TABLE 1. Acreage Summary, Union County, Actual 2025

BUDGET AREA.....	UNION COUNTY
FARM SIZE.....	1,280 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	55.00 *	3	165
ALFALFA	375.00	40	15,000
WHEAT	318.75	11	3,506
ARP	0.00		
FLEX IN WHEAT	56.25	11	619
CORN	127.50	34	4,335
ARP	0.00		
FLEX IN WHEAT	22.50	11	248
GRAIN SORGHUM	127.50	12	1,530
ARP	0.00		
FLEX IN WHEAT	22.50	11	248
HAYGRAZER	190.00		
ROADS, HOMESTEAD	40.00		
TOTAL	1,280.00		25,650
ACRE FEET PER ACRE OF WATER RIGHTS			1.67

* DOUBLE-CROPPED

TABLE 2. Basic cost information for Union County, Actual 2025

Item				
Labor Wage Rate:				
Equipment operators		$/hour		$20.00
General & Irrigators		$/hour		$16.90
Purchased Inputs:				
Fertilizer:				
Nitrogen (N)		$/pound		$0.92
Phosphate (P205)		$/pound		$0.48
Potash (K2O)		$/pound		$0.39
Seed:				
Alfalfa		$/pound		$4.60
Wheat		$/pound		$0.56
Corn for Grain		$/bag		$335.00
Grain Sorghum		$/pound		$2.05
Haygrazer/Millet		$/pound		$0.92
Oats		$/pound		$0.76
Natural gas		$/TCF		$6.27
(service charge)		$/month		$10.00
Diesel fuel		$/gallon		$3.33
Gasoline		$/gallon		$2.68
Electricity		cents/KwHr		5.90
LP Gas		$/gallon		$2.45
Baling Twine		$/pound		$0.72
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		8.75%
Land Interest Rate		percent		7.95%
Equipment Interest Rate		percent		6.45%
Real Interest Rate		percent		1.72%
Land Taxes	$27.00	/acre		$0.20
Personal Property Tax Rate	- NR	$/$1,000	(Assessed	$22.57
	- R		Value)	$18.57
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 Union County, Actual 2025

Item					
Electricity (Domestic & Shop)			$512.00	per month	$6,144
Telephone			$249.60	per month	$2,995
Accounting & Legal					$4,653
Misc. Supplies & Hand Tools					$4,723
Pickup and Auto					
miles	39,680	@	$0.700	per mile	$27,776
Insurance					
- general liability (non-employee)					$3,008
- fire/theft					$2,413
Property Taxes					
- non-planted land					$0
- other than land & machinery					$6,010
Building repairs and maintenance					$1,939
Dues, fees, publications					$448
Farmstead Equipment					$371
				Total	$60,480
			Total per planted acre		$55.59
			Total per dryland acre		$11.12

TABLE 6. Alfalfa establishment, sprinkler-irrigated, budgeted per acre costs and returns for a 1,280 acre farm with above average management, Union County, Actual 2025

Planting dates: August 1 - September 1

ITEM	PRICE	QUANTITY	PURCHASED INPUTS	TOTAL
PURCHASED INPUTS				
SEED	$4.60	20 LBS	$92.00	$92.00
OAT SEED	$0.76	30 LBS	$22.80	$22.80
PUMP WATER*		3 AC. IN.		
SUBTOTAL			$114.80	$114.80

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
DISC	185 HP	0.07 HR		$1.40	$2.41	$1.26	$2.74	$7.82
CULTI-PACKER	93 HP	0.17 HR		$3.40	$2.78	$0.16	$3.36	$9.70
DRILL	93 HP	0.12 HR		$2.40	$1.96	$0.32	$1.69	$6.36
IRRIGATE (4X)		0.40 HR		$6.76	$12.88	$0.00	$0.43	$20.07
SUBTOTAL		0.76 HR		$13.96	$20.03	$1.74	$8.23	$43.95
OVERHEAD EXPENSES								
DOWNTIME		0.09 HR		$1.80				$1.80
EMPLOYEE BENEFITS				$2.51				$2.51
INSURANCE			$0.28					$0.28
SUPERVISION AND MANAGEMENT				$11.69				$11.69
SUBTOTAL		0.09	$0.28	$16.01				$16.28
TOTAL OPERATING EXPENSES		0.85 HR	$115.08	$29.97	$20.03	$1.74	$8.23	$175.04

