

TABLE 1. Acreage Summary, Roosevelt County,  
Projected 2013.

BUDGET AREA..... PORTALES VALLEY, ROOSEVELT COUNTY			
FARM SIZE.....	320 ACRES		
IRRIGATION TYPE.....	FLOOD		
NUMBER OF CROPS...	5		
WATER USE			
ACREAGE SUMMARY:	LAND USE (ACRES)	AC.IN. PER AC.	TOTAL AC.IN.
WHEAT	68.00	25	1,700
ARP	0.00		
FLEX IN COTTON	12.00	15	180
CORN	51.00	38	1,938
ARP	0.00		
FLEX IN COTTON	9.00	15	135
GRAIN SORGHUM	51.00	20	1,020
ARP	0.00		
FLEX IN COTTON	9.00	15	135
COTTON	34.00	15	510
ARP	0.00		
FLEX IN COTTON	6.00	15	90
PEANUTS	60.00	24	1,440
ROADS, HOMESTEAD	20.00		
<b>TOTAL</b>	<b>320.00</b>		<b>7,148</b>
ACRE FEET PER ACRE OF WATER RIGHTS			1.86

TABLE 2. Basic cost information for the Portales Valley, Roosevelt County,  
Projected 2013.

Item			
<b>Labor Wage Rate:</b>			
Equipment operators		\$/hour	\$8.55
General & Irrigators		\$/hour	\$7.50
<b>Purchased Inputs:</b>			
<b>Fertilizer:</b>			
Nitrogen (N)		\$/pound	\$0.61
Phosphate (P205)		\$/pound	\$0.60
<b>Seed:</b>			
Wheat		\$/pound	\$0.65
Corn		\$/bag	\$242.80
Grain Sorghum		\$/pound	\$2.04
Cotton		\$/pound	\$8.00
Peanuts		\$/pound	\$0.95
<b>Energy:</b>			
Natural gas (Gas NM)		\$/MCF	\$3.99
Diesel fuel		\$/gallon	\$3.00
Gasoline		\$/gallon	\$3.80
Electricity (SWPS)		cents/KwHr	11.68
LP Gas		\$/gallon	\$3.05
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	5.00%
Land Interest Rate		percent	5.00%
Equipment Interest Rate		percent	5.00%
Real Interest Rate		percent	3.00%
Land Taxes		\$89.00 /acre (full value)	\$0.72
Personal Property Tax Rate	- NR	\$/ \$1,000 (Assessed Value)	\$24.22
	- R		\$21.52
<b>Supervision Factors</b>			
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 the Portales Valley, Roosevelt County,  
Projected 2013.

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			\$2,668
Pickup and Auto			
miles	24,926	@ \$0.500 per mile	\$12,463
<b>Insurance</b>			
- general liability (non-employee)			\$1,912
- fire/theft			\$1,513
<b>Property Taxes</b>			
- non-planted land			\$0
- other than land & machinery			\$6,010
Building repairs and maintenance			\$1,452
Dues, fees, publications			\$436
Farmstead Equipment			\$182
Total			\$32,763
Total Per Planted Acre			\$109.21

TABLE 4. Pumping costs and data for irrigation wells, Portales Valley, Roosevelt County, Oregon 2013.

DEPTH CHARACTERISTICS	
STATIC	80
DRAWDOWN	20
TOTAL HEAD	100
CASING	100

  

GALLONS PER MINUTE (GPM)	
WORKING POWER	400
	10

  

EFFICIENCY FACTOR	
ELECTRICITY	0.83
NATURAL GAS	0.136
LP GAS	0.126
DIESEL	0.130

  

FUEL COST PER HOUR	
ELECTRICITY	11.68 CENTS/KWH
NATURAL GAS	\$3.89 \$/MGAL
LP GAS	\$3.06 \$/MGAL
DIESEL	\$3.00 \$/MGAL

  

PUMPING COSTS	
ELECTRIC WELL	
COST PER HOUR	\$2.08
COST PER ACRE FCH	\$2.35
NATURAL GAS WELL	
COST PER HOUR	\$0.92
COST PER ACRE FCH	\$1.04
LP GAS WELL	
COST PER HOUR	\$0.80
COST PER ACRE FCH	\$0.91
DIESEL WELL	
COST PER HOUR	\$4.21
COST PER ACRE FCH	\$4.76

TABLE 5. Equipment summary for a 320 acres, flood-irrigated farm with above average management, Portales Valley, Oregon 2013.

EQUIPMENT	ANNUAL HOURS OF USE	NUMBER	VARIABLE COSTS				FIXED COSTS			
			TOTAL VALUE	FUEL OIL LUBRICANT	REPAIR PER HOUR	FUEL OIL REPAIR PER HOUR	DEPRECIATION	TAXES	TOTAL PER HOUR	
TRACTOR	126 HP	346	\$33,917	\$10,824	\$1,372	\$31.35	\$3.97	\$2,647	\$267	\$8.43
TRACTOR	175 HP	1	\$63,865	\$10,955	\$2,184	\$28.90	\$5.39	\$5,369	\$362	\$16.59
COTTON STRIPPER	2 ROW	43	\$2,950	\$40	\$40	\$0.92	\$0.32	\$767	\$46	\$18.73
PLANTER	6 ROW	16	\$3,000	\$424	\$24	\$1.84	\$0.54	\$960	\$24	\$23.42
CULTIVATOR	6 ROW	60	\$3,000	\$24	\$12	\$0.50	\$0.16	\$400	\$24	\$7.03
DISC	16 FT	1	\$2,100	\$24	\$24	\$1.12	\$0.12	\$400	\$12	\$13.72
DREL	13 FT	12	\$2,150	\$13	\$13	\$1.03	\$0.10	\$430	\$17	\$36.55
LETTER	6 ROW	10	\$2,000	\$0	\$0	\$2.00	\$0.17	\$817	\$17	\$66.68
PLOW (MOLDOBOARD)	4 1/4 IN	144	\$4,000	\$74	\$74	\$4.96	\$0.33	\$533	\$32	\$33.93
SPRAYER (MTD)	6 ROW	10	\$2,000	\$4	\$4	\$2.00	\$0.10	\$333	\$20	\$36.07
DISC AND INVERT	2 ROW	39	\$1,400	\$27	\$27	\$0.67	\$0.11	\$107	\$11	\$6.02
ROD WEEDER	2 ROW	14	\$625	\$0	\$0	\$0.45	\$0.05	\$83	\$5	\$5.14
ROD WEEDER	2 ROW	1	\$25,000	\$56	\$78	\$1.18	\$0.18	\$3,887	\$24	\$84.43
PEANUT SPREADER (DEALER FURNISHED)	48	1	\$3,500	\$7	\$7	\$0.14	\$0.02	\$467	\$28	\$10.31
PEANUT TRAILER	48	2	\$2,400	\$3	\$3	\$0.06	\$0.01	\$240	\$19	\$4.84
COTTON TRAILER	6,007	1	\$6,400	\$16,806	\$0	\$0.00	\$0.00	\$672	\$68	\$0.00
ELECTRIC WELL										
			\$14,731	\$38,595	\$5,269			\$18,231	\$1,217	

