TABLE 1. Acreage Summary, Otero County, Actual 2025

BUDGET AREA.....	DELL CITY AREA, OTERO COUNTY
FARM SIZE.....	640 ACRES
IRRIGATION TYPE.....	SIDEROLL/FLOOD
NUMBER OF CROPS...	5

ACREAGE SUMMARY:		LAND USE (ACRES)		WATER USE AC.IN. PER AC.	WATER USE TOTAL AC.IN.
ALFALFA ESTABLISHMENT		56.00	*	6	336
ALFALFA		280.00		40	11,200
WHEAT		170.00		25	4,250
ARP		0.00			
FLEX IN COTTON		30.00		30	900
WHITE CORN		50.00		48	2,400
COTTON		42.50		30	1,275
ARP		0.00			
FLEX IN COTTON		7.50		30	225
GRAIN SORGHUM		25.50		36	918
ARP		0.00			
FLEX IN COTTON		4.50		30	135
ROADS, DITCHES, HOMESTEAD		30.00			
	TOTAL	640.00			21,639
	ACRE FEET PER ACRE OF WATER RIGHTS				2.82

* DOUBLE-CROPPED

TABLE 2. Basic cost information for Dell City area, Otero 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
Anhydrous Ammonia (NH3)		$/ton		$745.00
Seed:				
Alfalfa		$/pound		$4.60
Wheat		$/pound		$0.56
White Corn		$/bag		$335.00
Cotton		$/pound		$7.00
Diesel fuel		$/gallon		$3.33
Gasoline		$/gallon		$2.68
Electricity (Rio Grande Elec)		cents/KwHr		5.90
LP Gas		$/gallon		$2.75
Baling Wire		$/pound		$1.32
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	$300.00	/acre (full value)		$2.70
Personal Property Tax Rate	- NR	$/$1,000	(Assessed	$27.02
	- R		Value)	$20.69
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 Dell City area, Otero County, Actual 2025

Item					
Electricity (Domestic & Shop)			$256.00	per month	$3,072
Telephone			$249.60	per month	$2,995
Accounting & Legal					$1,875
Misc. Supplies & Hand Tools					$5,811
Pickup and Auto					
miles	65,920	@	$0.700	per mile	$46,144
Insurance					
- general liability (non-employee)					$2,022
- fire/theft					$1,600
Property Taxes					
- non-planted land					$0
- other than land & machinery					$6,010
Building repairs and maintenance					$1,536
Dues, fees, publications					$461
Farmstead Equipment					$205
				Total	$71,732
			Total per planted acre		$117.59

TABLE 6. Alfalfa establishment, sprinkler-irrigated, budgeted per acre costs and returns for a 640 acre farm with above average management, Dell City area, Otero County, Actual 2025

Planting dates: August 1 - September 1

ITEM	PRICE	QUANTITY	PURCHASED INPUTS				TOTAL
PURCHASED INPUTS							
SEED	$4.60	30 LBS	$138.00				$138.00
PUMP WATER*		6 AC. IN.					
SUBTOTAL			$138.00				$138.00

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
DISC	155 HP	0.14 HR		$2.80	$3.37	$1.27	$3.15	$10.59
CHISEL	155 HP	0.20 HR		$4.00	$4.81	$1.37	$5.15	$15.33
PLOW	155 HP	0.48 HR		$9.60	$11.55	$4.95	$13.30	$39.40
DISC (2X)	155 HP	0.28 HR		$5.60	$6.74	$2.54	$6.31	$21.18
DRAG (2X)	155 HP	0.30 HR		$6.00	$7.22	$1.61	$5.96	$20.79
DRILL	93 HP	0.12 HR		$2.40	$1.96	$0.32	$3.47	$8.14
IRRIGATE (3X)		0.75 HR		$12.68	$12.23	$0.00	$1.15	$26.05
SUBTOTAL		2.27 HR		$43.08	$47.87	$12.05	$38.50	$141.49
OVERHEAD EXPENSES								
DOWNTIME		0.12 HR		$2.30				$2.30
EMPLOYEE BENEFITS				$7.75				$7.75
INSURANCE			$0.86					$0.86
SUPERVISION AND MANAGEMENT				$20.54				$20.54
SUBTOTAL		0.12	$0.86	$30.60				$31.46
TOTAL OPERATING EXPENSES		2.39 HR	$138.86	$73.67	$47.87	$12.05	$38.50	$310.95