TABLE 7. Alfalfa hay, sprinkler-irrigated, budgeted per acre costs and returns for a 1,280 acre farm with above average management, Union County, Actual 2025

Harvesting dates: June 1 - October 10

ITEM	PRICE	YIELD		TOTAL
GROSS RETURNS				
ALFALFA HAY	$245.00	5.50	TONS (STACKED)	$1,347.50
TOTAL				$1,347.50

PURCHASED INPUTS	PRICE	QUANTITY		PURCHASED INPUTS	FIXED COST	TOTAL
NITROGEN (N)	$0.92	30	LBS	$27.72		$27.72
PHOSPHATE (P2O5)	$0.48	100	LBS	$47.50		$47.50
POTASH (K20)	$0.39	50	LBS	$19.50		$19.50
TRACE ELEMENTS	$0.15	12	LBS	$1.80		$1.80
ESTABLISHMENT:Principal		7	YEARS		$25.01	$25.01
: Interest					$9.04	$9.04
BALING TWINE	$0.72	1	ROLL	$0.41		$0.41
PUMP WATER*		40	AC. IN.			
SUBTOTAL				$96.93	$34.04	$130.97

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE		PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
IRRIGATE (11X)		1.10	HR		$18.59	$171.74	$0.00	$5.79	$196.12
SUBTOTAL		1.10	HR		$18.59	$171.74	$0.00	$5.79	$196.12
HARVEST OPERATIONS									
SWATHER (4X)	13 FT SP	0.64	HR		$12.80	$7.97	$0.35	$3.50	$24.62
BALER (4X)	126 HP	0.68	HR		$13.60	$18.65	$2.84	$5.97	$41.07
SUBTOTAL		1.32	HR		$26.40	$26.62	$3.19	$9.47	$65.68
OVERHEAD EXPENSES									
DOWNTIME		0.33	HR		$6.60				$6.60
EMPLOYEE BENEFITS					$8.10				$8.10
INSURANCE				$0.90					$0.90
LAND TAXES								$0.20	$0.20
SUPERVISION AND MANAGEMENT					$96.09				$96.09
OTHER EXPENSES				$55.59					$55.59
SUBTOTAL		0.33	HR	$56.49	$110.78			$0.20	$167.47
TOTAL OPERATING EXPENSES		2.75	HR	$153.41	$155.77	$198.36	$3.19	$49.51	$560.24
NET OPERATING PROFIT									$787.26
INTEREST ON OPERATING CAPITAL		($93.88	@	8.75%)					$8.21
INTEREST ON EQUIPMENT INVESTMENT									$9.52
RETURN TO LAND AND RISK									$769.53

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

BUDGET SUMMARY

GROSS RETURN		$1,347.50	
VARIABLE OPERATING EXPENSES	$354.96		
RETURN OVER VARIABLE EXPENSES		$992.54	(GROSS MARGIN)
FIXED EXPENSES	$49.51		
NET FARM INCOME		$943.03	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	$155.77		
NET OPERATING PROFIT		$787.26	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	$17.73		
RETURN TO LAND AND RISK		$769.53	

TABLE 8. Wheat, sprinkler-irrigated, budgeted per acre costs and returns for a 1,280 acre farm with above average management, Union County, Actual 2025
Planting dates: August 15 - November 15
Harvesting dates: July 1 - July 15

ITEM	PRICE	YIELD		BASE	TOTAL
GROSS RETURNS					
WHEAT	$4.64	80.00	BUSHELS		$371.20
PROGRAM PAYMENT	$0.00	80.00	BUSHELS	0.85	$0.00
PLC PAYMENT	$0.00				$0.00
GRAZING	$40.00	1.00	ACRE		$40.00
TOTAL					$411.20

