

were evaluating the land as it was two, or three, or four, or five years ago because the taxation was below what it should have been. Now we've reached the crest and the farmland is going down in value...and the Marshal Swift is still two or three years behind. When the Governor and Donna Karnes were out at Scottsbluff they wanted to talk about the tax situation. What did they want to talk about? They wanted to talk about the manual was too darn high, and it is too darn high. Was it changed? No, it is there, that is the way you are supposed to do it. So that is the way they do do it and you get it out of kilter. One other point. It says we are going to take the average of the last five years. Let me talk about averages. There are three guys in Scotts Bluff County and together we earn \$300,000 a year. One of them earns \$280,000 a year, and the other two of us get the rest. Now the average is fine because I earn \$100,000 a year on the average. Nothing wrong with that. When you go to averaging farm against farm you are going to run into the same thing. You can have farms that potentially would produce the same thing. Because they are Class I land, they grow the same crops. What can happen? First of all one renter can manage to do it better. Another landlord can manage to do it better yet. Put the two together and they will really make that farm produce. But my point, getting back to the averages is we are going to be two and a half years behind in the average of what that farmland ought to be. If you are taking the average of the last five years, look where you are right now. The last five years farmland has gone down every year. Five years before that it went up every five years. Now if you would take the average of ten years, we'd be right where we should be, at the peak, wouldn't we? Not at all. We would be where we should not be. If you took the average between now and ten years ago, where would you be? At the very bottom.

SENATOR BEUTLER: Thirty seconds.

SPEAKER NICHOL: You can't go back and say this is what it is worth now because now it probably would be below what it ought to be if you were going to average the last two and a half years and the coming two and a half years. Since you can't guess what is going to happen in the next two and a half years, I suggest that taking the average of the last five years is wrong. Where you are on that situation is what the value of farmland was two and a half years ago. It isn't worth today what it was two and a half years ago.