
Connacht	44	143	99	64	27	377
Ulster	30	106	66	42	26	270
State No.	224	666	464	439	389	2,182
%	10.3	30.5	21.3	20.1	17.8	100
<i>1989</i>						
Leinster	31	100	73	63	68	335
Munster	28	89	44	56	48	265
Connacht	34	71	43	33	9	190
Ulster	23	60	34	18	17	152
State No.	116	320	194	170	142	942
%	12.3	34.0	20.6	18.0	15.1	100
<i>1990</i>						
Leinster	239	341	169	187	170	1,106
Munster	192	237	137	152	132	850
Connacht	193	197	105	66	29	590
Ulster	88	115	51	33	23	310
State No.	712	890	462	438	354	2,856
%	24.9	31.2	16.2	15.3	12.4	100
<i>1991</i>						
Leinster	140	199	115	103	95	652
Munster	110	131	95	83	68	487
Connacht	106	132	80	43	13	374
Ulster	50	70	44	21	7	192
State No.	406	532	334	250	183	1,705
%	23.8	31.2	19.6	14.7	10.7	100
<i>1992</i>						
Leinster	101	173	110	112	124	620
Munster	69	157	111	120	103	560
Connacht	58	115	68	45	16	302
Ulster	36	62	33	30	17	178
State No.	264	507	322	307	260	1,660
%	15.9	30.5	19.4	18.5	15.7	100

Table 4: *Agricultural Land Prices Classified by Size Group and by Province, 1988 to 1992 (£/ha)*