TABLE 7. Alfalfa hay, sideroll sprinkler-irrigated, budgeted per acre costs and returns for a 640 acre farm with above average management, Dell City area, Otero County, Actual 2025

Harvesting dates: June 1 - October 10

ITEM	PRICE	YIELD		TOTAL
GROSS RETURNS				
ALFALFA HAY	$245.00	6.50	TONS (STACKED)	$1,592.50
GRAZING	$23.90	1.00	ACRE	$23.90
TOTAL				$1,616.40

PURCHASED INPUTS	PRICE	QUANTITY		PURCHASED INPUTS	FIXED COST	TOTAL
NITROGEN (N)	$0.92	75	LBS	$69.29		$69.29
PHOSPHATE (P2O5)	$0.48	200	LBS	$95.00		$95.00
INSECTICIDE	$16.03	2	X/ACRE	$32.05		$32.05
ESTAB LISHMENT: Principal		5	YEARS		$62.19	$62.19
: Interest					$15.10	$15.10
BALING TWINE	$1.32	56	LBS	$0.74		$0.74
PUMP WATER*		40	AC. IN.			
SUBTOTAL				$197.08	$77.29	$274.37

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE		PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
DRAG	93 HP	0.15	HR		$3.00	$2.45	$0.14	$0.26	$5.85
IRRIGATE (11X)		2.75	HR		$46.48	$81.53	$0.00	$7.65	$135.66
SUBTOTAL		2.90	HR		$49.48	$83.98	$0.14	$7.91	$141.51
HARVEST OPERATIONS									
SWATHER (5X)	16 FT	0.55	HR		$11.00	$5.52	$0.76	$13.39	$30.67
BALER (5X)	93 HP	0.85	HR		$17.00	$13.89	$0.95	$3.12	$34.96
LOAD (5X)	93 HP	1.00	HR		$20.00	$16.34	$25.89	$9.43	$71.66
SUBTOTAL		2.40	HR		$48.00	$35.75	$27.60	$25.94	$137.29
OVERHEAD EXPENSES									
DOWNTIME		0.60	HR		$12.00				$12.00
EMPLOYEE BENEFITS					$17.55				$17.55
INSURANCE				$1.95					$1.95
LAND TAXES								$2.70	$2.70
SUPERVISION AND MANAGEMENT					$117.10				$117.10
OTHER EXPENSES				$117.59					$117.59
SUBTOTAL		0.60	HR	$119.54	$146.64			$2.70	$268.89
TOTAL OPERATING EXPENSES		5.90	HR	$316.62	$244.12	$119.73	$27.73	$113.85	$822.06
NET OPERATING PROFIT									$794.34
INTEREST ON OPERATING CAPITAL		($124.85	@	8.75%)					$10.92
INTEREST ON EQUIPMENT INVESTMENT									$18.14
RETURN TO LAND AND RISK									$765.28

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

BUDGET SUMMARY

GROSS RETURN		$1,616.40	
VARIABLE OPERATING EXPENSES	$464.09		
RETURN OVER VARIABLE EXPENSES		$1,152.31	(GROSS MARGIN)
FIXED EXPENSES	$113.85		
NET FARM INCOME		$1,038.46	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	$244.12		
NET OPERATING PROFIT		$794.34	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	$29.06		
RETURN TO LAND AND RISK		$765.28	

TABLE 8. Wheat, flood-irrigated, budgeted per acre costs and returns for a 640 acre farm with above average management, Dell City area, Otero County, Actual 2025

Planting dates: August 15 - September 15
Harvesting dates: July 15 - July 15

ITEM	PRICE	YIELD	BASE	TOTAL
GROSS RETURNS				
WHEAT	$7.89	35.00 CWT		$276.15
PROGRAM PAYMENT	$0.00	35.00 CWT	0.85	$0.00
PLC PAYMENT	$0.00			$0.00
GRAZING	$25.00	1.00 ACRE		$25.00
TOTAL				$301.15

