

TABLE 1. Acreage Summary, Curry County,  
Projected 2014

|                      |              |
|----------------------|--------------|
| BUDGET AREA.....     | CURRY COUNTY |
| FARM SIZE.....       | 640 ACRES    |
| IRRIGATION TYPE..... | SPRINKLER    |
| NUMBER OF CROPS....  | 2            |

| ACREAGE SUMMARY:                            | LAND USE<br>(ACRES) | WATER USE           |                  |
|---|---------------------|---------------------|------------------|
|   |                     | AC. IN.<br>PER ACRE | TOTAL<br>AC. IN. |
| WHEAT                                       | 119                 | 10                  | 1,190            |
| ARP   | 0                   |                     |                  |
| FLEX IN WHEAT                               | 21                  | 10                  | 210              |
| CORN  | 306                 | 20                  | 6,120            |
| ARP   | 0                   |                     |                  |
| FLEX IN WHEAT                               | 54                  | 10                  | 540              |
| CORNERS, ROADS,<br>HOMESTEAD                | 140                 |                     |                  |
| TOTAL                                       | 640                 |                     | 8,060            |
| ACRE FEET PER ACRE PER ACRE OF WATER RIGHTS |                     |                     | 1.05             |

TABLE 2. Basic cost information for Curry County,  
Projected 2014

| Item                            |                             |                                      |
|---------------------------------|-----------------------------|--------------------------------------|
| <b>Labor Wage Rate:</b>         |                             |                                      |
| Equipment operators             | \$/hour                     | \$7.75                               |
| General & Irrigators            | \$/hour                     | \$7.50                               |
| <b>Purchased Inputs:</b>        |                             |                                      |
| <b>Fertilizer:</b>              |                             |                                      |
| Nitrogen (N)                    | \$/pound                    | \$0.50                               |
| Phosphate (P205)                | \$/pound                    | \$0.40                               |
| <b>Seed:</b>                    |                             |                                      |
| Corn                            | \$/bag                      | \$261.00                             |
| Wheat                           | \$/pound                    | \$0.45                               |
| Diesel fuel                     | \$/gallon                   | \$4.00                               |
| Gasoline                        | \$/gallon                   | \$3.50                               |
| Electricity (SWPS)              | cents/KwHr                  | 7.74                                 |
| LP gas                          | \$/gallon                   | \$2.75                               |
| Natural gas (Gas NM)            | \$/MCF                      | \$4.00                               |
| Employee Liability Insurance    | \$/1,000 wages              | \$20.00                              |
| Employee Benefits               | percent/wages               | 18.00%                               |
| Labor Downtime                  | percent                     | 25.00%                               |
| <b>Financial Rates:</b>         |                             |                                      |
| 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                      | \$109.00 /acre (full value) | \$0.79                               |
| Personal Property Tax Rate      | - NR<br>- R                 | -\$1,000 (Assessed Value)<br>\$20.34 |
| <b>Supervision Factors</b>      |                             |                                      |
| Field Crop-Irrigation           | \$/labor hour               | \$1.00                               |
| Field Crop-Equipment & General  | \$/labor hour               | \$0.50                               |
| <b>Management Rate</b>          | percent                     | 7.00%                                |

TABLE 3. Overhead cost information for Curry County,  
Projected 2014

| Item                               |                          |                 |
|------------------------------------|--------------------------|-----------------|
| Electricity (Domestic & Shop)      | \$242.00 per month       | \$2,904         |
| Telephone                          | \$121.00 per month       | \$1,452         |
| Accounting & Legal                 |                          | \$1,773         |
| Misc. Supplies & Hand Tools        |                          | \$2,656         |
| Pickup and Auto                    |                          |                 |
| miles                              | 24,200 @ \$0.50 per mile | \$12,100        |
| <b>Insurance</b>                   |                          |                 |
| - general liability (non-employee) |                          | \$2,384         |
| - fire/theft                       |                          | \$1,912         |
| <b>Property Taxes</b>              |                          |                 |
| - non-planted land                 |                          | \$0             |
| - other than land & machinery      |                          | \$0             |
| Building repairs and maintenance   |                          | \$1,579         |
| Dues, fees, publications           |                          | \$424           |
| Farmstead Equipment                |                          | \$182           |
|                                    | Total                    | <u>\$27,364</u> |
| Total Per Planned Acre             |                          | \$54.73         |

