

TABLE 1. Acreage Summary, San Juan County,
Projected 2019

BUDGET AREA.....SAN JUAN COUNTY			
FARM SIZE.....80 ACRES			
IRRIGATION TYPE.....FLOOD			
NUMBER OF CROPS.....3.....			
		WATER USE	
ACREAGE SUMMARY:	LAND USE (ACRES)	AC.IN. PER AC.	TOTAL AC.IN.
ALFALFA ESTABLISHMENT	6.00	48	288
ALFALFA	34.00	60	2,040
PASTURE ESTABLISHMENT	1.00 *	21	21
PASTURE	20.00	62	1,240
CORN SILAGE	20.00	48	960
TOTAL	80		4,549
ACRE FEET PER ACRE OF WATER RIGHTS			4.74

* DOUBLE-CROPPED

TABLE 2. Basic cost information for San Juan County,
Projected 2019

Item		
Labor Wage Rate:		
Equipment operators	\$/hour	\$7.80
General & Irrigators	\$/hour	\$7.50
Purchased Inputs:		
Fertilizer:		
Nitrogen (N)	\$/pound	\$0.42
Phosphate (P205)	\$/pound	\$0.49
Anhydrous Ammonia (NH3)	\$/ton	\$245.00
Seed:		
Alfalfa	\$/pound	\$3.05
Oats	\$/pound	\$0.34
Pasture	\$/pound	\$2.60
Corn	\$/bag	\$245.00
Wire	\$/pound	\$1.32
Canal Water	\$/acre foot	\$45.00
Energy:		
Diesel fuel	\$/gallon	\$2.65
Gasoline	\$/gallon	\$2.35
Natural Gas	\$/MCF	\$4.00
LP Gas	\$/gallon	\$2.45
Electricity	cents/KwHr	12.31
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	\$253.00 /acre (full value)	\$2.44
Personal Property Tax Rate	- NR \$/ \$1,000 (Assessed Value)	\$28.92
	- R	\$24.67
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 2019

Item			
Electricity (Domestic & Shop)		\$134.40 per month	\$1,613
Telephone		\$89.60 per month	\$1,075
Accounting & Legal			\$570
Misc. Supplies & Hand Tools			\$960
Pickup and Auto			
miles	13,184	@ \$0.50 per mile	\$6,592
Insurance			
- general liability (non-employee)			\$1,190
- fire/theft			\$717
Property Taxes			
- non-planted land			\$0
- other than land & machinery			\$6,010
Building repairs and maintenance			\$595
Dues, fees, publications			\$294
Farmstead Equipment			\$192
Total			\$19,808
Total per planted acre			\$267.68

TABLE 5. Alfalfa establishment, flood-irrigated, budgeted per acre costs and returns for an 80 acre farm, San Juan County, Projected 2019
 Planting dates: April 15 - June 1
 Harvest dates: June 1 - July 31

