Table 1. Acreage Summary, Hidalgo County
Actual 2024

BUDGET AREA..... VIRDEN AREA, HIDALGO COUNTY, 2023.
FARM SIZE..... 1,510 ACRES
IRRIGATION TYPE..... FLOOD/SPRINKLER/DRIP
NUMBER OF CROPS... 4

ACREAGE SUMMARY:	LAND USE (ACRES)	WATER USE AC. IN. PER ACR	TOTAL AC. IN.
GRAIN CORN	700	50	35,000
PICKER COTTON	750	28	21,000
PECANS	40	50	2,000
WHEAT HAY	20	24	480
ROADS, HOMESTE	20		
TOTAL	1,530		58,480
ACRE FEET PER ACRE OF WATER RIGHTS			3.18519

PECAN 48-52 AC. IN
cotton 28-36

TABLE 2 Basic cost information for the Virden area, Hidalgo County
Actual 2024

Item			
Labor Wage Rate:			
Equipment operators	$/hour		$20.00
General & Irrigators	$/hour		$16.77
Purchased Inputs:			
Fertilizer:			
Nitrogen (N)	$/pound		$0.87
Phosphate (P205)	$/pound		$0.45
Anhydrous Ammonia (NH3)	$/ton		$750.00
Seed:			
Grain Corn	$/pound		$6.00
Cotton (picker)	$/pound		$7.00
Wheat	$/pound		$0.50
Energy:			
Natural gas (Gas Co NM)	$/TCF		$4.05
(service charge)	$/month		$10.00
Diesel fuel	$/gallon		$3.46
Gasoline	$/gallon		$2.98
Electricity (Columbus)	cents/KwHr		$5.52
LP Gas	$/gallon		$2.55
Employee Liability Insurance	$/$1,000	wages	$20.00
Employee Benefits	percent/w	ages	0.18
Labor Downtime	percent		0.25
Financial Rates:			
Operating Capital Interest Rate	percent		9.25%
Land Interest Rate	percent		8.15%
Equipment Interest Rate	percent		7.15%
Real Interest Rate	percent		1.82%
Land Taxes 348	/acre (full value)		$2.57
Personal Property Tax Rate - NR	$/$1,000	(Assessed	$22.12
- R		Value)	$19.03
Supervision Factors			
Field Crop-Irrigation	$/labor hour		$2.20
Field Crop-Equipment & General	$/labor hour		$1.10
Vegetable Crop-Irrigation	$/labor hour		$6.38
Vegetable Crop-Equipment & General	$/labor hour		$2.20
Management Rate			
Field Crops	percent/GR		7.00%
Vegetable Crops	percent/TOE		10.00%

TABLE 3 Overhead cost information for Virden area, Hidalgo County. 2023

ITEM				
Electricity (Domestic & Shop)		$256.00	per month	3072
Telephone		$400.00	per month	4800
Accounting & Legal				$1,817.60
Misc. Supplies & Hand Tools				$2,822.40
Pickup and Auto				
miles 76800	@	0.7	per mile	53760
Insurance				
- general liability (non-employee)				$30,000.00
- fire/theft				$1,536.00
Property Taxes				
- non-planted land				9.515
- other than land & machinery				560
Building repairs and maintenance				$1,446.40
Dues, fees, publications				$435.20
Farmstead Equipment				$179.20
			Total	$100,438.32
		Total Per Planted Acre		$65.65

TABLE 5. CORN FOR GRAIN, SPRINKLER IRRIGATED, BUDGETED PER ACRE COSTS AND RETURNS FOR A 1500 ACRE FARM WITH AVERAGE MANAGEMENT, Virden AREA, HIDALGO COUNTY