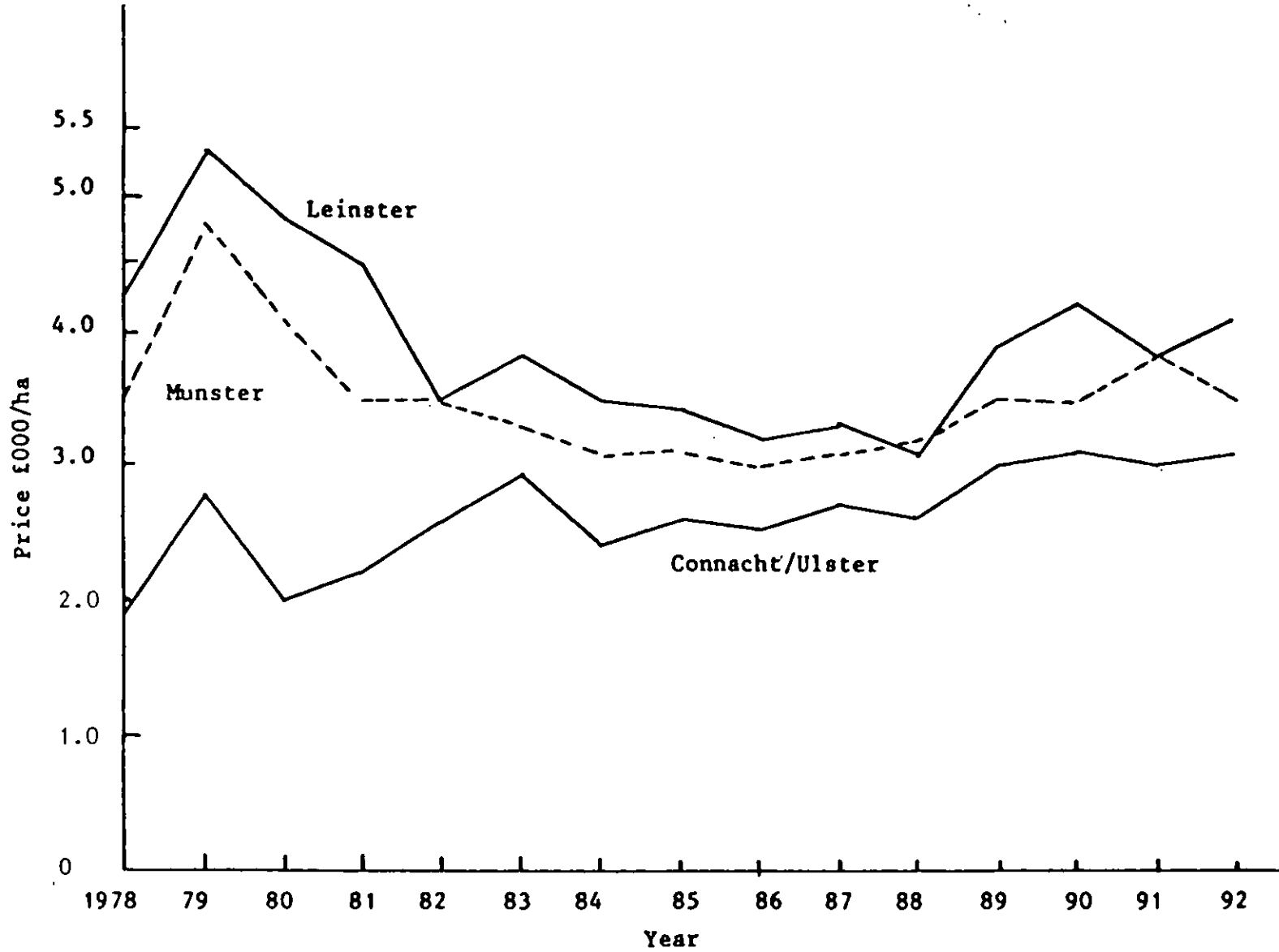
<i>Province</i>	<i>Size Group (Hectares)</i>					<i>All Sizes</i>
	<i>0-4</i>	<i>4-8</i>	<i>8-12</i>	<i>12-20</i>	<i>20+</i>	
<i>1988</i>						
Leinster	4,458	3,467	3,304	3,015	3,010	3,123
Munster	4,366	3,511	3,333	2,891	3,086	3,202
Connacht	3,951	2,797	2,793	2,308	2,315	2,476
Ulster	3,492	3,202	2,548	2,538	2,671	2,748
State	4,193	3,294	2,985	2,827	2,968	3,012
<i>1989</i>						
Leinster	4,479	4,263	4,443	3,339	3,938	3,940
Munster	4,335	4,148	4,231	3,532	3,095	3,546
Connacht	3,872	3,264	2,595	2,540	3,146	2,915
Ulster	4,155	3,375	3,261	2,646	3,124	3,169
State	4,204	3,849	3,776	3,176	3,518	3,607
<i>1990</i>						
Leinster	5,051	4,349	4,233	4,211	4,109	4,230
Munster	4,801	4,595	4,594	3,805	2,706	3,484
Connacht	4,038	3,437	2,965	2,718	2,525	3,064
Ulster	4,043	3,484	3,328	2,955	2,755	3,222
State	4,581	4,109	3,961	3,756	3,321	3,709
<i>1991</i>						
Leinster	4,519	4,144	3,827	3,853	3,662	3,843
Munster	4,922	4,637	4,022	3,875	3,267	3,816
Connacht	4,273	3,030	2,861	2,628	2,304	2,907
Ulster	3,893	3,778	2,669	2,986	2,991	3,205
State	4,482	3,954	3,503	3,593	3,388	3,634
<i>1992</i>						
Leinster	5,320	4,108	3,693	3,864	4,248	4,124
Munster	5,122	3,955	4,080	3,648	3,011	3,491
Connacht	4,168	3,458	2,719	2,985	2,688	3,062
Ulster	4,447	3,394	3,582	2,456	2,553	3,009
State	4,878	3,828	3,610	3,515	3,612	3,666

In all the provinces in the years shown in Table 4, average prices for the 0-4 ha size group were higher than for any of the other groups. For the other size groups, in some years larger holdings sometimes had higher prices than smaller ones. For example, in 1989 in Leinster and Munster the 8-12 ha size group had higher prices than the 4-8 group. Similar results occur with other size groups in other provinces in other years, but as a general rule it can be said that in all the provinces the smaller sized holdings fetch higher prices than the larger ones.