ITEM	PRICE	YIELD						TOTAL
GROSS RETURNS								
OAT HAY	#####	2.25 TONS (STACKED)						\$360.00
GRAZING	\$10.00	1.00 AUM						\$10.00
TOTAL							\$370.00	
PURCHASED INPUTS								
	PRICE	QUANTITY	PURCHASED INPUTS				FIXED COST	TOTAL
ALFALFA SEED	\$3.05	20 LBS	\$61.00					\$61.00
OAT SEED	\$0.34	45 LBS	\$15.30					\$15.30
PHOSPHATE (P2O5)	\$0.49	45 LBS	\$22.05					\$22.05
WIRE	\$1.32	19 LBS	\$25.45					\$25.45
CANAL WATER		48 AC. IN.					\$180.00	\$180.00
CANAL WATER (MAINTENANCE)		1 ACRE					\$8.00	\$8.00
SUBTOTAL			\$123.80				\$188.00	\$311.80
PREHARVEST OPERATIONS								
	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
PLOW	96 HP	0.67 HR		\$5.23	\$9.59	\$3.39	\$21.51	\$39.71
DISC (2X)	96 HP	0.34 HR		\$2.65	\$4.87	\$1.25	\$13.83	\$22.60
HARROW	96 HP	0.19 HR		\$1.48	\$2.72	\$0.17	\$2.66	\$7.03
FERTILIZE	96 HP	0.05 HR		\$0.39	\$0.72	\$0.04	\$0.28	\$1.43
CORRUGATE	40 HP	0.21 HR		\$1.64	\$1.85	\$0.73	\$5.57	\$9.79
DRILL	96 HP	0.21 HR		\$1.64	\$3.01	\$0.41	\$67.07	\$72.12
DITCHER (2X)	40 HP	0.10 HR		\$0.78	\$0.88	\$0.11	\$4.02	\$5.78
IRRIGATE (6X)		3.00 HR		\$22.50				\$22.50
SUBTOTAL		4.77 HR		\$36.31	\$23.62	\$6.11	\$114.93	\$180.96
HARVEST OPERATIONS								
SWATHER	14 FT	0.16 HR		\$1.25	\$1.41	\$0.09	\$13.96	\$16.70
BALER	96 HP	0.21 HR		\$1.64	\$3.01	\$0.22	\$5.09	\$9.95
BALE WAGON	96 HP	0.20 HR		\$1.56	\$2.86	\$0.44	\$9.25	\$14.10
SUBTOTAL		0.57 HR		\$4.45	\$7.28	\$0.74	\$28.30	\$40.76
OVERHEAD EXPENSES								
DOWNTIME		2.16 HR		\$16.87				\$16.87
EMPLOYEE BENEFITS				\$7.34				\$7.34
INSURANCE			\$0.82					\$0.82
LAND TAXES							\$2.44	\$2.44
SUPERVISION AND MANAGEMENT				\$38.66				\$38.66
SUBTOTAL		2.16 HR	\$0.82	\$62.87			\$2.44	\$66.12
TOTAL OPERATING EXPENSES		7.50 HR	\$124.62	\$103.62	\$30.89	\$6.85	\$333.66	\$599.64
NET OPERATING PROFIT							(\$229.64)	
INTEREST ON OPERATING CAPITAL		(\$70.00 @	5.50%)			\$3.85	
INTEREST ON EQUIPMENT INVESTMENT							\$56.05	
RETURN TO LAND AND RISK							(\$289.54)	

TABLE 6. Alfalfa hay, flood-irrigated, budgeted per acre costs and returns for an 80 acre farm, San Juan County, Projected 2019
Harvesting dates: June 1 - October 15

