

MICROCOMPUTER CROP COST AND RETURN GENERATOR

BUDGET AREA..... SOUTHERN HIGH PLAINS, LEA COUN Projected 2018  
FARM SIZE..... 480.00 ACRES  
IRRIGATION TYPE..... SPRINKLER  
NUMBER OF CROPS..... 3

VERSION 1.0

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TABLE 1. Acreage Summary, Lea County,  
Projected 2018

BUDGET AREA.....	SOUTHERN HIGH PLAINS, LEA COUNTY
FARM SIZE.....	480 ACRES
IRRIGATION TYPE.....	SPRINKLER
NUMBER OF CROPS....	3

ACREAGE SUMMARY:	LAND USE (ACRES)	WATER USE	
		AC.IN. PER AC.	TOTAL AC.IN.
ALFALFA ESTABLISHMENT	21.00 *	6	126
ALFALFA	125.00	42	5,250
WHEAT	106.25	20	2,125
ARP	0.00		
FLEX IN COTTON	18.75	20	375
COTTON	106.25	20	2,125
ARP	0.00		
FLEX IN COTTON	18.75	20	375
IDLE, FALLOW, ROADS	105.00		
TOTAL	480.00		10,376
ACRE FEET PER ACRE OF WATER RIGHTS			1.80

\* DOUBLE-CROPPED

TABLE 2. Basic cost information for Lea County,  
Projected 2018

Item			
Labor Wage Rate:			
Equipment operators		\$/hour	\$8.55
General & Irrigators		\$/hour	\$7.50
Purchased Inputs:			
Fertilizer:			
Nitrogen (N)		\$/pound	\$0.31
Phosphate (P205)		\$/pound	\$0.24
Seed:			
Alfalfa		\$/pound	\$4.00
Wheat		\$/pound	\$0.44
Cotton		\$/pound	\$7.55
Electricity (Lea Co Elec Coop)		cents/KwHr	7.21
Natural gas (Gas Co NM)		\$/MCF	\$4.00
Service Charge		\$/month	\$10.00
Diesel fuel		\$/gallon	\$2.70
Gasoline		\$/gallon	\$2.40
LP Gas		\$/gallon	\$2.85
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	5.50%
Land Interest Rate		percent	5.00%
Equipment Interest Rate		percent	5.50%
Real Interest Rate		percent	3.00%
Land Taxes		\$90.00 /acre (full value)	\$0.99
Personal Property Tax Rate	- NR	\$/ \$1,000 (Assessed Value)	\$33.16
	- R		\$26.78
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 Lea County,  
Projected 2018

Item			
Electricity (Domestic & Shop)		\$127.00 per month	\$1,524
Telephone		\$75.00 per month	\$900
Accounting & Legal			\$1,803
Misc. Supplies & Hand Tools			\$2,642
Pickup and Auto			
miles	26,162	@ \$0.500 per mile	\$13,081
Insurance			
- general liability (non-employee)			\$1,949
- fire/theft			\$1,543
Property Taxes			
- non-planted land			\$0
- other than land & machinery			\$6,010
Building repairs and maintenance			\$1,480
Dues, fees, publications			\$445
Farmstead Equipment			\$191
Total			\$31,567
Total per planted acre			\$84.18



TABLE 6. Alfalfa establishment, sprinkler-irrigated, budgeted per acre costs and returns for a 480 acre farm with above average management, Lea County, Projected 2018  
Planting dates: August 15 - September 1

