TABLE 1. Basic cost information for San Juan County Autual 2025

Item			
Labor Wage Rate:			
Equipment operators	$/hour		17.92
General & Irrigators	$/hour		16.90
Purchased Inputs:			
Fertilizer:			
Nitrogen (N)	$/pound		0.92
Phosphate (P205)	$/pound		0.93
Seed:			
Alfalfa	$/pound		4.60
Oats	$/pound		0.76
Pasture	$/pound		2.60
Wire	$/pound		1.32
Canal Water	$/acre foot		45.00
Energy:			
Diesel fuel	$/gallon		3.33
Gasoline	$/gallon		2.68
Natural Gas	$/MCF		6.27
LP Gas	$/gallon		2.45
Electricity	cents/KwHr		12.31
Employee Liability Insurance	$/$1,000	wages	12.00
Employee Benefits	percent/w	ages	12.00%
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 253.00	/acre (full value)		2.07
Personal Property Tax Rate - NR	$/$1,000	(Assessed	24.67
- R		Value)	28.92
Supervision Factors			
Field Crop-Irrigation	$/labor hour		1.00
Field Crop-Equipment & General	$/labor hour		0.50
Management Rate	percent		4.00%

BUDGET AREA..... SAN JUAN COUNTY Autual 2025
FARM SIZE... ..... 20 ACRES
IRRIGATION TYPE..... FLOOD
NUMBER OF CROPS..... 2

ACREAGE SUMMARY:	LAND USE (ACRES)	WATER USE AC.IN. PER AC.	WATER USE TOTAL AC.IN.
ALFALFA ESTABLISHMENT	1.5	48	72.0
ALFALFA	9.0	60	540.0
PASTURE ESTABLISHMENT	0.5 *	21	10.5
PASTURE	10.0	62	620.0
TOTAL	20.5		1,242.5
ACRE FEET PER ACRE OF WATER RIGHTS			5.05

* DOUBLE-CROPPED

TABLE 1a. Overhead cost information for San Juan County. Autual 2025

ITEM					CROP ENTERPRISE	LIVESTOCK ENTERPRISE	TOTAL
Electricity (Domestic & Shop)			38.40	per month	420	42	462
Telephone			38.40	per month	420	42	462
Accounting & Legal					130		147
Misc. Supplies & Hand Tools					245	25	324
Pickup and Auto	Crop Ent.	Livestock Ent.					
miles	3,100	1,545	@	0.700 per mile	1,132	564	1,695
Insurance							
- general liability (non-employee)					0		0
- fire/theft					0		0
Property Taxes							
- non-planted land					0		0
- other than land & machinery					60		60
Building repairs and maintenance					115	12	141
Dues, fees, publications					115	6	134
Farmstead Equipment					175	18	225
				Total	2,812	707	3,519
		Total per planted acre			137.15		

TABLE 2a. Equipment summary for a 20 acre flood-irrigated part-time farm, San Juan County

EQUIPMENT				VARIABLE COSTS				FIXED COSTS		
ITEM & SIZE	ANNUAL HOURS OF USE	NUMBER	TOTAL VALUE	FUEL, OIL JBRICANT	REPAIR	FUEL,OIL PER HR	REPAIR PER HR	DEPRE-CIATION	TAXES	TOTAL PER HOUR
TRACTOR 65 HP	36.2	1	2400	237.6059	8.9595	6.5637	0.2475	137.5	22.55	4.421271
MOWER 7 FT	12.825	1	1300		7.3359		0.572	130	10.66	10.96764
RAKE	7.41	1	750		2.4453		0.33	75	6.15	10.95142
DISC 6 FT (BORROWED)	1.68	1	0		0		0			
PLOW 3-14 (BORROWED)	1.66	1	0		0		0			
HARROW 8 FT	8.815	1	200		0.07052		0.008	20	1.64	2.454906
DITCHER (BORROWED)	2.1	1	0		0		0			
DRILL 10 FT (BORROWED)	0.66	1	0		0		0			
FERT SPREADER DEALER FUR	1.05	1								
			4,650	238	19			363	41	