ITEM	PRICE	YIELD						TOTAL
GROSS RETURNS								
ALFALFA HAY	\$185.00	5.00 TONS (STACKED)						\$925.00
GRAZING	\$10.00	2.00 AUM						\$20.00
TOTAL								\$945.00
PURCHASED INPUTS								
	PRICE	QUANTITY	PURCHASED INPUTS				FIXED COST	TOTAL
PHOSPHATE (P2O5)	\$0.49	45 LBS	\$22.05					\$22.05
INSECTICIDE (AERIAL)	\$17.25	1 ACRE	\$17.25					\$17.25
WIRE	\$1.32	43 LBS	\$56.56					\$56.56
ESTABLISHMENT: Principal		6 YEARS					\$48.26	\$48.26
: Interest							\$20.88	\$20.88
LIVESTOCK FAC & EQUIP							\$5.00	\$5.00
CANAL WATER		60 AC. IN.					\$225.00	\$225.00
CANAL WATER (MAINTENANCE)		1 ACRE					\$8.00	\$8.00
SUBTOTAL			\$95.87				\$307.14	\$403.01
PREHARVEST OPERATIONS								
	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
FERTILIZE	96 HP	0.05 HR		\$0.39	\$0.72	\$0.04	\$0.28	\$1.43
DITCHER (2X)	40 HP	0.10 HR		\$0.78	\$0.88	\$0.11	\$4.02	\$5.78
IRRIGATE (10X)		5.00 HR		\$37.50				\$37.50
SUBTOTAL				\$38.67	\$1.59	\$0.15	\$4.30	\$44.71
HARVEST OPERATIONS								
SWATHER (3X)	14 FT	0.48 HR		\$3.74	\$4.22	\$0.26	\$41.88	\$50.11
BALER (3X)	96 HP	0.63 HR		\$4.91	\$9.02	\$0.66	\$15.27	\$29.86
BALE WAGON (3X)	96 HP	0.60 HR		\$4.68	\$8.59	\$1.31	\$27.74	\$42.31
SUBTOTAL				\$13.34	\$21.83	\$2.23	\$84.89	\$122.28
OVERHEAD EXPENSES								
DOWNTIME		0.44 HR		\$3.43				\$3.43
EMPLOYEE BENEFITS				\$9.36				\$9.36
INSURANCE			\$1.04					\$1.04
LAND TAXES							\$2.44	\$2.44
SUPERVISION AND MANAGEMENT				\$72.03				\$72.03
OTHER EXPENSES			\$267.68					\$267.68
SUBTOTAL				\$84.82			\$2.44	\$355.98
TOTAL OPERATING EXPENSES		7.30 HR		\$364.59	\$136.83	\$23.42	\$2.39	\$398.76
NET OPERATING PROFIT								\$19.01
INTEREST ON OPERATING CAPITAL		(\$50.37	@	5.50%)		\$2.77
INTEREST ON EQUIPMENT INVESTMENT								\$46.63
RETURN TO LAND AND RISK								(\$30.39)
BUDGET SUMMARY								
GROSS RETURN		\$945.00						
VARIABLE OPERATING EXPENSES	\$390.39							
RETURN OVER VARIABLE EXPENSES		\$554.61	(GROSS MARGIN)					
FIXED EXPENSES	\$398.76							
NET FARM INCOME		\$155.84	(RETURN TO CAPITAL, LABOR, LAND & RISK)					
LABOR AND MANAGEMENT COST	\$136.83							
NET OPERATING PROFIT		\$19.01	(RETURN TO CAPITAL, LAND & RISK)					
CAPITAL COSTS	\$49.40							
RETURN TO LAND AND RISK		(\$30.39)						

TABLE 7. Permanent pasture establishment, flood-irrigated, budgeted per acre costs and returns for an 80 acre farm, San Juan County,
 Projected 2019
 Planting dates: August 15 - September 15

PURCHASED INPUTS	PRICE	QUANTITY	PURCHASED INPUTS			FIXED COST	TOTAL
SEED	\$2.60	14 LBS	\$36.40				\$36.40
NITROGEN (N)	\$0.42	20 LBS	\$8.40				\$8.40
PHOSPHATE (P205)	\$0.49	50 LBS	\$24.50				\$24.50
CANAL WATER		21 AC. IN.				\$78.75	\$78.75
CANAL WATER (MAINTENANCE)						\$8.00	\$8.00
SUBTOTAL			\$69.30			\$78.75	\$148.05

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
PLOW	96 HP	0.67 HR		\$5.23	\$9.59	\$3.39	\$21.51	\$39.71
DISC (2X)	96 HP	0.34 HR		\$2.65	\$4.87	\$1.25	\$13.83	\$22.60
HARROW	96 HP	0.19 HR		\$1.48	\$2.72	\$0.17	\$2.66	\$7.03
FERTILIZE	96 HP	0.05 HR		\$0.39	\$0.72	\$0.04	\$0.28	\$1.43
CORRUGATE	40 HP	0.21 HR		\$1.64	\$1.85	\$0.73	\$5.57	\$9.79
DRILL	96 HP	0.21 HR		\$1.64	\$3.01	\$0.41	\$67.07	\$72.12
DITCHER (2X)	40 HP	0.10 HR		\$0.78	\$0.88	\$0.11	\$4.02	\$5.78
IRRIGATE (3X)		1.50 HR		\$11.25				\$11.25
SUBTOTAL		3.27 HR		\$25.06	\$23.62	\$6.11	\$114.93	\$169.71

OVERHEAD EXPENSES							
DOWNTIME		0.44 HR		\$3.45			\$3.45
EMPLOYEE BENEFITS				\$4.51			\$4.51
INSURANCE			\$0.50				\$0.50
SUPERVISION AND MANAGEMENT				\$24.63			\$24.63
SUBTOTAL		0.44 HR	\$0.50	\$32.59			\$33.09