PURCHASED INPUTS	PRICE	QUANTITY		PURCHASED INPUTS	FIXED COST	TOTAL
SEED	$0.56	100	LBS	$56.00		$56.00
MANURE	$2.70	8	TON	$21.60		$21.60
LIVESTOCK FAC & EQUIP					$5.00	$5.00
PUMP WATER*		11	AC. IN.			$0.00
CROP INSURANCE	$0.12					$0.12
SUBTOTAL				$77.60	$5.00	$82.72

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE		PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
DISC	185 HP	0.07	HR		$1.40	$2.41	$1.26	$2.74	$7.82
CHISEL	185 HP	0.09	HR		$1.80	$3.10	$0.69	$2.74	$8.32
DISC	185 HP	0.07	HR		$1.40	$2.41	$1.26	$2.74	$7.82
DRILL	126 HP	0.12	HR		$2.40	$3.29	$0.68	$1.93	$8.30
IRRIGATE (7X)		0.70	HR		$11.83	$47.23	$0.00	$2.01	$61.06
SUBTOTAL		1.05	HR		$18.83	$58.44	$3.89	$12.16	$93.33
HARVEST OPERATIONS									
COMBINE	GRAIN TABLE	0.14	HR		$2.80	$3.89	$0.49	$12.59	$19.77
GRAIN CART	93 HP	0.14	HR		$2.80	$2.29	$0.43	$1.86	$7.37
TRUCK	SEMI	0.14	HR		$2.80	$2.44	$0.36	$5.60	$11.21
SUBTOTAL		0.42	HR	$0.00	$8.40	$8.62	$1.28	$20.05	$38.35
OVERHEAD EXPENSES									
DOWNTIME		0.19	HR		$3.85				$3.85
EMPLOYEE BENEFITS					$4.90				$4.90
INSURANCE				$0.54					$0.54
LAND TAXES								$0.20	$0.20
SUPERVISION AND MANAGEMENT					$29.87				$29.87
OTHER EXPENSES				$55.59					$55.59
SUBTOTAL		0.19	HR	$56.13	$38.62			$0.20	$94.96
TOTAL OPERATING EXPENSES		1.66	HR	$133.73	$65.85	$67.06	$5.18	$37.41	$309.35
NET OPERATING PROFIT									$101.85
INTEREST ON OPERATING CAPITAL		($55.27	@	8.75%)					$4.84
INTEREST ON EQUIPMENT INVESTMENT									$14.14
RETURN TO LAND AND RISK									$82.87

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

BUDGET SUMMARY

GROSS RETURN		$411.20	
VARIABLE OPERATING EXPENSES	$205.97		
RETURN OVER VARIABLE EXPENSES		$205.23	(GROSS MARGIN)
FIXED EXPENSES	$37.41		
NET FARM INCOME		$167.81	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	$65.85		
NET OPERATING PROFIT		$101.96	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	$18.97		
RETURN TO LAND AND RISK		$82.99	

TABLE 9. Corn for grain, sprinkler-irrigated, budgeted per acre costs and returns for a 1,280 acre farm with above average management, Union County, Actual 2025
Planting dates: April 15 - May 15
Harvesting dates: October 1 - November 15

ITEM	PRICE	YIELD		BASE	TOTAL
GROSS RETURNS					
CORN FOR GRAIN	$4.38	200.00	BUSHELS		$876.00
PROGRAM PAYMENT	$0.00	200.00	BUSHELS	0.85	$0.00
PLC PAYMENT	$0.00	0.00	BUSHELS		$0.00
GRAZING	$20.00	1.00	ACRE		$20.00
TOTAL					$896.00