PURCHASED INPUTS	PRICE	QUANTITY	PURCHASED INPUTS	FIXED COST	TOTAL
SEED	$0.56	150 LBS	$84.00		$84.00
ANHYDROUS (NH3)	$0.37	125 LBS	$46.56		$46.56
LIVESTOCK FAC & EQUIP				$5.00	$5.00
PUMP WATER*		25 AC. IN.			$0.00
CROP INSURANCE	$0.29				$0.29
SUBTOTAL			$130.56	$5.00	$135.86

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
DISC	155 HP	0.14 HR		$2.80	$3.37	$1.27	$3.15	$10.59
ANHYDROUS APPL	155 HP	0.20 HR	$7.00	$4.00	$4.81	$1.07	$3.86	$20.74
DISC	155 HP	0.14 HR		$2.80	$3.37	$1.27	$3.15	$10.59
DRILL	93 HP	0.12 HR		$2.40	$1.96	$0.32	$3.47	$8.14
IRRIGATE (5X)		2.50 HR		$42.25	$50.96	$0.00	$4.01	$97.22
SUBTOTAL		3.10 HR	$7.00	$54.25	$64.46	$3.92	$17.64	$147.28
HARVEST OPERATIONS								
COMBINE (CUSTOM)			$26.00					$26.00
SUBTOTAL			$26.00	$0.00	$0.00	$0.00	$0.00	$26.00
OVERHEAD EXPENSES								
DOWNTIME		0.15 HR		$3.00				$3.00
EMPLOYEE BENEFITS				$9.77				$9.77
INSURANCE			$1.09					$1.09
LAND TAXES							$2.70	$2.70
SUPERVISION AND MANAGEMENT				$23.88				$23.88
OTHER EXPENSES			$117.59					$117.59
SUBTOTAL		0.15 HR	$118.68	$36.65			$2.70	$158.03
TOTAL OPERATING EXPENSES		3.25 HR	$282.24	$90.90	$64.46	$3.92	$25.34	$467.16
NET OPERATING PROFIT								($166.01)
INTEREST ON OPERATING CAPITAL		($82.53 @	8.75%)					$7.22
INTEREST ON EQUIPMENT INVESTMENT								$7.15
RETURN TO LAND AND RISK								($180.38)

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

BUDGET SUMMARY

GROSS RETURN		$301.15	
VARIABLE OPERATING EXPENSES	$350.63		
RETURN OVER VARIABLE EXPENSES		($49.48)	(GROSS MARGIN)
FIXED EXPENSES	$25.34		
NET FARM INCOME		($74.82)	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	$90.90		
NET OPERATING PROFIT		($165.72)	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	$14.37		
RETURN TO LAND AND RISK		($180.09)	

TABLE 9. White corn, flood-irrigated, budgeted per acre costs and returns for a 640 acre farm with above average management, Dell City area, Otero County, Actual 2025

Planting dates: April 15 - May 15
Harvesting dates: October 1 - November 15

ITEM	PRICE	YIELD		TOTAL
GROSS RETURNS				
CORN	$7.30	70.00	CWT	$511.00
GRAZING	$23.90	1.00	ACRE	$23.90
TOTAL				$534.90

PURCHASED INPUTS	PRICE	QUANTITY		PURCHASED INPUTS	FIXED COST	TOTAL
SEED	$3.35	25	000	$83.75		$83.75
NITROGEN (N)	$0.92	30	LBS	$27.72		$27.72
PHOSPHATE (P2O5)	$0.48	70	LBS	$33.25		$33.25
TRACE ELEMENTS	$0.15	65	LBS	$9.75		$9.75
ANHYDROUS (NH3)	$0.37	175	LBS	$65.19		$65.19
INSECTICIDE (CUSTOM)	$16.03	3	ACRE	$48.08		$48.08
HERBICIDE	$9.45	1	ACRE	$9.45		$9.45
LIVESTOCK FAC & EQUIP					$5.00	$5.00
PUMP WATER*		48	AC. IN.			$0.00
SUBTOTAL				$277.18	$5.00	$282.18