TABLE 6. Wheat, sprinkler-irrigated, budgeted per acre costs and returns for a 640 acre farm with above average management, Curry County,  
 Projected 2014  
 Planting Dates: August 15 - September 15  
 Harvesting Dates: June 15 - July 15

| ITEM                             | PRICE      | YIELD               | BASE             |                |                |               |                |            | TOTAL           |
|----------------------------------|------------|---------------------|------------------|----------------|----------------|---------------|----------------|------------|-----------------|
| <b>GROSS RETURNS</b>             |            |                     |                  |                |                |               |                |            |                 |
| WHEAT                            | \$7.00     | 75.00 BUSHELS       |                  |                |                |               |                |            | \$525.00        |
| DIRECT PAYMENT                   | \$0.00     | 75.00 BUSHELS       | 0.85             |                |                |               |                |            | \$0.00          |
| COUNTER CYCLICAL PAYMENT         | \$0.00     |                     |                  |                |                |               |                |            | \$0.00          |
| GRAZING                          | \$40.00    | 1.00 ACRE           |                  |                |                |               |                |            | \$40.00         |
| <b>TOTAL</b>                     |            |                     |                  |                |                |               |                |            | <b>\$565.00</b> |
| <b>PURCHASED INPUTS</b>          |            |                     |                  |                |                |               |                |            |                 |
| PURCHASED INPUTS                 | PRICE      | QUANTITY            | PURCHASED INPUTS |                |                |               |                | FIXED COST | TOTAL           |
| SEED                             | \$0.45     | 80 LBS              | \$36.00          |                |                |               |                |            | \$36.00         |
| LIQUID FERT (28-0-0)             | \$0.07     | 460 LBS             | \$33.35          |                |                |               |                |            | \$33.35         |
| NITROGEN (N)                     | \$0.50     | 18 LBS              | \$9.00           |                |                |               |                |            | \$9.00          |
| PHOSPHATE (P205)                 | \$0.40     | 46 LBS              | \$18.40          |                |                |               |                |            | \$18.40         |
| INSECTICIDE (CUSTOM)             | \$11.16    | 1 ACRE              | \$11.16          |                |                |               |                |            | \$11.16         |
| HERBICIDE (CUSTOM)               | \$11.16    | 1 ACRE              | \$11.16          |                |                |               |                |            | \$11.16         |
| PUMP WATER*                      |            | 10 AC. IN.          |                  |                |                |               |                |            |                 |
| CROP INSURANCE                   | \$0.26     |                     | \$0.26           |                |                |               |                |            | \$0.26          |
| <b>SUBTOTAL</b>                  |            |                     | <b>\$119.33</b>  |                |                |               |                |            | <b>\$119.33</b> |
| <b>PREHARVEST OPERATIONS</b>     |            |                     |                  |                |                |               |                |            |                 |
| PREHARVEST OPERATIONS            | POWER UNIT | ACCOMPLISHMENT RATE | PURCHASED INPUTS | LABOR          | FUEL & LUBE    | REPAIRS       | FIXED COST     | TOTAL      |                 |
| CHISEL                           | 185 HP     | 0.15 HR             |                  | \$1.16         | \$6.22         | \$1.16        | \$4.60         |            | \$13.14         |
| DISC (3X)                        | 185 HP     | 0.33 HR             |                  | \$2.56         | \$13.67        | \$4.94        | \$11.22        |            | \$32.38         |
| FERT SPREADER-ANHY               | 140 HP     | 0.05 HR             |                  | \$0.39         | \$1.56         | \$0.22        | \$1.79         |            | \$3.96          |
| DRILL                            | 140 HP     | 0.13 HR             |                  | \$1.01         | \$4.06         | \$0.79        | \$8.51         |            | \$14.37         |
| IRRIGATE (7X)                    |            | 0.70 HR             |                  | \$5.25         | \$47.91        | \$0.00        | \$4.17         |            | \$57.33         |
| <b>SUBTOTAL</b>                  |            | 1.36 HR             |                  | <b>\$10.37</b> | <b>\$73.42</b> | <b>\$7.10</b> | <b>\$30.30</b> |            | <b>\$121.19</b> |
| <b>HARVEST OPERATIONS</b>        |            |                     |                  |                |                |               |                |            |                 |
| COMBINE (CUSTOM)                 |            |                     | \$8.76           |                |                |               |                |            | \$8.76          |
| HAUL (CUSTOM)                    |            |                     | \$12.00          |                |                |               |                |            | \$12.00         |
| <b>SUBTOTAL</b>                  |            |                     | <b>\$20.76</b>   |                |                |               |                |            | <b>\$20.76</b>  |
| <b>OVERHEAD EXPENSES</b>         |            |                     |                  |                |                |               |                |            |                 |
| DOWNTIME                         |            | 0.17 HR             |                  | \$1.28         |                |               |                |            | \$1.28          |
| EMPLOYEE BENEFITS                |            |                     |                  | \$1.87         |                |               |                |            | \$1.87          |
| INSURANCE                        |            |                     | \$0.21           |                |                |               |                |            | \$0.21          |
| LAND TAXES                       |            |                     |                  |                |                |               | \$0.79         |            | \$0.79          |
| SUPERVISION AND MANAGEMENT       |            |                     |                  | \$40.51        |                |               |                |            | \$40.51         |
| OTHER EXPENSES                   |            |                     | \$54.73          |                |                |               |                |            | \$54.73         |
| <b>SUBTOTAL</b>                  |            | 0.17 HR             | <b>\$54.94</b>   | <b>\$43.65</b> |                |               | <b>\$0.79</b>  |            | <b>\$99.37</b>  |
| <b>TOTAL OPERATING EXPENSES</b>  |            | 1.53 HR             | <b>\$195.03</b>  | <b>\$54.01</b> | <b>\$73.42</b> | <b>\$7.10</b> | <b>\$31.09</b> |            | <b>\$360.66</b> |
| <b>NET OPERATING PROFIT</b>      |            |                     |                  |                |                |               |                |            | <b>\$204.34</b> |
| INTEREST ON OPERATING CAPITAL    |            | ( \$81.53 @         | 5.50%            | )              |                |               |                |            | \$4.48          |
| INTEREST ON EQUIPMENT INVESTMENT |            |                     |                  |                |                |               |                |            | \$11.67         |
| <b>RETURN TO LAND AND RISK</b>   |            |                     |                  |                |                |               |                |            | <b>\$188.19</b> |

