

GRAPEFRUIT, MATURE GROVE, IRRIGATED
 South Texas District (12)
 1986 Projected Costs and Returns per Acre

GROSS INCOME Description =====	Quantity =====	Unit =====	\$ / Unit =====	Total =====	Your Estimate =====
GRAPEFRUIT	16.000	ton	1.0000	16.00	_____
Total GROSS Income				16.00	_____
VARIABLE COST Description =====	Quantity =====	Unit =====	\$ / Unit =====	Total =====	
NITROGEN (DRY)	58.000	lb.	.250	14.50	_____
NITROGEN (DRY)	58.000	lb.	.250	14.50	_____
IRRIGATION		AcIn		8.00	_____
INSECTICIDE	1.000	appl	49.500	49.50	_____
INSECTICIDE APPL	1.000	appl	26.000	26.00	_____
HERBICIDE	1.000	acre	46.660	46.66	_____
IRRIGATION		AcIn		8.00	_____
INSECTICIDE	1.000	appl	49.500	49.50	_____
INSECTICIDE APPL	1.000	appl	26.000	26.00	_____
IRRIGATION		AcIn		8.00	_____
HERBICIDE	1.000	acre	46.660	46.66	_____
IRRIGATION		AcIn		8.00	_____
INSECTICIDE	1.000	appl	49.500	49.50	_____
INSECTICIDE APPL	1.000	appl	26.000	26.00	_____
HERBICIDE	1.000	acre	46.660	46.66	_____
TREE REPLACEMENT	1.000	tree	5.000	5.00	_____
IRRIGATION		AcIn		8.00	_____
Fuel & Lube - Machinery		AcIn		20.28	_____
Repairs - Machinery		AcIn		8.29	_____
Labor - Machinery	7.886	Hour	5.001	39.43	_____
- Other	6.000	Hour	4.500	27.00	_____
- Irrigation	7.500	Hour	4.500	33.75	_____
Interest - DC Borrowed	306.902	Dol.	0.120	36.83	_____
Total VARIABLE COST				606.06	_____
<i>Break-Even Price, Total Variable Cost \$ 37.87 per ton of GRAPEFRUIT</i>					
GROSS INCOME minus VARIABLE COST				-590.06	_____
FIXED COST Description =====		Unit =====		Total =====	
Machinery		Acre		75.89	_____
Land		Acre		105.00	_____
Perennial Crop		Acre		692.99	_____
Total FIXED Cost				873.88	_____
<i>Break-Even Price, Total Cost \$ 92.49 per ton of GRAPEFRUIT</i>					
Total of ALL Cost				1479.94	_____
NET PROJECTED RETURNS				-1463.94	_____

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Projections for Planning Purposes Only
 Not to be Used without Updating after April 25, 1986.

B-1241(C12)

DATE	STAGE OF PRODUCTION	TYPE OF PROD.	PRODUCT NAME	NUMBER OF UNITS	HEIGHT PER HEAD	CASH NON-CASH	LANDLORD SHARE	BREAK EVEN PROD.
12/20/86		A	GRAPEFRUIT	16.0000	.0000	C	.00	Y

DATE	STAGE OF PRODUCTION	TYPE OF INPUT	INPUT NAME	NUMBER OF UNITS	CASH NON-CASH	FIXED OR VARI.	LANDLORD SHARE
01/15/86		E	NITROGEN (DRY)	58.0000	C	V	.00
01/15/86		M	APPLY FERTILIZER	.5000			.00
02/10/86		M	DISCING BORDER	1.0000			.00
02/15/86		H	HIRED LABOR	1.0000			.00
02/15/86		E	NITROGEN (DRY)	58.0000	C	V	.00
02/15/86		M	APPLY FERTILIZER	.5000			.00
02/20/86		M	HOEING TREES	1.0000			.00
03/05/86		M	DISCING-OFFSET 13 FT	1.0000			.00
03/10/86		M	DISCING BORDER	1.0000			.00
03/14/86		M	DITCHING	.0100			.00
03/15/86		O	IRRIGATION CITRUS	6.0000			.00
03/15/86		H	HIRED LABOR	1.0000			.00
03/25/86		M	HOEING TREES	1.0000			.00
04/10/86		E	INSECTICIDE CITRUS	1.0000	C	V	.00
04/10/86		G	INSECTICIDE APPL CITRUS	1.0000	C	V	.00
04/15/86		H	HIRED LABOR	1.0000			.00
04/20/86		E	HERBICIDE CITRUS4	1.0000	C	V	.00
04/20/86		M	SPRAYING ORCHARD	1.0000			.00
05/05/86		M	DISCING-OFFSET 13 FT	1.0000			.00
05/14/86		M	DITCHING	.0100			.00
05/15/86		O	IRRIGATION CITRUS	6.0000			.00
05/15/86		H	HIRED LABOR	1.0000			.00
06/20/86		M	PICKUP TRUCK 3/4 TON	20.0000			.00
07/05/86		M	DISCING-OFFSET 13 FT	1.0000			.00
07/10/86		E	INSECTICIDE CITRUS	1.0000	C	V	.00
07/10/86		G	INSECTICIDE APPL CITRUS	1.0000	C	V	.00
07/15/86		O	IRRIGATION CITRUS	6.0000			.00
07/15/86		H	HIRED LABOR	1.0000			.00
07/20/86		E	HERBICIDE CITRUS4	1.0000	C	V	.00
07/20/86		M	SPRAYING ORCHARD	1.0000			.00
09/05/86		M	DISCING-OFFSET 13 FT	1.0000			.00
09/10/86		M	DISCING BORDER	1.0000			.00
09/14/86		M	DITCHING	.0100			.00
09/15/86		O	IRRIGATION CITRUS	6.0000			.00
09/15/86		H	HIRED LABOR	1.0000			.00
09/25/86		M	HOEING TREES	1.0000			.00
10/10/86		E	INSECTICIDE CITRUS	1.0000	C	V	.00
10/10/86		G	INSECTICIDE APPL CITRUS	1.0000	C	V	.00
10/20/86		E	HERBICIDE CITRUS4	1.0000	C	V	.00
10/20/86		M	SPRAYING ORCHARD	1.0000			.00
11/05/86		M	DISCING-OFFSET 13 FT	1.0000			.00
11/10/86		M	DISCING BORDER	1.0000			.00
11/12/86		E	TREE REPLACEMENT	1.0000	C	V	.00
11/14/86		M	DITCHING	.0100			.00
11/15/86		O	IRRIGATION CITRUS	6.0000			.00
11/25/86		M	HOEING TREES	1.0000			.00
12/31/86		K	CASH-RENT CITRUS	1.0000		F	.00
12/31/86		L	CITRUS ESTABL.	1.0000		F	.00
12/31/86		L	CITRUS 2ND YEAR	1.0000		F	.00
12/31/86		L	GRAPEFRUIT 3RD YEAR	1.0000		F	.00
12/31/86		L	GRAPEFRUIT 4TH YEAR	1.0000		F	.00