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE		PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
DISC	155 HP	0.14	HR		$2.80	$3.37	$1.27	$3.15	$10.59
CHISEL	155 HP	0.20	HR		$4.00	$4.81	$1.37	$5.15	$15.33
ANHYDROUS APPL	155 HP	0.20	HR	$7.00	$4.00	$4.81	$1.07	$3.86	$20.74
DISC & SPRAY	155 HP	0.19	HR		$3.80	$4.57	$1.86	$7.11	$17.34
LISTER	155 HP	0.12	HR		$2.40	$2.89	$0.88	$3.74	$9.90
PLANTER	93 HP	0.17	HR		$3.40	$2.78	$0.50	$5.75	$12.43
ROLLING CULT (3X)	93 HP	0.39	HR		$7.80	$6.37	$1.80	$2.72	$18.69
IRRIGATE (8X)		4.00	HR		$67.60	$97.84	$0.00	$7.70	$173.14
SUBTOTAL		5.41	HR	$7.00	$95.80	$127.44	$8.75	$39.17	$278.16
HARVEST OPERATIONS									
COMBINE (CUSTOM)				$23.25					$23.25
HAUL (CUSTOM)				$14.00					$14.00
SUBTOTAL				$37.25	$0.00	$0.00	$0.00	$0.00	$37.25
OVERHEAD EXPENSES									
DOWNTIME		0.27	HR		$5.45				$5.45
EMPLOYEE BENEFITS					$17.24				$17.24
INSURANCE				$1.92					$1.92
LAND TAXES								$2.70	$2.70
SUPERVISION AND MANAGEMENT					$43.56				$43.56
OTHER EXPENSES				$117.59					$117.59
SUBTOTAL		0.27	HR	$119.51	$66.25			$2.70	$188.46
TOTAL OPERATING EXPENSES		5.68	HR	$440.94	$162.05	$127.44	$8.75	$46.88	$786.05
NET OPERATING PROFIT									($251.15)
INTEREST ON OPERATING CAPITAL		($172.63	@	8.75%)					$15.11
INTEREST ON EQUIPMENT INVESTMENT									$16.27
RETURN TO LAND AND RISK									($282.52)

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

BUDGET SUMMARY

GROSS RETURN		$534.90	
VARIABLE OPERATING EXPENSES	$577.12		
RETURN OVER VARIABLE EXPENSES		($42.22)	(GROSS MARGIN)
FIXED EXPENSES	$46.88		
NET FARM INCOME		($89.09)	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	$162.05		
NET OPERATING PROFIT		($251.15)	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	$31.38		
RETURN TO LAND AND RISK		($282.52)	

TABLE 10. Upland cotton (stripper), flood-irrigated, budgeted per acre costs and returns for a 640 acre farm with above average management, Dell City area, Otero County, Actual 2025

Planting dates: April 15 - May 15
Harvesting dates: November 1 - January 15

ITEM	PRICE	YIELD		BASE	TOTAL
GROSS RETURNS					
COTTON LINT	$0.76	1,400.00	LBS		$1,066.24
COTTON SEED	$0.08	2,240.00	LBS		$188.16
PROGRAM PAYMENT	$0.0000	1,400.00	LBS	0.85	$0.00
PLC PAYMENT	$0.3404	720.00	LBS	0.85	$208.32
TOTAL					$1,462.72

PURCHASED INPUTS	PRICE	QUANTITY		PURCHASED INPUTS	FIXED COST	TOTAL
SEED	$7.00	25	LBS	$175.00		$175.00
NITROGEN (N)	$0.92	72	LBS	$66.52		$66.52
PHOSPHATE (P2O5)	$0.48	184	LBS	$87.40		$87.40
HERBICIDE (CUSTOM)	$19.93	1	X/ACRE	$19.93		$19.93
INSECTICIDE (CUSTOM)	$18.91	1	X/ACRE	$18.91		$18.91
CROP INSURANCE			FCIC	$0.59		$0.59
PUMP WATER*		30	AC. IN.			
SUBTOTAL				$368.35		$368.35