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

**BUDGET SUMMARY**

|                                |          |                 |   |
|--------------------------------|----------|-----------------|---|
| GROSS RETURN                   |          | \$565.00        |   |
| VARIABLE OPERATING EXPENSES    | \$275.55 |                 |   |
| RETURN OVER VARIABLE EXPENSES  | \$289.45 |                 | (GROSS MARGIN)                          |
| FIXED EXPENSES                 | \$31.09  |                 |   |
| NET FARM INCOME                |          | \$258.36        | (RETURN TO CAPITAL, LABOR, LAND & RISK) |
| LABOR AND MANAGEMENT COST      | \$54.01  |                 |   |
| NET OPERATING PROFIT           |          | \$204.34        | (RETURN TO CAPITAL, LAND & RISK)        |
| CAPITAL COSTS                  | \$16.15  |                 |   |
| <b>RETURN TO LAND AND RISK</b> |          | <b>\$188.19</b> |   |

TABLE 7. Corn for grain, sprinkler-irrigated, budgeted per acre costs and returns for a 640 acre farm with above average management, Curry County, Projected 2014  
 Planting Dates: April 15 - May 15  
 Harvesting Dates: September 1 - October 15

| ITEM                     | PRICE   | YIELD      | BASE | TOTAL           |
|--------------------------|---------|------------|------|-----------------|
| <b>GROSS RETURNS</b>     |         |            |      |                 |
| CORN FOR GRAIN           | \$7.68  | 105.00 CWT |      | \$806.25        |
| DIRECT PAYMENT           | \$0.00  | 105.00 CWT | 0.85 | \$0.00          |
| COUNTER CYCLICAL PAYMENT | \$0.00  | 0.00 CWT   |      | \$0.00          |
| GRAZING                  | \$10.00 | 1.00 ACRE  |      | \$10.00         |
| <b>TOTAL</b>             |         |            |      | <b>\$816.25</b> |

