

TABLE 1. Acreage Summary, San Juan County,
Projected 2012.

BUDGET AREA.....	SAN JUAN COUNTY, 2002.		
FARM SIZE.....	80 ACRES		
IRRIGATION TYPE.....	SPRINKLER		
NUMBER OF CROPS...	1		
	WATER USE		
ACREAGE SUMMARY:	LAND USE (ACRES)	AC.IN. PER AC.	TOTAL AC.IN.
ALFALFA ESTABLISHMENT	11.00	39	429
ALFALFA	69.00	46	3,174
TOTAL	80.00		3,603
	ACRE FEET PER ACRE OF WATER RIGHTS		3.75

TABLE 2. Basic cost information for San Juan County,
Projected 2012.

Item			
Labor Wage Rate:			
Equipment operators	\$/hour		\$7.80
General & Irrigators	\$/hour		\$7.50
Purchased Inputs:			
Fertilizer:			
Phosphate (P205)	\$/pound		\$0.75
Seed:			
Alfalfa	\$/pound		\$6.50
Oats	\$/pound		\$0.46
Wire	\$/pound		\$0.84
Canal Water	\$/acre foot		\$30.50
Energy:			
Diesel fuel	\$/gallon		\$3.00
Gasoline	\$/gallon		\$3.80
Electricity	cents/KwHr		12.31
LP Gas	\$/gallon		\$2.65
Natural Gas	\$/MCF		\$4.00
(service charge)	\$/month		\$10.00
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		7.00%
Land Interest Rate	percent		6.00%
Equipment Interest Rate	percent		7.00%
Real Interest Rate	percent		3.00%
Land Taxes	\$253.00 /acre (full value)		\$2.23
Personal Property Tax Rate	- NR	\$/(\$1,000 (Assessed Value)	\$26.44
	- R		\$22.35
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 San Juan County,
Projected 2012.

Item			
Electricity (Domestic & Shop)		\$127.05 per month	\$1,525
Telephone		\$90.75 per month	\$1,089
Accounting & Legal			\$538
Misc. Supplies & Hand Tools			\$908
Pickup and Auto			
miles	12,463	@ \$0.500 per mile	\$6,232
Insurance			
- general liability (non-employee)			\$1,125
- fire/theft			\$732
Property Taxes			
- non-farm land			\$0
- other than land & machinery			\$6,010
Building repairs and maintenance			\$563
Dues, fees, publications			\$278
Farmstead Equipment			\$182
		Total	\$19,181
		Total per planted acre	\$277.98

Table 4. Purness costs and data for irrigation. San Juan County, Projected 2012

INPUT DATA	
DELIVERY PIP BOOSTER PUMP	70
GALLONS PER MINUTE (GPM) WORK HORSEPOWER	800 33
EFFICIENCY FACTOR	
ELECTRICITY	0.540
NATURAL GAS	0.154
LP GAS	0.154
DIESEL	0.160
FUEL COST PER UNIT:	12.31 CENTS/KWH
ELECTRICITY	\$4.00 \$MCF
NATURAL GAS	\$2.00 \$GAL
LP GAS	\$3.00 \$GAL
DIESEL	\$3.00 \$GAL
PUMPING COSTS	
ELECTRIC WELL:	
COST PER HOUR	\$6.59
COST PER ACRE INCH	\$3.14
NATURAL GAS WELL:	
COST PER HOUR	\$2.40
COST PER ACRE INCH	\$1.34
LP GAS WELL:	
COST PER HOUR	\$16.80
COST PER ACRE INCH	\$8.83
DIESEL WELL:	
COST PER HOUR	\$11.03
COST PER ACRE INCH	\$6.24

Table 5. Equipment summary for an 80 acre sprinkler-irrigated farm, San Juan County, Projected 2012