EQUIPMENT LIST

ITEM	NEW VALUE	USED VALUE	YEARS LIFE	EQUIP CODE	MAX HOURS	FUEL LITERS	LUBE COEF	ACCUM HOURS	INTEREST AGE	EXPENSE
TRACTOR	126 HP	60195.00	2014.50	25.00	1.00	800.00	7.50	0.10	621.16	16.00
TRACTOR	175 HP	63775.00	4094.50	15.00	1.00	800.00	8.15	0.10	4474.64	11.00
COTTON STRIPPER	2 ROW	11500.00	2950.00	15.00	0.00	300.00			554.20	13.00
PLANTER	6 ROW	8000.00	4260.00	15.00	0.00	300.00			1627.72	13.00
CULTIVATOR	6 ROW	6000.00	3000.00	15.00	3.00	300.00			960.12	16.00
DISC	16 FT	2100.00	1050.00	15.00	0.00	100.00			1627.72	16.00
DREL	13 FT	4300.00	2150.00	15.00	0.00	100.00			159.12	13.00
LETTER	6 ROW	4300.00	2150.00	15.00	3.00	300.00			569.64	16.00
PLOW (MOLDOBOARD)	4 1/4 IN	9000.00	4700.00	15.00	3.00	300.00			234.90	16.00
SPRAYER (MTD)	6 ROW	9000.00	2500.00	15.00	0.00	100.00			147.00	15.00
DISC AND INVERT	2 ROW	3900.00	1400.00	15.00	0.00	300.00			391.90	15.00
ROD WEEDER	2 ROW	1750.00	825.00	15.00	4.00	100.00			216.00	15.00
ROD WEEDER	2 ROW	1250.00	625.00	15.00	3.00	300.00			360.00	15.00
PEANUT SPREADER (DEALER FURNISHED)	48	8000.00	2800.00	15.00	2.00	300.00			250.00	17.00
PEANUT TRAILER	48	7000.00	3500.00	15.00	4.00	300.00			720.00	15.00
COTTON TRAILER	6,007	2400.00	1200.00	20.00	0.00	475.00			160.00	60.00
ELECTRIC WELL	16800.00	8400.00	25.00	0.00	8742.00				121310.00	15.00

USAGE LIST

WHEAT	CORN	GRAN SORGHUM	UPLAND COTTON	PEANUTS	PER ACRE TOTAL
0.31	0.83	0.91	1.80	1.83	5.68
0.82	1.10	1.72	2.14	6.76	
0.00	0.00	0.00	0.62	0.00	0.62
0.00	0.17	0.17	0.17	0.00	0.60
0.00	0.26	0.26	0.26	0.26	1.04
0.18	0.45	0.45	0.45	0.45	1.84
0.00	0.12	0.12	0.12	0.24	0.65
0.00	0.17	0.17	0.17	0.00	0.48
0.00	0.00	0.00	0.14	0.00	0.14
0.00	0.00	0.00	0.00	0.24	0.24
0.00	0.17	0.17	0.17	0.00	0.48
0.05	0.05	0.05	0.05	0.05	0.25
0.00	0.00	0.00	0.00	0.80	0.80
0.00	0.00	0.00	0.00	0.75	0.75
28.29	42.99	22.63	16.97	27.15	138.03

INTEREST PROPORTION

WHEAT	CORN	GRAN SORGHUM	UPLAND COTTON	PEANUTS
4.48	8.87	4.58	8.82	8.76
3.42	6.50	6.06	9.48	11.73
0.00	0.00	0.00	4.11	0.00
0.00	0.00	0.00	0.92	0.92
0.00	0.00	0.00	0.65	0.65
0.18	0.59	0.59	0.59	0.59
0.58	0.00	0.00	0.00	0.00
0.00	0.37	0.37	0.37	0.37
0.00	0.00	0.00	1.78	0.00
0.00	0.00	0.00	0.00	0.32
0.00	0.00	0.00	0.00	0.32
0.10	0.10	0.10	0.10	0.10
0.00	0.00	0.00	0.00	24.17
0.00	0.00	0.00	0.00	2.82
0.00	0.00	0.00	0.86	0.00
1.47	2.23	1.53	0.88	4.41
8.91	16.31	15.19	26.32	53.85

WHEAT

MACHINE	POWER LHP	TIMES OVER	RATE	TOTAL	CUSTOM
ROD WEEDER	126 HP	1.00	0.08	0.08	
PLOW	168 HP	1.00	0.48	0.48	
DISC	126 HP	1.00	0.14	0.14	
FERT SPREADER	126 HP	1.00	0.05	0.05	
TRACK	126 HP	1.00	0.17	0.17	
DREL	126 HP	1.00	0.18	0.18	
IRRIGATE (IN)		5.00	1.13	28.29	