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GRAPEFRUIT, PURCHASED MATURE GROVE, IRRIGATED
 South Texas District (12)
 1986 Projected Costs and Returns per Acre

GROSS INCOME Description =====	Quantity =====	Unit =====	\$ / Unit =====	Total =====	Your Estimate =====
GRAPEFRUIT	14.000	ton	1.0000	14.00	_____
Total GROSS Income				14.00	_____
VARIABLE COST Description =====	Quantity =====	Unit =====	\$ / Unit =====	Total =====	
NITROGEN (DRY)	58.000	lb.	.250	14.50	_____
NITROGEN (DRY)	58.000	lb.	.250	14.50	_____
IRRIGATION		AcIn		8.00	_____
INSECTICIDE	1.000	appl	49.500	49.50	_____
INSECTICIDE APPL	1.000	appl	26.000	26.00	_____
HERBICIDE	1.000	acre	46.660	46.66	_____
IRRIGATION		AcIn		8.00	_____
INSECTICIDE	1.000	appl	49.500	49.50	_____
INSECTICIDE APPL	1.000	appl	26.000	26.00	_____
IRRIGATION		AcIn		8.00	_____
HERBICIDE	1.000	acre	46.660	46.66	_____
IRRIGATION		AcIn		8.00	_____
INSECTICIDE	1.000	appl	49.500	49.50	_____
INSECTICIDE APPL	1.000	appl	26.000	26.00	_____
HERBICIDE	1.000	acre	46.660	46.66	_____
IRRIGATION		AcIn		8.00	_____
Labor - Irrigation	7.500	Hour	4.500	33.75	_____
Interest - OC Borrowed	233.963	Dol.	0.120	28.08	_____
Total VARIABLE COST				497.31	_____
<i>Break-Even Price, Total Variable Cost \$ 35.52 per ton of GRAPEFRUIT</i>					
GROSS INCOME minus VARIABLE COST				-483.31	_____
FIXED COST Description =====		Unit =====		Total =====	
RETURN ON INVEST		\$		210.00	_____
Land		Acre		105.00	_____
Total FIXED Cost				315.00	_____
<i>Break-Even Price, Total Cost \$ 58.02 per ton of GRAPEFRUIT</i>					
Total of ALL Cost				812.31	_____
NET PROJECTED RETURNS				-798.31	_____

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B-1241(C12)

DATE	STAGE OF PRODUCTION	TYPE OF PROD.	PRODUCT NAME	NUMBER OF UNITS	WEIGHT PER HEAD	CASH NON-CASH	LANDLORD SHARE	BREAK EVEN PROD.
12/20/86		A	GRAPEFRUIT	14.0000	.0000	C	.00	Y

DATE	STAGE OF PRODUCTION	TYPE OF INPUT	INPUT NAME	NUMBER OF UNITS	CASH NON-CASH	FIXED OR VARI.	LANDLORD SHARE
01/15/86		E	NITROGEN (DRY)	58.0000	C	V	.00
02/15/86		E	NITROGEN (DRY)	58.0000	C	V	.00
03/15/86		O	IRRIGATION CITRUS	6.0000			.00
04/10/86		E	INSECTICIDE CITRUS	1.0000	C	V	.00
04/10/86		G	INSECTICIDE APPL CITRUS	1.0000	C	V	.00
04/20/86		E	HERBICIDE CITRUS4	1.0000	C	V	.00
05/15/86		O	IRRIGATION CITRUS	6.0000			.00
07/10/86		E	INSECTICIDE CITRUS	1.0000	C	V	.00
07/10/86		G	INSECTICIDE APPL CITRUS	1.0000	C	V	.00
07/15/86		O	IRRIGATION CITRUS	6.0000			.00
07/20/86		E	HERBICIDE CITRUS4	1.0000	C	V	.00
09/15/86		O	IRRIGATION CITRUS	6.0000			.00
10/10/86		E	INSECTICIDE CITRUS	1.0000	C	V	.00
10/10/86		G	INSECTICIDE APPL CITRUS	1.0000	C	V	.00
10/20/86		E	HERBICIDE CITRUS4	1.0000	C	V	.00
11/15/86		O	IRRIGATION CITRUS	6.0000			.00
12/31/86		K	CASH-RENT CITRUS	1.0000		F	.00
12/31/86		E	RETURN ON INVEST	3500.0000		F	.00