EQUIPMENT ITEM & SIZE	ANNUAL HOURS OF USE	NUMBER	VARIABLE COSTS				FIXED COSTS			
			TOTAL VALUE	FUEL OIL LUBRICANT	REPAIR PER HR	FUEL OIL PER HR	REPAIR PER HR	DEPRECIATION	TAXES	TOTAL PER HR
TRACTOR 40 HP	51	1	\$8,911	\$731	\$56	\$14.21	\$1.08	\$90	\$79	\$8.82
TRACTOR 90 HP	65	1	\$17,335	\$1,195	\$136	\$18.27	\$2.07	\$152	\$152	\$19.93
TRACTOR 14 FT	35	1	\$3,900	\$302	\$20	\$11.23	\$0.58	\$140	\$128	\$46.23
BALER PTO	48	1	\$1,800	\$57	\$5	\$5.15	\$0.28	\$385	\$34	\$8.15
BALE WAGON PTO	44	1	\$1,500	\$55	\$5	\$4.55	\$0.28	\$600	\$71	\$19.97
DISC 12 FT	4	1	\$2,250	\$10	\$2.79	\$300	\$30	\$300	\$30	\$85.52
PLOW 3.14 IN	7	1	\$3,300	\$21	\$4.15	\$447	\$30	\$447	\$30	\$64.61
OTCHER (DOUBLE MOLDBOARD) 12 FT	8	1	\$1,250	\$5	\$0.65	\$167	\$11	\$22.21	\$10	\$22.21
HARROW 12 FT	2	1	\$300	\$5	\$0.51	\$40	\$3	\$20.40	\$3	\$20.40
DRILL 12 FT	2	1	\$2,200	\$2	\$1.06	\$40	\$19	\$198.87	\$19	\$198.87
FERT SPREADER DEALER FURNISHED	2,038	1	\$2,500	\$0	\$0.00	\$333	\$22	\$0.17	\$22	\$0.17
SIDEWALL SPRINKLER	2,038	1	\$2,500	\$4,986	\$0	\$2.40	\$0.00	\$333	\$22	\$0.23
NATURAL GAS BOOSTER PUMP										
			\$43,598	\$7,205	\$318			\$6,208	\$590	

EQUIPMENT LIST

ITEM	NEW VALUE	USED VALUE	YEARS LIFE	EQUIP CODE	MAX HOURS	FUEL LINT/HR	LUBE COEF	ACQAN HOURS	INTEREST AGE	EXPENSE
TRACTOR 40 HP	17975.00	8911.00	30.00	1.00	800.00	3.40	0.10	772.05	15.00	626.13
TRACTOR 90 HP	34550.00	17275.00	30.00	1.00	800.00	5.54	0.10	1554.88	23.00	1229.25
SWATHER 14 FT	20000.00	3900.00	20.00	2.00	800.00	3.12	0.20	488.32	14.00	1015.00
BALER PTO	1700.00	1600.00	20.00	2.00	800.00	5.24	0.20	289.00	15.00	289.00
BALE WAGON PTO	16000.00	1500.00	20.00	1.00	800.00	281.40	6.00	560.00	0.20	0.80
DISC 12 FT	4500.00	2250.00	15.00	3.00	300.00	59.84	16.00	157.50	0.34	0.80
PLOW 3.14 IN	6700.00	3350.00	15.00	3.00	300.00	117.02	16.00	234.50	0.87	0.87
OTCHER (DOUBLE MOLDBOARD) 12 FT	2500.00	1250.00	15.00	4.00	300.00	120.00	15.00	87.50	0.10	0.20
HARROW 12 FT	600.00	300.00	15.00	4.00	300.00	33.44	16.00	21.00	0.19	0.00
DRILL 12 FT	4400.00	2200.00	15.00	1.00	100.00	31.03	13.00	154.00	0.21	0.21
FERT SPREADER DEALER FURNISHED	5000.00	2500.00	15.00	0.00	8742.00	30673.71	15.00	175.00	0.05	0.05
SIDEWALL SPRINKLER	5000.00	2500.00	15.00	0.00	8742.00	30673.71	15.00	175.00	22.06	26.02
NATURAL GAS BOOSTER PUMP									22.06	26.02

USAGE LIST

ALFALFA EST.	ALFALFA HAY	PER ACRE
0.10	0.73	0.83
---hours per acre---		
TRACTOR	40 HP	1.00
TRACTOR	90 HP	2.00
SWATHER	14 FT	0.16
BALER	90 HP	0.19
BALE WAGON	90 HP	0.20
DISC	12 FT	0.34
PLOW	3.14 IN	0.87
OTCHER	12 FT	0.10
HARROW	12 FT	0.19
DRILL	12 FT	0.21
FERT SPREADER	DEALER FURNISHED	0.05
SIDEWALL SPRINKLER	DEALER FURNISHED	0.05
NATURAL GAS BOOSTER PUMP		0.00