CORN

MACHINE	POWER LHP	TIMES OVER	RATE	TOTAL	CUSTOM
DISC	168 HP	1.00	0.14	0.14	
PLOW	168 HP	1.00	0.48	0.48	
DISC	168 HP	1.00	0.14	0.14	
FERT SPREADER	126 HP	1.00	0.05	0.05	
DISC & SPRAY	126 HP	1.00	0.17	0.17	
LETTER	126 HP	1.00	0.12	0.12	
TRACK	126 HP	1.00	0.40	0.40	
PRE-IRRIGATE	126 HP	1.00	0.18	0.18	
ROD WEEDER	126 HP	1.00	0.08	0.08	
PLANTER	168 HP	1.00	0.17	0.17	
CULTIVATOR (IN)	126 HP	2.00	0.13	0.26	
IRRIGATE (IN)		5.00	0.94	36.83	

GRAN SORGHUM

MACHINE	POWER LHP	TIMES OVER	RATE	TOTAL	CUSTOM
DISC	168 HP	1.00	0.14	0.14	
PLOW	168 HP	1.00	0.48	0.48	
DISC	168 HP	1.00	0.14	0.14	
FERT SPREADER	126 HP	1.00	0.05	0.05	
DISC & SPRAY	126 HP	1.00	0.17	0.17	
LETTER	126 HP	1.00	0.12	0.12	
TRACK	126 HP	1.00	0.40	0.40	
PRE-IRRIGATE	126 HP	1.00	0.18	0.18	
ROD WEEDER	126 HP	1.00	0.08	0.08	
PLANTER	168 HP	1.00	0.17	0.17	
CULTIVATOR (IN)	126 HP	2.00	0.13	0.26	
IRRIGATE (IN)		3.00	0.85	16.87	

UPLAND COTTON

MACHINE	POWER LHP	TIMES OVER	RATE	TOTAL	CUSTOM
DISC	168 HP	1.00	0.14	0.14	
PLOW	168 HP	1.00	0.48	0.48	
DISC	168 HP	1.00	0.14	0.14	
FERT SPREADER	126 HP	1.00	0.05	0.05	
DISC & SPRAY	126 HP	1.00	0.17	0.17	
LETTER	126 HP	1.00	0.12	0.12	
TRACK	126 HP	1.00	0.40	0.40	
PRE-IRRIGATE	126 HP	1.00	0.18	0.18	
ROD WEEDER	126 HP	1.00	0.08	0.08	
PLANTER	168 HP	1.00	0.17	0.17	
CULTIVATOR (IN)	126 HP	2.00	0.13	0.26	
HAND-HOE (CUSTOM)		2.00	0.75	11.31	
IRRIGATE (IN)		3.00	0.85	20.37	

COTTON STRIPPER MTD

MACHINE	POWER LHP	TIMES OVER	RATE	TOTAL	CUSTOM
COTTON STRIPPER MTD	126 HP	1.00	0.62	0.62	
HULL	126 HP	1.00	0.75	0.75	
DISC	126 HP	1.00	0.14	0.14	

PEANUTS

MACHINE	POWER LHP	TIMES OVER	RATE	TOTAL	CUSTOM
DISC	168 HP	1.00	0.14	0.14	
PLOW	168 HP	1.00	0.48	0.48	
DISC	168 HP	1.00	0.14	0.14	
FERT SPREADER	126 HP	1.00	0.05	0.05	
DISC & SPRAY	126 HP	1.00	0.17	0.17	
LETTER	126 HP	1.00	0.12	0.12	
TRACK	126 HP	1.00	0.40	0.40	
PRE-IRRIGATE	126 HP	1.00	0.18	0.18	
ROD WEEDER	126 HP	1.00	0.08	0.08	
LETTER	126 HP	1.00	0.12	0.12	
CULTIVATOR (IN)	126 HP	1.00	0.13	0.13	
HAND-HOE (CUSTOM)		2.00	0.75	11.31	
IRRIGATE (IN)		3.00	0.85	20.37	

ANNUAL REPAIR COSTS AS A PERCENT OF NEW VALUE

Hours of Use	1
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TABLE 6. Wheat, flood-irrigated, budgeted per acre costs and returns for a 320 acre farm with above average management, Portales Valley, Roosevelt County, Projected 2013.  
 Planting Dates: August 20 - September 15  
 Harvest Dates: June 1 - June 25

ITEM	PRICE	YIELD	BASE					TOTAL
<b>GROSS RETURNS</b>								
WHEAT	\$7.75	50.00 BUSHELS						\$387.50
DIRECT PAYMENT	\$0.00	50.00 BUSHELS	0.85					\$0.00
COUNTER CYCLICAL PAYMENT	\$0.00							\$0.00
GRAZING	\$40.00	1.00 ACRE						\$40.00
<b>TOTAL</b>								<b>\$427.50</b>
<b>PURCHASED INPUTS</b>								
PURCHASED INPUTS	PRICE	QUANTITY	PURCHASED INPUTS					TOTAL
SEED	\$0.65	60 LBS	\$39.00					\$39.00
NITROGEN (N)	\$0.61	100 LBS	\$61.00					\$61.00
PHOSPHATE (P205)	\$0.60	40 LBS	\$24.00					\$24.00
INSECTICIDE (CUSTOM)	\$20.01	1 X/ACRE	\$20.01					\$20.01
PUMP WATER*		25 AC. IN.						
CROP INSURANCE	\$0.74		\$0.74					\$0.74
<b>SUBTOTAL</b>			<b>\$144.74</b>					<b>\$144.74</b>
<b>PREHARVEST OPERATIONS</b>								
PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
ROD WEEDER	126 HP	0.08 HR		\$0.68	\$2.51	\$0.38	\$0.97	\$4.54
PLOW	185 HP	0.48 HR		\$4.10	\$12.91	\$4.97	\$9.37	\$31.35
DISC	185 HP	0.14 HR		\$1.20	\$3.77	\$1.27	\$2.70	\$8.94
FERT SPREADER	126 HP	0.05 HR		\$0.43	\$1.57	\$0.20	\$0.42	\$2.62
DRILL	126 HP	0.18 HR		\$1.54	\$5.64	\$0.90	\$8.10	\$16.18
IRRIGATE (5X)		2.50 HR		\$18.75	\$58.78	\$0.00	\$2.59	\$80.12
<b>SUBTOTAL</b>		<b>3.43 HR</b>		<b>\$26.70</b>	<b>\$85.18</b>	<b>\$7.72</b>	<b>\$24.15</b>	<b>\$143.74</b>
<b>HARVEST OPERATIONS</b>								
COMBINE (CUSTOM)			\$20.20					\$20.20
HAUL (CUSTOM)			\$8.00					\$8.00
<b>SUBTOTAL</b>			<b>\$28.20</b>					<b>\$28.20</b>
<b>OVERHEAD EXPENSES</b>								
DOWNTIME		0.23 HR		\$1.99				\$1.99
EMPLOYEE BENEFITS				\$4.81				\$4.81
INSURANCE			\$0.53					\$0.53
LAND TAXES						\$0.72		\$0.72
SUPERVISION AND MANAGEMENT				\$32.89				\$32.89
OTHER EXPENSES			\$109.21					\$109.21
<b>SUBTOTAL</b>		<b>0.23 HR</b>		<b>\$109.74</b>	<b>\$39.68</b>		<b>\$0.72</b>	<b>\$150.15</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>3.66 HR</b>		<b>\$282.69</b>	<b>\$66.39</b>	<b>\$85.18</b>	<b>\$7.72</b>	<b>\$466.83</b>
<b>NET OPERATING PROFIT</b>								<b>(\$39.33)</b>
INTEREST ON OPERATING CAPITAL		( \$97.94 @ 5.00% )						\$4.90
INTEREST ON EQUIPMENT INVESTMENT								\$8.91
<b>RETURN TO LAND AND RISK</b>								<b>(\$53.13)</b>