Because the smaller sized holdings have higher per hectare prices than the larger ones, changes in the proportions of large and small holdings sold in different years could be expected to influence the overall provincial and national land prices in those years. In a previous study (O'Connor and Conlon, *op. cit.*, 1993) this hypothesis was tested by weighting the size group prices in 1988 and 1990 by constant weighting factors. This process had little effect on the overall provincial and national land price trends in the two years. The increased number of very small holdings in 1990 had little influence on the overall 1990 price which is a weighted average of all the transactions.

Agricultural land prices classified by province for the years 1978-1992 are plotted in Figure 1.

Figure 1: Agricultural Land Prices Classified by Province 1978-1992





*Forestry Land Prices*

As stated above, forestry land prices were also obtained from the Valuation Office but these were supplemented by data giving yield class prices kindly supplied by Coillte and some of the larger forestry companies.

The number of transactions and the areas of land used in the calculations for the years 1984 - 1992 are given in Table 5. Estimates of total areas traded in the State in those years are also given in this table. Prices for a total of 315 transactions covering 5,882 hectares were available for 1992 compared with 178 transactions covering 3,450 hectares in 1991. The total area of land purchased for forestry in those years was estimated at 8,256 hectares in 1992 compared with 11,360 hectares in 1991. It is of interest to note that total afforestation (first time plantings) in the State in those years was 16,899 ha in 1992 and 19,153 ha in 1991. Of these amounts farmers planted 5,117 ha on their own lands in 1992 and 6,779 ha in 1991.

Table 5: *Total Number of Transactions and Area of Land Used in Calculating Forestry Land Prices, Classified by Province Compared with Total Areas Traded, 1984-1992*

Year	Leinster		Munster		Connacht/Ulster		Total Sample		State Total*
	No.	Hectares	No.	Hectares	No.	Hectares	No.	Hectares	Hectares
1984	38	1,310	54	1,435	92	3,413	184	6,158	6,334
1985	28	1,290	63	1,929	51	1,739	142	4,958	7,250
1986	30	1,112	62	1,839	55	1,704	147	4,656	7,012
1987	24	425	61	1,530	69	1,545	154	3,499	6,855
1988	16	300	27	474	43	661	86	1,435	5,252
1989	18	309	58	1,631	48	839	124	2,779	9,782
1990	31	599	106	2,612	131	3,459	268	6,670	10,267
1991	33	760	70	1,478	75	1,213	178	3,450	11,360
1992	49	1,372	63	1,737	201	2,773	315	5,882	8,256

\* Purchases by Coillte plus estimates of private purchases based on private plantings by non-farmers.

*Forestry Land Prices Classified by Province*

Provincial and national per hectare prices for the years 1984 to 1992 are given in Table 6.

Table 6: *Forestry Land Prices Classified by Province 1984-1992*

<i>Province</i>	<i>1984</i>	<i>1985</i>	<i>1986</i>	<i>1987</i>	<i>1988</i>	<i>1989</i>	<i>1990</i>	<i>1991</i>	<i>1992</i>
	<i>£/ha</i>								
Leinster	530	599	678	867	1,047	1,114	1,208	1,141	1,648
Munster	816	751	883	905	1,029	1,258	1,177	1,258	1,225
Connacht/Ulster	538	738	534	668	945	973	1,081	1,174	1,274
State	600	707	687	796	994	1,022	1,130	1,203	1,347

This table shows that forestry land prices more than doubled between 1984 and 1992, going from £600 per ha in the former year to £1,347 per ha in the latter. Some of this rise is due to inflation and to the improved grants and planting premia, but some is also due to the quality of the land purchased. Better land is now being purchased for forestry than in the early 1990s. The average price rose by about 12 per cent between 1991 and 1992, from £1,203 to £1,347 per hectare. Looking at the provincial prices, we note that Leinster prices increased substantially between 1991 and 1992, from £1,141 to £1,648 per ha. Connacht/Ulster prices also increased between these two years but at a smaller rate, from £1,174 to £1,274 per ha. Munster prices on the other hand declined over these years from £1,258 per ha in 1991 to £1,225 per ha in 1992.