Table 2b. Value of Resources for Livestock Enterprise	UNIT	QUANTITY	$/UNIT	TOTAL	USEFUL LIFE	:PRECIATION
Cattle:						
Cows	NO	0	650	0		
Replacement Heifers	NO	0	650	0		
Yearling Heifers	NO	0	462	0		
Yearlings Steers	NO	ACRES	564	0		
Bulls	NO	0	1000	0		
Horses	NO	0	1000	0		
Subtotal				0		
Other Range Facilities:						
Fencing						
- Permanent	MI	6	1500	9000	25	360
- temporary	MI	11	250	2750	10	275
Pipelines	MI	2	300	600	20	30
Tanks and Reservoirs	NO	2	500	1000	40	25
Corrals	NO	1	5000	5000	25	200
Livestock Trailer	NO	1	2500	2500	10	250
Subtotal				20,850		
Total				20850		1140

Table 3a. Livestock Production Parameters

NUMBER OF COWS	0
COWS PER BULL	0
NUMBER OF HORSES	0
REPLACEMENT RATE (%)	0
CALF DEATH LOSS (%)	0.03
YEARLING DEATH LOSS (%)	0.0125
COW DEATH LOSS (%)	0.01
BULL DEATH LOSS (%)	0
CALF CROP (%)	0.9
PRODUCTIVE LIFE OF BULLS	5
CALVES PURCHASED	
HEIFERS	0
STEERS	20

Table 3b. Forage Sources for Livestock

	ACRES	AUMS/ ACRE	AUMS PROVIDED
ALFALFA	9.00	1.40	12.60
PERMANENT PASTURE	10	7	70
BALED HAY (TONS)		0.56	1.4
TOTAL	19.00		84.00

Table 3c. STOCK COUNT CHART

SEASON	YEARLING STEERS 0.7	YEARLING HEIFERS 0.7	TOTAL AUMs REQUIRED
JANUARY			0
FEBUARY			0
MARCH			0
APRIL			0
MAY	20		14
JUNE	20		14
JULY	20		14
AUGUST	20		14
SEPTEMB	20		14
OCTOBEF	20		14
NOVEMBER			0
DECEMBER			0
			84

Table 3d. FORAGE BALANCE CHART

	TOTAL AUMs REQUIRED	ALFALFA	PERMANENT PASTURE	TOTAL AUMs SUPPLIED	HAY
JANUARY	0	0	0	0	0
FEBRUAR	0	0	0	0	0
MARCH	0	0	0	0	0
APRIL	0	0	0	0	0
MAY	14	0	14	14	0
JUNE	14	0	14	14	0
JULY	14	0	14	14	0
AUGUST	14	0	14	14	0
SEPTEMB	14	0	14	14	0
OCTOBEF	14	12.6	0	12.6	1.4
NOVEMBE	0	0	0	0	0
DECEMBE	0	0	0	0	0
Total AUI	84	12.6	70	82.6	1.4

TABLE 4. Alfalfa establishment, flood-irrigated, budgeted per acre costs and returns for a 20 acre part-time farm, San Juan County. Autual 2025
Planting dates: April 15 - June 1
Harvest dates: June 15 - July 1

ITEM	PRICE	YIELD	TOTAL
GROSS RETURNS			
OAT HAY	184.00	2.00 TONS (IN FIELD)	368.00
TOTAL			368.00

PURCHASED INPUTS	PRICE	QUANTITY	PURCHASED INPUTS		TOTAL
ALFALFA SEED	4.12	20.00 LBS	82.40		82.40
OAT SEED	0.70	45.00 LBS	31.50		31.50
PHOSPHATE (P2O5)	0.45	45.00 LBS	20.25		20.25
CANAL WATER		48.00 AC. IN.		180.00	180.00
CANAL WATER (MAINTENANCE)		1 ACRE		8.00	8.00
SUBTOTAL			134.15	188.00	322.15