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

**BUDGET SUMMARY**

GROSS RETURN		\$427.50	
VARIABLE OPERATING EXPENSES	\$375.58		
RETURN OVER VARIABLE EXPENSES		\$51.92	(GROSS MARGIN)
FIXED EXPENSES	\$24.86		
NET FARM INCOME		\$27.06	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	\$66.39		
NET OPERATING PROFIT		(\$39.33)	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	\$13.80		
RETURN TO LAND AND RISK		(\$53.13)	

TABLE 7. Corn for grain, flood-irrigated, budgeted per acre costs and returns for a 320 acre farm with above average management, Portales Valley, Roosevelt County, Projected 2013.

Planting Dates: April 15 - May 15  
Harvest Dates: November 1 - November 30

ITEM	PRICE	YIELD	BASE	TOTAL
<b>GROSS RETURNS</b>				
CORN FOR GRAIN	\$11.34	65.00 CWT		\$737.05
DIRECT PAYMENT	\$0.00	65.00 CWT	0.85	\$0.00
COUNTER CYCLICAL PAYMENT	\$0.00	0.00 CWT		\$0.00
GRAZING	\$15.00	1.00 ACRE		\$15.00
<b>TOTAL</b>				<b>\$752.05</b>

PURCHASED INPUTS	PRICE	QUANTITY	PURCHASED INPUTS	FIXED COST	TOTAL
SEED	\$3.04	28 000	\$84.98		\$84.98
NITROGEN (N)	\$0.61	150 LBS	\$91.50		\$91.50
PHOSPHATE (P205)	\$0.60	60 LBS	\$36.00		\$36.00
HERBICIDE	\$15.88	1 X/ACRE	\$15.88		\$15.88
INSECTICIDE (CUSTOM)	\$16.96	2 X/ACRE	\$33.92		\$33.92
PUMP WATER*		38 AC. IN.			
CROP INSURANCE	\$0.98		\$0.98		\$0.98
<b>SUBTOTAL</b>			<b>\$263.27</b>		<b>\$263.27</b>

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
DISC	185 HP	0.14 HR		\$1.20	\$3.77	\$1.27	\$2.70	\$8.94
PLOW	185 HP	0.48 HR		\$4.10	\$12.91	\$4.97	\$9.37	\$31.35
DISC	185 HP	0.14 HR		\$1.20	\$3.77	\$1.27	\$2.70	\$8.94
FERT SPREADER	126 HP	0.05 HR		\$0.43	\$1.57	\$0.20	\$0.42	\$2.62
SPRAY & DISC	185 HP	0.17 HR		\$1.45	\$4.57	\$1.66	\$4.14	\$11.82
LISTER	126 HP	0.12 HR		\$1.03	\$3.76	\$0.80	\$2.05	\$7.64
TRACK	126 HP	0.40 HR		\$3.42	\$12.54	\$1.59	\$3.37	\$20.92
PRE-IRRIGATE		0.75 HR		\$6.41	\$14.89	\$0.00	\$0.66	\$21.96
ROD WEED	185 HP	0.08 HR		\$0.68	\$2.15	\$0.49	\$1.54	\$4.87
PLANTER	185 HP	0.17 HR		\$1.45	\$4.57	\$1.26	\$6.46	\$13.75
CULTIVATOR (2X)	126 HP	0.26 HR		\$2.22	\$8.15	\$2.00	\$4.02	\$16.39
IRRIGATE (5X)		2.50 HR		\$18.75	\$74.45	\$0.00	\$3.28	\$96.48
<b>SUBTOTAL</b>		<b>5.26 HR</b>		<b>\$42.35</b>	<b>\$147.11</b>	<b>\$15.52</b>	<b>\$40.71</b>	<b>\$245.68</b>

HARVEST OPERATIONS								
COMBINE (CUSTOM)				\$22.75				\$22.75
HAUL (CUSTOM)				\$11.70				\$11.70
<b>SUBTOTAL</b>				<b>\$34.45</b>				<b>\$34.45</b>

OVERHEAD EXPENSES								
DOWNTIME		0.36 HR		\$3.06				\$3.06
EMPLOYEE BENEFITS				\$7.62				\$7.62
INSURANCE				\$0.85				\$0.85
LAND TAXES							\$0.72	\$0.72
SUPERVISION AND MANAGEMENT				\$55.99				\$55.99
OTHER EXPENSES				\$109.21				\$109.21
<b>SUBTOTAL</b>		<b>0.36 HR</b>		<b>\$110.06</b>	<b>\$66.67</b>		<b>\$0.72</b>	<b>\$177.44</b>

<b>TOTAL OPERATING EXPENSES</b>		<b>5.62 HR</b>		<b>\$407.77</b>	<b>\$109.02</b>	<b>\$147.11</b>	<b>\$15.52</b>	<b>\$41.43</b>	<b>\$720.84</b>
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<b>NET OPERATING PROFIT</b>									<b>\$31.21</b>
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INTEREST ON OPERATING CAPITAL	(	\$175.16	@	5.00%	)				\$8.76
INTEREST ON EQUIPMENT INVESTMENT									\$16.31

<b>RETURN TO LAND AND RISK</b>									<b>\$6.15</b>
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\* Pump water costs are shown under irrigation in the preharvest operations section.