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ORANGES ESTABLISHMENT, 3RD YEAR, IRRIGATED
 South Texas District (12)
 1986 Projected Costs and Returns per Acre

GROSS INCOME Description	Quantity	Unit	\$ / Unit	Total	Your Estimate
ORANGES	0.700	ton	1.0000	0.70	
Total GROSS Income				0.70	
VARIABLE COST Description	Quantity	Unit	\$ / Unit	Total	
NITROGEN (DRY)	58.000	lb.	.250	14.50	
IRRIGATION		AcIn		8.00	
INSECTICIDE	1.000	appl	49.500	49.50	
INSECTICIDE APPL	1.000	appl	26.000	26.00	
HERBICIDE	1.000	acre	23.330	23.33	
IRRIGATION		AcIn		8.00	
INSECTICIDE	1.000	appl	49.500	49.50	
INSECTICIDE APPL	1.000	appl	26.000	26.00	
IRRIGATION		AcIn		8.00	
HERBICIDE	1.000	acre	23.330	23.33	
IRRIGATION		AcIn		8.00	
INSECTICIDE	1.000	appl	49.500	49.50	
INSECTICIDE APPL	1.000	appl	26.000	26.00	
HERBICIDE	1.000	acre	23.330	23.33	
TREE REPLACEMENT	1.000	tree	5.000	5.00	
IRRIGATION		AcIn		8.00	
Fuel & Lube - Machinery		AcIn		20.28	
Repairs - Machinery		AcIn		8.29	
Labor - Machinery	7.886	Hour	5.001	39.43	
- Other	6.000	Hour	4.500	27.00	
- Irrigation	7.500	Hour	4.500	33.75	
Interest - OC Borrowed	261.369	Dol.	0.120	31.36	
Total VARIABLE COST				516.11	
<i>Break-Even Price, Total Variable Cost \$ 737.28 per ton of ORANGES</i>					
GROSS INCOME minus VARIABLE COST				-515.41	
FIXED COST Description		Unit		Total	
Machinery		AcIn		75.89	
Land		AcIn		105.00	
Perennial Crop		AcIn		332.23	
Total FIXED Cost				513.12	
<i>Break-Even Price, Total Cost \$ 1470.32 per ton of ORANGES</i>					
Total of ALL Cost				1029.23	
NET PROJECTED RETURNS				-1028.53	

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DATE	STAGE OF PRODUCTION	TYPE OF PROD.	PRODUCT NAME	NUMBER OF UNITS	WEIGHT PER HEAD	CASH NON-CASH	LANDLORD SHARE	BREAK EVEN PROD.
12/20/86		A	ORANGES	.7000	.0000	C	.00	Y

DATE	STAGE OF PRODUCTION	TYPE OF INPUT	INPUT NAME	NUMBER OF UNITS	CASH NON-CASH	FIXED OR VARI.	LANDLORD SHARE
02/10/86		M	DISCING BORDER	1.0000			.00
02/15/86		E	NITROGEN (DRY)	58.0000	C	V	.00
02/15/86		M	APPLY FERTILIZER	1.0000			.00
02/15/86		H	HIRED LABOR	1.0000			.00
02/20/86		M	HOEING TREES	1.0000			.00
03/05/86		M	DISCING-OFFSET 13 FT	1.0000			.00
03/10/86		M	DISCING BORDER	1.0000			.00
03/14/86		M	DITCHING	.0100			.00
03/15/86		O	IRRIGATION CITRUS	6.0000			.00
03/15/86		H	HIRED LABOR	1.0000			.00
03/25/86		M	HOEING TREES	1.0000			.00
04/10/86		E	INSECTICIDE CITRUS	1.0000	C	V	.00
04/10/86		G	INSECTICIDE APPL CITRUS	1.0000	C	V	.00
04/15/86		H	HIRED LABOR	1.0000			.00
04/20/86		E	HERBICIDE CITRUS3	1.0000	C	V	.00
04/20/86		M	SPRAYING ORCHARD	1.0000			.00
05/05/86		M	DISCING-OFFSET 13 FT	1.0000			.00
05/14/86		M	DITCHING	.0100			.00
05/15/86		O	IRRIGATION CITRUS	6.0000			.00
05/15/86		H	HIRED LABOR	1.0000			.00
06/20/86		M	PICKUP TRUCK 3/4 TON	20.0000			.00
07/05/86		M	DISCING-OFFSET 13 FT	1.0000			.00
07/10/86		E	INSECTICIDE CITRUS	1.0000	C	V	.00
07/10/86		G	INSECTICIDE APPL CITRUS	1.0000	C	V	.00
07/15/86		O	IRRIGATION CITRUS	6.0000			.00
07/15/86		H	HIRED LABOR	1.0000			.00
07/20/86		E	HERBICIDE CITRUS3	1.0000	C	V	.00
07/20/86		M	SPRAYING ORCHARD	1.0000			.00
09/05/86		M	DISCING-OFFSET 13 FT	1.0000			.00
09/10/86		M	DISCING BORDER	1.0000			.00
09/14/86		M	DITCHING	.0100			.00
09/15/86		O	IRRIGATION CITRUS	6.0000			.00
09/15/86		H	HIRED LABOR	1.0000			.00
09/25/86		M	HOEING TREES	1.0000			.00
10/10/86		E	INSECTICIDE CITRUS	1.0000	C	V	.00
10/10/86		G	INSECTICIDE APPL CITRUS	1.0000	C	V	.00
10/20/86		E	HERBICIDE CITRUS3	1.0000	C	V	.00
10/20/86		M	SPRAYING ORCHARD	1.0000			.00
11/05/86		M	DISCING-OFFSET 13 FT	1.0000			.00
11/10/86		M	DISCING BORDER	1.0000			.00
11/12/86		E	TREE REPLACEMENT	1.0000	C	V	.00
11/14/86		M	DITCHING	.0100			.00
11/15/86		O	IRRIGATION CITRUS	6.0000			.00
11/25/86		M	HOEING TREES	1.0000			.00
12/31/86		K	CASH-RENT CITRUS	1.0000		F	.00
12/31/86		L	CITRUS ESTABL.	1.0000		F	.00
12/31/86		L	CITRUS 2ND YEAR	1.0000		F	.00