*Forestry Land Prices Classified by Size of Transaction*

Forestry land prices classified by size of transaction are given in Table 7. This table shows that in all years except 1989 the prices for the 0-10 hectare group were higher than those for the other size groups. In 1992 the average price for the 20-40 hectare size group was

slightly higher than that for the 10-20 hectare group. In all years, prices for the 40+ size group were much lower than those for the other groups.

Table 7: *Forestry Land Prices Classified by Size of Transaction 1984 - 1992*

<i>Size Group (ha)</i>	<i>1984</i>	<i>19985</i>	<i>1986</i>	<i>1987</i>	<i>1988</i>	<i>1989</i>	<i>1990</i>	<i>1991</i>	<i>1992</i>
	<i>Price £/ha</i>								
0-10	1,067	1,293	1,065	1,085	1,186	1,170	1,412	1,467	1,597
10-20	951	942	984	954	1,119	1,222	1,318	1,430	1,446
20-40	862	997	944	918	922	1,113	1,177	1,269	1,476
40+	400	510	443	536	704	737	963	961	1,059
All Sizes	600	707	687	796	994	1,022	1,130	1,203	1,347

#### *Forestry Land Prices Classified by Potential Yield Class*

On the basis of figures received from Coillte Teo. and from some of the large private forestry companies, it was possible to prepare forestry land prices for 1992 classified by potential yield class. Yield class here is defined as the potential production of sitka spruce from a given area of land, in cubic metres per hectare per annum. Thus, a parcel of land with a yield class of 18 would produce 18 cubic metres of sitka spruce per ha/annum. Land with a potential sitka spruce yield class of 20 or over is considered to be very productive forestry land. For many years the average sitka spruce yield class of land planted in Ireland was reckoned to be about 14. In more recent years up to 60 per cent of the land planted has a yield class of 20 or over. Some of the poorer lands, particularly boglands, are no longer being planted by Coillte or the commercial companies. Prices are no longer available for land of yeild class 14 or less. Potential yield class is estimated by Coillte and the purchasing companies at time of purchase on the basis of inspection by expert foresters.

Table 8: *Forestry Land Prices Classified by Potential Yield Class 1987-1992*

Year	Yield Class*						All Classes
	14 or less	16	18	20	22	24+	
	<i>£/ha</i>						
1987	305	439	586	699	904	1,116	796
1988	352	566	670	852	1,030	1,296	994
1989	308	587	643	840	1,002	1,267	1,022
1990	560	722	871	1,021	1,292	1,518	1,130
1991	na	813	886	1,101	1,348	1,656	1,203
1992	na	919	944	1,295	1,360	1,676	1,347
% Increase							
1991-1992	-	11.3	6.5	17.6	0.9	0.1	12.0
1987-1992	-	109.3	61.1	85.3	50.4	50.2	69.2

\* Yield class here is defined as the potential production of sitka spruce from a given area of land in cubic metres per hectare per annum.