**BUDGET SUMMARY**

GROSS RETURN		\$752.05		
VARIABLE OPERATING EXPENSES	\$570.39			
RETURN OVER VARIABLE EXPENSES		\$181.66	(GROSS MARGIN)	
FIXED EXPENSES	\$41.43			
NET FARM INCOME		\$140.23	(RETURN TO CAPITAL, LABOR, LAND & RISK)	
LABOR AND MANAGEMENT COST	\$109.02			
NET OPERATING PROFIT		\$31.21	(RETURN TO CAPITAL, LAND & RISK)	
CAPITAL COSTS	\$25.06			
RETURN TO LAND AND RISK		\$6.15		

TABLE 8. Grain sorghum, flood-irrigated, budgeted per acre costs and returns for a 320 acre farm with above average management, Portales Valley, Roosevelt County, Projected 2013.  
 Planting Dates: May 15 - June 10  
 Harvest Dates: October 15 - November 15

ITEM	PRICE	YIELD	BASE	TOTAL
<b>GROSS RETURNS</b>				
GRAIN SORGHUM	\$10.43	55.00 CWT		\$573.77
DIRECT PAYMENT	\$0.00	55.00 CWT	0.85	\$0.00
COUNTER CYCLICAL PAYMENT	\$0.00	0.00 CWT		\$0.00
GRAZING	\$9.00	1.00 ACRE		\$9.00
<b>TOTAL</b>				<b>\$582.77</b>

PURCHASED INPUTS	PRICE	QUANTITY	PURCHASED INPUTS	FIXED COST	TOTAL
SEED	\$2.04	6 LBS	\$12.24		\$12.24
NITROGEN (N)	\$0.61	100 LBS	\$61.00		\$61.00
PHOSPHATE (P205)	\$0.60	40 LBS	\$24.00		\$24.00
HERBICIDE	\$15.88	1 ACRE	\$15.88		\$15.88
INSECTICIDE (CUSTOM)	\$20.01	1 ACRE	\$20.01		\$20.01
PUMP WATER*		20 AC. IN.			
CROP INSURANCE	\$0.98		\$0.98		\$0.98
<b>SUBTOTAL</b>			<b>\$134.11</b>		<b>\$134.11</b>

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
DISC	185 HP	0.14 HR		\$1.20	\$3.77	\$1.27	\$2.70	\$8.94
PLOW	185 HP	0.48 HR		\$4.10	\$12.91	\$4.97	\$9.37	\$31.35
DISC	185 HP	0.14 HR		\$1.20	\$3.77	\$1.27	\$2.70	\$8.94
FERT SPREADER	126 HP	0.05 HR		\$0.43	\$1.57	\$0.20	\$0.42	\$2.62
DISC & SPRAY	185 HP	0.17 HR		\$1.45	\$4.57	\$1.66	\$4.14	\$11.82
LISTER	126 HP	0.12 HR		\$1.03	\$3.76	\$0.80	\$2.05	\$7.64
TRACK	126 HP	0.40 HR		\$3.42	\$12.54	\$1.59	\$3.37	\$20.92
PRE-IRRIGATE		0.75 HR		\$5.63	\$11.76	\$0.00	\$0.52	\$17.90
ROD WEED	126 HP	0.08 HR		\$0.68	\$2.51	\$0.38	\$0.97	\$4.54
PLANTER	185 HP	0.17 HR		\$1.45	\$4.57	\$1.26	\$6.46	\$13.75
CULTIVATOR (2X)	126 HP	0.26 HR		\$2.22	\$8.15	\$2.00	\$4.02	\$16.39
IRRIGATE (3X)		1.50 HR		\$11.25	\$35.27	\$0.00	\$1.55	\$48.07
<b>SUBTOTAL</b>		<b>4.26 HR</b>		<b>\$34.06</b>	<b>\$105.14</b>	<b>\$15.40</b>	<b>\$38.28</b>	<b>\$192.88</b>

HARVEST OPERATIONS				
COMBINE (CUSTOM)			\$26.18	\$26.18
HAUL (CUSTOM)			\$10.45	\$10.45
<b>SUBTOTAL</b>			<b>\$36.63</b>	<b>\$36.63</b>

OVERHEAD EXPENSES				
DOWNTIME	0.66 HR		\$5.60	\$5.60
EMPLOYEE BENEFITS			\$6.13	\$6.13
INSURANCE			\$0.68	\$0.68
LAND TAXES				\$0.72
SUPERVISION AND MANAGEMENT			\$43.60	\$43.60
OTHER EXPENSES			\$109.21	\$109.21
<b>SUBTOTAL</b>	<b>0.66 HR</b>		<b>\$109.89</b>	<b>\$165.94</b>

<b>TOTAL OPERATING EXPENSES</b>	<b>4.92 HR</b>		<b>\$280.64</b>	<b>\$89.40</b>	<b>\$105.14</b>	<b>\$15.40</b>	<b>\$39.00</b>	<b>\$529.57</b>
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<b>NET OPERATING PROFIT</b>								<b>\$53.20</b>
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INTEREST ON OPERATING CAPITAL	(	\$100.24	@	5.00%	)			\$5.01
INTEREST ON EQUIPMENT INVESTMENT								\$15.19

<b>RETURN TO LAND AND RISK</b>								<b>\$32.99</b>
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\* Pump water costs are shown under irrigation in the preharvest operations section.