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ORANGES ESTABLISHMENT, 4TH YEAR, IRRIGATED
 South Texas District (12)
 * 1986 Projected Costs and Returns per Acre

GROSS INCOME Description =====	Quantity =====	Unit =====	\$ / Unit =====	Total =====	Your Estimate =====
ORANGES	1.200	ton	1.0000	1.20	_____
Total GROSS Income				1.20	_____
VARIABLE COST Description =====	Quantity =====	Unit =====	\$ / Unit =====	Total =====	
NITROGEN (DRY)	44.000	lb.	.250	11.00	_____
NITROGEN (DRY)	44.000	lb.	.250	11.00	_____
IRRIGATION		AcIn		8.00	_____
INSECTICIDE	1.000	appl	49.500	49.50	_____
INSECTICIDE APPL	1.000	appl	26.000	26.00	_____
HERBICIDE	1.000	acre	46.660	46.66	_____
IRRIGATION		AcIn		8.00	_____
INSECTICIDE	1.000	appl	49.500	49.50	_____
INSECTICIDE APPL	1.000	appl	26.000	26.00	_____
IRRIGATION		AcIn		8.00	_____
HERBICIDE	1.000	acre	46.660	46.66	_____
IRRIGATION		AcIn		8.00	_____
INSECTICIDE	1.000	appl	49.500	49.50	_____
INSECTICIDE APPL	1.000	appl	26.000	26.00	_____
HERBICIDE	1.000	acre	46.660	46.66	_____
TREE REPLACEMENT	1.000	tree	5.000	5.00	_____
IRRIGATION		AcIn		8.00	_____
Fuel & Lube - Machinery		Acre		20.28	_____
Repairs - Machinery		Acre		8.29	_____
Labor - Machinery	7.886	Hour	5.001	39.43	_____
- Other	6.000	Hour	4.500	27.00	_____
- Irrigation	7.500	Hour	4.500	33.75	_____
Interest - OC Borrowed	300.850	Dol.	0.120	36.10	_____
Total VARIABLE COST				598.33	_____
<i>Break-Even Price, Total Variable Cost \$ 498.60 per ton of ORANGES</i>					
GROSS INCOME minus VARIABLE COST				-597.13	_____
FIXED COST Description =====		Unit =====		Total =====	
Machinery		Acre		75.89	_____
Land		Acre		105.00	_____
Perennial Crop		Acre		493.74	_____
Total FIXED Cost				674.63	_____
<i>Break-Even Price, Total Cost \$ 1060.79 per ton of ORANGES</i>					
Total of ALL Cost				1272.96	_____
NET PROJECTED RETURNS				-1271.76	_____

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DATE	STAGE OF PRODUCTION	TYPE OF PROD.	PRODUCT NAME	NUMBER OF UNITS	WEIGHT PER HEAD	CASH NON-CASH	LANDLORD SHARE	BREAK EVEN PROD.
12/20/86		A	ORANGES	1.2000	.0000	C	.00	Y

DATE	STAGE OF PRODUCTION	TYPE OF INPUT	INPUT NAME	NUMBER OF UNITS	CASH NON-CASH	FIXED OR VARI.	LANDLORD SHARE
01/15/86		E	NITROGEN (DRY)	44.0000	C	V	.00
01/15/86		M	APPLY FERTILIZER	.5000			.00
02/10/86		M	DISCING BORDER	1.0000			.00
02/15/86		E	NITROGEN (DRY)	44.0000	C	V	.00
02/15/86		M	APPLY FERTILIZER	.5000			.00
02/15/86		H	HIRED LABOR	1.0000			.00
02/20/86		M	HOEING TREES	1.0000			.00
03/05/86		M	DISCING-OFFSET 13 FT	1.0000			.00
03/10/86		M	DISCING BORDER	1.0000			.00
03/14/86		M	DITCHING	.0100			.00
03/15/86		O	IRRIGATION CITRUS	6.0000			.00
03/15/86		H	HIRED LABOR	1.0000			.00
03/25/86		M	HOEING TREES	1.0000			.00
04/10/86		E	INSECTICIDE CITRUS	1.0000	C	V	.00
04/10/86		G	INSECTICIDE APPL CITRUS	1.0000	C	V	.00
04/15/86		H	HIRED LABOR	1.0000			.00
04/20/86		E	HERBICIDE CITRUS4	1.0000	C	V	.00
04/20/86		M	SPRAYING ORCHARD	1.0000			.00
05/05/86		M	DISCING-OFFSET 13 FT	1.0000			.00
05/14/86		M	DITCHING	.0100			.00
05/15/86		O	IRRIGATION CITRUS	6.0000			.00
05/15/86		H	HIRED LABOR	1.0000			.00
06/20/86		M	PICKUP TRUCK 3/4 TON	20.0000			.00
07/05/86		M	DISCING-OFFSET 13 FT	1.0000			.00
07/10/86		E	INSECTICIDE CITRUS	1.0000	C	V	.00
07/10/86		G	INSECTICIDE APPL CITRUS	1.0000	C	V	.00
07/15/86		O	IRRIGATION CITRUS	6.0000			.00
07/15/86		H	HIRED LABOR	1.0000			.00
07/20/86		E	HERBICIDE CITRUS4	1.0000	C	V	.00
07/20/86		M	SPRAYING ORCHARD	1.0000			.00
09/05/86		M	DISCING-OFFSET 13 FT	1.0000			.00
09/10/86		M	DISCING BORDER	1.0000			.00
09/14/86		M	DITCHING	.0100			.00
09/15/86		O	IRRIGATION CITRUS	6.0000			.00
09/15/86		H	HIRED LABOR	1.0000			.00
09/25/86		M	HOEING TREES	1.0000			.00
10/10/86		E	INSECTICIDE CITRUS	1.0000	C	V	.00
10/10/86		G	INSECTICIDE APPL CITRUS	1.0000	C	V	.00
10/20/86		E	HERBICIDE CITRUS4	1.0000	C	V	.00
10/20/86		M	SPRAYING ORCHARD	1.0000			.00
11/05/86		M	DISCING-OFFSET 13 FT	1.0000			.00
11/10/86		M	DISCING BORDER	1.0000			.00
11/12/86		E	TREE REPLACEMENT	1.0000	C	V	.00
11/14/86		M	DITCHING	.0100			.00
11/15/86		O	IRRIGATION CITRUS	6.0000			.00
11/25/86		M	HOEING TREES	1.0000			.00
12/31/86		K	CASH-RENT CITRUS	1.0000		F	.00
12/31/86		L	CITRUS ESTABL.	1.0000		F	.00
12/31/86		L	CITRUS 2ND YEAR	1.0000		F	.00
12/31/86		L	ORANGES 3RD YEAR	1.0000		F	.00