INTEREST PROXATION

OAT HAY	ALFALFA HAY
1.22	8.82
34.57	12.01
4.86	13.97
1.24	3.71
2.57	1.71
14.32	0.00
21.32	0.00
1.09	1.09
1.91	0.00
14.00	0.00
0.50	0.00
1.89	2.23
1.89	2.23
700.08	\$1.68

ALFALFA ESTABLISHMENT

MACHINE	POWER UNIT	TIMES OVER	ACCOMPLISHMENT RATE	TOTAL	CUSTOM
TRACTOR	40 HP	1.00	0.87	0.87	
DISC	12 FT	1.00	0.16	0.16	
HARROW	12 FT	1.00	0.19	0.19	
FERTILIZE	90 HP	1.00	0.05	0.05	
DRILL	90 HP	1.00	0.21	0.21	
OTCHER	40 HP	2.00	0.05	0.10	
IRRIGATE	9.00	0.57	22.06		
SWATHER	14 FT	1.00	0.16	0.16	
BALER	90 HP	1.00	0.21	0.21	
BALE WAGON	90 HP	1.00	0.20	0.20	
ALFALFA HAY		69			46.00
FERTILIZE	90 HP	1.00	0.05	0.05	
OTCHER	40 HP	2.00	0.05	0.10	
IRRIGATE	13.00	0.57	26.02		
SWATHER	14 FT	3.00	0.16	0.48	
BALER	40 HP	3.00	0.21	0.63	
BALE WAGON	90 HP	3.00	0.20	0.60	

ANNUAL REPAIR COSTS AS A PERCENT OF NEW VALUE

Hours of Use	1	2	3	4	5	6	7	8	9
0	0.00000	0.00020	0.00040	0.00060	0.00080	0.00100	0.00120	0.00140	0.00160
50	0.00080	0.00020	0.00020	0.00020	0.00080	0.00140	0.00200	0.00260	0.00320
100	0.00080	0.00020	0.00040	0.00060	0.00140	0.00220	0.00300	0.00380	0.00460
200	0.00080	0.00040	0.00060	0.00080	0.00180	0.00280	0.00380	0.00480	0.00580
300	0.00080	0.00060	0.00080	0.00100	0.00200	0.00300	0.00400	0.00500	0.00600
400	0.00080	0.00080	0.00100	0.00120	0.00220	0.00320	0.00420	0.00520	0.00620
500	0.00080	0.00080	0.00120	0.00160	0.00260	0.00360	0.00460	0.00560	0.00660
600	0.00080	0.00080	0.00140	0.00180	0.00280	0.00380	0.00480	0.00580	0.00680
700	0.00080	0.00080	0.00160	0.00200	0.00300	0.00400	0.00500	0.00600	0.00700
800	0.00080	0.00080	0.00180	0.00220	0.00320	0.00420	0.00520	0.00620	0.00720
900	0.00080	0.00080	0.00200	0.00240	0.00340	0.00440	0.00540	0.00640	0.00740
1000	0.00080	0.00080	0.00220	0.00260	0.00360	0.00460	0.00560	0.00660	0.00760
1200	0.00045	0.00045	0.00035	0.00025	0.00045	0.00045	0.00045	0.00115	0.00070
1400	0.00045	0.00070	0.00035	0.00025	0.00045	0.00045	0.00045	0.00115	0.00075
1500	0.00150	0.00070	0.00030	0.00020	0.00045	0.00045	0.00045	0.00120	0.00075
1600	0.00150	0.00060	0.00025	0.00025	0.00045	0.00045	0.00045	0.00125	0.00085
1800	0.00075	0.00070	0.00025	0.00025	0.00045	0.00045	0.00045	0.00125	0.00085
2000	0.00110	0.00085	0.00020	0.00025	0.00055	0.00055	0.00055	0.00125	0.00085
2500	0.00050								
3000	0.00050								
4000	0.00090								
4500	0.00100								
5000	0.00120								
5500	0.00130								
6000	0.00140								
6500	0.00150								
7000	0.00160								
7500	0.00180								
8000	0.00220								

* Based on unpublished data of D. R. Hunt, Department of Agricultural Engineering, University of Illinois.