ITEM	PRICE	QUANTITY	PURCHASED INPUTS	TOTAL				
<u>PURCHASED INPUTS</u>								
SEED	\$4.00	30 LBS	\$120.00	\$120.00				
NITROGEN (N)	\$0.31	55 LBS	\$17.05	\$17.05				
PHOSPHATE (P205)	\$0.24	140 LBS	\$33.60	\$33.60				
PUMP WATER		6 AC. IN.						
SUBTOTAL			\$170.65	\$170.65				
<u>PREHARVEST OPERATIONS</u>								
	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
PLOW	155 HP	0.48 HR		\$4.10	\$11.62	\$4.97	\$9.95	\$30.64
DISC (2X)	155 HP	0.28 HR		\$2.39	\$6.78	\$2.55	\$5.36	\$17.08
FLOAT	155 HP	0.19 HR		\$1.62	\$4.60	\$1.03	\$5.30	\$12.55
FERT SPREADER	126 HP	0.05 HR		\$0.43	\$1.11	\$0.20	\$0.44	\$2.18
DRILL	126 HP	0.18 HR		\$1.54	\$4.01	\$0.90	\$5.14	\$11.59
IRRIGATE (3X)		0.30 HR		\$2.25	\$9.67	\$0.72	\$5.52	\$18.16
SUBTOTAL		1.48 HR		\$12.34	\$37.79	\$10.37	\$31.70	\$92.20
<u>OVERHEAD EXPENSES</u>								
DOWNTIME		0.30 HR		\$2.52				\$2.52
EMPLOYEE BENEFITS				\$2.22				\$2.22
INSURANCE			\$0.25					\$0.25
SUPERVISION AND MANAGEMENT				\$19.29				\$19.29
SUBTOTAL		0.30 HR	\$0.25	\$24.03				\$24.28
<u>TOTAL OPERATING EXPENSES</u>		1.78 HR	\$170.90	\$36.37	\$37.79	\$10.37	\$31.70	\$287.13

TABLE 7. Alfalfa hay, sprinkler-irrigated, budgeted per acre costs and returns for a 480 acre farm with above average management, Lea County, Projected 2018

Harvest dates: May 20 - October 15									
ITEM	PRICE	YIELD							TOTAL
GROSS RETURNS									
ALFALFA HAY	\$185.00	6.00 TONS (STACKED)							\$1,110.00
TOTAL									\$1,110.00
PURCHASED INPUTS	PRICE	QUANTITY	PURCHASED INPUTS				FIXED COST	TOTAL	
PHOSPHATE (P2O5)	\$0.24	90 LBS	\$21.60					\$21.60	
INSECTICIDE (CUSTOM)	\$14.08	1 ACRE	\$14.08					\$14.08	
HERBICIDE	\$12.80	1 ACRE	\$12.80					\$12.80	
WIRE	\$0.37	51 LBS	\$19.10					\$19.10	
ESTABLISHMENT: Principal		6 YEARS					\$47.85	\$47.85	
: Interest							\$8.56	\$8.56	
PUMP WATER*		42 AC. IN.							
SUBTOTAL			\$67.58				\$56.41	\$124.00	
PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL	
FERT SPREADER	126 HP	0.05 HR		\$0.43	\$1.11	\$0.20	\$0.44	\$2.18	
IRRIGATE		1.40 HR		\$10.50	\$67.69	\$5.07	\$38.61	\$121.86	
SUBTOTAL		1.45 HR		\$10.93	\$68.80	\$5.27	\$39.05	\$124.04	
HARVEST OPERATIONS									
SWATHER (5X)	16 FT SP	0.55 HR		\$4.70	\$5.56	\$0.80	\$32.17	\$43.22	
BALER & ACCUM (5X)	155 HP	1.25 HR		\$10.69	\$30.26	\$6.93	\$20.20	\$68.07	
FRONT END LOADER (5X)	126 HP	1.25 HR		\$10.69	\$27.84	\$8.92	\$13.21	\$60.65	
SUBTOTAL		3.05 HR		\$26.08	\$63.66	\$16.64	\$65.57	\$171.95	
OVERHEAD EXPENSES									
DOWNTIME		0.78 HR		\$6.63				\$6.63	
EMPLOYEE BENEFITS				\$6.66				\$6.66	
INSURANCE				\$0.74				\$0.74	
LAND TAXES							\$0.99	\$0.99	
SUPERVISION AND MANAGEMENT				\$80.65				\$80.65	
OTHER EXPENSES				\$84.18				\$84.18	
SUBTOTAL		0.78 HR		\$84.92	\$93.94		\$0.99	\$179.85	
TOTAL OPERATING EXPENSES		5.28 HR		\$152.50	\$130.94	\$132.46	\$21.91	\$162.03	
NET OPERATING PROFIT								\$510.16	
INTEREST ON OPERATING CAPITAL		( \$59.00 @ 5.50% )						\$3.24	
INTEREST ON EQUIPMENT INVESTMENT								\$21.09	
RETURN TO LAND AND RISK								\$485.83	

