

TABLE 1. Acreage Summary, Lea County,  
Actual 2014

BUDGET AREA.....SOUTHERN HIGH PLAINS, LEA COUNTY			
FARM SIZE.....480 ACRES			
IRRIGATION TYPE.....SPRINKLER			
NUMBER OF CROPS.....3.....			
WATER USE			
ACREAGE SUMMARY:	LAND USE (ACRES)	AC.IN. PER AC.	TOTAL AC.IN.
ALFALFA ESTABLISHMENT	21.00 *	6	126
ALFALFA	125.00	42	5,250
WHEAT	106.25	20	2,125
ARP	0.00		
FLEX IN COTTON	18.75	20	375
COTTON	106.25	20	2,125
ARP	0.00		
FLEX IN COTTON	18.75	20	375
IDLE, FALLOW, ROADS	105.00		
TOTAL	480.00		10,376
ACRE FEET PER ACRE OF WATER RIGHTS			1.80

\* DOUBLE-CROPPED

TABLE 2. Basic cost information for Lea County,  
Actual 2014

Item		
Labor Wage Rate:		
Equipment operators	\$/hour	\$8.55
General & Irrigators	\$/hour	\$7.50
Purchased Inputs:		
Fertilizer:		
Nitrogen (N)	\$/pound	\$0.50
Phosphate (P205)	\$/pound	\$0.40
Seed:		
Alfalfa	\$/pound	\$6.00
Wheat	\$/pound	\$0.45
Cotton	\$/pound	\$7.55
Electricity (Lea Co Elec Coop)		
	cents/KwHr	7.21
Natural gas (Gas Co NM)		
	\$/MCF	\$4.00
Service Charge		
	\$/month	\$10.00
Diesel fuel		
	\$/gallon	\$3.83
Gasoline		
	\$/gallon	\$2.55
LP Gas		
	\$/gallon	\$2.85
Employee Liability Insurance	\$/ \$1,000 wages	\$20.00
Employee Benefits	percent/wages	18.00%
Labor Downtime	percent	25.00%
Financial Rates:		
Operating Capital Interest Rate	percent	5.50%
Land Interest Rate	percent	5.00%
Equipment Interest Rate	percent	5.50%
Real Interest Rate	percent	3.00%
Land Taxes	\$90.00 /acre (full value)	\$0.80
Personal Property Tax Rate	- NR	\$/ \$1,000 (Assessed Value)
	- R	\$29.87
Supervision Factors		
Field Crop-Irrigation	\$/labor hour	\$1.00
Field Crop-Equipment & General	\$/labor hour	\$0.50
Management Rate	percent	7.00%

TABLE 3. Overhead cost information for Lea County,  
Actual 2014

Item			
Electricity (Domestic & Shop)		\$121.00 per month	\$1,452
Telephone		\$75.00 per month	\$900
Accounting & Legal			\$1,718
Misc. Supplies & Hand Tools			\$2,517
Pickup and Auto			
miles	24,926	@ \$0.500 per mile	\$12,463
Insurance			
- general liability (non-employee)			\$1,857
- fire/theft			\$1,470
Property Taxes			
- non-planted land			\$0
- other than land & machinery			\$6,010
Building repairs and maintenance			\$1,410
Dues, fees, publications			\$424
Farmstead Equipment			\$182
Total			\$30,402
Total per planted acre			\$81.07



TABLE 6. Alfalfa establishment, sprinkler-irrigated, budgeted per acre costs and returns for a 480 acre farm with above average management, Lea County, Actual 2014  
Planting dates: August 15 - September 1