PLANTING DATES: APRIL 1 - MAY 15

HARVEST DATES: SEPTEMBER 15 - NOVEMBER 1

corn corn 700

sprinkler 100

ITEM	PRICE	YIELD		TOTAL
GROSS RETURNS				
CORN FOR GRAIN	$4.53	220	Bushels	$996.60
TOTAL				$996.60

PURCHASED INPUTS	PRICE	QUANTITY		PURCHASED INPUTS	FIXED COST	TOTAL	
SEED	$6.00	32	LBS	192		$192.00	
ANHYDROUS AMMONIA (NH3)	$750.00	0.125	ton	93.75		$93.75	
NITROGEN (N)	$0.87	80	LBS	69.6		$69.60	
PHOSPHATE (P2O5)	$0.45	100	LBS	45		$45.00	
HERBICIDE				$55.00		$55.00	
Karmex DF							
Roundup power max							
PUMP WATER*		30	AC. IN.				
CANAL WATER		20	AC. IN		$142.00	$142.00	ac feet $121 + additional $21
CROP INSURANCE							
SUBTOTAL				455.35	142	$597.35	

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE		PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
PLOW	300 HP	0.2	HR		$4.40	$10.50	$15.60	$14.66	$45.16
DISC & SPRAY	300 HP	0.1	HR		$2.20	$5.25	$9.71	$9.42	$26.57
FERTILIZE	300 HP	0.05	HR		$1.10	$2.63	$5.01	$4.67	$13.40
SHRED	100 HP	0.14	HR		$3.08	$2.45	$2.28	$8.67	$16.48
ANHYDROUS KNIVES	300 HP	0.05	HR		$1.10	$2.63	$3.43	$3.36	$10.51
PLANTER	200 HP	0.2	HR		$4.40	$7.00	$8.86	$16.75	$37.01
CULTIVATOR (2X)	200 HP	0.20	HR		$4.40	$7.00	$10.00	$13.98	$35.38
IRRIGATE (12X)	Pump(2X)	0.30	HR		$5.53	$0.99		$1.04	$7.56
	Flood(10X)	1.50	HR		$27.67				$27.67
SUBTOTAL		2.74	HR		$53.88	$38.46	$54.88	$72.53	$219.75
HARVEST OPERATIONS									
COMBINE	SELF	0.4	HR		$8.80	$22.28	$33.79	$70.80	$135.67
HAUL TO STORAGE	PICK UP	1	HR		$22.00	$6.44	$1.52	$7.40	$37.37
HAUL TO MARKET (CUSTOM)				209					$209.00
SUBTOTAL		1.4	HR	209	$30.80	$28.73	$35.31	$78.20	$382.04
OVERHEAD EXPENSES									
DOWNTIME		0.585	HR		$9.81				$9.81
EMPLOYEE BENEFITS					$15.24				$15.24
INSURANCE				$1.69					$1.69
LAND TAXES								$2.57	$2.57
SUPERVISION AND MANAGEMENT					$69.76				$69.76
OTHER EXPENSES				65.65					$65.65
SUBTOTAL		0.585	HR	67.33965	$94.82			$2.57	$164.72
TOTAL OPERATING EXPENSES		4.725	HR	731.68965	$179.50	$67.18	$90.19	$153.29	$1,363.86
NET OPERATING PROFIT									-$367.26
INTEREST ON OPERATING CAPITAL	(	$256.35	@	9.25%)					$23.71
INTEREST ON EQUIPMENT INVESTMENT									$79.14
RETURN TO LAND AND RISK									-$470.12

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

BUDGET SUMMARY

GROSS RETURN		$996.60	
VARIABLE OPERATING EXPENSES	$889.07		
RETURN OVER VARIABLE EXPENSES		$107.53	(GROSS MARGIN)
FIXED EXPENSES	153.29392		
NET FARM INCOME		-$45.76	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	179.50028		
NET OPERATING PROFIT		-$225.26	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	102.85457		
RETURN TO LAND AND RISK		-$328.12	

TABLE 6. Upland cotton (picker), flood-irrigated, budgeted per acre costs and returns for a 1500 acre farm with above average management, Virden area, Hidalgo County
Planting dates: April 15 - 30
Harvesting dates: October 20 - November 30

ITEM	PRICE	YIELD		TOTAL
GROSS RETURNS				
COTTON LINT	$0.70	1250	LBS	$877.00
COTTON SEED	$240.00	0.7	ton	$168.00
TOTAL				$1,045.00