PURCHASED INPUTS	PRICE	QUANTITY		PURCHASED INPUTS	FIXED COST	TOTAL
SEED	$6.00	26.00	LBS	$156.00		$156.00
NITROGEN (N)	$0.92	220.00	LBS	$203.26		$203.26
PHOSPHATE (P2O5)	$0.48	70.00	LBS	$33.25		$33.25
POTASSIUM (K-MAG)	$0.21	300.00	LBS	$63.00		$63.00
INSECTICIDE	$15.07	3.00	ACRE	$45.20		$45.20
HERBICIDE	$22.60	1.00	ACRE	$22.60		$22.60
LIVESTOCK FAC & EQUIP					$5.00	$5.00
PUMP WATER*		34.00	AC. IN.			$0.00
CROP INSURANCE	$0.39					$0.39
SUBTOTAL				$523.31	$5.00	$528.70

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE		PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
DISC	185 HP	0.07	HR		$1.40	$2.41	$1.26	$2.74	$7.82
CHISEL	185 HP	0.09	HR		$1.80	$3.10	$0.69	$2.74	$8.32
DISC & SPRAY	185 HP	0.10	HR		$2.00	$3.44	$1.87	$4.75	$12.07
PLANTER	126 HP	0.12	HR		$2.40	$3.29	$0.79	$5.28	$11.77
ROLLING CULT (2X)	126 HP	0.20	HR		$4.00	$5.49	$1.78	$4.29	$15.56
SIDEDRESS	185 HP	0.17	HR		$3.40	$5.86	$0.95	$4.66	$14.87
IRRIGATE (16X)		1.60	HR		$27.04	$145.98	$0.00	$6.20	$179.22
SUBTOTAL		2.35	HR		$42.04	$169.56	$7.35	$30.66	$249.62
HARVEST OPERATIONS									
COMBINE	CORN HEAD	0.20	HR		$4.00	$5.55	$0.88	$30.42	$40.85
GRAIN CART	93 HP	0.20	HR		$4.00	$3.27	$0.61	$2.65	$10.53
TRUCK	SEMI	0.20	HR		$4.00	$3.49	$0.52	$8.00	$16.01
SUBTOTAL		0.60	HR	$0.00	$12.00	$12.31	$2.02	$41.07	$67.40
OVERHEAD EXPENSES									
DOWNTIME		0.30	HR		$5.90				$5.90
EMPLOYEE BENEFITS					$9.73				$9.73
INSURANCE				$1.08					$1.08
LAND TAXES								$0.20	$0.20
SUPERVISION AND MANAGEMENT					$65.96				$65.96
OTHER EXPENSES				$55.59					$55.59
SUBTOTAL		0.30	HR	$56.67	$81.59			$0.20	$138.46
TOTAL OPERATING EXPENSES		3.25	HR	$579.98	$135.63	$181.88	$9.37	$76.94	$984.18
NET OPERATING PROFIT									($88.18)
INTEREST ON OPERATING CAPITAL		($307.27	@	8.75%)					$26.89
INTEREST ON EQUIPMENT INVESTMENT									$32.08
RETURN TO LAND AND RISK									($147.15)

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

BUDGET SUMMARY

GROSS RETURN		$896.00	
VARIABLE OPERATING EXPENSES	$771.23		
RETURN OVER VARIABLE EXPENSES		$124.77	(GROSS MARGIN)
FIXED EXPENSES	$76.94		
NET FARM INCOME		$47.84	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	$135.63		
NET OPERATING PROFIT		($87.79)	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	$58.97		
RETURN TO LAND AND RISK		($146.76)	

TABLE 10. Grain sorghum, sprinkler-irrigated, budgeted per acre costs and returns for a 1,280 acre farm with above average management, Union County, Actual 2025
Planting dates: May 15 - June 15
Harvesting dates: October 15 - November 15

ITEM	PRICE	YIELD	BASE	TOTAL
GROSS RETURNS				
GRAIN SORGHUM	$6.00	45.00 CWT		$270.00
PROGRAM PAYMENT	$0.00	45.00 CWT	0.85	$0.00
PLC PAYMENT	$0.00	0.00 CWT		$0.00
GRAZING	$5.00	1.00 ACRE		$5.00
TOTAL				$275.00