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
PLOW	65 HP	0.83 HR		14.63	10.83	0.21	3.71	29.37
DISC (2X)	65 HP	0.84 HR		14.81	10.96	0.21	3.75	29.73
FERTILIZE	65 HP	0.05 HR		0.88	0.65	0.01	0.22	1.77
CORRUGATE	65 HP	0.41 HR		7.23	5.35	0.10	2.84	15.53
DRILL	65 HP	0.33 HR		5.82	4.30	0.08	1.47	11.68
DITCHER	65 HP	0.10 HR		1.76	1.30	0.02	0.45	3.54
IRRIGATE (6X)		3.00 HR		50.70				50.70
SUBTOTAL		5.56 HR		95.83	33.39	0.64	12.45	142.31
HARVEST OPERATIONS								
MOWER	65 HP	0.45 HR		7.93	5.87	0.37	6.97	21.15
RAKE	65 HP	0.26 HR		4.58	3.39	0.15	4.02	12.15
BALER (CUSTOM)			65.60					65.60
SUBTOTAL		0.71 HR	65.60	12.52	9.26	0.52	11.00	98.90
OVERHEAD EXPENSES								
DOWNTIME		2.43 HR		42.75				42.75
EMPLOYEE BENEFITS				13.00				13.00
INSURANCE			1.30					1.30
LAND TAXES							2.23	2.23
SUPERVISION AND MANAGEMENT				23.21				23.21
OTHER EXPENSES			195.37					195.37
SUBTOTAL		2.43 HR	196.67	78.97			2.23	277.87
TOTAL OPERATING EXPENSES		8.70 HR	396.42	187.32	42.66	1.16	213.67	841.22
NET OPERATING PROFIT								-473.22
INTEREST ON OPERATING CAPITAL (		81.86 @	0.09)					7.16
INTEREST ON EQUIPMENT INVESTMENT								21.26
RETURN TO LAND AND RISK								-501.65

TABLE 5. Alfalfa hay, flood-irrigated, budgeted per acre costs and returns for a 20 acre part-time farm,
San Juan County Autual 2025
Harvesting dates: June 10 - October 15

ITEM	PRICE	YIELD	TOTAL
GROSS RETURNS			
ALFALFA HAY	245.00	5.50 TONS (IN FIELD)	1,347.50
GRAZING	23.90	1.40 AUM	33.46
TOTAL			1,380.96

PURCHASED INPUTS	PRICE	QUANTITY	PURCHASED INPUTS	FIXED COST	TOTAL
PHOSPHATE (P2O5)	0.45	45.00 LBS	20.25		20.25
ESTABLISHMENT: Principal		6.00 YEARS		83.61	83.61
: Interest				39.05	39.05
LIVESTOCK FAC & EQUIP				5.00	5.00
CANAL WATER		60.00 AC. IN.		225.00	225.00
CANAL WATER (MAINTENANCE)		1 ACRE		8.00	8.00
SUBTOTAL			20.25	360.66	380.91

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
FERTILIZE	65 HP	0.05 HR		0.88	0.65	0.01	0.22	1.77
DITCHER	65 HP	0.10 HR		1.76	1.30	0.02	0.45	3.54
CORRUGATE	65 HP	0.41 HR		7.23	5.35	0.10	2.84	15.53
IRRIGATE (10X)		5.00 HR		84.50				84.50
SUBTOTAL		5.56 HR		94.37	7.31	0.14	3.51	105.33
HARVEST OPERATIONS								
MOWER (3X)	65 HP	1.35 HR		23.80	17.61	1.11	20.92	63.44
RAKE (3X)	65 HP	0.78 HR		13.75	10.17	0.45	12.07	36.45
BALER (CUSTOM)			180.40					180.40
SUBTOTAL		2.13 HR	180.40	37.55	27.79	1.56	32.99	280.29
OVERHEAD EXPENSES								
DOWNTIME		0.55 HR		9.61				9.61
EMPLOYEE BENEFITS				15.83				15.83
INSURANCE			1.58					1.58
LAND TAXES							2.23	2.23
SUPERVISION AND MANAGEMENT				61.33				61.33
OTHER EXPENSES			195.37					195.37
SUBTOTAL		0.55 HR	196.95	86.77			2.23	285.95
TOTAL OPERATING EXPENSES		8.24 HR	397.60	218.69	35.09	1.70	399.40	1,052.48
NET OPERATING PROFIT								328.48
INTEREST ON OPERATING CAPITAL	(	29.47 @	0.09)					2.58
INTEREST ON EQUIPMENT INVESTMENT								27.70
RETURN TO LAND AND RISK								298.20

BUDGET SUMMARY

GROSS RETURN		1,380.96	
VARIABLE OPERATING EXPENSES	434.39		
RETURN OVER VARIABLE EXPENSES		946.57	(GROSS MARGIN)
FIXED EXPENSES	399.40		
NET FARM INCOME		547.17	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	218.69		
NET OPERATING PROFIT		328.48	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	30.28		
RETURN TO LAND AND RISK		298.20	

TABLE 6. Permanent pasture establishment, flood-irrigated, budgeted per acre costs and returns for a 20 acre part-time farm, San Juan County. Autual 2025
Planting dates: August 15 - September 15