TOTAL OPERATING EXPENSES		3.71 HR	\$69.80	\$57.65	\$23.62	\$6.11	\$193.68	\$350.85
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TABLE 8. Permanent pasture, flood-irrigated, budgeted per acre costs and returns for an 80 acre farm, San Juan County, Projected 2019
Harvesting dates: Year Round

ITEM	PRICE	YIELD						TOTAL
GROSS RETURNS								
PASTURE	\$12.00	12.00 AUMS						\$144.00
TOTAL								\$144.00

PURCHASED INPUTS	PRICE	QUANTITY	PURCHASED INPUTS			FIXED COST	TOTAL
NITROGEN (N)	\$0.42	100 LBS	\$42.00				\$42.00
LIVESTOCK FAC & EQUIP ESTABLISHMENT: Principal		15 YEARS			\$5.00	\$5.00	\$5.00
: Interest					\$23.39	\$23.39	\$23.39
CANAL WATER		62 AC. IN.			\$5.18	\$5.18	\$5.18
CANAL WATER (MAINTENANCE)		1 ACRE			\$232.50	\$232.50	\$232.50
					\$8.00	\$8.00	\$8.00
SUBTOTAL			\$42.00		\$274.07	\$274.07	\$316.07

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
FERTILIZE	96 HP	0.05 HR		\$0.39	\$0.72	\$0.04	\$0.28	\$1.43
CORRUGATE	40 HP	0.21 HR		\$1.64	\$1.85	\$0.73	\$5.57	\$9.79
DITCHER (2X)	40 HP	0.10 HR		\$0.78	\$0.88	\$0.11	\$4.02	\$5.78
IRRIGATE (11X)		5.50 HR		\$41.25				\$41.25
SUBTOTAL		5.86 HR		\$44.06	\$3.44	\$0.88	\$9.87	\$58.25

OVERHEAD EXPENSES								
DOWNTIME		0.09 HR		\$0.70				\$0.70
EMPLOYEE BENEFITS				\$7.93				\$7.93
INSURANCE			\$0.88					\$0.88
LAND TAXES						\$2.44		\$2.44
SUPERVISION AND MANAGEMENT				\$15.76				\$15.76
OTHER EXPENSES			\$267.68					\$267.68
SUBTOTAL		0.09 HR	\$268.56	\$24.39		\$2.44		\$295.39

TOTAL OPERATING EXPENSES		5.95 HR	\$310.56	\$68.45	\$3.44	\$0.88	\$286.37	\$669.71
NET OPERATING PROFIT								(\$525.71)
INTEREST ON OPERATING CAPITAL	(\$22.08	@	5.50%)			\$1.21
INTEREST ON EQUIPMENT INVESTMENT								\$6.33
RETURN TO LAND AND RISK								(\$533.25)

BUDGET SUMMARY			
GROSS RETURN		\$144.00	
VARIABLE OPERATING EXPENSES	\$314.89		
RETURN OVER VARIABLE EXPENSES		(\$170.89)	(GROSS MARGIN)
FIXED EXPENSES	\$286.37		
NET FARM INCOME		(\$457.26)	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	\$68.45		
NET OPERATING PROFIT		(\$525.71)	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	\$7.54		
RETURN TO LAND AND RISK		(\$533.25)	

TABLE 9. Corn for silage, flood-irrigated, budgeted per acre costs and returns for an 80 acre farm, San Juan County,
 Projected 2019
 Planting dates: May 1 - May 20
 Harvesting dates: September 1 - September 30

ITEM	PRICE	YIELD	TOTAL
GROSS RETURNS			
CORN SILAGE	\$35.00	21.00 TONS (HAULED)	\$735.00
TOTAL			\$735.00

PURCHASED INPUTS	PRICE	QUANTITY	PURCHASED INPUTS	FIXED COST	TOTAL
SEED	\$3.06	30 000	\$91.88		\$91.88
ANHYDROUS AMMONIA (NH3)	\$0.37	225 LBS	\$83.81		\$83.81
HERBICIDE	\$16.00	1 ACRE	\$16.00		\$16.00
CANAL WATER		48 AC. IN.		\$180.00	\$180.00
CANAL WATER (MAINTENANCE)		1 ACRE		\$8.00	\$8.00
SUBTOTAL			\$191.69	\$188.00	\$379.69

