

Table 5. Economic Conservation Adoption Factors¹

<u>Conservation Discouragements</u>	<u>Conservation Encouragements.</u>
Higher interest rates	Lower interest rates
Lower Incomes	Better markets for assets
Fixed charges	Sound crop-insurance programs
Future uncertainty about costs	Long-term higher product price outlook
Long-term lower product price outlook	Higher incomes
Government price supports	Sliding-scale cash or share rents
Property taxes	Compensation for clauses in leases
Unbalanced property rights	Zoning ordinances
Insecure tenure	Variable rent/interest payment plans
Heavy indebtedness	Education
Wavering of public conservation policy	Courts for debt adjustment
	Flexible amortization/interest payments
	Conservation clauses in loan contracts
	Subsidies for conservation practices
	When the public receives some of The benefits
	Steadiness of public conservation policy

¹ Adopted from Dollars and Sense in Conservation. USDA-NRCS. 1995.