| PURCHASED INPUTS     | PRICE   | QUANTITY   | PURCHASED INPUTS | FIXED COST | TOTAL           |
|----------------------|---------|------------|------------------|------------|-----------------|
| SEED                 | \$3.26  | 34 000     | \$110.93         |            | \$110.93        |
| LIQUID FERT (28-0-0) | \$0.08  | 525 LBS    | \$42.00          |            | \$42.00         |
| LIQUID FERT (46-0-0) | \$0.08  | 325 LBS    | \$26.00          |            | \$26.00         |
| K-MAG                | \$0.09  | 45 LBS     | \$4.05           |            | \$4.05          |
| PHOSPHATE (P205)     | \$0.40  | 100 LBS    | \$40.00          |            | \$40.00         |
| NITROGEN (N)         | \$0.50  | 50 LBS     | \$25.00          |            | \$25.00         |
| HERBICIDE (SYSTEM)   | \$16.99 | 1 X/ACRE   | \$16.99          |            | \$16.99         |
| INSECTICIDE (SYSTEM) | \$11.16 | 2 X/ACRE   | \$22.32          |            | \$22.32         |
| TRACE ELEMENTS       | \$16.00 | 1 ACRE     | \$16.00          |            | \$16.00         |
| PUMP WATER*          |         | 20 AC. IN. |                  |            |                 |
| CROP INSURANCE       | \$0.16  |            | \$0.16           |            | \$0.16          |
| <b>SUBTOTAL</b>      |         |            | <b>\$303.45</b>  |            | <b>\$303.45</b> |

| PREHARVEST OPERATIONS | POWER UNIT | ACCOMPLISHMENT RATE | PURCHASED INPUTS | LABOR          | FUEL & LUBE     | REPAIRS       | FIXED COST     | TOTAL           |
|-----------------------|------------|---------------------|------------------|----------------|-----------------|---------------|----------------|-----------------|
| DISC                  | 185 HP     | 0.11 HR             |                  | \$0.85         | \$4.56          | \$1.65        | \$3.74         | \$10.79         |
| CHISEL                | 185 HP     | 0.15 HR             |                  | \$1.16         | \$6.22          | \$1.16        | \$4.60         | \$13.14         |
| DISC (2X)             | 185 HP     | 0.22 HR             |                  | \$1.71         | \$9.12          | \$3.29        | \$7.48         | \$21.59         |
| FERT SPREADER         | 140 HP     | 0.05 HR             |                  | \$0.39         | \$1.56          | \$0.22        | \$1.79         | \$3.96          |
| PLANTER               | 140 HP     | 0.17 HR             |                  | \$1.32         | \$5.31          | \$1.09        | \$8.98         | \$16.70         |
| CULTIVATOR            | 140 HP     | 0.13 HR             |                  | \$1.01         | \$4.06          | \$1.05        | \$6.04         | \$12.16         |
| IRRIGATE (14X)        |            | 1.40 HR             |                  | \$10.50        | \$95.82         | \$0.00        | \$8.05         | \$114.36        |
| <b>SUBTOTAL</b>       |            | <b>2.23 HR</b>      |                  | <b>\$16.93</b> | <b>\$126.65</b> | <b>\$8.44</b> | <b>\$40.69</b> | <b>\$192.71</b> |

| HARVEST OPERATIONS |  |  |                |                |
|--------------------|--|--|----------------|----------------|
| COMBINE (CUSTOM)   |  |  | \$20.00        | \$20.00        |
| HAUL (CUSTOM)      |  |  | \$18.90        | \$18.90        |
| <b>SUBTOTAL</b>    |  |  | <b>\$38.90</b> | <b>\$38.90</b> |

