TABLE 1. Acreage Summary, Chaves County, Roswell-Hagermand Area, Acutal 2025

BUDGET AREA.....	ROSWELL-HAGERMAN AREA, CHAVES COUNTY
FARM SIZE.....	320 ACRES
IRRIGATION TYPE.....	SPRINKLER
NUMBER OF CROPS.....	5

ACREAGE SUMMARY:		LAND USE (ACRES)		WATER USE AC.IN. PER AC.	WATER USE TOTAL AC.IN.
ALFALFA ESTABLISHMENT		35.00	*	16	560
ALFALFA		175.00		54	9,450
WHEAT		25.50		28	714
ARP		0.00			
FLEX IN OAT HAY		4.50		28	126
OAT HAY		25.00		21	525
PICKER COTTON		34.00		28	952
ARP		0.00			
FLEX IN OAT HAY		6.00		28	168
STRIPPER COTTON		34.00		28	952
ARP		0.00			
FLEX IN OAT HAY		6.00		28	168
ROADS, DITCHES, HOMESTEAD		10.00			
	TOTAL	320.0			13,615
	ACRE FEET PER ACRE OF WATER RIGHTS				3.55

* DOUBLE-CROPPED

TABLE 2. Basic cost information for the Roswell-Hagerman area, Chaves County, Acutal 2025

Item			
Labor Wage Rate:			
Equipment operators		$/hour	$20.00
General & Irrigators		$/hour	$16.90
Purchased Inputs:			
Fertilizer:			
Nitrogen (N)		$/pound	$0.93
Phosphate (P205)		$/pound	$0.93
Fertilize Blend (N-P-K-S)		$/pound	$0.43
Seed:			
Alfalfa		$/pound	$4.60
Cotton			
picker		$/pound	$7.00
stripper		$/pound	$7.00
Oat Hay		$/pound	$0.76
Wheat		$/pound	$0.56
Plastic Twine:		$/box	$2.00
Natural gas		$/MCF	$6.27
Diesel fuel		$/gallon	$3.33
Gasoline		$/gallon	$2.68
Electricity		cents/KwHr	5.90
LP Gas		$/gallon	$2.45
Employee Liability Insurance		$/wages	$20.00
Employee Benefits		percent/wages	18.00%
Labor Downtime		percent	25.00%
Financial Rates:			
Operating Capital Interest Rate		percent	8.75%
Land Interest Rate		percent	7.95%
Equipment Interest Rate		percent	6.45%
Real Interest Rate		percent	1.72%
Land Taxes	$185.00	/acre (full value)	$1.68
Personal Property Tax Rate - NR		$/$1,000 (Assessed	$27.30
- R		Value)	$22.05
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 Roswell-Hagerman area, Chaves County, Acutal 2025

Item					
Electricity (Domestic & Shop)			$243.20	per month	$2,918
Telephone			$121.60	per month	$1,459
Accounting & Legal					$1,798
Misc. Supplies & Hand Tools					$2,714
Pickup and Auto					
miles	25,600	@	$0.700	per mile	$17,920
Insurance					
- general liability (non-employee)					$1,946
- fire/theft					$1,542
Property Taxes					
- non-planted land					$0
- other than land & machinery					$0
Building repairs and maintenance					$1,478
Dues, fees, publications					$448
Farmstead Equipment					$192
				Total	$32,416
			Total Per Planted Acre		$104.57

TABLE 6. Alfalfa establishment, sprinkler-irrigated, budgeted per acre costs and returns for a 320 acre farm with above average management, Roswell-Hagerman area, Acutal 2025

Planting dates: September 1 - September 31

ITEM	PRICE	QUANTITY	PURCHASED INPUTS	TOTAL
PURCHASED INPUTS				
SEED	$4.60	30 LBS	$138.00	$138.00
INSECTICIDE (CUSTOM)	$8.77	1 ACRE	$8.77	$8.77
PUMP WATER*		16 AC. IN.		
SUBTOTAL			$146.77	$146.77