**BUDGET SUMMARY**

GROSS RETURN		\$582.77	
VARIABLE OPERATING EXPENSES	\$401.18		
RETURN OVER VARIABLE EXPENSES		\$181.59	(GROSS MARGIN)
FIXED EXPENSES	\$39.00		
NET FARM INCOME		\$142.59	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	\$89.40		
NET OPERATING PROFIT		\$53.20	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	\$20.20		
RETURN TO LAND AND RISK		\$32.99	

TABLE 9. Upland cotton (stripper), flood-irrigated, budgeted per acre costs and returns for a 320 acre farm with above average management, Portales Valley, Roosevelt County, Projected 2013.  
 Planting Dates: May 1 - May 15  
 Harvest Dates: November 15 - December 30

ITEM	PRICE	YIELD	BASE	TOTAL
<b>GROSS RETURNS</b>				
LINT	\$0.68	500.00 LBS		\$340.00
SEED	\$0.07	800 LBS		\$56.00
DIRECT PAYMENT	\$0.0000	500.00 LBS	0.85	\$0.00
COUNTER CYCLICAL PAYMENT	\$0.1373	500.00 LBS	0.85	\$58.35
<b>TOTAL</b>				<b>\$454.35</b>

PURCHASED INPUTS	PRICE	QUANTITY	PURCHASED INPUTS	FIXED COST	TOTAL
SEED	\$8.00	25 LB	\$200.00		\$200.00
NITROGEN (N)	\$0.61	80 LB	\$48.80		\$48.80
PHOSPHATE (P205)	\$0.60	60 LB	\$36.00		\$36.00
HERBICIDE	\$15.88	1 X/ACRE	\$15.88		\$15.88
INSECTICIDE	\$10.28	1 X/ACRE	\$10.28		\$10.28
INSECTICIDE (CUSTOM)	\$20.01	1 X/ACRE	\$20.01		\$20.01
PUMP WATER*		15 AC. IN.			
CROP INSURANCE	\$0.71		\$0.71		\$0.71
<b>SUBTOTAL</b>			<b>\$331.68</b>		<b>\$331.68</b>

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
DISC	185 HP	0.14 HR		\$1.20	\$3.77	\$1.27	\$2.70	\$8.94
PLOW	185 HP	0.48 HR		\$4.10	\$12.91	\$4.97	\$9.37	\$31.35
DISC	185 HP	0.14 HR		\$1.20	\$3.77	\$1.27	\$2.70	\$8.94
FERT SPREADER	126 HP	0.05 HR		\$0.43	\$1.57	\$0.20	\$0.42	\$2.62
DISC & SPRAY	185 HP	0.17 HR		\$1.45	\$4.57	\$1.66	\$4.14	\$11.82
LISTER	126 HP	0.12 HR		\$1.03	\$3.76	\$0.80	\$2.05	\$7.64
TRACK	126 HP	0.40 HR		\$3.42	\$12.54	\$1.59	\$3.37	\$20.92
PRE-IRRIGATE		0.75 HR		\$5.63	\$11.76	\$0.00	\$0.52	\$17.90
ROD WEED	126 HP	0.08 HR		\$0.68	\$2.51	\$0.38	\$0.97	\$4.54
PLANTER	185 HP	0.17 HR		\$1.45	\$4.57	\$1.26	\$6.46	\$13.75
CULTIVATOR (2X)	126 HP	0.26 HR		\$2.22	\$8.15	\$2.00	\$4.02	\$16.39
HAND HOE (CUSTOM)			\$10.00					\$10.00
IRRIGATE (2X)		1.00 HR		\$7.50	\$23.51	\$0.00	\$1.03	\$32.05
<b>SUBTOTAL</b>		<b>3.76 HR</b>	<b>\$10.00</b>	<b>\$30.31</b>	<b>\$93.38</b>	<b>\$15.40</b>	<b>\$37.76</b>	<b>\$186.86</b>

<b>HARVEST OPERATIONS</b>								
COTTON STRIPPER MTD	126 HP	0.62 HR		\$5.30	\$16.68	\$3.91	\$21.28	\$47.17
HAUL	126 HP	0.75 HR		\$6.41	\$23.51	\$3.01	\$10.03	\$42.97
GIN COTTON (CUSTOM)			\$82.70					\$82.70
<b>SUBTOTAL</b>		<b>1.37 HR</b>	<b>\$82.70</b>	<b>\$11.71</b>	<b>\$40.19</b>	<b>\$6.92</b>	<b>\$31.31</b>	<b>\$172.83</b>

<b>POSTHARVEST OPERATIONS</b>								
SHREDDER	126 HP	0.14 HR		\$1.20	\$4.39	\$0.61	\$6.23	\$12.43

<b>OVERHEAD EXPENSES</b>								
DOWNTIME		0.92 HR		\$7.84				\$7.84
EMPLOYEE BENEFITS				\$7.78				\$7.78
INSURANCE			\$0.86					\$0.86
LAND TAXES							\$0.72	\$0.72
SUPERVISION AND MANAGEMENT				\$34.70				\$34.70
OTHER EXPENSES			\$109.21					\$109.21
<b>SUBTOTAL</b>		<b>0.92 HR</b>	<b>\$110.07</b>	<b>\$50.32</b>			<b>\$0.72</b>	<b>\$161.12</b>

<b>TOTAL OPERATING EXPENSES</b>		<b>6.19 HR</b>	<b>\$534.46</b>	<b>\$93.55</b>	<b>\$137.96</b>	<b>\$22.94</b>	<b>\$76.02</b>	<b>\$864.92</b>
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<b>NET OPERATING PROFIT</b>								<b>(\$410.57)</b>
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INTEREST ON OPERATING CAPITAL	(	\$205.11	@	5.00%	)			\$10.26
INTEREST ON EQUIPMENT INVESTMENT								\$29.32

<b>RETURN TO LAND AND RISK</b>								<b>(\$450.15)</b>
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\* Pump water costs are shown under irrigation in the preharvest operations section.