PURCHASED INPUTS	PRICE	QUANTITY	PURCHASED INPUTS	FIXED COST	TOTAL
SEED	$2.05	5 LBS	$10.25		$10.25
NITROGEN (N)	$0.92	150 LBS	$138.59		$138.59
PHOSPHATE (P205)	$0.48	50 LBS	$23.75		$23.75
HERBICIDE	$22.60	1 ACRE	$22.60		$22.60
LIVESTOCK FAC & EQUIP				$5.00	$5.00
PUMP WATER*		12 AC. IN.			
CROP INSURANCE	$0.39				$0.39
SUBTOTAL			$195.19	$5.00	$200.58

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
DISC	185 HP	0.07 HR		$1.40	$2.41	$1.26	$2.74	$7.82
CHISEL	185 HP	0.09 HR		$1.80	$3.10	$0.69	$2.74	$8.32
DISC & SPRAY	185 HP	0.10 HR		$2.00	$3.44	$1.87	$4.75	$12.07
PLANTER	126 HP	0.12 HR		$2.40	$3.29	$0.79	$5.28	$11.77
ROLLING CULT.	126 HP	0.10 HR		$2.00	$2.74	$0.89	$2.15	$7.78
SIDEDRESS ANHYDROUS	185 HP	0.17 HR		$3.40	$5.86	$0.95	$4.66	$14.87
IRRIGATE (6X)		0.60 HR		$10.14	$51.52	$0.00	$2.19	$63.85
SUBTOTAL		1.25 HR		$23.14	$72.37	$6.46	$24.51	$126.47
HARVEST OPERATIONS								
COMBINE	GRAIN TABLE	0.14 HR		$2.80	$3.89	$0.49	$12.59	$19.77
GRAIN CART	93 HP	0.14 HR		$2.80	$2.29	$0.43	$1.86	$7.37
TRUCK	2 T 18 FT	0.14 HR		$2.80	$1.96	$0.05	$15.06	$19.86
SUBTOTAL		0.42 HR	$0.00	$8.40	$8.13	$0.97	$29.50	$47.01
OVERHEAD EXPENSES								
DOWNTIME		0.23 HR		$4.50				$4.50
EMPLOYEE BENEFITS				$5.68				$5.68
INSURANCE			$0.63					$0.63
LAND TAXES							$0.20	$0.20
SUPERVISION AND MANAGEMENT				$20.51				$20.51
OTHER EXPENSES			$55.59					$55.59
SUBTOTAL		0.23 HR	$56.22	$30.69			$0.20	$87.11
TOTAL OPERATING EXPENSES		1.90 HR	$251.41	$62.23	$80.50	$7.43	$59.21	$461.17
NET OPERATING PROFIT								($186.17)
INTEREST ON OPERATING CAPITAL		($118.26 @	8.75%)					$10.35
INTEREST ON EQUIPMENT INVESTMENT								$22.44
RETURN TO LAND AND RISK								($218.96)

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

BUDGET SUMMARY

GROSS RETURN		$275.00	
VARIABLE OPERATING EXPENSES	$339.34		
RETURN OVER VARIABLE EXPENSES		($64.34)	(GROSS MARGIN)
FIXED EXPENSES	$59.21		
NET FARM INCOME		($123.55)	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	$62.23		
NET OPERATING PROFIT		($185.78)	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	$32.78		
RETURN TO LAND AND RISK		($218.56)	

TABLE 11. Haygrazer/millet, dryland, budgeted per acre costs and returns for a 1,280 acre farm with above average management, Union County, Actual 2025
Planting dates: June 1 - June 15
Harvesting dates: September 1 - September 15