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
DISC	145 HP	0.17 HR		$3.40	$4.66	$1.89	$5.59	$15.54
PLOW	145 HP	0.48 HR		$9.60	$13.17	$4.94	$13.69	$41.39
DISC (2X)	145 HP	0.34 HR		$6.80	$9.33	$3.77	$11.19	$31.08
DRILL	96 HP	0.21 HR		$4.20	$3.43	$0.41	$4.97	$13.00
DITCHER (2X)	130 HP	0.10 HR		$2.00	$2.74	$0.40	$4.07	$9.22
IRRIGATE (2X)		0.50 HR		$8.45	$60.24	$0.66	$6.02	$75.37
SUBTOTAL		1.80 HR		$34.45	$93.57	$12.05	$45.52	$185.60
OVERHEAD EXPENSES								
DOWNTIME		0.33 HR		$6.50				$6.50
EMPLOYEE BENEFITS				$6.20				$6.20
INSURANCE			$0.69					$0.69
SUPERVISION AND MANAGEMENT				$24.37				$24.37
SUBTOTAL		0.33 HR	$0.69	$37.07				$37.76
TOTAL OPERATING EXPENSES		2.13 HR	$147.46	$71.52	$93.57	$12.05	$45.52	$370.12

TABLE 7. Alfalfa hay, sprinkler-irrigated, budgeted per acre costs and returns for a 320 acre farm with above average management, Roswell-Hagerman area, Acutal 2025

Harvesting dates: May 20 - October 15

ITEM	PRICE	YIELD			TOTAL
GROSS RETURNS					
ALFALFA HAY	$305.00	5.80	TONS (DELIVERED)		$1,769.00
TOTAL					$1,769.00

PURCHASED INPUTS	PRICE	QUANTITY		PURCHASED INPUTS	FIXED COST	TOTAL
FERTILIZER (10-26-10)	$0.43	200	LBS	$86.00		$86.00
INSECTICIDE (CUSTOM)	$19.52	2	X/ACRE	$39.04		$39.04
HERBICIDE (CUSTOM)	$26.09	1	X/ACRE	$26.09		$26.09
PLASTIC TWINE	$2.00	170	FT/TON	$0.49		$0.49
ESTABLISHMENT: Principal		5	YEARS		$74.02	$74.02
: Interest					$17.99	$17.99
PUMP WATER*		54	AC. IN.			
SUBTOTAL				$151.62	$92.02	$243.64

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE		PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
IRRIGATE (6X)		1.50	HR		$25.35	$203.32	$2.21	$20.31	$251.19
SUBTOTAL		1.50	HR		$25.35	$203.32	$2.21	$20.31	$251.19
HARVEST OPERATIONS									
SWATHER (5X)	16 FT	0.55	HR		$11.00	$6.85	$0.76	$20.06	$38.66
RAKE (5X)	96 HP	0.25	HR		$5.00	$4.08	$0.46	$2.69	$12.24
BALER (5X)	145 HP	0.35	HR		$7.00	$9.60	$1.92	$35.73	$54.25
FRONT END LOADER (5X)	130 HP	0.25	HR		$5.00	$6.86	$1.78	$9.08	$22.72
HAUL	SEMI	0.50	HR		$10.00	$8.73	$1.30	$15.69	$35.72
SUBTOTAL		1.90	HR		$38.00	$36.12	$6.22	$83.26	$163.59
OVERHEAD EXPENSES									
DOWNTIME		0.48	HR		$9.50				$9.50
EMPLOYEE BENEFITS					$11.40				$11.40
INSURANCE				$1.27					$1.27
LAND TAXES								$1.68	$1.68
SUPERVISION AND MANAGEMENT					$126.28				$126.28
OTHER EXPENSES				$104.57					$104.57
SUBTOTAL		0.48	HR	$105.83	$147.18			$1.68	$254.70
TOTAL OPERATING EXPENSES		3.88	HR	$257.45	$210.53	$239.43	$8.43	$197.27	$913.12
NET OPERATING PROFIT									$855.88
INTEREST ON OPERATING CAPITAL		($130.72	@	8.75%)					$11.44
INTEREST ON EQUIPMENT INVESTMENT									$48.17
RETURN TO LAND AND RISK									$796.27

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

BUDGET SUMMARY

GROSS RETURN		$1,769.00	
VARIABLE OPERATING EXPENSES	$505.32		
RETURN OVER VARIABLE EXPENSES		$1,263.68	(GROSS MARGIN)
FIXED EXPENSES	$197.27		
NET FARM INCOME		$1,066.41	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	$210.53		
NET OPERATING PROFIT		$855.88	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	$59.61		
RETURN TO LAND AND RISK		$796.27	

TABLE 8. Wheat, sprinkler-irrigated, budgeted per acre costs and returns for a 320 acre farm with above average management, Roswell-Hagerman area, Acutal 2025