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ORANGES, MATURE GROVE, IRRIGATED
 South Texas District (12)
 1986 Projected Costs and Returns per Acre

GROSS INCOME Description	Quantity	Unit	\$ / Unit	Total	Your Estimate
=====	=====	====	=====	=====	=====
ORANGES	11.000	ton	1.0000	11.00	_____
Total GROSS Income				11.00	_____
VARIABLE COST Description	Quantity	Unit	\$ / Unit	Total	
=====	=====	====	=====	=====	
NITROGEN (DRY)	58.000	lb.	.250	14.50	_____
NITROGEN (DRY)	58.000	lb.	.250	14.50	_____
IRRIGATION		AcIn		8.00	_____
INSECTICIDE	1.000	appl	49.500	49.50	_____
INSECTICIDE APPL	1.000	appl	26.000	26.00	_____
HERBICIDE	1.000	acre	46.660	46.66	_____
IRRIGATION		AcIn		8.00	_____
INSECTICIDE	1.000	appl	49.500	49.50	_____
INSECTICIDE APPL	1.000	appl	26.000	26.00	_____
IRRIGATION		AcIn		8.00	_____
HERBICIDE	1.000	acre	46.660	46.66	_____
IRRIGATION		AcIn		8.00	_____
INSECTICIDE	1.000	appl	49.500	49.50	_____
INSECTICIDE APPL	1.000	appl	26.000	26.00	_____
HERBICIDE	1.000	acre	46.660	46.66	_____
TREE REPLACEMENT	1.000	tree	5.000	5.00	_____
IRRIGATION		AcIn		8.00	_____
Fuel & Lube - Machinery		Acre		20.28	_____
Repairs - Machinery		Acre		8.29	_____
Labor - Machinery	7.886	Hour	5.001	39.43	_____
- Other	6.000	Hour	4.500	27.00	_____
- Irrigation	7.500	Hour	4.500	33.75	_____
- Interest - OC Borrowed	307.055	Dol.	0.120	36.85	_____
Total VARIABLE COST				606.08	_____

Break-Even Price, Total Variable Cost \$ 55.09 per ton of ORANGES

GROSS INCOME minus VARIABLE COST	Unit	Total
=====	====	=====
FIXED COST Description		
Machinery		75.89
Land		105.00
Perennial Crop		693.44
Total FIXED Cost		874.33

Break-Even Price, Total Cost \$ 134.58 per ton of ORANGES

Total of ALL Cost	1480.41
NET PROJECTED RETURNS	-1469.41

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Projections for Planning Purposes Only
 Not to be Used without Updating after April 25, 1986.

B-1241(C12)

DATE	STAGE OF PRODUCTION	TYPE OF PROD.	PRODUCT NAME	NUMBER OF UNITS	WEIGHT PER HEAD	CASH NON-CASH	LANDLORD SHARE	BREAK EVEN PROD.
12/20/86		A	ORANGES	11.0000	.0000	C	.00	Y