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE		PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
DISC	155 HP	0.14	HR		$2.80	$3.37	$1.27	$3.15	$10.59
PLOW	155 HP	0.48	HR		$9.60	$11.55	$4.95	$13.30	$39.40
DISC (2X)	155 HP	0.28	HR		$5.60	$6.74	$2.54	$6.31	$21.18
FLOAT (2X)	93 HP	0.32	HR		$6.40	$5.23	$0.29	$1.13	$13.05
LISTER	155 HP	0.12	HR		$2.40	$2.89	$0.88	$3.74	$9.90
PLANTER	155 HP	0.17	HR		$3.40	$4.09	$1.26	$8.83	$17.57
ROLLING CULT. (4X)	93 HP	0.52	HR		$10.40	$8.50	$2.40	$3.63	$24.92
HAND HOE (CUSTOM)				$25.00					$25.00
IRRIGATE (6X)		3.00	HR		$50.70	$61.15	$0.00	$4.81	$116.66
SUBTOTAL		5.03	HR	$25.00	$91.30	$103.50	$13.59	$44.90	$278.28
HARVEST OPERATIONS									
COTTON STRIPPER	93 HP	0.62	HR		$12.40	$10.13	$1.13	$10.40	$34.06
HAUL	93 HP	1.00	HR		$20.00	$16.34	$0.95	$7.35	$44.63
GIN COTTON (CUSTOM)				$286.16					$286.16
SUBTOTAL		1.62	HR	$286.16	$32.40	$26.47	$2.07	$17.75	$364.85
POST HARVEST OPERATIONS									
SHREDDER	93 HP	0.29	HR		$5.80	$4.74	$0.32	$2.44	$13.30
OVERHEAD EXPENSES									
DOWNTIME		0.91	HR		$18.10				$18.10
EMPLOYEE BENEFITS					$22.27				$22.27
INSURANCE				$2.47					$2.47
LAND TAXES								$2.70	$2.70
SUPERVISION AND MANAGEMENT					$108.48				$108.48
OTHER EXPENSES				$117.59					$117.59
SUBTOTAL		0.91	HR	$120.07	$148.84			$2.70	$271.61
TOTAL OPERATING EXPENSES		7.85	HR	$799.57	$278.34	$134.71	$15.98	$67.79	$1,296.39
NET OPERATING PROFIT									$166.33
INTEREST ON OPERATING CAPITAL		($215.82	@	8.75%)					$18.88
INTEREST ON EQUIPMENT INVESTMENT									$26.47
RETURN TO LAND AND RISK									$120.97

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

BUDGET SUMMARY

GROSS RETURN		$1,462.72	
VARIABLE OPERATING EXPENSES	$950.26		
RETURN OVER VARIABLE EXPENSES		$512.46	(GROSS MARGIN)
FIXED EXPENSES	$67.79		
NET FARM INCOME		$444.67	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	$278.34		
NET OPERATING PROFIT		$166.33	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	$45.36		
RETURN TO LAND AND RISK		$120.97	

TABLE 11. Grain sorghum, flood-irrigated, budgeted per acre costs and returns for a 640 acre farm with above average management, Dell City area, Otero County, Actual 2025

Planting dates: May 1 - June 15

Harvesting dates: October 15 - November 15

ITEM	PRICE	YIELD		BASE	TOTAL
GROSS RETURNS					
GRAIN SORGHUM	$6.00	50.00	CWT		$300.00
PROGRAM PAYMENT	$0.00	50.00	CWT	0.85	$0.00
PLC PAYMENT	$0.00	0.00	CWT		$0.00
GRAZING	$23.90	1.00	ACRE		$23.90
TOTAL					$323.90

PURCHASED INPUTS	PRICE	QUANTITY		PURCHASED INPUTS	FIXED COST	TOTAL
SEED	$1.04	12	LBS	$12.48		$12.48
ANHYDROUS (NH3)	$0.37	150	LBS	$55.88		$55.88
NITROGEN (N)	$0.92	18	LBS	$16.63		$16.63
PHOSPHATE (P2O5)	$0.48	46	LBS	$21.85		$21.85
INSECTICIDE	$15.07	1	ACRE	$15.07		$15.07
HERBICIDE	$12.26	1	ACRE	$12.26		$12.26
LIVESTOCK FAC & EQUIP					$5.00	$5.00
PUMP WATER		36	AC. IN.	$0.00		$0.00
CROP INSURANCE	$1.96					$1.96
SUBTOTAL				$134.16	$5.00	$141.12