Planting dates: August 15 - November 1
Harvesting dates: June 15 - July 1

ITEM	PRICE	YIELD	BASE	TOTAL
GROSS RETURNS				
WHEAT	$7.89	40.00 CWT		$315.60
PROGRAM PAYMENT	$0.00	40.00 CWT	0.85	$0.00
PLC PAYMENT	$0.00			$0.00
GRAZING	$44.00	1.00 ACRE		$44.00
TOTAL				$359.60

PURCHASED INPUTS	PRICE	QUANTITY	PURCHASED INPUTS	FIXED COST	TOTAL
SEED	$2.45	100.00 LBS	$245.00		$245.00
NITROGEN (N)	$0.93	150.00 LBS	$138.75		$138.75
PHOSPHATE (P205)	$0.93	50.00 LBS	$46.50		$46.50
INSECTICIDE (CUSTOM)	$18.62	1.00 ACRE	$18.62		$18.62
PUMP WATER*		28.00 AC. IN.			
CROP INSURANCE	$1.96		$1.96		$1.96
SUBTOTAL			$450.83		$450.83

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
PLOW	145 HP	0.48 HR		$9.60	$13.17	$4.94	$13.69	$41.39
DISC (2X)	145 HP	0.28 HR		$5.60	$7.68	$3.10	$9.21	$25.60
FERTILIZE	DEALER APPLIED							
DRILL	96 HP	0.21 HR		$4.20	$3.43	$0.41	$4.97	$13.00
DITCHER (2X)	130 HP	0.10 HR		$2.00	$2.74	$0.40	$4.07	$9.22
IRRIGATE (4X)		1.00 HR		$16.90	$105.42	$1.15	$10.53	$134.00
SUBTOTAL		2.07 HR		$38.30	$132.44	$9.99	$42.47	$223.21
HARVEST OPERATIONS								
COMBINE (CUSTOM)			$14.18					$14.18
HAUL (CUSTOM)			$8.00					$8.00
COMBINE & HAUL (CUSTOM)			$22.18					$22.18
OVERHEAD EXPENSES								
DOWNTIME		0.27 HR		$5.35				$5.35
EMPLOYEE BENEFITS				$6.89				$6.89
INSURANCE			$0.77					$0.77
LAND TAXES							$1.68	$1.68
SUPERVISION AND MANAGEMENT				$26.66				$26.66
OTHER EXPENSES			$104.57					$104.57
SUBTOTAL		0.27 HR	$105.33	$38.90			$1.68	$145.92
TOTAL OPERATING EXPENSES		2.34 HR	$578.35	$77.20	$132.44	$9.99	$44.15	$842.14
NET OPERATING PROFIT								($482.54)
INTEREST ON OPERATING CAPITAL		($262.88 @	8.75%)					$23.00
INTEREST ON EQUIPMENT INVESTMENT								$21.44
RETURN TO LAND AND RISK								($526.99)

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

BUDGET SUMMARY

GROSS RETURN		$359.60	
VARIABLE OPERATING EXPENSES	$720.79		
RETURN OVER VARIABLE EXPENSES		($361.19)	(GROSS MARGIN)
FIXED EXPENSES	$44.15		
NET FARM INCOME		($405.34)	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	$77.20		
NET OPERATING PROFIT		($482.54)	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	$44.45		
RETURN TO LAND AND RISK		($526.99)	

TABLE 9. Oat hay, sprinkler-irrigated, budgeted per acre costs and returns for a 320 acre farm with above average management, Roswell-Hagerman area, Acutal 2025

Planting dates: February 15 - April 1
Harvesting dates: June 15 - July 1

ITEM	PRICE	YIELD		TOTAL
GROSS RETURNS				
OAT HAY	$184.00	5.0	TONS (DELIVERED)	$920.00
TOTAL				$920.00

PURCHASED INPUTS	PRICE	QUANTITY		PURCHASED INPUTS	FIXED COST	TOTAL
SEED	$0.76	80	LBS	$60.80		$60.80
NITROGEN (N)	$0.93	85	LBS	$78.63		$78.63
PUMP WATER*		21	AC. IN.			
SUBTOTAL				$139.43		$139.43