DATE	STAGE OF PRODUCTION	TYPE OF INPUT	INPUT NAME	NUMBER OF UNITS	CASH NON-CASH	FIXED OR VARI.	LANDLORD SHARE
01/15/86		E	NITROGEN (DRY)	58.0000	C	V	.00
01/15/86		M	APPLY FERTILIZER	.5000			.00
02/10/86		M	DISCING BORDER	1.0000			.00
02/15/86		E	NITROGEN (DRY)	58.0000	C	V	.00
02/15/86		M	APPLY FERTILIZER	.5000			.00
02/15/86		H	HIRED LABOR	1.0000			.00
02/20/86		M	HOEING TREES	1.0000			.00
03/05/86		M	DISCING-OFFSET 13 FT	1.0000			.00
03/10/86		M	DISCING BORDER	1.0000			.00
03/14/86		M	DITCHING	.0100			.00
03/15/86		O	IRRIGATION CITRUS	6.0000			.00
03/15/86		H	HIRED LABOR	1.0000			.00
03/25/86		M	HOEING TREES	1.0000			.00
04/10/86		E	INSECTICIDE CITRUS	1.0000	C	V	.00
04/10/86		G	INSECTICIDE APPL CITRUS	1.0000	C	V	.00
04/15/86		H	HIRED LABOR	1.0000			.00
04/20/86		E	HERBICIDE CITRUS4	1.0000	C	V	.00
04/20/86		M	SPRAYING ORCHARD	1.0000			.00
05/05/86		M	DISCING-OFFSET 13 FT	1.0000			.00
05/14/86		M	DITCHING	.0100			.00
05/15/86		O	IRRIGATION CITRUS	6.0000			.00
05/15/86		H	HIRED LABOR	1.0000			.00
06/20/86		M	PICKUP TRUCK 3/4 TON	20.0000			.00
07/05/86		M	DISCING-OFFSET 13 FT	1.0000			.00
07/10/86		E	INSECTICIDE CITRUS	1.0000	C	V	.00
07/10/86		G	INSECTICIDE APPL CITRUS	1.0000	C	V	.00
07/15/86		O	IRRIGATION CITRUS	6.0000			.00
07/15/86		H	HIRED LABOR	1.0000			.00
07/20/86		E	HERBICIDE CITRUS4	1.0000	C	V	.00
07/20/86		M	SPRAYING ORCHARD	1.0000			.00
09/05/86		M	DISCING-OFFSET 13 FT	1.0000			.00
09/10/86		M	DISCING BORDER	1.0000			.00
09/14/86		M	DITCHING	.0100			.00
09/15/86		O	IRRIGATION CITRUS	6.0000			.00
09/15/86		H	HIRED LABOR	1.0000			.00
09/25/86		M	HOEING TREES	1.0000			.00
10/10/86		E	INSECTICIDE CITRUS	1.0000	C	V	.00
10/10/86		G	INSECTICIDE APPL CITRUS	1.0000	C	V	.00
10/20/86		E	HERBICIDE CITRUS4	1.0000	C	V	.00
10/20/86		M	SPRAYING ORCHARD	1.0000			.00
11/05/86		M	DISCING-OFFSET 13 FT	1.0000			.00
11/10/86		M	DISCING BORDER	1.0000			.00
11/12/86		E	TREE REPLACEMENT	1.0000	C	V	.00
11/14/86		M	DITCHING	.0100			.00
11/15/86		O	IRRIGATION CITRUS	6.0000			.00
11/25/86		M	HOEING TREES	1.0000			.00
12/31/86		K	CASH-RENT CITRUS	1.0000		F	.00
12/31/86		L	CITRUS ESTABL.	1.0000		F	.00
12/31/86		L	CITRUS 2ND YEAR	1.0000		F	.00
12/31/86		L	ORANGES 3RD YEAR	1.0000		F	.00
12/31/86		L	ORANGES 4TH YEAR	1.0000		F	.00

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ORANGES, PURCHASED MATURE GROVE, IRRIGATED
 South Texas District (12)
 1986 Projected Costs and Returns per Acre

GROSS INCOME Description	Quantity	Unit	\$ / Unit	Total	Your Estimate
ORANGES	11.000	ton	1.0000	11.00	
Total GROSS Income				11.00	
VARIABLE COST Description	Quantity	Unit	\$ / Unit	Total	Your Estimate
NITROGEN (DRY)	58.000	lb.	.250	14.50	
NITROGEN (DRY)	58.000	lb.	.250	14.50	
IRRIGATION		AcIn		8.00	
INSECTICIDE	1.000	appl	49.500	49.50	
INSECTICIDE APPL	1.000	appl	26.000	26.00	
INSECTICIDE	2.000	appl	27.250	54.50	
HERBICIDE	1.000	acre	46.660	46.66	
IRRIGATION		AcIn		8.00	
INSECTICIDE	1.000	appl	49.500	49.50	
INSECTICIDE APPL	1.000	appl	26.000	26.00	
IRRIGATION		AcIn		8.00	
HERBICIDE	1.000	acre	46.660	46.66	
IRRIGATION		AcIn		8.00	
INSECTICIDE	1.000	appl	49.500	49.50	
INSECTICIDE APPL	1.000	appl	26.000	26.00	
INSECTICIDE	2.000	appl	27.250	54.50	
HERBICIDE	1.000	acre	46.660	46.66	
TREE REPLACEMENT	1.000	tree	5.000	5.00	
IRRIGATION		AcIn		8.00	
Labor - Irrigation	7.500	Hour	4.500	33.75	
Interest - OC Borrowed	287.295	Dol.	0.120	34.48	
Total VARIABLE COST				617.71	
<i>Break-Even Price, Total Variable Cost \$ 56.15 per ton of ORANGES</i>					
GROSS INCOME minus VARIABLE COST				-606.71	
FIXED COST Description		Unit		Total	Your Estimate
RETURN ON INVEST		\$		210.00	
Land		Acre		105.00	
Total FIXED Cost				315.00	
<i>Break-Even Price, Total Cost \$ 84.79 per ton of ORANGES</i>					
Total of ALL Cost				932.71	
NET PROJECTED RETURNS				-921.71	

Projections for Planning Purposes Only
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B-1241(C12)

DATE	STAGE OF PRODUCTION	TYPE OF PROD.	PRODUCT NAME	NUMBER OF UNITS	WEIGHT PER HEAD	CASH NON-CASH	LANDLORD SHARE	BREAK EVEN PROD.
12/20/86		A	ORANGES	11.0000	.0000	C	.00	Y