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

BUDGET SUMMARY

GROSS RETURN		\$1,110.00	
VARIABLE OPERATING EXPENSES	\$306.87		
RETURN OVER VARIABLE EXPENSES		\$803.13	(GROSS MARGIN)
FIXED EXPENSES	\$162.03		
NET FARM INCOME		\$641.10	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	\$130.94		
NET OPERATING PROFIT		\$510.16	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	\$24.33		
RETURN TO LAND AND RISK		\$485.83	

TABLE 8. Wheat, sprinkler-irrigated, budgeted per acre costs and returns for a 480 acre farm with above average management, Lea County, Projected 2018  
 Planting dates: August 15 - October 30  
 Harvest dates: June 20 - July 5

ITEM	PRICE	YIELD	BASE						TOTAL
<b>GROSS RETURNS</b>									
WHEAT	\$4.40	48.00 BUSHELS							\$211.20
DIRECT PAYMENT	\$0.00	48.00 BUSHELS	0.85						\$0.00
COUNTER CYCLICAL PAYMENT	\$0.00								\$0.00
GRAZING	\$50.00	1.00 ACRE							\$50.00
<b>TOTAL</b>								<b>\$261.20</b>	
<b>PURCHASED INPUTS</b>									
PURCHASED INPUTS	PRICE	QUANTITY	PURCHASED INPUTS				FIXED COST	TOTAL	
SEED	0.44	90 LBS	\$39.60					\$39.60	
PHOSPHATE (P205)	0.24	70 LBS	\$16.80					\$16.80	
ANHYDROUS AMMONIA (NH3)	0.15	200 LBS	\$30.00					\$30.00	
PUMP WATER*		20 ACRE IN.							
CROP INSURANCE	0.47		\$0.47					\$0.47	
<b>SUBTOTAL</b>			<b>\$86.87</b>					<b>\$86.87</b>	
<b>PREHARVEST OPERATIONS</b>									
PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL	
CHISEL	155 HP	0.15 HR		\$1.28	\$3.63	\$1.06	\$3.85	\$9.82	
DISC	155 HP	0.14 HR		\$1.20	\$3.39	\$1.27	\$2.68	\$8.54	
ANNHYDROUS APPL	155 HP	0.17 HR		\$1.45	\$4.12	\$1.04	\$4.32	\$10.93	
FERT SPREADER	126 HP	0.05 HR		\$0.43	\$1.11	\$0.20	\$0.44	\$2.18	
DISC	155 HP	0.14 HR		\$1.20	\$3.39	\$1.27	\$2.68	\$8.54	
DRILL	126 HP	0.18 HR		\$1.54	\$4.01	\$0.90	\$5.14	\$11.59	
IRRIGATE (12X)		1.20 HR		\$9.00	\$32.23	\$2.41	\$18.38	\$62.03	
<b>SUBTOTAL</b>		<b>2.03 HR</b>		<b>\$16.10</b>	<b>\$51.88</b>	<b>\$8.16</b>	<b>\$37.49</b>	<b>\$113.62</b>	
<b>HARVEST OPERATIONS</b>									
COMBINE (CUSTOM)			\$12.67						\$12.67
HAUL (CUSTOM)			\$7.68						\$7.68
<b>SUBTOTAL</b>			<b>\$20.35</b>						<b>\$20.35</b>
<b>OVERHEAD EXPENSES</b>									
DOWNTIME		0.21 HR		\$1.77				\$1.77	
EMPLOYEE BENEFITS				\$2.90				\$2.90	
INSURANCE			\$0.32					\$0.32	
LAND TAXES							\$0.99	\$0.99	
SUPERVISION AND MANAGEMENT				\$19.90				\$19.90	
OTHER EXPENSES			\$84.18					\$84.18	
<b>SUBTOTAL</b>		<b>0.21 HR</b>	<b>\$84.50</b>	<b>\$24.57</b>				<b>\$0.99</b>	<b>\$110.07</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>2.24 HR</b>	<b>\$191.72</b>	<b>\$40.67</b>	<b>\$51.88</b>	<b>\$8.16</b>	<b>\$38.48</b>	<b>\$330.91</b>	
<b>NET OPERATING PROFIT</b>								<b>(\$69.71)</b>	
INTEREST ON OPERATING CAPITAL		( \$60.14 @	5.50%				)	\$3.31	
INTEREST ON EQUIPMENT INVESTMENT								\$5.71	
<b>RETURN TO LAND AND RISK</b>								<b>(\$78.73)</b>	