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
PLow	96 HP	0.67 HR		\$5.23	\$9.59	\$3.39	\$21.51	\$39.71
DISC (2X)	96 HP	0.34 HR		\$2.65	\$4.87	\$1.25	\$13.83	\$22.60
HARROW	96 HP	0.19 HR		\$1.48	\$2.72	\$0.17	\$2.66	\$7.03
FERTILIZE	96 HP	0.05 HR		\$0.39	\$0.72	\$0.04	\$0.28	\$1.43
CORRUGATE	40 HP	0.21 HR		\$1.64	\$1.85	\$0.73	\$5.57	\$9.79
PRE-IRRIGATE		0.75 HR		\$5.63				\$5.63
PLANTER	96 HP	0.26 HR		\$2.03	\$3.72	\$0.66	\$37.10	\$43.51
CULTIVATOR (2X)	40 HP	0.42 HR		\$3.28	\$3.69	\$1.47	\$11.14	\$19.57
IRRIGATE (9X)		4.50 HR		\$33.75				\$33.75
SUBTOTAL		7.39 HR		\$56.07	\$27.15	\$7.72	\$92.08	\$183.01

HARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
SILAGE CHOPPER, PTO	96 HP	0.71 HR		\$5.54	\$10.16	\$0.90	\$54.43	\$71.03
LOAD & HAUL	40 HP	0.71 HR		\$5.54	\$6.24	\$1.16	\$28.82	\$41.75
SUBTOTAL		1.42 HR		\$11.08	\$16.40	\$2.06	\$83.25	\$112.78

OVERHEAD EXPENSES	QUANTITY	UNIT PRICE	TOTAL
DOWNTIME	0.89 HR	\$7.50	\$6.94
EMPLOYEE BENEFITS		\$14.00	\$12.09
INSURANCE		\$1.34	\$1.34
LAND TAXES			\$2.44
SUPERVISION AND MANAGEMENT			\$57.73
OTHER EXPENSES			\$267.68
SUBTOTAL	0.89 HR		\$348.22

TOTAL OPERATING EXPENSES	9.70 HR		\$460.71	\$143.90	\$43.55	\$9.77	\$365.76	\$1,023.70
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NET OPERATING PROFIT (\$288.70)

INTEREST ON OPERATING CAPITAL	(\$106.10	@	5.50%)	\$5.84
INTEREST ON EQUIPMENT INVESTMENT						\$86.18

RETURN TO LAND AND RISK (\$380.71)

BUDGET SUMMARY			
GROSS RETURN		\$735.00	
VARIABLE OPERATING EXPENSES	\$514.03		
RETURN OVER VARIABLE EXPENSES		\$220.97	(GROSS MARGIN)
FIXED EXPENSES	\$365.76		
NET FARM INCOME		(\$144.79)	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	\$143.90		
NET OPERATING PROFIT		(\$288.70)	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	\$92.01		
RETURN TO LAND AND RISK		(\$380.71)	

TABLE 10. Summary of per acre costs and returns for an 80 acre farm, San Juan County,
Projected 2019