ITEM	PRICE	QUANTITY		PURCHASED INPUTS			FIXED COST	TOTAL
PURCHASED INPUTS								
SEED	2.50	15.00	LBS	37.50				37.50
NITROGEN (N)	0.92	20.00	LBS	18.48				18.48
PHOSPHATE (P205)	0.93	50.00	LBS	46.50				46.50
CANAL WATER		21.00	AC. IN.				78.75	78.75
CANAL WATER (MAINTENANCE)							8.00	8.00
SUBTOTAL				102.48			86.75	189.23

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE		PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
PLOW	65 HP	0.83	HR		14.63	10.83	0.21	3.71	29.37
DISC (2X)	65 HP	0.84	HR		14.81	10.96	0.21	3.75	29.73
HARROW	65 HP	0.41	HR		7.23	5.35	0.10	2.84	15.53
FERTILIZE	65 HP	0.05	HR		0.88	0.65	0.01	0.22	1.77
CORRUGATE	65 HP	0.41	HR		7.23	5.35	0.10	2.84	15.53
DRILL	65 HP	0.33	HR		5.82	4.30	0.08	1.47	11.68
DITCHER	65 HP	0.10	HR		1.76	1.30	0.02	0.45	3.54
IRRIGATE (3X)		1.50	HR		25.35				25.35
SUBTOTAL		4.47	HR		77.71	38.74	0.74	15.29	132.49
OVERHEAD EXPENSES									
DOWNTIME		0.74	HR		13.09				13.09
EMPLOYEE BENEFITS					9.33				9.33
INSURANCE				0.93					0.93
SUPERVISION AND MANAGEMENT					15.85				15.85
SUBTOTAL		0.74	HR	0.93	38.27				39.20
TOTAL OPERATING EXPENSES		5.21	HR	103.41	115.98	38.74	0.74	102.04	360.92

TABLE 7. Permanent pasture, flood-irrigated, budgeted per acre costs and returns for a 20 acre part-time farm, San Juan County. Autual 2025
Harvesting dates: Year Round

ITEM	PRICE	YIELD		TOTAL
GROSS RETURNS				
PASTURE	23.90	7.00	AUMS	167.30
TOTAL				167.30

PURCHASED INPUTS	PRICE	QUANTITY		PURCHASED INPUTS	FIXED COST	TOTAL
NITROGEN (N)	0.92	100.00	LBS	92.39		92.39
ESTABLISHMENT: Principal		20.00	YEARS		18.05	18.05
: Interest					14.91	14.91
CANAL WATER		62.00	AC. IN.		232.50	232.50
CANAL WATER (MAINTENANCE)		1	ACRE		8.00	8.00
SUBTOTAL				92.39	273.46	365.85

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE		PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
FERTILIZE	65 HP	0.05	HR		0.88	0.65	0.01	0.22	1.77
CORRUGATE	65 HP	0.41	HR		7.23	5.35	0.10	2.84	15.53
DITCHER	65 HP	0.10	HR		1.76	1.30	0.02	0.45	3.54
IRRIGATE (11X)		5.50	HR		92.95				92.95
SUBTOTAL		6.06	HR		102.82	7.31	0.14	3.51	113.78
OVERHEAD EXPENSES									
DOWNTIME		0.14	HR		2.47				2.47
EMPLOYEE BENEFITS					12.34				12.34
INSURANCE				1.23					1.23
LAND TAXES								2.23	2.23
SUPERVISION AND MANAGEMENT					12.47				12.47
OTHER EXPENSES				195.37					195.37
SUBTOTAL		0.14	HR	196.60	27.28			2.23	226.11
TOTAL OPERATING EXPENSES		6.20	HR	288.99	130.10	7.31	0.14	279.20	705.74
NET OPERATING PROFIT									-538.44
INTEREST ON OPERATING CAPITAL		(48.06	@	0.09)					4.20
INTEREST ON EQUIPMENT INVESTMENT									3.34
RETURN TO LAND AND RISK									-545.99

	PASTURE	LIVESTOCK
NET OPERATING PROFIT	-0.13289	-0.04

BUDGET SUMMARY

GROSS RETURN		167.30	
VARIABLE OPERATING EXPENSES	296.44		
RETURN OVER VARIABLE EXPENSES		-129.14	(GROSS MARGIN)
FIXED EXPENSES	279.20		
NET FARM INCOME		-408.34	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	130.10		
NET OPERATING PROFIT		-538.44	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	7.55		
RETURN TO LAND AND RISK		-545.99	