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE		PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
DISC (2X)	145 HP	0.34	HR		$6.80	$9.33	$3.77	$11.19	$31.08
DRILL	96 HP	0.21	HR		$4.20	$3.43	$0.41	$4.97	$13.00
DITCHER (2X)	130 HP	0.10	HR		$2.00	$2.74	$0.40	$4.07	$9.22
IRRIGATE (4X)		1.00	HR		$16.90	$79.07	$0.86	$7.90	$104.73
SUBTOTAL		1.65	HR		$29.90	$94.57	$5.44	$28.13	$158.03
HARVEST OPERATIONS									
SWATHER	14 FT	0.16	HR		$3.20	$1.99	$0.22	$5.84	$11.25
RAKE	96 HP	0.05	HR		$1.00	$0.82	$0.09	$0.54	$2.45
BALER	145 HP	0.05	HR		$1.00	$1.37	$0.27	$5.10	$7.75
FRONT END LOADER	130 HP	0.05	HR		$1.00	$1.37	$0.36	$1.82	$4.54
HAUL	SEMI	0.50	HR		$10.00	$8.73	$1.30	$15.69	$35.72
SUBTOTAL		0.81	HR		$16.20	$14.28	$2.24	$28.99	$61.71
OVERHEAD EXPENSES									
DOWNTIME		0.37	HR		$7.30				$7.30
EMPLOYEE BENEFITS					$8.30				$8.30
INSURANCE				$0.92					$0.92
LAND TAXES								$1.68	$1.68
SUPERVISION AND MANAGEMENT					$66.08				$66.08
OTHER EXPENSES				$104.57					$104.57
SUBTOTAL		0.37	HR	$105.49	$81.68			$1.68	$188.85
TOTAL OPERATING EXPENSES		2.83	HR	$244.91	$127.78	$108.85	$7.68	$58.80	$548.02
NET OPERATING PROFIT									$371.98
INTEREST ON OPERATING CAPITAL		($96.09	@	8.75%)					$8.41
INTEREST ON EQUIPMENT INVESTMENT									$25.30
RETURN TO LAND AND RISK									$338.28

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

BUDGET SUMMARY

GROSS RETURN		$920.00	
VARIABLE OPERATING EXPENSES	$361.44		
RETURN OVER VARIABLE EXPENSES		$558.56	(GROSS MARGIN)
FIXED EXPENSES	$58.80		
NET FARM INCOME		$499.76	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	$127.78		
NET OPERATING PROFIT		$371.98	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	$33.70		
RETURN TO LAND AND RISK		$338.28	

TABLE 10. Upland cotton (picker), sprinkler-irrigated, budgeted per acre costs and returns for a 320 acre farm with above average management, Roswell-Hagerman area, Acutal 2025

Planting dates: April 15 - June 1
Harvesting dates: October 1 - December 31

ITEM	PRICE	YIELD	BASE	TOTAL
GROSS RETURNS				
COTTON LINT	$0.65	1,050 LBS		$682.50
COTTON SEED	$0.08	1,680 LBS		$141.12
PROGRAM PAYMENT	$0.0000	1,050 LBS	0.85	$0.00
PLC PAYMENT	$0.3404	750 LBS	0.85	$217.01
TOTAL				$1,040.63

PURCHASED INPUTS	PRICE	QUANTITY	PURCHASED INPUTS	FIXED COST	TOTAL
SEED	$7.00	20 LBS	$140.00		$140.00
FERTILIZE BLEND(N-P-K-S)	$0.43	300 LBS	$127.50		$127.50
HERBICIDE	$15.41	1 ACRE	$15.41		$15.41
HERBICIDE (CUSTOM)	$15.68	1 ACRE	$15.68		$15.68
INSECTICIDE (CUSTOM)	$19.52	2 X/ACRE	$39.04		$39.04
CROP INSURANCE			$1.47		$1.47
PUMP WATER*		28 AC. IN.			
SUBTOTAL			$339.10		$339.10