DATE	STAGE OF PRODUCTION	TYPE OF INPUT	INPUT NAME	NUMBER OF UNITS	CASH NON-CASH	FIXED OR VARI.	LANDLORD SHARE
01/15/86		E	NITROGEN (DRY)	58.0000	C	V	.00
02/15/86		E	NITROGEN (DRY)	58.0000	C	V	.00
03/15/86		O	IRRIGATION CITRUS	6.0000			.00
04/10/86		E	INSECTICIDE CITRUS	1.0000	C	V	.00
04/10/86		G	INSECTICIDE APPL CITRUS	1.0000	C	V	.00
04/10/86		E	INSECTICIDE ORANGES	2.0000	C	V	.00
04/20/86		E	HERBICIDE CITRUS4	1.0000	C	V	.00
05/15/86		O	IRRIGATION CITRUS	6.0000			.00
07/10/86		E	INSECTICIDE CITRUS	1.0000	C	V	.00
07/10/86		G	INSECTICIDE APPL CITRUS	1.0000	C	V	.00
07/15/86		O	IRRIGATION CITRUS	6.0000			.00
07/20/86		E	HERBICIDE CITRUS4	1.0000	C	V	.00
09/15/86		O	IRRIGATION CITRUS	6.0000			.00
10/10/86		E	INSECTICIDE CITRUS	1.0000	C	V	.00
10/10/86		G	INSECTICIDE APPL CITRUS	1.0000	C	V	.00
10/10/86		E	INSECTICIDE ORANGES	2.0000	C	V	.00
10/20/86		E	HERBICIDE CITRUS4	1.0000	C	V	.00
11/10/86		E	TREE REPLACEMENT	1.0000	C	V	.00
11/15/86		O	IRRIGATION CITRUS	6.0000			.00
12/31/86		K	CASH-RENT CITRUS	1.0000		F	.00
12/31/86		E	RETURN ON INVEST	3500.0000		F	.00

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PLANT CANE
 South Texas District (12)
 1986 Projected Costs and Returns per Acre

GROSS INCOME Description	Quantity	Unit	\$ / Unit	Total	Your Estimate
=====	=====	=====	=====	=====	=====
-WARNING- No gross receipts					
VARIABLE COST Description	Quantity	Unit	\$ / Unit	Total	
=====	=====	=====	=====	=====	
HERBICIDE	1.000	appl	35.000	35.00	_____
NITROGEN (DRY)	80.000	lb.	.250	20.00	_____
IRRIGATION		AcIn		8.00	_____
INSECTICIDE	1.000	appl	25.000	25.00	_____
PESTICIDE APPL.	1.000	acre	3.500	3.50	_____
IRRIGATION		AcIn		8.00	_____
IRRIGATION		AcIn		8.00	_____
IRRIGATION		AcIn		8.00	_____
SCOUTING	1.000	acre	1.500	1.50	_____
IRRIGATION		AcIn		8.00	_____
IRRIGATION		AcIn		8.00	_____
IRRIGATION		AcIn		8.00	_____
IRRIGATION		AcIn		8.00	_____
NITROGEN (DRY)	40.000	lb.	.250	10.00	_____
PHOSPHATE	200.000	lb.	.250	50.00	_____
HERBICIDE	1.000	appl	35.000	35.00	_____
PLANT CANE	3.000	ton	40.000	120.00	_____
IRRIGATION		AcIn		8.00	_____
INSECTICIDE	1.000	appl	25.000	25.00	_____
PESTICIDE APPL.	1.000	acre	3.500	3.50	_____
Fuel & Lube - Machinery		Acre		19.85	_____
Repairs - Machinery		Acre		5.58	_____
Labor - Machinery	5.890	Hour	5.001	29.46	_____
- Other	16.000	Hour	4.500	72.00	_____
- Irrigation	13.500	Hour	4.500	60.75	_____
Interest - OC Borrowed	342.439	Dol.	0.120	41.09	_____
				=====	_____
Total VARIABLE COST				629.23	_____
GROSS INCOME minus VARIABLE COST				-629.23	_____
FIXED COST Description		Unit		Total	
=====		=====		=====	
Machinery		Acre		84.83	_____
Land		Acre		90.00	_____
				=====	_____
Total FIXED Cost				174.83	_____
Total of ALL Cost				804.06	_____
NET PROJECTED RETURNS				-804.06	_____

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Projections for Planning Purposes Only
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B-1241(C12)

DATE	STAGE OF PRODUCTION	TYPE OF PROD.	PRODUCT NAME	NUMBER OF UNITS	HEIGHT PER HEAD	CASH NON-CASH	LANDLORD SHARE	BREAK EVEN PROD.
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-WARNING- NO VALID RECEIPTS RECORDS