ITEM	PRICE	QUANTITY	PURCHASED INPUTS					TOTAL
<u>PURCHASED INPUTS</u>								
SEED	\$6.00	30 LBS	\$180.00					\$180.00
NITROGEN (N)	\$0.50	55 LBS	\$27.50					\$27.50
PHOSPHATE (P205)	\$0.40	140 LBS	\$56.00					\$56.00
PUMP WATER		6 AC. IN.						
SUBTOTAL			\$263.50					\$263.50
<u>PREHARVEST OPERATIONS</u>								
	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
PLOW	155 HP	0.48 HR		\$4.10	\$16.48	\$4.97	\$9.80	\$35.35
DISC (2X)	155 HP	0.28 HR		\$2.39	\$9.62	\$2.55	\$5.27	\$19.83
FLOAT	155 HP	0.19 HR		\$1.62	\$6.52	\$1.03	\$5.22	\$14.40
FERT SPREADER	126 HP	0.05 HR		\$0.43	\$1.58	\$0.20	\$0.43	\$2.63
DRILL	126 HP	0.18 HR		\$1.54	\$5.69	\$0.90	\$5.07	\$13.19
IRRIGATE (3X)		0.30 HR		\$2.25	\$9.67	\$0.72	\$5.40	\$18.05
SUBTOTAL		1.48 HR		\$12.34	\$49.56	\$10.37	\$31.19	\$103.45
<u>OVERHEAD EXPENSES</u>								
DOWNTIME		0.30 HR		\$2.52				\$2.52
EMPLOYEE BENEFITS				\$2.22				\$2.22
INSURANCE			\$0.25					\$0.25
SUPERVISION AND MANAGEMENT				\$26.58				\$26.58
SUBTOTAL		0.30 HR	\$0.25	\$31.32				\$31.57
<u>TOTAL OPERATING EXPENSES</u>		1.78 HR	\$263.75	\$43.66	\$49.56	\$10.37	\$31.19	\$398.52

TABLE 7. Alfalfa hay, sprinkler-irrigated, budgeted per acre costs and returns for a 480 acre farm with above average management, Lea County, Actual 2014

Harvest dates: May 20 - October 15

ITEM	PRICE	YIELD	TOTAL
GROSS RETURNS			
ALFALFA HAY	\$245.00	6.00 TONS (STACKED)	\$1,470.00
TOTAL			\$1,470.00

PURCHASED INPUTS	PRICE	QUANTITY	PURCHASED INPUTS	FIXED COST	TOTAL
PHOSPHATE (P2O5)	\$0.40	90 LBS	\$36.00		\$36.00
INSECTICIDE (CUSTOM)	\$14.08	1 ACRE	\$14.08		\$14.08
HERBICIDE	\$12.80	1 ACRE	\$12.80		\$12.80
WIRE	\$0.37	51 LBS	\$19.10		\$19.10
ESTABLISHMENT: Principal		6 YEARS		\$66.42	\$66.42
: Interest				\$12.31	\$12.31
PUMP WATER*		42 AC. IN.			
SUBTOTAL			\$81.98	\$78.73	\$160.71

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
FERT SPREADER	126 HP	0.05 HR		\$0.43	\$1.58	\$0.20	\$0.43	\$2.63
IRRIGATE		1.40 HR		\$10.50	\$67.69	\$5.07	\$37.81	\$121.07
SUBTOTAL		1.45 HR		\$10.93	\$69.27	\$5.27	\$38.24	\$123.70

HARVEST OPERATIONS

SWATHER (5X)	16 FT SP	0.55 HR		\$4.70	\$7.89	\$0.80	\$31.53	\$44.91
BALER & ACCUM (5X)	155 HP	1.25 HR		\$10.69	\$42.93	\$6.93	\$19.87	\$80.41
FRONT END LOADER (5X)	126 HP	1.25 HR		\$10.69	\$39.49	\$8.92	\$12.90	\$72.00
SUBTOTAL		3.05 HR		\$26.08	\$90.31	\$16.64	\$64.31	\$197.33

OVERHEAD EXPENSES

DOWNTIME		0.78 HR		\$6.63				\$6.63
EMPLOYEE BENEFITS				\$6.66				\$6.66
INSURANCE			\$0.74					\$0.74
LAND TAXES						\$0.80		\$0.80
SUPERVISION AND MANAGEMENT				\$105.85				\$105.85
OTHER EXPENSES			\$81.07					\$81.07
SUBTOTAL		0.78 HR	\$81.81	\$119.14		\$0.80		\$201.75

TOTAL OPERATING EXPENSES		5.28 HR	\$163.80	\$156.14	\$159.57	\$21.91	\$182.07	\$683.49
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NET OPERATING PROFIT								\$786.51
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INTEREST ON OPERATING CAPITAL	(	\$68.54	@	5.50%	)			\$3.77
INTEREST ON EQUIPMENT INVESTMENT								\$21.09

RETURN TO LAND AND RISK								\$761.65
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\* Pump water costs are shown under irrigation in the preharvest operations section.