**BUDGET SUMMARY**

GROSS RETURN		\$454.35	
VARIABLE OPERATING EXPENSES	\$695.36		
RETURN OVER VARIABLE EXPENSES	(\$241.01)	(GROSS MARGIN)	
FIXED EXPENSES	\$76.02		
NET FARM INCOME	(\$317.02)	(RETURN TO CAPITAL, LABOR, LAND & RISK)	
LABOR AND MANAGEMENT COST	\$93.55		
NET OPERATING PROFIT	(\$410.57)	(RETURN TO CAPITAL, LAND & RISK)	
CAPITAL COSTS	\$39.58		
RETURN TO LAND AND RISK	(\$450.15)		

TABLE 10. Peanuts, flood-irrigated, budgeted per acre costs and returns for a 320 acre farm with above average management, Portales Valley, Roosevelt County, Projected 2013.

Planting Dates: May 10 - June 10

Harvest Dates: October 10 - November 10

ITEM	PRICE	YIELD	TOTAL
GROSS RETURNS			
PEANUTS	\$0.15	2,600.00 LBS	\$393.90
<b>TOTAL</b>			<b>\$393.90</b>

PURCHASED INPUTS	PRICE	QUANTITY	PURCHASED INPUTS	FIXED COST	TOTAL
SEED	\$0.95	100 LB	\$95.00		\$95.00
NITROGEN (N)	\$0.61	50 LB	\$30.50		\$30.50
PHOSPHATE (P205)	\$0.60	80 LB	\$48.00		\$48.00
HERBICIDE	\$16.96	1 X/ACRE	\$16.96		\$16.96
INSECTICIDE (CUSTOM)	\$20.01	1 X/ACRE	\$20.01		\$20.01
FUNGICIDE	\$37.67	1 X/ACRE	\$37.67		\$37.67
TRACE ELEMENTS	\$11.92	1 X/ACRE	\$11.92		\$11.92
PUMP WATER*		24 AC. IN.			
<b>SUBTOTAL</b>			<b>\$260.05</b>		<b>\$260.05</b>

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
DISC	185 HP	0.14 HR		\$1.20	\$3.77	\$1.27	\$2.70	\$8.94
PLOW	185 HP	0.48 HR		\$4.10	\$12.91	\$4.97	\$9.37	\$31.35
DISC	185 HP	0.14 HR		\$1.20	\$3.77	\$1.27	\$2.70	\$8.94
FERT SPREADER	126 HP	0.05 HR		\$0.43	\$1.57	\$0.20	\$0.42	\$2.62
SPRAY & DISC	185 HP	0.17 HR		\$1.45	\$4.57	\$1.66	\$4.14	\$11.82
LISTER	126 HP	0.12 HR		\$1.03	\$3.76	\$0.80	\$2.05	\$7.64
TRACK	126 HP	0.40 HR		\$3.42	\$12.54	\$1.59	\$3.37	\$20.92
PRE-IRRIGATE		0.75 HR		\$5.63	\$14.11	\$0.00	\$0.62	\$20.35
LISTER	126 HP	0.12 HR		\$1.03	\$3.76	\$0.80	\$2.05	\$7.64
ROD WEEDER	126 HP	0.08 HR		\$0.68	\$2.51	\$0.38	\$0.97	\$4.54
PLANTER	185 HP	0.17 HR		\$1.45	\$4.57	\$1.26	\$6.46	\$13.75
CULTIVATOR (2X)	126 HP	0.26 HR		\$2.22	\$8.15	\$2.00	\$4.02	\$16.39
HAND HOE (CUSTOM)			\$12.00					\$12.00
IRRIGATE (3X)		1.50 HR		\$11.25	\$42.32	\$0.00	\$1.86	\$55.43
<b>SUBTOTAL</b>		<b>4.38 HR</b>	<b>\$12.00</b>	<b>\$35.09</b>	<b>\$118.31</b>	<b>\$16.20</b>	<b>\$40.75</b>	<b>\$222.34</b>

**HARVEST OPERATIONS**

DIG AND INVERT	185 HP	0.24 HR		\$2.05	\$6.46	\$1.30	\$5.21	\$15.02
COMBINE PEANUTS	185 HP	0.80 HR		\$6.84	\$21.52	\$5.24	\$80.81	\$114.41
HAUL	126 HP	0.80 HR		\$6.84	\$25.08	\$3.29	\$14.99	\$50.20
<b>SUBTOTAL</b>		<b>1.84 HR</b>	<b>\$0.00</b>	<b>\$15.73</b>	<b>\$53.05</b>	<b>\$9.82</b>	<b>\$101.02</b>	<b>\$179.63</b>

**OVERHEAD EXPENSES**

DOWNTIME		0.81 HR		\$6.90				\$6.90
EMPLOYEE BENEFITS				\$9.15				\$9.15
INSURANCE			\$1.02					\$1.02
LAND TAXES						\$0.72		\$0.72
SUPERVISION AND MANAGEMENT				\$33.03				\$33.03
OTHER EXPENSES			\$109.21					\$109.21
<b>SUBTOTAL</b>		<b>0.81 HR</b>	<b>\$110.23</b>	<b>\$49.08</b>		<b>\$0.72</b>		<b>\$160.03</b>

<b>TOTAL OPERATING EXPENSES</b>		<b>7.03 HR</b>	<b>\$382.28</b>	<b>\$99.90</b>	<b>\$171.36</b>	<b>\$26.03</b>	<b>\$142.49</b>	<b>\$822.05</b>
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<b>NET OPERATING PROFIT</b>								<b>(\$428.15)</b>
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INTEREST ON OPERATING CAPITAL	(	\$168.89	@	5.00%	)			\$8.44
INTEREST ON EQUIPMENT INVESTMENT								\$53.53

<b>RETURN TO LAND AND RISK</b>								<b>(\$490.13)</b>
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\* Pump water costs are shown under irrigation in the preharvest operations section.

**BUDGET SUMMARY**

GROSS RETURN		\$393.90		
VARIABLE OPERATING EXPENSES	\$579.66			
RETURN OVER VARIABLE EXPENSES		(\$185.76)	(GROSS MARGIN)	
FIXED EXPENSES	\$142.49			
NET FARM INCOME		(\$328.25)	(RETURN TO CAPITAL, LABOR, LAND & RISK)	
LABOR AND MANAGEMENT COST	\$99.90			
NET OPERATING PROFIT		(\$428.15)	(RETURN TO CAPITAL, LAND & RISK)	
CAPITAL COSTS	\$61.98			
RETURN TO LAND AND RISK		(\$490.13)		

TABLE 11. Summary of per acre costs and returns for a 320 acre farm with above average management, Roosevelt County, New Mexico, Projected 2013.