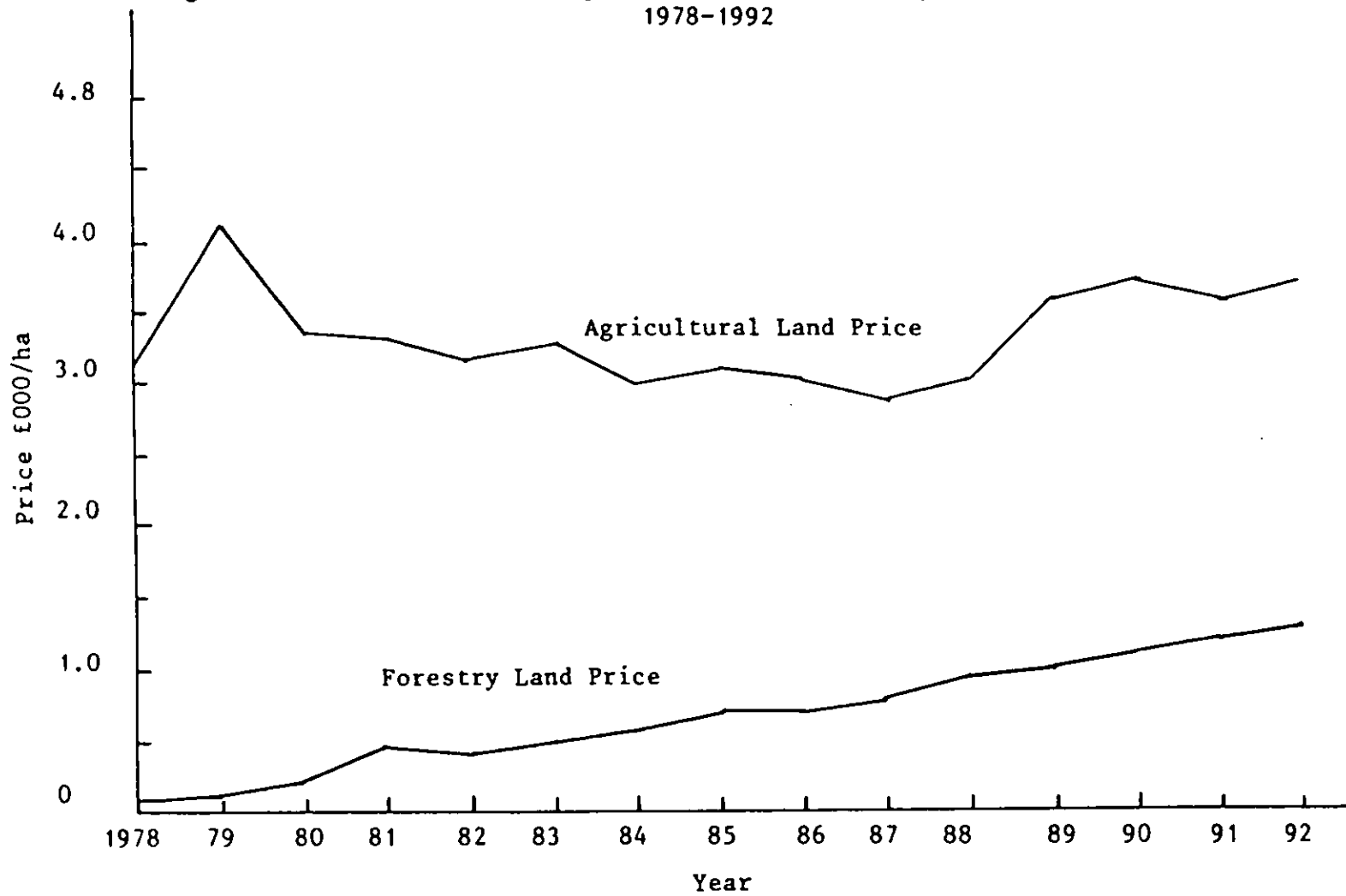
Forestry land prices classified by potential yield class are given in Table 8 which shows that in all the years the higher yield class lands fetched higher prices than the lower classes. Over the whole period 1987-1992 the yield class 16 land price rose by 109 per cent compared with rises of about 50 per cent for yield classes 22 and 24+. For yield class 18 the price rise was 61 per cent and for class 20 the price rose by 85 per cent.

For the period 1991-1992 the price rises for yield classes 22 and 24+ were very small - less than 1 per cent. There were, however, substantial price rises of 17.6 and 11.3 per cent for yield classes 20 and 16, respectively, between these years. The rise for class 18 land was 6.5 per cent.