BUDGET SUMMARY

GROSS RETURN		\$1,470.00	
VARIABLE OPERATING EXPENSES	\$345.27		
RETURN OVER VARIABLE EXPENSES		\$1,124.73	(GROSS MARGIN)
FIXED EXPENSES	\$182.07		
NET FARM INCOME		\$942.66	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	\$156.14		
NET OPERATING PROFIT		\$786.51	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	\$24.86		
RETURN TO LAND AND RISK		\$761.65	

TABLE 8. Wheat, sprinkler-irrigated, budgeted per acre costs and returns for a 480 acre farm with above average management, Lea County, Actual 2014  
 Planting dates: August 15 - October 30  
 Harvest dates: June 20 - July 5

ITEM	PRICE	YIELD	BASE	TOTAL
<b>GROSS RETURNS</b>				
WHEAT	\$7.00	48.00 BUSHELS		\$336.00
DIRECT PAYMENT	\$0.00	48.00 BUSHELS	0.85	\$0.00
COUNTER CYCLICAL PAYMENT	\$0.00			\$0.00
GRAZING	\$50.00	1.00 ACRE		\$50.00
<b>TOTAL</b>				<b>\$386.00</b>

PURCHASED INPUTS	PRICE	QUANTITY	PURCHASED INPUTS	FIXED COST	TOTAL
SEED	0.45	90 LBS	\$40.50		\$40.50
PHOSPHATE (P205)	0.40	70 LBS	\$28.00		\$28.00
ANHYDROUS AMMONIA (NH3)	0.15	200 LBS	\$30.00		\$30.00
PUMP WATER*		20 ACRE IN.			
CROP INSURANCE	0.47		\$0.47		\$0.47
<b>SUBTOTAL</b>			<b>\$98.97</b>		<b>\$98.97</b>

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
CHISEL	155 HP	0.15 HR		\$1.28	\$5.15	\$1.06	\$3.79	\$11.28
DISC	155 HP	0.14 HR		\$1.20	\$4.81	\$1.27	\$2.64	\$9.92
ANNHYDROUS APPL	155 HP	0.17 HR		\$1.45	\$5.84	\$1.04	\$4.25	\$12.58
FERT SPREADER	126 HP	0.05 HR		\$0.43	\$1.58	\$0.20	\$0.43	\$2.63
DISC	155 HP	0.14 HR		\$1.20	\$4.81	\$1.27	\$2.64	\$9.92
DRILL	126 HP	0.18 HR		\$1.54	\$5.69	\$0.90	\$5.07	\$13.19
IRRIGATE (12X)		1.20 HR		\$9.00	\$32.23	\$2.41	\$18.01	\$61.65
<b>SUBTOTAL</b>		<b>2.03 HR</b>		<b>\$16.10</b>	<b>\$60.10</b>	<b>\$8.16</b>	<b>\$36.82</b>	<b>\$121.18</b>

HARVEST OPERATIONS								
COMBINE (CUSTOM)				\$12.67				\$12.67
HAUL (CUSTOM)				\$7.68				\$7.68
<b>SUBTOTAL</b>				<b>\$20.35</b>				<b>\$20.35</b>

OVERHEAD EXPENSES								
DOWNTIME		0.21 HR		\$1.77				\$1.77
EMPLOYEE BENEFITS				\$2.90				\$2.90
INSURANCE				\$0.32				\$0.32
LAND TAXES							\$0.80	\$0.80
SUPERVISION AND MANAGEMENT				\$28.64				\$28.64
OTHER EXPENSES				\$81.07				\$81.07
<b>SUBTOTAL</b>		<b>0.21 HR</b>		<b>\$81.39</b>	<b>\$33.31</b>		<b>\$0.80</b>	<b>\$115.50</b>