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
DISC	145 HP	0.17 HR		$3.40	$4.66	$1.89	$5.59	$15.54
PLOW	145 HP	0.48 HR		$9.60	$13.17	$4.94	$13.69	$41.39
FLOAT	130 HP	0.16 HR		$3.20	$4.39	$0.64	$5.78	$14.01
FERTILIZE	DEALER APPLIED							
LISTER	130 HP	0.18 HR		$3.60	$4.94	$1.07	$8.80	$18.40
PRE-IRRIGATE		0.25 HR		$4.23	$26.36	$0.29	$2.63	$33.50
CULT & SPRAY	96 HP	0.26 HR		$5.20	$4.25	$1.05	$4.80	$15.30
PLANTER	130 HP	0.26 HR		$5.20	$7.13	$1.45	$18.32	$32.11
CULTIVATOR (3X)	96 HP	0.63 HR		$12.60	$10.29	$2.13	$4.65	$29.67
HAND HOE (CUSTOM)			$20.00					$20.00
DITCHER (2X)	130 HP	0.10 HR		$2.00	$2.74	$0.40	$4.07	$9.22
IRRIGATE (3X)		0.75 HR		$12.68	$79.07	$0.86	$7.90	$100.50
SUBTOTAL		3.24 HR	$20.00	$61.70	$156.99	$14.71	$76.23	$329.63
HARVEST OPERATIONS								
COTTON PICKER (2X)	2-ROW	1.24 HR		$24.80	$24.94	$7.49	$158.10	$215.32
HAUL (2X)	65 HP	1.00 HR		$20.00	$16.34	$0.95	$8.83	$46.11
GIN COTTON (CUSTOM)			$173.04					$173.04
SUBTOTAL		2.24 HR	$173.04	$44.80	$41.27	$8.43	$166.93	$434.48
POSTHARVEST OPERATIONS								
SHREDDER	96 HP	0.14 HR		$2.80	$3.84	$0.61	$9.47	$16.72
SUBTOTAL		0.14 HR		$2.80	$3.84	$0.61	$9.47	$16.72
OVERHEAD EXPENSES								
DOWNTIME		1.16 HR		$23.10				$23.10
EMPLOYEE BENEFITS				$19.67				$19.67
INSURANCE			$2.19					$2.19
LAND TAXES							$1.68	$1.68
SUPERVISION AND MANAGEMENT				$76.10				$76.10
OTHER EXPENSES			$104.57					$104.57
SUBTOTAL		1.16 HR	$106.75	$118.88			$1.68	$227.31
TOTAL OPERATING EXPENSES		6.78 HR	$638.90	$228.18	$202.11	$23.75	$254.32	$1,347.25
NET OPERATING PROFIT								($306.62)
INTEREST ON OPERATING CAPITAL	($217.73	@ 8.75%	)					$19.05
INTEREST ON EQUIPMENT INVESTMENT								$25.30
RETURN TO LAND AND RISK								($350.97)

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

BUDGET SUMMARY

GROSS RETURN		$1,040.63	
VARIABLE OPERATING EXPENSES	$864.75		
RETURN OVER VARIABLE EXPENSES		$175.87	(GROSS MARGIN)
FIXED EXPENSES	$254.32		
NET FARM INCOME		($78.45)	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	$228.18		
NET OPERATING PROFIT		($306.62)	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	$44.35		
RETURN TO LAND AND RISK		($350.97)	

TABLE 11. Upland cotton (stripper), sprinkler-irrigated, budgeted per acre costs and returns for a 320 acre farm with above average management, Roswell-Hagerman area, Acutal 2025

Planting dates: April 15 - June 1
Harvesting dates: October 1 - December 31

ITEM	PRICE	YIELD	BASE	TOTAL
GROSS RETURNS				
COTTON LINT	$0.65	1,050 LBS		$682.50
COTTON SEED	$0.08	1,680 LBS		$141.12
PROGRAM PAYMENT	$0.0000	1,050 LBS	0.85	$0.00
PLC PAYMENT	$0.3404	750 LBS	0.85	$217.01
TOTAL				$1,040.63

PURCHASED INPUTS	PRICE	QUANTITY	PURCHASED INPUTS	FIXED COST	TOTAL
SEED	$7.00	25 LBS	$175.00		$175.00
FERTILIZER BLEND(N-P-K-S)	$0.43	300 LBS	$127.50		$127.50
HERBICIDE	$15.41	1 ACRE	$15.41		$15.41
HERBICIDE (CUSTOM)	$15.68	1 ACRE	$15.68		$15.68
INSECTICIDE (CUSTOM)	$14.86	2 X/ACRE	$29.72		$29.72
CROP INSURANCE			$1.47		$1.47
PUMP WATER*		28 AC. IN.			
SUBTOTAL			$364.78		$364.78