PURCHASED INPUTS	PRICE	QUANTITY		PURCHASED INPUTS	FIXED COST	TOTAL	
SEED	$7.00	25	LBS	$175.00		$175.00	
NITROGEN (N)	$0.87	32	LBS	$27.84		$27.84	
PHOSPHATE (P2O5)	$0.45	40	LBS	$18.00		$18.00	
HERBICIDE		1	ACRE				
triflorlin							
Roudn up							
Enlist				$55.00		$55.00	
CROP INSURANCE	$17.00	1	DOLLARS	$17.00		$17.00	
Canal Water	$21.00	1	20 Ac in		$142.00	$142.00	ac feet $121 + additional $21
PUMP WATER*		8	AC. IN.				
SUBTOTAL				$292.84	$142.00	$434.84	

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE		PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL	
RIPPER	250 HP	0.1	HR		$1.84	$4.38	$4.75	$6.76	$17.72	
FERTILIZE	200 HP	0.05	HR		$1.10	$1.99	$3.58	$2.87	$9.54	
DISK	250 hp	0.1	HR		$2.20	$4.38	$5.84	$11.25	$23.67	
DISC & SPRAY	250 HP	0.15	HR		$3.30	$6.57	$8.76	$11.92	$30.54	
FLOAT	250 HP	0.17	HR		$3.74	$7.44	$15.42	$22.95	$49.56	
LISTER	200 HP	0.13	HR		$2.86	$4.55	$6.40	$8.26	$22.07	used plow instead lister for repair and fixed cost
PRE-IRRIGATE		0.19	HR		$3.48	$0.25	$0.00	$0.26	$3.99	pump water used 40%
SUB-SOIL	250 HP	0.1	HR		$2.20	$3.50	$9.73	$12.60	$28.03	
PLANTER	250 JP	0.25	HR		$5.50	$8.75	$8.59	$19.69	$42.54	
CULTIVATOR (2X)	250 HP	0.075	HR		$1.65	$2.63	$3.00	$4.87	$12.15	
HAND HOE		2	HR		$33.54	$0.00	$0.00	$0.00	$33.54	
ROTO BUCK (5X)	200 HP	0.075	HR		$1.65	$2.63	$3.99	$4.57	$12.84	
IRRIGATE (4X)		2.57	HR		$47.41	$8.51	$0.00	$3.55	$59.47	
SUBTOTAL		5.958569	HR		$110.47	$55.57	$70.06	$109.56	$345.66	
HARVEST OPERATIONS										
COTTON PICKER (2X)	6 ROW	0.8	HR		$17.60	$66.53	$66.53	$58.19	$208.85	
GIN COTTON				$51.80					$51.80	0.7 ton*20 cwt *$3.7
SUBTOTAL		0.8	HR	$51.80	$17.60	$66.53	$66.53	$58.19	$260.65	
OVERHEAD EXPENSES										
DOWNTIME		0.547142	HR		$10.94				$10.94	
EMPLOYEE BENEFITS					$23.05				$23.05	
INSURANCE				$2.56					$2.56	
LAND TAXES								$2.57	$2.57	
SUPERVISION AND MANAGEMENT					$73.15				$73.15	
OTHER EXPENSES				$65.65					$65.65	
SUBTOTAL		0.547142	HR	$68.21	$107.15			$2.57	$177.92	
TOTAL OPERATING EXPENSES		7.305712	HR	$412.85	$235.22	$122.10	$136.59	$309.75	$1,219.07	
NET OPERATING PROFIT									-$174.07	
INTEREST ON OPERATING CAPITAL	(	$220.85	@	$0.09)					$20.43	
INTEREST ON EQUIPMENT INVESTMENT									$264.09	
RETURN TO LAND AND RISK									-$458.59	

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

BUDGET SUMMARY

GROSS RETURN		$1,045.00	
VARIABLE OPERATING EXPENSES	671.5324		
RETURN OVER VARIABLE EXPENSES		$373.47	(GROSS MARGIN)
FIXED EXPENSES	309.7544		
NET FARM INCOME		$63.71	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	235.2178		
NET OPERATING PROFIT		-$171.50	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	284.5161		
RETURN TO LAND AND RISK		-$456.02	

TABLE 7. Pecans, flood-irrigated, budgeted per acre costs and returns for a 1500 acre farm with above average management,Virden Area, Hidalgo County