<b>TOTAL OPERATING EXPENSES</b>		<b>2.24 HR</b>		<b>\$200.71</b>	<b>\$49.40</b>	<b>\$60.10</b>	<b>\$8.16</b>	<b>\$37.62</b>	<b>\$356.00</b>
<b>NET OPERATING PROFIT</b>									<b>\$30.00</b>
INTEREST ON OPERATING CAPITAL		(	\$68.25	@	5.50%	)			\$3.75
INTEREST ON EQUIPMENT INVESTMENT									\$5.71
<b>RETURN TO LAND AND RISK</b>									<b>\$20.54</b>

\* Pump water costs are shown under irrigation in the preharvest operations section.

**BUDGET SUMMARY**

GROSS RETURN		\$386.00	
VARIABLE OPERATING EXPENSES	\$268.98		
RETURN OVER VARIABLE EXPENSES		\$117.02	(GROSS MARGIN)
FIXED EXPENSES	\$37.62		
NET FARM INCOME		\$79.41	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	\$49.40		
NET OPERATING PROFIT		\$30.00	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	\$9.46		
RETURN TO LAND AND RISK		\$20.54	

TABLE 9. Upland cotton (stripper), sprinkler-irrigated, budgeted per acre costs and returns for a 480 acre farm with above average management, Lea County, Actual 2014  
 Planting dates: May 1 - May 25  
 Harvest dates: November 1 - December 15

ITEM	PRICE	YIELD	BASE	TOTAL
<b>GROSS RETURNS</b>				
LINT	\$0.85	425.00 LBS		\$361.25
SEED	\$0.09	680.00 LBS		\$61.20
DIRECT PAYMENT	\$0.0000	425.00 LBS	0.85	\$0.00
COUNTER CYCLICAL PAYMENT	\$0.1373	675.00 LBS	0.85	\$78.78
<b>TOTAL</b>				<b>\$501.23</b>

PURCHASED INPUTS	PRICE	QUANTITY	PURCHASED INPUTS	FIXED COST	TOTAL
SEED	\$7.55	20 LBS	\$151.00		\$151.00
NITROGEN (N)	\$0.50	32 LBS	\$16.00		\$16.00
PHOSPHATE (P2O5)	\$0.40	40 LBS	\$16.00		\$16.00
INSECTICIDE	\$11.20	1 X/ACRE	\$11.20		\$11.20
HERBICIDE	\$8.00	1 X/ACRE	\$8.00		\$8.00
INSECTICIDE (CUSTOM)	\$11.07	1 X/ACRE	\$11.07		\$11.07
CROP INSURANCE			\$0.35		\$0.35
PUMP WATER*		20 ACRE IN.			
<b>SUBTOTAL</b>			<b>\$213.62</b>		<b>\$213.62</b>

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
FLOW	155 HP	0.48 HR		\$4.10	\$16.48	\$4.97	\$9.80	\$35.35
DISC	155 HP	0.14 HR		\$1.20	\$4.81	\$1.27	\$2.64	\$9.92
FERT SPREADER	126 HP	0.05 HR		\$0.43	\$1.58	\$0.20	\$0.43	\$2.63
DISC	155 HP	0.14 HR		\$1.20	\$4.81	\$1.27	\$2.64	\$9.92
PRE-IRRIGATE		0.10 HR		\$0.75	\$4.03	\$0.30	\$2.25	\$7.33
PLANTER	155 HP	0.17 HR		\$1.45	\$5.84	\$1.26	\$8.42	\$16.98
CULTIVATOR (3X)	126 HP	0.39 HR		\$3.33	\$12.32	\$3.00	\$6.30	\$24.96
HOE (CUSTOM 2X)			\$20.00					\$20.00
IRRIGATE (7X)		0.70 HR		\$5.25	\$28.20	\$2.11	\$15.76	\$51.32
<b>SUBTOTAL</b>		<b>2.17 HR</b>	<b>\$20.00</b>	<b>\$17.71</b>	<b>\$78.07</b>	<b>\$14.39</b>	<b>\$48.23</b>	<b>\$178.40</b>

HARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
COTTON STRIPPER	126 HP	0.62 HR		\$5.30	\$19.59	\$3.03	\$10.99	\$38.91
MODULE BUILDER	155 HP	0.62 HR		\$5.30	\$21.29	\$7.95	\$16.11	\$50.65
GIN COTTON (CUSTOM)			\$79.99					\$79.99
<b>SUBTOTAL</b>		<b>1.24 HR</b>	<b>\$79.99</b>	<b>\$10.60</b>	<b>\$40.88</b>	<b>\$10.98</b>	<b>\$27.09</b>	<b>\$169.55</b>

POSTHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
SHREDDER	155 HP	0.14 HR		\$1.20	\$4.81	\$0.81	\$4.32	\$11.14

OVERHEAD EXPENSES	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
DOWNTIME		0.68 HR		\$5.77				\$5.77
EMPLOYEE BENEFITS				\$5.31				\$5.31
INSURANCE			\$0.59					\$0.59
LAND TAXES						\$0.80		\$0.80
SUPERVISION AND MANAGEMENT				\$37.24				\$37.24
OTHER EXPENSES			\$81.07					\$81.07
<b>SUBTOTAL</b>		<b>0.68 HR</b>	<b>\$81.66</b>	<b>\$48.32</b>		<b>\$0.80</b>		<b>\$130.78</b>

<b>TOTAL OPERATING EXPENSES</b>		<b>4.23 HR</b>	<b>\$395.27</b>	<b>\$77.83</b>	<b>\$123.76</b>	<b>\$26.19</b>	<b>\$80.44</b>	<b>\$703.48</b>
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<b>NET OPERATING PROFIT</b>								<b>(\$202.26)</b>
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INTEREST ON OPERATING CAPITAL	(	\$142.32	@	5.50%	)			\$7.83
INTEREST ON EQUIPMENT INVESTMENT								\$15.46

<b>RETURN TO LAND AND RISK</b>								<b>(\$225.55)</b>
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\* Pump water costs are shown under irrigation in the preharvest operations section.

**BUDGET SUMMARY**

GROSS RETURN		\$501.23	
VARIABLE OPERATING EXPENSES	\$545.21		
RETURN OVER VARIABLE EXPENSES		(\$43.99)	(GROSS MARGIN)
FIXED EXPENSES	\$80.44		
NET FARM INCOME		(\$124.43)	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	\$77.83		
NET OPERATING PROFIT		(\$202.26)	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	\$23.29		
<b>RETURN TO LAND AND RISK</b>		<b>(\$225.55)</b>	

TABLE 10. Summary of per acre costs and returns for a 480 acre farm with above average management, Lea County, Actual 2014