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
DISC	145 HP	0.17 HR		$3.40	$4.66	$1.89	$5.59	$15.54
PLOW	145 HP	0.48 HR		$9.60	$13.17	$4.94	$13.69	$41.39
FLOAT	130 HP	0.16 HR		$3.20	$4.39	$0.64	$5.78	$14.01
FERTILIZE	DEALER APPLIED							
LISTER	130 HP	0.18 HR		$3.60	$4.94	$1.07	$8.80	$18.40
PRE-IRRIGATE		0.25 HR		$4.23	$26.36	$0.29	$2.63	$33.50
CULT & SPRAY	96 HP	0.26 HR		$5.20	$4.25	$1.05	$4.80	$15.30
PLANTER	130 HP	0.26 HR		$5.20	$7.13	$1.45	$18.32	$32.11
CULTIVATOR (3X)	96 HP	0.63 HR		$12.60	$10.29	$2.13	$4.65	$29.67
HAND HOE (CUSTOM)			$20.00					$20.00
DITCHER (2X)	130 HP	0.10 HR		$2.00	$2.74	$0.40	$4.07	$9.22
IRRIGATE (3X)		0.75 HR		$12.68	$79.07	$0.86	$7.90	$100.50
SUBTOTAL		3.24 HR	$20.00	$61.70	$156.99	$14.71	$76.23	$329.63
HARVEST OPERATIONS								
COTTON STRIPPER	130 HP	1.24 HR		$24.80	$34.01	$6.05	$61.61	$126.47
HAUL	96 HP	1.50 HR		$30.00	$24.51	$1.42	$13.24	$69.17
GIN COTTON (CUSTOM)			$222.71					$222.71
SUBTOTAL		2.74 HR	$222.71	$54.80	$58.52	$7.47	$74.85	$418.34
POSTHARVEST OPERATIONS								
SHREDDER	96 HP	0.14 HR		$2.80	$3.84	$0.61	$9.47	$16.72
SUBTOTAL		0.14 HR		$2.80	$3.84	$0.61	$9.47	$16.72
OVERHEAD EXPENSES								
DOWNTIME		1.28 HR		$25.60				$25.60
EMPLOYEE BENEFITS				$21.47				$21.47
INSURANCE			$2.39					$2.39
LAND TAXES							$1.68	$1.68
SUPERVISION AND MANAGEMENT				$76.35				$76.35
OTHER EXPENSES			$104.57					$104.57
SUBTOTAL		1.28 HR	$106.95	$123.43			$1.68	$232.06
TOTAL OPERATING EXPENSES		7.40 HR	$714.44	$242.73	$219.35	$22.79	$162.24	$1,361.55
NET OPERATING PROFIT								($320.92)
INTEREST ON OPERATING CAPITAL		($231.93 @	8.75%)					$20.29
INTEREST ON EQUIPMENT INVESTMENT								$73.04
RETURN TO LAND AND RISK								($414.26)

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

BUDGET SUMMARY

GROSS RETURN		$1,040.63	
VARIABLE OPERATING EXPENSES	$956.58		
RETURN OVER VARIABLE EXPENSES		$84.04	(GROSS MARGIN)
FIXED EXPENSES	$162.24		
NET FARM INCOME		($78.19)	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	$242.73		
NET OPERATING PROFIT		($320.92)	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	$93.34		
RETURN TO LAND AND RISK		($414.26)	

TABLE 12. Summary of per acre costs and returns for a 320 acre farm with above average management, Roswell-Hagerman area, Chaves County, Acutal 2025

