

NORTH CENTRAL KANSAS FARM MANAGEMENT ASSOCIATION
PROFIT CENTER ANALYSIS: 5-YEAR AVERAGE & 2009
NONIRRIGATED CORN

	2004-2008 Average	2009
Number of Farms	18	27
Crop Acres	117	161
Acres Owned	31	38
Acres Rented	86	123
Yield / Acre	104	138
Bushels (Operator's Share)	10,731	20,084
Operator Percentage	88.41%	90.68%
Gross Income / Acre	\$279.18	\$431.45
Variable Costs / Acre	\$190.59	\$263.61
Total Expense / Acre	\$269.56	\$371.17
Gross Income / Bushel	\$3.05	\$3.46
Total Expense / Bushel	\$2.94	\$2.98

	Total Dollars	\$/Bushel	\$/Acre	Total Dollars	\$/Bushel	\$/Acre
INCOME:						
Corn (Operator's Share)	\$28,787.64	\$2.68	\$245.63	\$67,090.57	\$3.34	\$416.71
Patronage Refunds	\$9.02	\$0.00	\$0.08	\$31.63	\$0.00	\$0.20
Government Payments	3,412.83	0.32	29.12	2,007.34	0.10	12.47
Miscellaneous Income	44.31	0.00	0.38	15.22	0.00	0.09
Crop Insurance Proceeds	465.64	0.04	3.97	318.63	0.02	1.98
Crop Futures	0.00	0.00	0.00	0.00	0.00	0.00
OTHER INCOME	\$3,931.80	\$0.37	\$33.55	\$2,372.82	\$0.12	\$14.74
GROSS INCOME	\$32,719.44	\$3.05	\$279.18	\$69,463.39	\$3.46	\$431.45
EXPENSES:						
Labor Hired	\$670.37	\$0.06	\$5.72	\$1,015.15	\$0.05	\$6.31
General Machinery Repairs	1,760.21	0.16	15.02	3,498.95	0.17	21.73
Interest Paid	1,392.33	0.13	11.88	2,139.40	0.11	13.29
Seed / Other Crop Expense	3,811.44	0.36	32.52	8,240.40	0.41	51.18
Crop Insurance	1,145.96	0.11	9.78	2,057.29	0.10	12.78
Fertilizer / Lime	4,943.98	0.46	42.18	10,043.72	0.50	62.38
Machine Hire - Lease	631.85	0.06	5.39	1,707.56	0.09	10.61
Farm Org Fees / Travel / Publ	234.17	0.02	2.00	426.99	0.02	2.65
Gas / Fuel / Oil	1,714.17	0.16	14.63	2,038.95	0.10	12.66
Crop Storage & Marketing	49.43	0.00	0.42	52.85	0.00	0.33
Personal Property Tax	82.86	0.01	0.71	207.03	0.01	1.29
General Farm Insurance	376.82	0.04	3.22	614.41	0.03	3.82
Utilities	357.41	0.03	3.05	636.47	0.03	3.95
Cash Farm Rent	2,010.91	0.19	17.16	4,837.61	0.24	30.05
Herbicide / Insecticide	2,988.68	0.28	25.50	4,694.97	0.23	29.16
Conservation	9.70	0.00	0.08	60.55	0.00	0.38
Auto Expense	156.49	0.01	1.34	169.66	0.01	1.05
TOTAL VARIABLE COSTS	\$22,336.79	\$2.08	\$190.59	\$42,441.96	\$2.11	\$263.61
RETURN ABOVE VARIABLE COSTS	\$10,382.65	\$0.97	\$88.59	\$27,021.43	\$1.35	\$167.83
Depreciation	\$2,093.89	\$0.20	\$17.87	\$4,323.76	\$0.22	\$26.86
Real Estate Tax	315.16	0.03	2.69	932.17	0.05	5.79
Unpaid Operator Labor	3,572.56	0.33	30.48	6,198.77	0.31	38.50
Interest Charge *	534.38	0.05	4.56	1,662.36	0.08	10.33
TOTAL FIXED COSTS	\$6,515.99	\$0.61	\$55.60	\$13,117.06	\$0.65	\$81.47
Land Charge **	\$2,739.74	\$0.26	\$23.38	\$4,198.88	\$0.21	\$26.08
TOTAL EXPENSE	\$31,592.52	\$2.94	\$269.56	\$59,757.90	\$2.98	\$371.17
NET RETURN TO MANAGEMENT	\$1,126.92	\$0.11	\$9.62	\$9,705.49	\$0.48	\$60.28
NET RETURN TO LABOR-MGT	\$5,369.85	\$0.50	\$45.82	\$16,919.41	\$0.84	\$105.09

*Interest charge equals: ((8.0% times three-fourths the variable costs minus interest paid) plus (4.0% times depreciation times 8)) minus cash interest paid.

**Land charge represents a charge (equal to landlord's share) on owned land and equals (production from owned acres X price / unit X 25%). Crop production paid to the landlord on rented land (already removed above), or cash rent is the charge on rented land.

This crop enterprise is based on the operator's share of production, and thus includes only production expenses paid by the operator. A charge for management is not included in the expenses.