Harvesting dates:November 15 - January 15

ITEM	PRICE	YIELD		TOTAL
GROSS RETURNS				
PECANS	$1.76	1,400	POUNDS	$2,464.00
	30'X30' 46 trees			
TOTAL				$2,464.00

PURCHASED INPUTS	PRICE	QUANTITY		PURCHASED INPUTS	FIXED COST	TOTAL
FERTILIZER				$65.00		$65.00
UNA-32	$0.22	100	LBS			
Urea Low Biuret(46-0-(	$0.83	12	LBS			
Zinc Sulfate 36%	$1.37	24	LBS			
HERBICIDE				$25.00		$25.00
Karmex DF	$6.76	3	LBS			
Roundup power max	$6.50	0.72	pint			
INSECTICIDE				$36.00		$36.00
Closer 2 SC	$4.46	4	fl oz.			
Beleaf 50 SG	$253.30	0.07	lbs			
CROP INSURANCE	$0.00	1	DOLLARS	$0.00		$0.00
CANAL WATER		50	AC. IN.		$142.00	$142.00
SUBTOTAL				$126.00	$142.00	$268.00

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE		PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL	
Prun(prun 1/2 orchard)(Custom)				$100.00					$100.00	
Prun(shred, alternate middle)(Custom)				$100.00					$100.00	
Mow Middles(4X)	100HP	0.68	HR		$13.60	$11.91	$54.38	$67.93	$147.81	
Irrigate(10X)		2	HR		$33.54	$0.00	$0.00	$0.00	$33.54	
Ferilizer:									$0.00	
Nitrogen(2X)	100HP	0.05	HR		$1.00	$0.88	$0.22	$1.83	$3.92	
Foilar(4X)	ATV 4WD	0.75	HR		$15.00	$2.98	$39.17	$35.70	$92.85	
Sprayer(2X)	ATV 4WD	0.13	HR		$2.60	$0.52	$6.79	$6.19	$16.09	
SUBTOTAL		3.61	HR	$200.00	$65.74	$16.28	$100.55	$111.64	$494.21	
HARVEST OPERATIONS										
Shake	self propelled	0.67	HR		$13.40	$18.45	$57.16	$36.29	$125.29	
Sweep	self proelled	0.33	HR		$6.60	$4.20	$17.02	$25.72	$53.54	
Pick up	100 HP	0.33	HR		$6.60	$2.13	$9.74	$104.66	$123.12	$0.35/pound for shake, sweep, pickup
cleaning				$350.00					$350.00	$0.25/POUND
SUBTOTAL		1.33	HR	350	26.6	$24.78	$83.91	$166.67	$651.95	
OVERHEAD EXPENSES										
DOWNTIME		0.735	HR		$14.70				$14.70	
EMPLOYEE BENEFITS					$16.62				$16.62	
INSURANCE				$1.85					$1.85	
LAND TAXES								$2.57	$2.57	
SUPERVISION AND MANAGEMENT					$246.40				$246.40	
OTHER EXPENSES				$65.65					$65.65	
SUBTOTAL		0.735	HR	$67.49	$277.72			$2.57	$347.78	
TOTAL OPERATING EXPENSES		5.68	HR	$743.49	$370.06	$41.06	$184.46	$422.88	$1,761.94	
NET OPERATING PROFIT									$702.06	
INTEREST ON OPERATING CAPITAL	(	$110.32	@	$0.09)					$10.20	
INTEREST ON EQUIPMENT INVESTMENT									534	

RETURN TO LAND AND RISK

BUDGET SUMMARY

GROSS RETURN		$2,464.00	
VARIABLE OPERATING EXPENSES	969.0073		
RETURN OVER VARIABLE EXPENSES		$1,494.99	(GROSS MARGIN)
FIXED EXPENSES	422.8765		
NET FARM INCOME		$1,072.12	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	370.0612		
NET OPERATING PROFIT		$702.06	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	544.5443		
RETURN TO LAND AND RISK		$157.51	

TABLE 8. WHEAT HAY, FLOOD IRRIGATED, BUDGETED PER ACRE COSTS AND RETURNS FOR A 1500 ACRE FARM WITH ABOVE AVERAGE MANAGEMENT, VIRDEN AREA, HIDALGO COUNTY