	ALFALFA ESTABLISHEMENT	ALFALFA HAY	WHEAT	OAT HAY	PICKER COTTON	STRIPPER COTTON
		TONS	CWT	TONS	LBS	LBS
PRIMARY YIELD		5.80	40.00	5.00	1,050.00	1,050.00
PRIMARY PRICE		$305.00	$7.89	$184.00	$0.65	$0.65
GOVERNMENT PAYMENTS		$0.00	$0.00	$0.00	$217.01	$217.01
SECOND INCOME		$0.00	$44.00	$0.00	$141.12	$141.12
GROSS RETURN		$1,769.00	$359.60	$920.00	$1,040.63	$1,040.63
CASH OPERATING EXPENSES						
SEED	$138.00		$245.00	$60.80	$140.00	$175.00
FERTILIZER	$8.77	$86.00	$185.25	$78.63	$127.50	$127.50
CHEMICALS		$65.13	$18.62		$70.13	$60.81
CROP INSURANCE			$1.96		$1.47	$1.47
OTHER PURCHASED INPUTS		$0.49				
CANAL WATER						
FUEL, OIL & LUBRICANTS-EQUIPMENT	$33.33	$36.12	$27.02	$29.78	$96.68	$113.93
FUEL-IRRIGATION	$60.24	$203.32	$105.42	$79.07	$105.42	$105.42
REPAIRS	$12.05	$8.43	$9.99	$7.68	$23.75	$22.79
CUSTOM CHARGES			$22.18		$193.04	$242.71
LAND TAXES		$1.68	$1.68	$1.68	$1.68	$1.68
OTHER EXPENSES	$0.69	$105.83	$105.33	$105.49	$106.75	$106.95
TOTAL CASH EXPENSES	$253.08	$507.00	$722.47	$363.12	$866.44	$958.26
RETURN OVER CASH EXPENSES	($253.08)	$1,262.00	($362.87)	$556.88	$174.19	$82.36
FIXED EXPENSES	$45.52	$195.59	$42.47	$57.12	$252.63	$160.55
TOTAL EXPENSES	$298.60	$702.59	$764.94	$420.24	$1,119.07	$1,118.82
NET FARM INCOME	($298.60)	$1,066.41	($405.34)	$499.76	($78.45)	($78.19)
LABOR AND MANAGEMENT COSTS	$71.52	$210.53	$77.20	$127.78	$228.18	$242.73
NET OPERATING PROFIT	($370.12)	$855.88	($482.54)	$371.98	($306.62)	($320.92)
CAPITAL COSTS						
INTEREST ON OPERATING CAPITAL		$11.44	$23.00	$8.41	$19.05	$20.29
INTEREST ON EQUIPMENT INVESTMENT		$48.17	$21.44	$25.30	$25.30	$73.04
TOTAL CAPITAL COSTS	$0.00	$59.61	$44.45	$33.70	$44.35	$93.34
RETURN TO LAND AND RISK	($370.12)	$796.27	($526.99)	$338.28	($350.97)	($414.26)
Flex Computation			-463.07	420.69	-73.04	-180.66

TABLE 13. Whole farm summary, Roswell-Hagerman Area, Chaves County, Acutal 2025

GROSS RETURNS					
ALFALFA HAY	175.00	ACRES			
CROP			$309,575		
WHEAT	25.50	ACRES			
CROP			$8,048		
GRAZING			$1,122		
PROGRAM PAYMENT			$0		
PLC PAYMENT			$0		
OAT HAY	41.50	ACRES			
CROP			$38,180		
UPLAND COTTON (PICKER)	34.00	ACRES			
COTTON LINT			$23,205		
COTTON SEED			$4,798		
PROGRAM PAYMENT			$0		
PLC PAYMENT			$7,378		
UPLAND COTTON (STRIPPER)	34.00	ACRES			
COTTON LINT			$23,205		
COTTON SEED			$4,798		
PROGRAM PAYMENT			$0		
PLC PAYMENT			$7,378		
GROSS RETURN					$427,687
CASH OPERATING EXPENSES					
SEED			$24,311		
FERTILIZER			$32,014		
CHEMICALS			$16,324		
CROP INSURANCE			$150		
OTHER PURCHASED INPUTS			$86		
CANAL WATER			$0		
FUEL, OIL & LUBRICANTS-EQUIPMENT			$16,572		
FUEL-IRRIGATION			$50,828		
REPAIRS			$4,053		
CUSTOM CHARGES			$15,381		
LAND TAXES			$522		
OTHER EXPENSES			$32,875		
TOTAL CASH EXPENSES				$193,115	
RETURN OVER CASH EXPENSES					$234,572
FIXED EXPENSES			$40,369		
TOTAL EXPENSES				$233,484	
NET FARM INCOME					$194,203
LABOR AND MANAGEMENT COSTS			$62,629		
NET OPERATING PROFIT					$131,575
CAPITAL COSTS					
INTEREST ON OPERATING CAPITAL			$4,275		
INTEREST ON EQUIPMENT INVESTMENT			$13,369		
TOTAL CAPITAL COSTS				$17,644	
RETURN TO LAND AND RISK					$113,930

LAND VALUE	RETURN TO RISK*	RETURN ON INVESTMENT**
$1,000 /ACRE	$108,442	22.47%
$3,000 /ACRE	$97,466	10.74%
$5,000 /ACRE	$86,490	7.05%
$7,000 /ACRE	$75,514	5.25%
$9,000 /ACRE	$64,538	4.18%

* 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)