#### *Relationship between Agricultural and Forestry Land Prices*

The relationship between agricultural and forestry land prices for the years 1988 to 1992 is plotted in Figure 2. This figure shows that average per hectare agricultural land prices

Figure 2: Relation Between Agricultural and Forestry Land Prices  
1978-1992



rose from a little over £3,000 in 1978 to over £4,000 in 1979, declined erratically to about £2,900 in 1987 and rose erratically to about £3,700 in 1992. Forestry land prices on the other hand rose steadily over the period from £108 in 1978 to £1,347 per hectare in 1992.

Agricultural and forestry land prices at constant 1978 prices for the years 1978-1992 are given in Table A.3 of the Appendix which shows that real agricultural land prices declined from £3,160 to £1,227 per hectare over the period. Real forestry land prices on the other hand increased from £108 in 1978 to £451 per hectare in 1992.

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APPENDIX



Table A.1: *Agricultural Land Prices Classified by Province, 1978-1992*

Year	Province			
	Leinster	Munster	Connacht/Ulster*	State
	£/ha			
1978	4,307	3,478	1,940	3,160
1979	5,263	4,764	2,780	4,122
1980	4,799	4,127	2,026	3,380
1981	4,523	3,514	2,197	3,281
1982	3,529	3,538	2,560	3,188
1983	3,763	3,289	2,854	3,338
1984	3,546	3,126	2,434	3,020
1985	3,395	3,116	2,649	3,094
1986	3,180	3,020	2,478	3,039
1987	3,291	3,136	2,656	2,886
1988	3,123	3,153	2,597	3,012
1989	3,940	3,546	3,036	3,607
1990	4,230	3,484	3,121	3,709
1991	3,843	3,816	3,006	3,634
1992	4,124	3,491	3,041	3,666

\* Separate prices for Connacht and Ulster are not available for years prior to 1988.

Source: Figures for 1978 to 1987 taken from An Foras Talúntais publications (see References).

Table A.2: *Agricultural Land Prices Classified by Size of Holding, 1978-1992*

Year	Size of Holding (ha)					All Sizes
	0-4	4-8	8-12	12-20	20+	
	<i>£/ha</i>					
1978	3,674	3,005	2,765	2,829	3,094	3,160
1979	4,633	3,882	3,998	3,751	4,208	4,122
1980	4,132	3,529	3,084	2,728	2,782	3,380
1981	4,824	2,891	3,398	2,861	2,525	3,281
1982	3,850	3,296	2,659	3,328	2,343	3,188
1983	4,569	3,190	3,027	2,849	2,607	3,338
1984	4,060	3,138	2,901	2,498	2,535	3,020
1985	4,013	3,269	2,822	2,975	2,629	3,094
1986	4,285	3,380	2,560	2,716	2,350	3,044
1987	3,749	2,928	2,805	2,617	2,157	2,886
1988	4,193	3,294	2,985	2,827	2,968	3,012
1989	4,204	3,849	3,776	3,176	3,518	3,607
1990	4,581	4,109	3,961	3,756	3,321	3,709
1991	4,482	3,954	3,503	3,893	3,388	3,634
1992	4,878	3,828	3,610	3,515	3,612	3,666

Source: Figures for 1978 to 1987 taken from An Foras Talúntais publications (see Reference).

Table A.3: *Agricultural and Forestry Land Prices at Current and Constant 1978 Prices  
1978 - 1992 - (£/ha)*

	<i>Agricultural Land</i>		<i>Forestry Land</i>	
	<i>Current Prices</i>	<i>1978 Prices</i>	<i>Current Prices</i>	<i>1978 Prices</i>
1978	3160	3160	108	108
1979	4122	3641	133	135
1980	3380	2524	282	188
1981	3281	2035	462	287
1982	3188	1689	408	216
1983	3338	1474	575	248
1984	3020	1264	600	265
1985	3094	1248	707	296
1986	3044	1190	687	277
1987	2886	1129	796	311
1988	3012	1153	994	381
1989	3607	1327	1022	376
1990	3709	1321	1130	402
1991	3634	1261	1203	418
1992	3666	1231	1347	451