| OVERHEAD EXPENSES          |  |                |                |                |
|----------------------------|--|----------------|----------------|----------------|
| DOWNTIME                   |  | 0.21 HR        | \$1.61         | \$1.61         |
| EMPLOYEE BENEFITS          |  |                | \$3.05         | \$3.05         |
| INSURANCE                  |  |                | \$0.34         | \$0.34         |
| LAND TAXES                 |  |                |                | \$0.79         |
| SUPERVISION AND MANAGEMENT |  |                | \$58.95        | \$58.95        |
| OTHER EXPENSES             |  |                | \$54.73        | \$54.73        |
| <b>SUBTOTAL</b>            |  | <b>0.21 HR</b> | <b>\$55.07</b> | <b>\$63.61</b> |

|                                 |  |                |                 |                |                 |               |                |                 |
|---------------------------------|--|----------------|-----------------|----------------|-----------------|---------------|----------------|-----------------|
| <b>TOTAL OPERATING EXPENSES</b> |  | <b>2.44 HR</b> | <b>\$397.41</b> | <b>\$80.54</b> | <b>\$126.65</b> | <b>\$8.44</b> | <b>\$41.47</b> | <b>\$654.52</b> |
|---------------------------------|--|----------------|-----------------|----------------|-----------------|---------------|----------------|-----------------|

|                             |  |  |  |  |  |  |  |                 |
|-----------------------------|--|--|--|--|--|--|--|-----------------|
| <b>NET OPERATING PROFIT</b> |  |  |  |  |  |  |  | <b>\$161.73</b> |
|-----------------------------|--|--|--|--|--|--|--|-----------------|

|                                  |   |          |   |       |   |  |  |         |
|----------------------------------|---|----------|---|-------|---|--|--|---------|
| INTEREST ON OPERATING CAPITAL    | ( | \$188.74 | @ | 5.50% | ) |  |  | \$10.38 |
| INTEREST ON EQUIPMENT INVESTMENT |   |          |   |       |   |  |  | \$16.27 |

|                                |  |  |  |  |  |  |  |                 |
|--------------------------------|--|--|--|--|--|--|--|-----------------|
| <b>RETURN TO LAND AND RISK</b> |  |  |  |  |  |  |  | <b>\$135.08</b> |
|--------------------------------|--|--|--|--|--|--|--|-----------------|

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

**BUDGET SUMMARY**

|                                |          |                 |   |
|--------------------------------|----------|-----------------|---|
| GROSS RETURN                   |          | \$816.25        |   |
| VARIABLE OPERATING EXPENSES    | \$532.50 |                 |   |
| RETURN OVER VARIABLE EXPENSES  |          | \$283.75        | (GROSS MARGIN)                          |
| FIXED EXPENSES                 | \$41.47  |                 |   |
| NET FARM INCOME                |          | \$242.27        | (RETURN TO CAPITAL, LABOR, LAND & RISK) |
| LABOR AND MANAGEMENT COST      | \$80.54  |                 |   |
| NET OPERATING PROFIT           |          | \$161.73        | (RETURN TO CAPITAL, LAND & RISK)        |
| CAPITAL COSTS                  | \$26.65  |                 |   |
| <b>RETURN TO LAND AND RISK</b> |          | <b>\$135.08</b> |   |

TABLE 8. Summary of per acre costs and returns for a 640 acre farm with above average management Curry County, Projected 2014

|                                  | WHEAT        | CORN FOR GRAIN |
|----------------------------------|--------------|----------------|
|                                  | BUSHEL       | CWT            |
| PRIMARY YIELD                    | 75.00        | 105.00         |
| PRIMARY PRICE                    | \$7.00       | \$7.68         |
| GOVERNMENT PAYMENTS              | \$0.00       | \$0.00         |
| SECOND INCOME                    | \$40.00 ACRE | \$10.00 ACRE   |
| GROSS RETURN                     | \$565.00     | \$816.25       |
| CASH OPERATING EXPENSES          |              |                |
| SEED                             | \$36.00      | \$110.93       |
| FERTILIZER                       | \$60.75      | \$153.05       |
| CHEMICALS                        | \$22.32      | \$39.31        |
| CROP INSURANCE                   | \$0.26       | \$0.16         |
| OTHER PURCHASED INPUTS           |              |                |
| CANAL WATER                      |              |                |
| FUEL, OIL & LUBRICANTS-EQUIPMENT | \$25.52      | \$30.83        |
| FUEL-IRRIGATION                  | \$47.91      | \$95.82        |
| REPAIRS                          | \$7.10       | \$8.44         |
| CUSTOM CHARGES                   | \$20.76      | \$38.90        |
| LAND TAXES                       | \$0.79       | \$0.79         |
| OTHER EXPENSES                   | \$54.94      | \$55.07        |
| TOTAL CASH EXPENSES              | \$276.34     | \$533.29       |
| RETURN OVER CASH EXPENSES        | \$288.66     | \$282.96       |
| FIXED EXPENSES                   | \$30.30      | \$40.69        |
| TOTAL EXPENSES                   | \$306.64     | \$573.98       |
| NET FARM INCOME                  | \$258.36     | \$242.27       |
| LABOR AND MANAGEMENT COSTS       | \$54.01      | \$80.54        |
| NET OPERATING PROFIT             | \$204.34     | \$161.73       |
| CAPITAL COSTS                    |              |                |
| INTEREST ON OPERATING CAPITAL    | \$4.48       | \$10.38        |
| INTEREST ON EQUIPMENT INVESTMENT | \$11.67      | \$16.27        |
| TOTAL CAPITAL COSTS              | \$16.15      | \$26.65        |
| RETURN TO LAND AND RISK          | \$188.19     | \$135.08       |