TABLE 8. Summary of per acre costs and returns for a 20 acre part-time farm,
San Juan County. Autual 2025

	ALFALFA ESTABLISHMENT	ALFALFA HAY	ANNUAL PASTURE EST.	ANNUAL PASTURE
	----------FLOOD----------			
	TONS	TONS		AUMS
PRIMARY YIELD	2.00	5.50		7.00
PRIMARY PRICE	184.00	245.00		23.90
GOVERNMENT PAYMENTS	0.00	0.00		0.00
SECOND INCOME	0.00	33.46		0.00
GROSS RETURN	368.00	1,380.96		167.30
CASH OPERATING EXPENSES				
SEED	113.90		37.50	
FERTILIZER	20.25	20.25	64.98	92.39
CHEMICALS				
CROP INSURANCE				
OTHER PURCHASED INPUTS	0.00	0.00	0.00	0.00
CANAL WATER				
FUEL, OIL & LUBRICANTS-EQUIPMENT	42.66	35.09	38.74	7.31
FUEL-IRRIGATION				
REPAIRS	1.16	1.70	0.74	0.14
CUSTOM CHARGES	65.60	180.40		
LAND TAXES	2.23	2.23		2.23
OTHER EXPENSES	196.67	196.95	0.93	196.60
TOTAL CASH EXPENSES	442.46	436.62	142.90	298.67
RETURN OVER CASH EXPENSES	-74.46	944.34	-142.90	-131.37
FIXED EXPENSES	211.45	397.17	102.04	276.97
TOTAL EXPENSES	653.91	833.79	244.94	575.64
NET FARM INCOME	-285.91	547.17	-244.94	-408.34
LABOR AND MANAGEMENT COSTS	187.32	218.69	115.98	130.10
NET OPERATING PROFIT	-473.22	328.48	-360.92	-538.44
CAPITAL COSTS				
INTEREST ON OPERATING CAPITAL	7.16	2.58		4.20
INTEREST ON EQUIPMENT INVESTMENT	21.26	27.70		3.34
TOTAL CAPITAL COSTS	28.43	30.28	0.00	7.55
RETURN TO LAND AND RISK	-501.65	298.20	-360.92	-545.99

TABLE 9. Whole farm summary, San Juan County. Autual 2025

GROSS RETURNS				
OAT HAY	1.50	ACRES		
CROP			552.00	
GRAZING			0.00	
ALFALFA HAY	9.00	ACRES		
CROP			12,127.50	
GRAZING			301.14	
PASTURE	10.00	ACRES		
GRAZING			1,673.00	
LIVESTOCK			15,384.00	
GROSS RETURN				30,038
CASH OPERATING EXPENSES				
FORAGE			1,974.14	
FEED AND LIVESTOCK			11,695.58	
SEED			189.60	
FERTILIZER			1,169.01	
CHEMICALS			0.00	
CROP INSURANCE			0.00	
OTHER PURCHASED INPUTS			0.00	
CANAL WATER			0.00	
FUEL, OIL & LUBRICANTS-EQUIPMENT			472.22	
FUEL-IRRIGATION			0.00	
REPAIRS			18.81	
CUSTOM CHARGES			1,722.00	
LAND TAXES			45.66	
OTHER EXPENSES			5,273.11	
TOTAL CASH EXPENSES				22,560
RETURN OVER CASH EXPENSES				7,477.51
FIXED EXPENSES			6,919.48	
TOTAL EXPENSES				29,479.61
NET FARM INCOME				558.03
LABOR AND MANAGEMENT COSTS			4,139.01	
NET OPERATING PROFIT				-3,580.98
CAPITAL COSTS				
INTEREST ON OPERATING CAPITAL			76.00	
INTEREST ON EQUIPMENT INVESTMENT			314.62	
INTEREST ON LIVESTOCK ENTERPRISE			2,934.67	
TOTAL CAPITAL COSTS				3,325
RETURN TO LAND AND RISK				-6,906.27

LAND VALUE	RETURN TO RISK*	RETURN ON INVESTMENT**
1,000.00 /ACRE	-7,249.27	-0.15
2,500.00 /ACRE	-7,763.77	-0.07
4,000.00 /ACRE	-8,278.27	-0.04
5,500.00 /ACRE	-8,792.77	-0.03
7,000.00 /ACRE	-9,307.27	-0.02
8,500.00 /ACRE	-9,821.77	-0.02

* 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)