	ALFALFA ESTABLISHMENT	ALFALFA HAY	ANNUAL PASTURE ESTABLISHMENT	ANNUAL PASTURE	CORN FOR SILAGE
	TONS	TONS		AUMS	TONS
PRIMARY YIELD	2.25	5.00		12.00	21.00
PRIMARY PRICE	\$160.00	\$185.00		\$12.00	\$35.00
GOVERNMENT PAYMENTS	\$0.00	\$0.00		\$0.00	\$0.00
SECOND INCOME	\$10.00	\$20.00		\$0.00	\$0.00
GROSS RETURN	\$370.00	\$945.00		\$144.00	\$735.00
CASH OPERATING EXPENSES					
SEED	\$76.30		\$36.40		\$91.88
FERTILIZER	\$22.05	\$22.05	\$32.90	\$42.00	\$83.81
CHEMICALS		\$17.25			\$16.00
CROP INSURANCE					
OTHER PURCHASED INPUTS	\$25.45	\$56.56	\$0.00	\$0.00	\$0.00
CANAL WATER					
FUEL, OIL & LUBRICANTS-EQUIPMENT	\$30.89	\$23.42	\$23.62	\$3.44	\$43.55
FUEL-IRRIGATION					
REPAIRS	\$6.85	\$2.39	\$6.11	\$0.88	\$9.77
CUSTOM CHARGES					
LAND TAXES	\$2.44	\$2.44		\$2.44	\$2.44
OTHER EXPENSES	\$0.82	\$268.72	\$0.50	\$268.56	\$269.02
TOTAL CASH EXPENSES	\$164.80	\$392.83	\$99.53	\$317.33	\$516.47
RETURN OVER CASH EXPENSES	\$205.20	\$552.17	(\$99.53)	(\$173.33)	\$218.53
FIXED EXPENSES	\$331.22	\$396.32	\$193.68	\$283.94	\$363.33
TOTAL EXPENSES	\$496.02	\$789.16	\$293.20	\$601.26	\$879.79
NET FARM INCOME	(\$126.02)	\$155.84	(\$293.20)	(\$457.26)	(\$144.79)
LABOR AND MANAGEMENT COSTS	\$103.62	\$136.83	\$57.65	\$68.45	\$143.90
NET OPERATING PROFIT	(\$229.64)	\$19.01	(\$350.85)	(\$525.71)	(\$288.70)
CAPITAL COSTS					
INTEREST ON OPERATING CAPITAL	\$3.85	\$2.77		\$1.21	\$5.84
INTEREST ON EQUIPMENT INVESTMENT	\$56.05	\$46.63		\$6.33	\$86.18
TOTAL CAPITAL COSTS	\$59.90	\$49.40	\$0.00	\$7.54	\$92.01
RETURN TO LAND AND RISK	(\$289.54)	(\$30.39)	(\$350.85)	(\$533.25)	(\$380.71)

TABLE 11. Whole farm summary, San Juan County,
Projected 2019

GROSS RETURNS		
OAT HAY	6.00 ACRES	
CROP		\$2,160
GRAZING		\$60
ALFALFA HAY	34.00 ACRES	
CROP		\$31,450
GRAZING		\$680
PASTURE	20.00 ACRES	
GRAZING		\$2,880
CORN FOR SILAGE	20.00 ACRES	
CROP		\$14,700
GROSS RETURN		<u>\$51,930</u>
CASH OPERATING EXPENSES		
SEED		\$2,332
FERTILIZER		\$3,431
CHEMICALS		\$907
CROP INSURANCE		\$0
OTHER PURCHASED INPUTS		\$2,076
CANAL WATER		\$0
FUEL, OIL & LUBRICANTS-EQUIPMENT		\$1,945
FUEL-IRRIGATION		\$0
REPAIRS		\$341
CUSTOM CHARGES		\$0
LAND TAXES		\$195
OTHER EXPENSES		\$19,894
TOTAL CASH EXPENSES		<u>\$31,121</u>
RETURN OVER CASH EXPENSES		\$20,809
FIXED EXPENSES		\$26,493
TOTAL EXPENSES		\$57,613
NET FARM INCOME		(\$5,683)
LABOR AND MANAGEMENT COSTS		\$9,579
NET OPERATING PROFIT		(\$15,262)
CAPITAL COSTS		
INTEREST ON OPERATING CAPITAL		\$258
INTEREST ON EQUIPMENT INVESTMENT		\$3,772
TOTAL CAPITAL COSTS		<u>\$4,030</u>
RETURN TO LAND AND RISK		<u>(\$19,292)</u>

LAND VALUE	RETURN TO RISK*	RETURN ON INVESTMENT**
\$1,000 /ACRE	(\$21,692)	-11.28%
\$2,500 /ACRE	(\$25,292)	-5.98%
\$4,000 /ACRE	(\$28,892)	-4.07%
\$5,500 /ACRE	(\$32,492)	-3.08%
\$7,000 /ACRE	(\$36,092)	-2.48%
\$8,500 /ACRE	(\$39,692)	-2.08%

* 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)