** Based on "Agricultural Machinery Data" in Agricultural Engineers Yearbook, 1953.

Codes

- tractors
- baler, combine, forage harvesters, windrowers, cutters
- rotary hoe, disk, moldboard plows, chisels, field cultivators, row cultivators, bean cleaners
- harrows, weathers, floats, rakes, back disc, roller, water furrow, bed shaper
- balers, cotton pickers, cotton strippers, corn pickers, corn heads, forage equipment, rotary mowers, stalk choppers, feed wagons, farm trucks
- disk, cultural mower
- baler w/ engine, manure spreader
- water, till, seeding equipment, mounted searers
- fertilizer distributing equipment

TABLE 6. Alfalfa establishment, sprinkler-irrigated, budgeted per acre costs and returns for an 80 acre farm, San Juan County, Projected 2012.
 Planting dates: April 15 - June 1
 Harvesting dates: June 15 - July 1

ITEM	PRICE	YIELD						TOTAL	
GROSS RETURNS									
OAT HAY	\$255.00	2.25 TONS (STACKED)						\$573.75	
GRAZING	\$10.00	1.00 AUM						\$10.00	
TOTAL							\$583.75		
PURCHASED INPUTS									
PURCHASED INPUTS	PRICE	QUANTITY	PURCHASED INPUTS				FIXED COST	TOTAL	
ALFALFA SEED	\$6.50	20 LBS	\$130.00					\$130.00	
OAT SEED	\$0.46	45 LBS	\$20.70					\$20.70	
PHOSPHATE (P2O5)	\$0.75	45 LBS	\$33.75					\$33.75	
WIRE	\$0.84	19 LBS	\$16.20					\$16.20	
CANAL WATER		39 AC. IN.					\$99.13	\$99.13	
CANAL WATER (MAINTENANCE)		1 ACRE					\$8.00	\$8.00	
SUBTOTAL			\$200.65				\$107.13	\$307.77	
PREHARVEST OPERATIONS									
	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL	
PLOW	96 HP	0.67 HR		\$5.23	\$12.24	\$4.17	\$56.64	\$78.28	
DISC (2X)	96 HP	0.34 HR		\$2.65	\$6.21	\$1.65	\$35.85	\$46.37	
HARROW	96 HP	0.19 HR		\$1.48	\$3.47	\$0.40	\$7.66	\$13.01	
FERTILIZE	96 HP	0.05 HR		\$0.39	\$0.91	\$0.10	\$1.00	\$2.40	
DRILL	96 HP	0.21 HR		\$1.64	\$3.84	\$0.66	\$45.95	\$52.08	
DITCHER (2X)	40 HP	0.10 HR		\$0.78	\$1.42	\$0.11	\$3.07	\$5.39	
IRRIGATE (9X)		2.25 HR		\$16.88	\$52.89	\$0.00	\$8.99	\$78.76	
SUBTOTAL		3.81 HR		\$29.04	\$80.98	\$7.10	\$159.17	\$276.29	
HARVEST OPERATIONS									
SWATHER	14 FT	0.16 HR		\$1.25	\$1.80	\$0.09	\$7.24	\$10.38	
BALER	96 HP	0.21 HR		\$1.64	\$3.84	\$0.47	\$6.11	\$12.05	
BALE WAGON	96 HP	0.20 HR		\$1.56	\$3.65	\$0.67	\$7.98	\$13.86	
SUBTOTAL		0.57 HR		\$4.45	\$9.29	\$1.23	\$21.32	\$36.29	
OVERHEAD EXPENSES									
DOWNTIME		1.74 HR		\$13.53				\$13.53	
EMPLOYEE BENEFITS				\$6.03				\$6.03	
INSURANCE			\$0.67					\$0.67	
LAND TAXES							\$2.23	\$2.23	
SUPERVISION AND MANAGEMENT				\$44.20				\$44.20	
SUBTOTAL		1.74 HR	\$0.67	\$63.76				\$2.23	\$66.66
TOTAL OPERATING EXPENSES		6.12 HR	\$201.32	\$97.25	\$90.27	\$8.33	\$289.85	\$687.01	
NET OPERATING PROFIT							(\$103.26)		
INTEREST ON OPERATING CAPITAL		(\$123.22 @	7.00%)				\$8.63	
INTEREST ON EQUIPMENT INVESTMENT								\$100.68	
RETURN TO LAND AND RISK							(\$212.57)		