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE		PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
DISC	155 HP	0.14	HR		$2.80	$3.37	$1.27	$3.15	$10.59
CHISEL	155 HP	0.20	HR		$4.00	$4.81	$1.37	$5.15	$15.33
ANHYDROUS APPL	155 HP	0.20	HR	$7.00	$4.00	$4.81	$1.07	$3.86	$20.74
DISC & SPRAY	155 HP	0.19	HR		$3.80	$4.57	$1.86	$7.11	$17.34
LISTER	155 HP	0.12	HR		$2.40	$2.89	$0.88	$3.74	$9.90
PLANTER	155 HP	0.17	HR		$3.40	$4.09	$1.26	$8.83	$17.57
ROLLING CULT (3X)	93 HP	0.39	HR		$7.80	$6.37	$1.80	$2.72	$18.69
IRRIGATE (6X)		3.00	HR		$60.00	$73.38	$0.00	$5.78	$139.15
SUBTOTAL		4.41	HR	$7.00	$88.20	$104.29	$9.50	$40.33	$249.32
HARVEST OPERATIONS									
COMBINE (CUSTOM)	14 FT SP			$15.00					$15.00
SUBTOTAL		0.00	HR	$15.00	$0.00	$0.00	$0.00	$0.00	$15.00
OVERHEAD EXPENSES									
DOWNTIME		1.10	HR		$22.05				$22.05
EMPLOYEE BENEFITS					$15.88				$15.88
INSURANCE				$1.76					$1.76
LAND TAXES								$2.70	$2.70
SUPERVISION AND MANAGEMENT					$24.88				$24.88
OTHER EXPENSES				$117.59					$117.59
SUBTOTAL		1.10	HR	$119.36	$62.80			$2.70	$184.86
TOTAL OPERATING EXPENSES		5.51	HR	$275.52	$151.00	$104.29	$9.50	$48.03	$590.31
NET OPERATING PROFIT									($266.41)
INTEREST ON OPERATING CAPITAL		($99.01	@	8.75%)					$8.66
INTEREST ON EQUIPMENT INVESTMENT									$16.96
RETURN TO LAND AND RISK									($292.03)

BUDGET SUMMARY

GROSS RETURN		$323.90	
VARIABLE OPERATING EXPENSES	$389.31		
RETURN OVER VARIABLE EXPENSES		($65.41)	(GROSS MARGIN)
FIXED EXPENSES	$48.03		
NET FARM INCOME		($113.44)	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	$151.00		
NET OPERATING PROFIT		($264.45)	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	$25.63		
RETURN TO LAND AND RISK		($290.07)	

TABLE 12. Summary of per acre costs and returns for a 640 acre farm with above average management, Dell City area, Otero County, Actual 2025