	WHEAT	CORN	GRAIN SORGHUM	STRIPPER COTTON	PEANUTS
	BU	CWT	CWT	LBS	LBS
PRIMARY YIELD	50.00	65.00	55.00	500.00	2,600.00
PRIMARY PRICE	\$7.75	\$11.34	\$10.43	\$0.68	\$0.15
GOVERNMENT PAYMENTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SECOND INCOME	\$40.00	\$15.00	\$9.00	\$56.00	\$0.00
GROSS RETURN	\$427.50	\$752.05	\$582.77	\$454.35	\$393.90
CASH OPERATING EXPENSES					
SEED	\$39.00	\$84.98	\$12.24	\$200.00	\$95.00
FERTILIZER	\$85.00	\$127.50	\$85.00	\$84.80	\$78.50
CHEMICALS	\$20.01	\$49.80	\$35.89	\$46.17	\$74.64
CROP INSURANCE	\$0.74	\$0.98	\$0.98	\$0.71	
OTHER PURCHASED INPUTS					\$11.92
CANAL WATER					
FUEL, OIL & LUBRICANTS-EQUIPMENT	\$26.40	\$57.76	\$58.11	\$102.69	\$114.93
FUEL-IRRIGATION	\$58.78	\$89.35	\$47.02	\$35.27	\$56.43
REPAIRS	\$7.72	\$15.52	\$15.40	\$22.94	\$26.03
CUSTOM CHARGES	\$28.20	\$34.45	\$36.63	\$92.70	\$12.00
LAND TAXES	\$0.72	\$0.72	\$0.72	\$0.72	\$0.72
OTHER EXPENSES	\$109.74	\$110.06	\$109.89	\$110.07	\$110.23
TOTAL CASH EXPENSES	\$376.30	\$571.11	\$401.90	\$696.08	\$580.38
RETURN OVER CASH EXPENSES	\$51.20	\$180.94	\$180.87	(\$241.72)	(\$186.48)
FIXED EXPENSES	\$24.15	\$40.71	\$38.28	\$75.30	\$141.77
TOTAL EXPENSES	\$400.44	\$611.83	\$440.18	\$771.38	\$722.15
NET FARM INCOME	\$27.06	\$140.23	\$142.59	(\$317.02)	(\$328.25)
LABOR AND MANAGEMENT COSTS	\$66.39	\$109.02	\$89.40	\$93.55	\$99.90
NET OPERATING PROFIT	(\$39.33)	\$31.21	\$53.20	(\$410.57)	(\$428.15)
CAPITAL COSTS					
INTEREST ON OPERATING CAPITAL	\$4.90	\$8.76	\$5.01	\$10.26	\$8.44
INTEREST ON EQUIPMENT INVESTMENT	\$8.91	\$16.31	\$15.19	\$29.32	\$53.53
TOTAL CAPITAL COSTS	\$13.80	\$25.06	\$20.20	\$39.58	\$61.98
RETURN TO LAND AND RISK	(\$53.13)	\$6.15	\$32.99	(\$450.15)	(\$490.13)
Flex Computation	-20.08	63.17	86.46	-345.52	-294.83



TABLE 12. Whole farm summary, Portales Valley, Roosevelt County,  
Projected 2013.

GROSS RETURNS		
WHEAT	68.00 ACRES	
CROP		\$26,350
GRAZING		\$2,720
DIRECT PAYMENT		\$0
COUNTER CYCLICAL PAYMENT		\$0
CORN FOR GRAIN	51.00 ACRES	
CROP		\$37,590
GRAZING		\$765
DIRECT PAYMENT		\$0
COUNTER CYCLICAL PAYMENT		\$0
GRAIN SORGHUM	51.00 ACRES	
CROP		\$29,262
GRAZING		\$459
DIRECT PAYMENT		\$0
COUNTER CYCLICAL PAYMENT		\$0
UPLAND COTTON	70.00 ACRES	
LINT		\$23,800
SEED		\$3,920
DIRECT PAYMENT		\$0
PEANUTS	60.00 ACRES	
CROP		\$23,634
GROSS RETURN		<u>\$148,500</u>
CASH OPERATING EXPENSES		
SEED		\$27,310
FERTILIZER		\$27,264
CHEMICALS		\$13,441
CROP INSURANCE		\$200
OTHER PURCHASED INPUTS		\$715
CANAL WATER		\$0
FUEL, OIL & LUBRICANTS-EQUIPMENT		\$21,789
FUEL-IRRIGATION		\$16,806
REPAIRS		\$5,269
CUSTOM CHARGES		\$12,752
LAND TAXES		\$216
OTHER EXPENSES		\$32,999
TOTAL CASH EXPENSES		<u>\$158,760</u>
RETURN OVER CASH EXPENSES		(\$10,260)
FIXED EXPENSES		\$19,448
TOTAL EXPENSES		\$178,208
NET FARM INCOME		(\$29,708)
LABOR AND MANAGEMENT COSTS		\$27,176
NET OPERATING PROFIT		(\$56,883)
CAPITAL COSTS		
INTEREST ON OPERATING CAPITAL		\$2,260
INTEREST ON EQUIPMENT INVESTMENT		\$7,477
TOTAL CAPITAL COSTS		<u>\$9,736</u>
RETURN TO LAND AND RISK		<u>(\$66,620)</u>
LAND VALUE	RETURN TO RISK*	RETURN ON INVESTMENT**
\$500 /ACRE	(\$71,420)	-18.67%
\$750 /ACRE	(\$73,820)	-14.79%
\$1,000 /ACRE	(\$76,220)	-12.24%
\$1,250 /ACRE	(\$78,620)	-10.44%
\$1,500 /ACRE	(\$81,020)	-9.11%
\$1,750 /ACRE	(\$83,420)	-8.07%
\$2,000 /ACRE	(\$85,820)	-7.25%

\* 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)