TABLE 7. Alfalfa hay, sprinkler-irrigated, budgeted per acre costs and returns for an 80 acre farm, San Juan County, Projected 2012.
Harvesting dates: June 1 - October 15

ITEM	PRICE	YIELD	TOTAL
GROSS RETURNS			
ALFALFA HAY	\$265.00	5.00 TONS (STACKED)	\$1,325.00
GRAZING	\$10.00	2.00 AUM	\$20.00
TOTAL			\$1,345.00

PURCHASED INPUTS	PRICE	QUANTITY	PURCHASED INPUTS	FIXED COST	TOTAL
PHOSPHATE (P2O5)	\$0.75	40.00 LBS	\$30.00		\$30.00
INSECTICIDE (AERIAL)	\$19.20	1.00 ACRE	\$19.20		\$19.20
WIRE	\$0.84	43.00 LBS	\$36.12		\$36.12
LIVESTOCK FAC & EQUIP ESTABLISHMENT: Principal		6.00 YEARS		\$5.00	\$5.00
: Interest				\$35.43	\$35.43
CANAL WATER		46.00 AC. IN.		\$21.67	\$21.67
CANAL WATER (MAINTENANCE)		1 ACRE		\$116.92	\$116.92
				\$8.00	\$8.00
SUBTOTAL			\$85.32	\$187.01	\$272.33

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
FERTILIZE	96 HP	0.05 HR		\$0.39	\$0.91	\$0.10	\$1.00	\$2.40
DITCHER (2X)	40 HP	0.10 HR		\$0.78	\$1.42	\$0.11	\$3.07	\$5.39
IRRIGATE (13X)		3.25 HR		\$24.38	\$62.38	\$0.00	\$10.61	\$97.36
SUBTOTAL		3.40 HR		\$25.55	\$64.72	\$0.22	\$14.68	\$105.16

HARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
SWATHER (3X)	14 FT	0.48 HR		\$3.74	\$5.39	\$0.28	\$21.71	\$31.13
BALER (3X)	40 HP	0.63 HR		\$4.91	\$8.95	\$0.78	\$11.13	\$25.78
BALE WAGON (3X)	96 HP	0.60 HR		\$4.68	\$10.96	\$2.01	\$23.94	\$41.59
SUBTOTAL		1.71 HR		\$13.34	\$25.31	\$3.07	\$56.79	\$98.50

OVERHEAD EXPENSES	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
DOWNTIME	0.44 HR		\$3.43				\$3.43
EMPLOYEE BENEFITS			\$7.00				\$7.00
INSURANCE		\$0.78					\$0.78
LAND TAXES						\$2.23	\$2.23
SUPERVISION AND MANAGEMENT			\$98.28				\$98.28
OTHER EXPENSES		\$277.98					\$277.98
SUBTOTAL	0.44 HR	\$278.76	\$108.71			\$2.23	\$389.70

TOTAL OPERATING EXPENSES 5.55 HR \$364.08 \$147.59 \$90.02 \$3.28 \$260.71 \$865.69

NET OPERATING PROFIT \$479.31

INTEREST ON OPERATING CAPITAL (\$61.26 @ 7.00%) \$4.29
INTEREST ON EQUIPMENT INVESTMENT \$51.88

RETURN TO LAND AND RISK \$423.14

BUDGET SUMMARY			
GROSS RETURN		\$1,345.00	
VARIABLE OPERATING EXPENSES	\$457.39		
RETURN OVER VARIABLE EXPENSES	\$887.61	(GROSS MARGIN)	
FIXED EXPENSES	\$260.71		
NET FARM INCOME	\$626.91	(RETURN TO CAPITAL, LABOR, LAND & RISK)	
LABOR AND MANAGEMENT COST	\$147.59		
NET OPERATING PROFIT	\$479.31	(RETURN TO CAPITAL, LAND & RISK)	
CAPITAL COSTS	\$56.17		
RETURN TO LAND AND RISK	\$423.14		

TABLE 8. Summary of per acre costs and returns for an 80 acre farm, San Juan County,
Projected 2012.