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

**BUDGET SUMMARY**

GROSS RETURN		\$261.20	
VARIABLE OPERATING EXPENSES	\$251.76		
RETURN OVER VARIABLE EXPENSES		\$9.44	(GROSS MARGIN)
FIXED EXPENSES	\$38.48		
NET FARM INCOME		(\$29.04)	(RETURN TO CAPITAL, LABOR, LAND & RISK)
LABOR AND MANAGEMENT COST	\$40.67		
NET OPERATING PROFIT		(\$69.71)	(RETURN TO CAPITAL, LAND & RISK)
CAPITAL COSTS	\$9.02		
RETURN TO LAND AND RISK		(\$78.73)	

TABLE 9. Upland cotton (stripper), sprinkler-irrigated, budgeted per acre costs and returns for a 480 acre farm with above average management, Lea County, Projected 2018  
 Planting dates: May 1 - May 25  
 Harvest dates: November 1 - December 15

ITEM	PRICE	YIELD	BASE	TOTAL
<b>GROSS RETURNS</b>				
LINT	\$0.73	425.00 LBS		\$310.25
SEED	\$0.10	680.00 LBS		\$66.30
DIRECT PAYMENT	\$0.0000	425.00 LBS	0.85	\$0.00
COUNTER CYCLICAL PAYMENT	\$0.1373	675.00 LBS	0.85	\$78.78
<b>TOTAL</b>				<b>\$455.33</b>

PURCHASED INPUTS	PRICE	QUANTITY	PURCHASED INPUTS	FIXED COST	TOTAL
SEED	\$7.55	20 LBS	\$151.00		\$151.00
NITROGEN (N)	\$0.31	32 LBS	\$9.92		\$9.92
PHOSPHATE (P2O5)	\$0.24	40 LBS	\$9.60		\$9.60
INSECTICIDE	\$11.20	1 X/ACRE	\$11.20		\$11.20
HERBICIDE	\$8.00	1 X/ACRE	\$8.00		\$8.00
INSECTICIDE (CUSTOM)	\$11.07	1 X/ACRE	\$11.07		\$11.07
CROP INSURANCE			\$0.35		\$0.35
PUMP WATER*		20 ACRE IN.			
<b>SUBTOTAL</b>			<b>\$201.14</b>		<b>\$201.14</b>

PREHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
PLOW	155 HP	0.48 HR		\$4.10	\$11.62	\$4.97	\$9.95	\$30.64
DISC	155 HP	0.14 HR		\$1.20	\$3.39	\$1.27	\$2.68	\$8.54
FERT SPREADER	126 HP	0.05 HR		\$0.43	\$1.11	\$0.20	\$0.44	\$2.18
DISC	155 HP	0.14 HR		\$1.20	\$3.39	\$1.27	\$2.68	\$8.54
PRE-IRRIGATE		0.10 HR		\$0.75	\$4.03	\$0.30	\$2.30	\$7.38
PLANTER	155 HP	0.17 HR		\$1.45	\$4.12	\$1.26	\$8.52	\$15.35
CULTIVATOR (3X)	126 HP	0.39 HR		\$3.33	\$8.69	\$3.00	\$6.43	\$21.45
HOE (CUSTOM 2X)			\$20.00					\$20.00
IRRIGATE (7X)		0.70 HR		\$5.25	\$28.20	\$2.11	\$16.09	\$51.65
<b>SUBTOTAL</b>		<b>2.17 HR</b>	<b>\$20.00</b>	<b>\$17.71</b>	<b>\$64.55</b>	<b>\$14.39</b>	<b>\$49.08</b>	<b>\$165.73</b>

HARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
COTTON STRIPPER	126 HP	0.62 HR		\$5.30	\$13.81	\$3.03	\$11.20	\$33.35
MODULE BUILDER	155 HP	0.62 HR		\$5.30	\$15.01	\$7.95	\$16.36	\$44.62
GIN COTTON (CUSTOM)			\$79.99					\$79.99
<b>SUBTOTAL</b>		<b>1.24 HR</b>	<b>\$79.99</b>	<b>\$10.60</b>	<b>\$28.82</b>	<b>\$10.98</b>	<b>\$27.56</b>	<b>\$157.95</b>

POSTHARVEST OPERATIONS	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
SHREDDER	155 HP	0.14 HR		\$1.20	\$3.39	\$0.81	\$4.39	\$9.79

OVERHEAD EXPENSES	POWER UNIT	ACCOMPLISHMENT RATE	PURCHASED INPUTS	LABOR	FUEL & LUBE	REPAIRS	FIXED COST	TOTAL
DOWNTIME		0.68 HR		\$5.77				\$5.77
EMPLOYEE BENEFITS				\$5.31				\$5.31
INSURANCE			\$0.59					\$0.59
LAND TAXES						\$0.99		\$0.99
SUPERVISION AND MANAGEMENT				\$34.02				\$34.02
OTHER EXPENSES			\$84.18					\$84.18
<b>SUBTOTAL</b>		<b>0.68 HR</b>	<b>\$84.77</b>	<b>\$45.11</b>			<b>\$0.99</b>	<b>\$130.87</b>

<b>TOTAL OPERATING EXPENSES</b>		<b>4.23 HR</b>	<b>\$385.89</b>	<b>\$74.62</b>	<b>\$96.75</b>	<b>\$26.19</b>	<b>\$82.02</b>	<b>\$665.47</b>
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<b>NET OPERATING PROFIT</b>								<b>(\$210.15)</b>
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INTEREST ON OPERATING CAPITAL		( \$131.34 @ 5.50% )						\$7.22
INTEREST ON EQUIPMENT INVESTMENT								\$15.46

<b>RETURN TO LAND AND RISK</b>								<b>(\$232.83)</b>
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\* Pump water costs are shown under irrigation in the preharvest operations section.

**BUDGET SUMMARY**

GROSS RETURN		\$455.33		
VARIABLE OPERATING EXPENSES	\$508.83			
RETURN OVER VARIABLE EXPENSES		(\$53.51)	(GROSS MARGIN)	
FIXED EXPENSES	\$82.02			
NET FARM INCOME		(\$135.53)	(RETURN TO CAPITAL, LABOR, LAND & RISK)	
LABOR AND MANAGEMENT COST	\$74.62			
NET OPERATING PROFIT		(\$210.15)	(RETURN TO CAPITAL, LAND & RISK)	
CAPITAL COSTS	\$22.69			
RETURN TO LAND AND RISK		(\$232.83)		

TABLE 10. Summary of per acre costs and returns for a 480 acre farm with above average management, Lea County, Projected 2018