	ALFALFA ESTABLISHMENT	ALFALFA HAY	WHEAT	WHITE CORN	STRIPPER COTTON	GRAIN SORGHUM
		TONS	CWT	CWT	LBS	CWT
PRIMARY YIELD		6.50	35.00	70.00	1,400.00	50.00
PRIMARY PRICE		$245.00	$7.89	$7.30	$0.76	$6.00
GOVERNMENT PAYMENTS		$0.00	$0.00	$0.00	$208.32	$0.00
SECOND INCOME		$23.90	$25.00	$23.90	$188.16	$23.90
GROSS RETURN		$1,616.40	$301.15	$534.90	$1,462.72	$323.90
CASH OPERATING EXPENSES						
SEED	$138.00		$84.00	$83.75	$175.00	$12.48
FERTILIZER		$196.34	$46.56	$135.90	$66.52	$94.36
CHEMICALS				$57.52	$38.84	$27.33
CROP INSURANCE			$0.29		$0.59	$1.96
OTHER PURCHASED INPUTS		$0.74			$87.40	
CANAL WATER						
FUEL, OIL & LUBRICANTS-EQUIPMENT	$35.64	$38.20	$13.51	$29.60	$73.56	$30.91
FUEL-IRRIGATION	$12.23	$81.53	$50.96	$97.84	$61.15	$73.38
REPAIRS	$12.05	$27.73	$3.92	$8.75	$15.98	$9.50
CUSTOM CHARGES			$33.00	$44.25	$311.16	$22.00
LAND TAXES		$2.70	$2.70	$2.70	$2.70	$2.70
OTHER EXPENSES	$0.86	$119.54	$118.68	$119.51	$120.07	$119.36
TOTAL CASH EXPENSES	$198.78	$466.79	$353.62	$579.82	$952.96	$393.97
RETURN OVER CASH EXPENSES	($198.78)	$1,149.61	($52.47)	($44.92)	$509.76	($70.07)
FIXED EXPENSES	$38.50	$111.15	$22.64	$44.17	$65.09	$45.33
TOTAL EXPENSES	$237.28	$577.94	$376.26	$623.99	$1,018.05	$439.30
NET FARM INCOME	($237.28)	$1,038.46	($75.11)	($89.09)	$444.67	($115.40)
LABOR AND MANAGEMENT COSTS	$73.67	$244.12	$90.90	$162.05	$278.34	$151.00
NET OPERATING PROFIT	($310.95)	$794.34	($166.01)	($251.15)	$166.33	($266.41)
CAPITAL COSTS						
INTEREST ON OPERATING CAPITAL		$10.92	$7.22	$15.11	$18.88	$8.66
INTEREST ON EQUIPMENT INVESTMENT		$18.14	$7.15	$16.27	$26.47	$16.96
TOTAL CAPITAL COSTS	$0.00	$29.06	$14.37	$31.38	$45.36	$25.63
RETURN TO LAND AND RISK	($310.95)	$765.28	($180.38)	($282.52)	$120.97	($292.03)

TABLE 13. Whole farm summary, Dell City area, Otero County, Actual 2025

GROSS RETURNS					
ALFALFA HAY	280.00	ACRES			
CROP			$452,592		
WHEAT	170.00	ACRES			
CROP			$46,946		
GRAZING			$4,250		
PROGRAM PAYMENT			$0		
PLC PAYMENT			$0		
WHITE CORN	50.00	ACRES			
CROP			$25,550		
GRAZING			$1,195		
COTTON	84.50	ACRES			
LINT			$90,097		
SEED			$15,900		
PROGRAM PAYMENT			$0		
PLC PAYMENT			$17,603		
GRAIN SORGHUM	25.50	ACRES			
CROP			$7,650		
DIRECT PAYMENT			$0		
PROGRAM PAYMENT			$0		
PLC PAYMENT			$609		
GROSS RETURN					$662,392
CASH OPERATING EXPENSES					
SEED			$41,301		
FERTILIZER			$77,714		
CHEMICALS			$6,855		
CROP INSURANCE			$150		
OTHER PURCHASED INPUTS			$7,591		
CANAL WATER			$0		
FUEL, OIL & LUBRICANTS-EQUIPMENT			$23,472		
FUEL-IRRIGATION			$44,106		
REPAIRS			$11,137		
CUSTOM CHARGES			$34,677		
LAND TAXES			$1,648		
OTHER EXPENSES			$72,860		
TOTAL CASH EXPENSES				$321,512	
RETURN OVER CASH EXPENSES					$340,880
FIXED EXPENSES			$28,577		
TOTAL EXPENSES				$350,089	
NET FARM INCOME					$312,303
LABOR AND MANAGEMENT COSTS			$123,404		
NET OPERATING PROFIT					$188,899
CAPITAL COSTS					
INTEREST ON OPERATING CAPITAL			$6,858		
INTEREST ON EQUIPMENT INVESTMENT			$9,778		
TOTAL CAPITAL COSTS				$16,636	
RETURN TO LAND AND RISK					$172,263

LAND VALUE	RETURN TO RISK*	RETURN ON INVESTMENT**
$500 /ACRE	$166,775	37.47%
$750 /ACRE	$164,031	28.44%
$1,000 /ACRE	$161,287	22.92%
$1,250 /ACRE	$158,543	19.19%
$1,500 /ACRE	$155,799	16.51%

* 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)