PLANTING DATES: DECEMBER 10 - DECEMBER 20

HARVEST DATES: JUNE 15 - JULY 1

ITEM	PRICE	YIELD		TOTAL
GROSS RETURNS				
HAY	$187.50	3.6	Ton	$675.00
GRAZING	$20.00	1	AUM	$20.00
TOTAL				$695.00

PURCHASED INPUTS	PRICE	QUANTITY		PURCHASED INPUTS	FIXED COST	TOTAL
SEED	$0.50	100	LBS	50		$50.00
ANHYDROUS AMMONIA (NH3)	$0.38	250	LBS	95		$95.00
NITROGEN (N)	$0.87	30	LBS	26.1		$26.10
PHOSPHATE (P2O5)	$0.45	80	LBS	36		$36.00
PUMP WATER*		24	ACRE IN.			
CROP INSURANCE						
SUBTOTAL				207.1		$207.10

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE		PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
DISC	200 HP	0.1	HR		$2.20	$3.50	$6.83	$8.44	$20.98
FERTILIZE	200 HP	0.05	HR		$1.10	$1.75	$1.99	$2.87	$7.72
CULTIVATOR(2X)	200 HP	0.2	HR		$4.40	$7.00	$10.00	$13.98	$35.38
ANHYDROUS KNIVES	200 HP	0.05	HR		$1.10	$1.75	$1.99	$2.87	$7.72
DRILL	100 HP	0.25	HR		$5.50	$4.38	$2.21	$15.72	$27.80
IRRIGATE (4X)		2	HR		$36.89	$6.62	$0.00	$6.92	$50.43
DISC	200 HP	0.1	HR		$2.20	$3.50	$6.83	$8.44	$20.98
SUBTOTAL		2.75	HR		$53.39	$28.51	$29.85	$59.24	$170.99
HARVEST OPERATIONS									
SWATHER	25 FT.	0.16	HR		$3.52	7.01	1.96	15.93	28.42
BALER	100 HP	0.21	HR		$4.62	3.68	8.71	15.38	32.38
BALE WAGON	200 HP	0.15	HR		$3.30	5.25	19.79	16.75	45.09
SUBTOTAL		0.52	HR		11.44	15.94	30.45	48.06	105.89
OVERHEAD EXPENSES									
DOWNTIME		0.3175	HR		$6.35				$6.35
EMPLOYEE BENEFITS					$11.67				$11.67
INSURANCE				$1.30					$1.30
LAND TAXES								$2.57	$2.57
SUPERVISION AND MANAGEMENT					$49.30				$49.30
OTHER EXPENSES				65.65					$65.65
SUBTOTAL		0.3175	HR	66.94264	$67.32			$2.57	$136.83
TOTAL OPERATING EXPENSES		3.5875	HR	274.0426	$132.15	$44.45	$60.31	$109.86	$620.81
NET OPERATING PROFIT									$74.19
INTEREST ON OPERATING CAPITAL	(	$122.01	@	9.25%)					$11.29
INTEREST ON EQUIPMENT INVESTMENT									$332.73
RETURN TO LAND AND RISK									-$269.82

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

BUDGET SUMMARY

GROSS RETURN		$695.00	
VARIABLE OPERATING EXPENSES	378.7956		
RETURN OVER VARIABLE EXPENSES		$316.20	(GROSS MARGIN)
FIXED EXPENSES	109.8597		
NET FARM INCOME		$206.34	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	132.1541		
NET OPERATING PROFIT		$74.19	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	344.0131		
RETURN TO LAND AND RISK		-$269.82	

TABLE 9. Summary of per acre costs and returns, 1,510 acre farm with above aver: Actual 2024