	ALFALFA ESTABLISHMENT	ALFALFA HAY	WHEAT	STRIPPER COTTON
		TONS	BU	LBS
PRIMARY YIELD		6.00	48.00	425.00
PRIMARY PRICE		\$245.00	\$7.00	\$0.85
GOVERNMENT PAYMENTS		\$0.00	\$0.00	\$78.78
SECOND INCOME		\$0.00	\$50.00	\$61.20
GROSS RETURN		\$1,470.00	\$386.00	\$501.23
CASH OPERATING EXPENSES				
SEED	\$180.00		\$40.50	\$151.00
FERTILIZER	\$83.50	\$36.00	\$58.00	\$32.00
CHEMICALS		\$26.88		\$30.27
CROP INSURANCE			\$0.47	\$0.35
OTHER PURCHASED INPUTS		\$19.10		
CANAL WATER				
FUEL, OIL & LUBRICANTS-EQUIPMENT	\$39.89	\$91.89	\$27.87	\$91.53
FUEL-IRRIGATION	\$9.67	\$67.69	\$32.23	\$32.23
REPAIRS	\$10.37	\$21.91	\$8.16	\$26.19
CUSTOM CHARGES			\$20.35	\$99.99
LAND TAXES		\$0.80	\$0.80	\$0.80
OTHER EXPENSES	\$0.25	\$81.81	\$81.39	\$81.66
TOTAL CASH EXPENSES	\$323.67	\$346.07	\$269.77	\$546.01
RETURN OVER CASH EXPENSES	(\$323.67)	\$1,123.93	\$116.23	(\$44.78)
FIXED EXPENSES	\$31.19	\$181.28	\$36.82	\$79.64
TOTAL EXPENSES	\$354.86	\$527.34	\$306.59	\$625.65
RETURNS TO CAPITAL, LABOR, LAND & RISK	(\$354.86)	\$942.66	\$79.41	(\$124.43)
LABOR AND MANAGEMENT COSTS	\$43.66	\$156.14	\$49.40	\$77.83
RETURNS TO CAPITAL, LAND & RISK	(\$398.52)	\$786.51	\$30.00	(\$202.26)
CAPITAL COSTS				
INTEREST ON OPERATING CAPITAL		\$3.77	\$3.75	\$7.83
INTEREST ON EQUIPMENT INVESTMENT		\$21.09	\$5.71	\$15.46
TOTAL CAPITAL COSTS	\$0.00	\$24.86	\$9.46	\$23.29
RETURN TO LAND AND RISK	(\$398.52)	\$761.65	\$20.54	(\$225.55)

TABLE 11. Whole farm summary, Lea County,  
Actual 2014

GROSS RETURNS		
ALFALFA HAY	125.00 ACRES	
CROP		\$183,750
WHEAT	106.25 ACRES	
CROP		\$35,700
GRAZING		\$5,313
DIRECT PAYMENT		\$0
COUNTER CYCLICAL PAYMENT		\$0
COTTON	143.75 ACRES	
LINT		\$51,930
SEED		\$8,798
DIRECT PAYMENT		\$0
COUNTER CYCLICAL PAYMENT		\$11,324
GROSS RETURN		\$296,814
CASH OPERATING EXPENSES		
SEED		\$29,789
FERTILIZER		\$17,016
CHEMICALS		\$7,712
CROP INSURANCE		\$100
OTHER PURCHASED INPUTS		\$2,388
CANAL WATER		\$0
FUEL, OIL & LUBRICANTS-EQUIPMENT		\$28,442
FUEL-IRRIGATION		\$16,721
REPAIRS		\$7,587
CUSTOM CHARGES		\$16,535
LAND TAXES		\$299
OTHER EXPENSES		\$30,619
TOTAL CASH EXPENSES		\$157,208
RETURN OVER CASH EXPENSES		\$139,606
FIXED EXPENSES		\$30,373
TOTAL EXPENSES		\$187,581
NET FARM INCOME		\$109,233
LABOR AND MANAGEMENT COSTS		\$36,872
NET OPERATING PROFIT		\$72,361
CAPITAL COSTS		
INTEREST ON OPERATING CAPITAL		\$1,995
INTEREST ON EQUIPMENT INVESTMENT		\$5,465
TOTAL CAPITAL COSTS		\$7,461
RETURN TO LAND AND RISK		\$64,901

LAND VALUE	RETURN TO RISK*	RETURN ON INVESTMENT**
\$500 /ACRE	\$57,701	15.63%
\$700 /ACRE	\$54,821	12.95%
\$900 /ACRE	\$51,941	11.05%
\$1,100 /ACRE	\$49,061	9.64%
\$1,300 /ACRE	\$46,181	8.54%
\$1,500 /ACRE	\$43,301	7.67%

\* RETURN TO LAND AND RISK MINUS (INTEREST RATE TIMES LAND VALUE TIMES ACREAGE)

\*\* NET OPERATING PROFIT DIVIDED BY (MACHINERY AND EQUIPMENT VALUE PLUS LAND VALUE)