	ALFALFA ESTABLISHMENT	ALFALFA HAY	WHEAT	STRIPPER COTTON
		TONS	BU	LBS
PRIMARY YIELD		6.00	48.00	425.00
PRIMARY PRICE		\$185.00	\$4.40	\$0.73
GOVERNMENT PAYMENTS		\$0.00	\$0.00	\$78.78
SECOND INCOME		\$0.00	\$50.00	\$66.30
GROSS RETURN		\$1,110.00	\$261.20	\$455.33
CASH OPERATING EXPENSES				
SEED	\$120.00		\$39.60	\$151.00
FERTILIZER	\$50.65	\$21.60	\$46.80	\$19.52
CHEMICALS		\$26.88		\$30.27
CROP INSURANCE			\$0.47	\$0.35
OTHER PURCHASED INPUTS		\$19.10		
CANAL WATER				
FUEL, OIL & LUBRICANTS-EQUIPMENT	\$28.12	\$64.78	\$19.65	\$64.52
FUEL-IRRIGATION	\$9.67	\$67.69	\$32.23	\$32.23
REPAIRS	\$10.37	\$21.91	\$8.16	\$26.19
CUSTOM CHARGES			\$20.35	\$99.99
LAND TAXES		\$0.99	\$0.99	\$0.99
OTHER EXPENSES	\$0.25	\$84.92	\$84.50	\$84.77
TOTAL CASH EXPENSES	\$219.05	\$307.86	\$252.76	\$509.83
RETURN OVER CASH EXPENSES	(\$219.05)	\$802.14	\$8.44	(\$54.50)
FIXED EXPENSES	\$31.70	\$161.03	\$37.49	\$81.03
TOTAL EXPENSES	\$250.75	\$468.90	\$290.24	\$590.86
RETURNS TO CAPITAL, LABOR, LAND & RISK	(\$250.75)	\$641.10	(\$29.04)	(\$135.53)
LABOR AND MANAGEMENT COSTS	\$36.37	\$130.94	\$40.67	\$74.62
RETURNS TO CAPITAL, LAND & RISK	(\$287.13)	\$510.16	(\$69.71)	(\$210.15)
CAPITAL COSTS				
INTEREST ON OPERATING CAPITAL		\$3.24	\$3.31	\$7.22
INTEREST ON EQUIPMENT INVESTMENT		\$21.09	\$5.71	\$15.46
TOTAL CAPITAL COSTS	\$0.00	\$24.33	\$9.02	\$22.69
RETURN TO LAND AND RISK	(\$287.13)	\$485.83	(\$78.73)	(\$232.83)



TABLE 11. Whole farm summary, Lea County,  
Projected 2018

GROSS RETURNS		
ALFALFA HAY	125.00 ACRES	
CROP		\$138,750
WHEAT	106.25 ACRES	
CROP		\$22,440
GRAZING		\$5,313
DIRECT PAYMENT		\$0
COUNTER CYCLICAL PAYMENT		\$0
COTTON	143.75 ACRES	
LINT		\$44,598
SEED		\$9,531
DIRECT PAYMENT		\$0
COUNTER CYCLICAL PAYMENT		\$11,324
GROSS RETURN		<u>\$231,956</u>
CASH OPERATING EXPENSES		
SEED		\$28,434
FERTILIZER		\$11,542
CHEMICALS		\$7,712
CROP INSURANCE		\$100
OTHER PURCHASED INPUTS		\$2,388
CANAL WATER		\$0
FUEL, OIL & LUBRICANTS-EQUIPMENT		\$20,050
FUEL-IRRIGATION		\$16,721
REPAIRS		\$7,587
CUSTOM CHARGES		\$16,535
LAND TAXES		\$373
OTHER EXPENSES		\$31,784
TOTAL CASH EXPENSES		<u>\$143,226</u>
RETURN OVER CASH EXPENSES		\$88,729
FIXED EXPENSES		\$30,444
TOTAL EXPENSES		\$173,670
NET FARM INCOME		\$58,286
LABOR AND MANAGEMENT COSTS		\$32,179
NET OPERATING PROFIT		\$26,107
CAPITAL COSTS		
INTEREST ON OPERATING CAPITAL		\$1,795
INTEREST ON EQUIPMENT INVESTMENT		\$5,465
TOTAL CAPITAL COSTS		<u>\$7,261</u>
RETURN TO LAND AND RISK		<u>\$18,846</u>

LAND VALUE	RETURN TO RISK*	RETURN ON INVESTMENT**
\$500 /ACRE	\$11,646	5.64%
\$700 /ACRE	\$8,766	4.67%
\$900 /ACRE	\$5,886	3.99%
\$1,100 /ACRE	\$3,006	3.48%
\$1,300 /ACRE	\$126	3.08%
\$1,500 /ACRE	(\$2,754)	2.77%

\* 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)