Farmland Price = Speculative Value + Farming Value. In NJ, the speculative value is 80% or > of the farmland price. If this property right equity is transferred to the public or stolen through actions of government, the farm owner only has a few choices:

1. Make sure you farm for a real and positive annual net income return from farming activities and return from management (risk). Unless you are rich, give up the notion of “equity farming” in NJ; where land speculative value is considered pension upon sale for alternative uses at retirement age. The Impermanence Syndrome does not apply.

2. Participate in FPP, selling speculative value to the public to remove this equity, and then reinvest it outside the farm.

3. Develop a better relationship with community. But, with expanded Public Interest, we no longer know who this community is.

4. Sell farming operation and move to another location in a different state. Take emotional sense of place and belonging out of farming decision. Maryland has a good combo of factors.

5. Join group like Farm Bureau to pool legal fees, and continue fighting for your property rights in front of judges in court. Based on precedents on partial takings, down-zoning, zoning, most cases will be lost. But you take a stand, and build case law.