	GRAIN CORN	PICKER COTTON	PECANS	WHEAT HAY
	BUSHELL	LBS	LBS	TONS
PRIMARY YIELD	220	1,250	1400	3.6
PRIMARY PRICE	$4.53	$0.70	$1.76	$187.50
GOVERNMENT PAYMENTS		0	0	0
SECOND INCOME		168.00	0.00	20.00
GROSS RETURN	$997	$1,045	$2,464	$695
CASH OPERATING EXPENSES				
SEED	$192.00	$175.00	$0.00	$50.00
FERTILIZER	$208.35	$45.84	$65.00	$157.10
CHEMICALS	$55.00	$55.00	$61.00	
CROP INSURANCE		$17.00		
OTHER PURCHASED INPUTS	$1.69	$2.56	$1.85	$1.30
CANAL WATER	$142.00	$142.00	$142.00	$0.00
FUEL, OIL & LUBRICANTS-EQUIPMENT	$66.19	$113.34	$41.06	$37.82
FUEL-IRRIGATION	$0.99	$8.76	$0.00	$6.62
REPAIRS	$90.19	$136.59	$184.46	$60.31
CUSTOM CHARGES	$209.00	$51.80	$550.00	$0.00
LAND TAXES	$2.57	$2.57	$2.57	$2.57
OTHER EXPENSES	$65.65	$65.65	$65.65	$65.65
TOTAL CASH EXPENSES	$1,033.63	$816.10	$1,113.57	$381.36
RETURN OVER CASH EXPENSES	-$37.03	$228.90	$1,350.43	$313.64
FIXED EXPENSES	$150.73	$167.75	$278.31	$107.29
TOTAL EXPENSES	$1,184.36	$983.85	$1,391.88	$488.66
NET FARM INCOME	-$187.76	$61.15	$1,072.12	$206.34
LABOR AND MANAGEMENT COSTS	$179.50	$235.22	$370.06	$132.15
NET OPERATING PROFIT	-$367.26	-$174.07	$702.06	$74.19
CAPITAL COSTS				
INTEREST ON OPERATING CAPITAL	$23.71	$14.14	$10.20	$11.29
INTEREST ON EQUIPMENT INVESTMENT	$79.14	$85.42	$534.34	$332.73
TOTAL CAPITAL COSTS	$102.85	$99.56	$544.54	$344.01
RETURN TO LAND AND RISK	-$470.12	-$273.63	$157.51	-$269.82

TABLE 10. Whole farm budget summary, Hidalgo County. Actual 2024

GROSS RETURNS				
CORN	700	ACRES		
CROP			$697,620	
PICKER COTTON	750	ACRES		
CROP			$657,750	
SEED			$126,000	
PECANS	40	ACRES		
CROP			$98,560	
WHEAT HAY	20	ACRES		
CROP			$13,900	
GROSS RETURN				$1,593,830
CASH OPERATING EXPENSES				
SEED			$266,650	
FERTILIZER			$185,967	
CHEMICALS			$82,190	
CROP INSURANCE			$12,750	
OTHER PURCHASED INPUTS			$3,206	
CANAL WATER			$211,580	
FUEL, OIL & LUBRICANTS-EQUIPMENT			$133,739	
FUEL-IRRIGATION			$7,396	
REPAIRS			$174,158	
CUSTOM CHARGES			$207,150	
LAND TAXES			$3,875	
OTHER EXPENSES			$99,125	
TOTAL CASH EXPENSES			$1,387,787	
RETURN OVER CASH EXPENSES				$206,043
FIXED EXPENSES			$244,604	
TOTAL EXPENSES			$1,632,390	
NET FARM INCOME				-$38,560
LABOR AND MANAGEMENT COSTS			$319,509	
NET OPERATING PROFIT				-$358,069
CAPITAL COSTS				
INTEREST ON OPERATING CAPITAL			$27,838	
INTEREST ON EQUIPMENT INVESTMENT			$147,491	
TOTAL CAPITAL COSTS			$175,329	
RETURN TO LAND AND RISK				-$533,398

LAND VALUE	RETURN TO RISK*	RETURN ON INVESTMENT**
1000 /ACRE	(560,819.96)	-0.37
2000 /ACRE	(588,241.56)	-0.24
3000 /ACRE	(615,663.16)	-0.18
4000 /ACRE	(643,084.76)	-0.14
5000 /ACRE	(670,506.36)	-0.12
6000 /ACRE	(697,927.96)	-0.10
7000 /ACRE	(725,349.56)	-0.09