Flex Computation

230.16

192.04

TABLE 9. Whole farm summary, Curry County,  
Projected 2014

|                                  |           |                        |
|----------------------------------|-----------|------------------------|
| GROSS RETURNS                    |           |                        |
| WHEAT                            | 194 ACRES |                        |
| CROP                             |           | \$101,850              |
| GRAZING                          |           | \$7,760                |
| DIRECT PAYMENT                   |           | \$0                    |
| COUNTER CYCLICAL PAYMENT         |           | \$0                    |
| CORN FOR GRAIN                   | 306 ACRES |                        |
| CROP                             |           | \$246,713              |
| GRAZING                          |           | \$3,060                |
| DIRECT PAYMENT                   |           | \$0                    |
| COUNTER CYCLICAL PAYMENT         |           | \$0                    |
| GROSS RETURN                     |           | <u>\$359,383</u>       |
| CASH OPERATING EXPENSES          |           |                        |
| SEED                             |           | \$40,927               |
| FERTILIZER                       |           | \$58,619               |
| CHEMICALS                        |           | \$16,359               |
| CROP INSURANCE                   |           | \$100                  |
| OTHER PURCHASED INPUTS           |           | \$0                    |
| CANAL WATER                      |           | \$0                    |
| FUEL, OIL & LUBRICANTS-EQUIPMENT |           | \$14,384               |
| FUEL-IRRIGATION                  |           | \$38,614               |
| REPAIRS                          |           | \$3,961                |
| CUSTOM CHARGES                   |           | \$15,931               |
| LAND TAXES                       |           | \$394                  |
| OTHER EXPENSES                   |           | \$27,508               |
| TOTAL CASH EXPENSES              |           | <u>\$216,797</u>       |
| RETURN OVER CASH EXPENSES        |           | \$142,585              |
| FIXED EXPENSES                   |           | \$18,328               |
| TOTAL EXPENSES                   |           | \$235,126              |
| NET FARM INCOME                  |           | \$124,257              |
| LABOR AND MANAGEMENT COSTS       |           | \$35,124               |
| NET OPERATING PROFIT             |           | \$89,132               |
| CAPITAL COSTS                    |           |                        |
| INTEREST ON OPERATING CAPITAL    |           | \$4,046                |
| INTEREST ON EQUIPMENT INVESTMENT |           | \$7,243                |
| TOTAL CAPITAL COSTS              |           | <u>\$11,289</u>        |
| RETURN TO LAND AND RISK          |           | <u><u>\$77,843</u></u> |

| LAND VALUE    | RETURN TO RISK* | RETURN ON INVESTMENT** |
|---------------|-----------------|------------------------|
| \$500 /ACRE   | \$68,243        | 19.81%                 |
| \$1,000 /ACRE | \$58,643        | 11.58%                 |
| \$1,500 /ACRE | \$49,043        | 8.18%                  |
| \$2,000 /ACRE | \$39,443        | 6.32%                  |
| \$2,500 /ACRE | \$29,843        | 5.15%                  |

\* 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)