ITEM	PRICE	YIELD		TOTAL
GROSS RETURNS				
HAY	$184.00	1.50	TONS	$276.00
TOTAL				$276.00

PURCHASED INPUTS	PRICE	QUANTITY		PURCHASED INPUTS	FIXED COST	TOTAL
SEED	$0.92	6	LBS	$5.52		$5.52
HERBICIDE	$13.70	1	ACRE	$13.70		$13.70
BALING TWINE	$0.72	0	ROLL	$0.10		$0.10
SUBTOTAL				$19.31		$19.31

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE		PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
CHISEL	185 HP	0.09	HR		$1.80	$3.10	$0.69	$2.74	$8.32
DISC	185 HP	0.07	HR		$1.40	$2.41	$1.26	$2.74	$7.82
DRILL	126 HP	0.12	HR		$2.40	$3.29	$0.68	$1.93	$8.30
SUBTOTAL		0.28	HR		$5.60	$8.80	$2.63	$7.41	$24.45
HARVEST OPERATIONS									
SWATHER	14 FT SP	0.16	HR		$3.20	$1.99	$0.09	$0.87	$6.15
BALER	126 HP	0.17	HR		$3.40	$4.66	$0.71	$1.49	$10.27
SUBTOTAL		0.33	HR	$0.00	$6.60	$6.65	$0.80	$2.37	$16.42
OVERHEAD EXPENSES									
DOWNTIME		0.15	HR		$3.05				$3.05
EMPLOYEE BENEFITS					$2.20				$2.20
INSURANCE				$0.24					$0.24
LAND TAXES								$0.20	$0.20
SUPERVISION AND MANAGEMENT					$19.63				$19.63
OTHER EXPENSES				$55.59					$55.59
SUBTOTAL		0.15	HR	$55.83	$24.87			$0.20	$80.91
TOTAL OPERATING EXPENSES		0.43	HR	$75.14	$37.07	$15.46	$3.43	$9.98	$141.09
NET OPERATING PROFIT									$134.91
INTEREST ON OPERATING CAPITAL		($13.14	@	8.75%)					$1.15
INTEREST ON EQUIPMENT INVESTMENT									$5.03
RETURN TO LAND AND RISK									$128.73

BUDGET SUMMARY

GROSS RETURN		$276.00	
VARIABLE OPERATING EXPENSES	$94.03		
RETURN OVER VARIABLE EXPENSES		$181.97	(GROSS MARGIN)
FIXED EXPENSES	$9.98		
NET FARM INCOME		$171.99	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	$37.07		
NET OPERATING PROFIT		$134.91	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	$6.18		
RETURN TO LAND AND RISK		$128.73	

TABLE 12. Summary of per acre costs and returns for a 1,280 acre farm with above average management, Union County, Actual 2025