	ALFALFA ESTABLISHMENT	ALFALFA HAY
	TONS	TONS
PRIMARY YIELD	2.25	5.00
PRIMARY PRICE	\$255.00	\$265.00
GOVERNMENT PAYMENTS	\$0.00	\$0.00
SECOND INCOME	\$10.00	\$20.00
GROSS RETURN	\$583.75	\$1,345.00
CASH OPERATING EXPENSES		
SEED	\$150.70	
FERTILIZER	\$33.75	\$30.00
CHEMICALS		\$19.20
CROP INSURANCE		
OTHER PURCHASED INPUTS	\$16.20	\$36.12
CANAL WATER		
FUEL, OIL & LUBRICANTS-EQUIPMENT	\$37.38	\$27.64
FUEL-IRRIGATION	\$52.89	\$62.38
REPAIRS	\$8.33	\$3.28
CUSTOM CHARGES		
LAND TAXES	\$2.23	\$2.23
OTHER EXPENSES	\$0.67	\$278.76
TOTAL CASH EXPENSES	\$302.14	\$459.62
RETURN OVER CASH EXPENSES	\$281.61	\$885.38
FIXED EXPENSES	\$287.62	\$258.48
TOTAL EXPENSES	\$589.76	\$718.09
NET FARM INCOME	(\$6.01)	\$626.91
LABOR AND MANAGEMENT COSTS	\$97.25	\$147.59
NET OPERATING PROFIT	(\$103.26)	\$479.31
CAPITAL COSTS		
INTEREST ON OPERATING CAPITAL	\$8.63	\$4.29
INTEREST ON EQUIPMENT INVESTMENT	\$100.68	\$51.88
TOTAL CAPITAL COSTS	\$109.30	\$56.17
RETURN TO LAND AND RISK	(\$212.57)	\$423.14

TABLE 9. Whole farm summary, San Juan County,
Projected 2012.

GROSS RETURNS		
OAT HAY	11.00 ACRES	
CROP		\$6,421
ALFALFA HAY	69.00 ACRES	
CROP		\$91,425
GRAZING		\$1,380
GROSS RETURN		<u>\$99,226</u>
CASH OPERATING EXPENSES		
SEED		\$1,658
FERTILIZER		\$2,441
CHEMICALS		\$1,325
CROP INSURANCE		\$0
OTHER PURCHASED INPUTS		\$2,670
CANAL WATER		\$0
FUEL, OIL & LUBRICANTS-EQUIPMENT		\$2,318
FUEL-IRRIGATION		\$4,886
REPAIRS		\$318
CUSTOM CHARGES		\$0
LAND TAXES		\$178
OTHER EXPENSES		\$19,242
TOTAL CASH EXPENSES		<u>\$35,037</u>
RETURN OVER CASH EXPENSES		\$64,189
FIXED EXPENSES		\$18,554
TOTAL EXPENSES		\$53,591
NET FARM INCOME		\$45,635
LABOR AND MANAGEMENT COSTS		\$11,254
NET OPERATING PROFIT		\$34,381
CAPITAL COSTS		
INTEREST ON OPERATING CAPITAL		\$391
INTEREST ON EQUIPMENT INVESTMENT		\$4,687
TOTAL CAPITAL COSTS		<u>\$5,078</u>
RETURN TO LAND AND RISK		<u>\$29,303</u>

LAND VALUE	RETURN TO RISK*	RETURN ON INVESTMENT**
\$1,000 /ACRE	\$26,903	27.37%
\$2,500 /ACRE	\$23,303	14.00%
\$4,000 /ACRE	\$19,703	9.40%
\$5,500 /ACRE	\$16,103	7.08%
\$7,000 /ACRE	\$12,503	5.68%
\$8,500 /ACRE	\$8,903	4.74%

* 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)