	ALFALFA ESTABLISHMENT	ALFALFA HAY	WHEAT	CORN FOR GRAIN	GRAIN SORGHUM	HAYGRAZER & MILLET
		TONS	BU	BU	CWT	TONS
PRIMARY YIELD		5.50	80.00	200.00	45.00	1.50
PRIMARY PRICE		$245.00	$4.64	$4.38	$6.00	$184.00
GOVERNMENT PAYMENTS		$0.00	$0.00	$0.00	$0.00	$0.00
SECOND INCOME		$0.00	$40.00	$20.00	$5.00	$0.00
GROSS RETURN		$1,347.50	$411.20	$896.00	$275.00	$276.00
CASH OPERATING EXPENSES						
SEED	$114.80		$56.00	$156.00	$10.25	$5.52
FERTILIZER		$96.52	$21.60	$299.51	$162.34	
CHEMICALS				$67.80	$22.60	$13.70
CROP INSURANCE			$0.12	$0.39	$0.39	
OTHER PURCHASED INPUTS		$0.41				$0.10
CANAL WATER						
FUEL, OIL & LUBRICANTS-EQUIPMENT	$7.15	$26.62	$19.83	$35.90	$28.97	$15.46
FUEL-IRRIGATION	$12.88	$171.74	$47.23	$145.98	$51.52	
REPAIRS	$1.74	$3.19	$5.18	$9.37	$7.43	$3.43
CUSTOM CHARGES						$0.00
LAND TAXES		$0.20	$0.20	$0.20	$0.20	$0.20
OTHER EXPENSES	$0.28	$56.49	$56.13	$56.67	$56.22	$55.83
TOTAL CASH EXPENSES	$136.84	$355.17	$206.29	$771.82	$339.93	$94.24
RETURN OVER CASH EXPENSES	($136.84)	$992.33	$204.91	$124.18	($64.93)	$181.76
FIXED EXPENSES	$8.23	$49.30	$37.21	$76.73	$59.01	$9.78
TOTAL EXPENSES	$145.07	$404.47	$243.50	$848.55	$398.94	$104.01
NET FARM INCOME	($145.07)	$943.03	$167.70	$47.45	($123.94)	$171.99
LABOR AND MANAGEMENT COSTS	$29.97	$155.77	$65.85	$135.63	$62.23	$37.07
NET OPERATING PROFIT	($175.04)	$787.26	$101.85	($88.18)	($186.17)	$134.91
CAPITAL COSTS						
INTEREST ON OPERATING CAPITAL		$8.21	$4.84	$26.89	$10.35	$1.15
INTEREST ON EQUIPMENT INVESTMENT		$9.52	$14.14	$32.08	$22.44	$5.03
TOTAL CAPITAL COSTS	$0.00	$17.73	$18.97	$58.97	$32.78	$6.18
RETURN TO LAND AND RISK	($175.04)	$769.53	$82.87	($147.15)	($218.96)	$128.73
Flex Computation			134.22	-38.34	-137.51	

TABLE 13. Whole farm summary, Union County, Actual 2025

GROSS RETURNS					
ALFALFA HAY	375	ACRES			
CROP			$505,313		
WHEAT	420.00	ACRES			
CROP			$155,904		
GRAZING			$16,800		
PROGRAM PAYMENT			$0		
PLC PAYMENT			$0		
CORN FOR GRAIN	127.50	ACRES			
CROP			$111,690		
GRAZING			$2,550		
PROGRAM PAYMENT			$0		
PLC PAYMENT			$0		
GRAIN SORGHUM	127.5	ACRES			
CROP			$34,425		
GRAZING			$638		
PROGRAM PAYMENT			$0		
PLC PAYMENT			$0		
HAYGRAZER/MILLET	190	ACRES			
CROP			$52,440		
GROSS RETURN					$879,759
CASH OPERATING EXPENSES					
SEED			$52,080		
FERTILIZER			$104,151		
CHEMICALS			$14,129		
CROP INSURANCE			$150		
OTHER PURCHASED INPUTS			$171		
CANAL WATER			$0		
FUEL, OIL & LUBRICANTS-EQUIPMENT			$29,913		
FUEL-IRRIGATION			$110,127		
REPAIRS			$6,262		
CUSTOM CHARGES			$0		
LAND TAXES			$252		
OTHER EXPENSES			$69,776		
TOTAL CASH EXPENSES				$387,011	
RETURN OVER CASH EXPENSES					$492,748
FIXED EXPENSES			$44,358		
TOTAL EXPENSES				$431,369	
NET FARM INCOME					$448,390
LABOR AND MANAGEMENT COSTS			$119,990		
NET OPERATING PROFIT					$328,400
CAPITAL COSTS					
INTEREST ON OPERATING CAPITAL			$10,077		
INTEREST ON EQUIPMENT INVESTMENT			$17,413		
TOTAL CAPITAL COSTS				$27,491	
RETURN TO LAND AND RISK					$300,910

LAND VALUE	RETURN TO RISK*	RETURN ON INVESTMENT**
$500 /ACRE	$289,934	36.40%
$750 /ACRE	$284,446	26.87%
$1,000 /ACRE	$278,958	21.29%
$1,250 /ACRE	$273,470	17.63%
$1,500 /ACRE	$267,982	15.05%

* 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)