DATE	STAGE OF PRODUCTION	TYPE OF INPUT	INPUT NAME	NUMBER OF UNITS	CASH NON-CASH	FIXED OR VARI.	LANDLORD SHARE
02/15/85		M	CULTIVATING	6 ROW	1.0000		.00
03/10/85		E	HERBICIDE	SUGARCAN	1.0000	C	.00
03/10/85		M	SPRAYING		1.0000		.00
03/15/85		E	NITROGEN (DRY)		80.0000	C	.00
03/15/85		M	CULTIVATING	6 ROW	1.0000		.00
03/19/85		M	DITCHING		.5000		.00
03/20/85		O	IRRIGATION		6.0000		.00
04/10/85		E	INSECTICIDE	SUGARCAN	1.0000	C	.00
04/10/85		G	PESTICIDE APPL.		1.0000	C	.00
04/14/85		M	DITCHING		.5000		.00
04/15/85		O	IRRIGATION		6.0000		.00
05/09/85		M	DITCHING		.5000		.00
05/10/85		O	IRRIGATION		6.0000		.00
06/04/85		M	DITCHING		.5000		.00
06/05/85		O	IRRIGATION		6.0000		.00
06/15/85		G	SCOUTING		1.0000	C	.00
06/19/85		M	DITCHING		.5000		.00
06/20/85		O	IRRIGATION		6.0000		.00
06/30/85		M	PICKUP TRUCK	3/4 TON	20.0000		.00
07/04/85		M	DITCHING		.5000		.00
07/05/85		O	IRRIGATION		6.0000		.00
07/19/85		M	DITCHING		.5000		.00
07/20/85		O	IRRIGATION		6.0000		.00
08/01/85		M	DISCING-OFFSET	13 FT	1.0000		.00
08/03/85		M	FLOATING		1.0000		.00
08/05/85		M	CHISELING	15 FT	1.0000		.00
08/08/85		M	DISCING-OFFSET	13 FT	1.0000		.00
08/10/85		M	CHISELING	15 FT	1.0000		.00
08/12/85		M	DISCING-OFFSET	13 FT	1.0000		.00
08/13/85		M	BEDDING	6 ROW	1.0000		.00
08/14/85		M	DITCHING		.5000		.00
08/15/85		O	IRRIGATION		6.0000		.00
08/20/85		E	NITROGEN (DRY)		40.0000	C	.00
08/20/85		E	PHOSPHATE		200.0000	C	.00
08/20/85		M	APPLY FERTILIZER		1.0000		.00
09/05/85		M	CULTIVATING	ROLLING	1.0000		.00
09/09/85		M	DITCHING		.5000		.00
09/10/85		E	HERBICIDE	SUGARCAN	1.0000	C	.00
09/10/85		M	SPRAYING		1.0000		.00
09/15/85		E	PLANT CANE		3.0000	C	.00
09/15/85		H	HIRED LABOR		16.0000		.00
09/15/85		O	IRRIGATION		6.0000		.00
09/20/85		E	INSECTICIDE	SUGARCAN	1.0000	C	.00
09/20/85		G	PESTICIDE APPL.		1.0000	C	.00
09/20/85		M	HAULING	COTTON	3.0000		.00
01/31/86		K	CASH-RENT	CANE	1.0000	F	.00

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RATOON CANE, IRRIGATED
 South Texas District
 1986 Projected Costs and Returns per Acre

GROSS INCOME Description	Quantity	Unit	\$ / Unit	Total	Your Estimate
SUGAR CANE	38.000	ton	20.0000	760.00	
Total GROSS Income				760.00	
VARIABLE COST Description	Quantity	Unit	\$ / Unit	Total	Your Estimate
PREHARVEST					
HERBICIDE	1.000	appl	35.000	35.00	
NITROGEN (DRY)	75.000	lb.	.250	18.75	
IRRIGATION		AcIn		8.00	
INSECTICIDE	1.000	appl	25.000	25.00	
PESTICIDE APPL.	1.000	acre	3.500	3.50	
IRRIGATION		AcIn		8.00	
IRRIGATION		AcIn		8.00	
IRRIGATION		AcIn		8.00	
INSECTICIDE	1.000	appl	25.000	25.00	
PESTICIDE APPL.	1.000	acre	3.500	3.50	
IRRIGATION		AcIn		8.00	
SCOUTING	1.000	acre	1.500	1.50	
IRRIGATION		AcIn		8.00	
IRRIGATION		AcIn		8.00	
NITROGEN (DRY)	75.000	lb.	.250	18.75	
IRRIGATION		AcIn		8.00	
INSECTICIDE	1.000	appl	25.000	25.00	
PESTICIDE APPL.	1.000	acre	3.500	3.50	
Fuel & Lube - Machinery		Acre		17.73	
Repairs - Machinery		Acre		4.51	
Labor - Machinery	6.368	Hour	5.001	31.85	
Labor - Irrigation	12.000	Hour	4.500	54.00	
Total PREHARVEST				331.60	
HARVEST					
BURN & HARVEST	38.000	ton	5.880	223.44	
Total HARVEST				223.44	
Interest - DC Borrowed	253.088	Dol.	0.120	30.37	
Interest - Positive Cash	-2.958	Dol.	0.052	-0.16	
Total VARIABLE COST				585.25	
<i>Break-Even Price, Total Variable Cost \$ 15.40 per ton of SUGAR CANE</i>					
GROSS INCOME minus VARIABLE COST				174.75	
FIXED COST Description		Unit		Total	Your Estimate
Machinery		Acre		70.21	
Land		Acre		90.00	
Total FIXED Cost				160.21	
<i>Break-Even Price, Total Cost \$ 19.61 per ton of SUGAR CANE</i>					
Total of ALL Cost				745.46	
NET PROJECTED RETURNS				14.54	

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B-1241(C12)

DATE	STAGE OF PRODUCTION	TYPE OF PROD.	PRODUCT NAME	NUMBER OF UNITS	HEIGHT PER HEAD	CASH NON-CASH	LANDLORD SHARE	BREAK EVEN PROD.
01/20/86	HARVEST	A	SUGAR CANE	38.0000	.0000	C	.00	Y

DATE	STAGE OF PRODUCTION	TYPE OF INPUT	INPUT NAME	NUMBER OF UNITS	CASH NON-CASH	FIXED OR VARI.	LANDLORD SHARE
01/22/85	PREHARVEST	M	CHISELING 15 FT	1.0000			.00
01/25/85	PREHARVEST	M	CULTIVATING 6 ROW	1.0000			.00
01/30/85	PREHARVEST	M	CHISELING 15 FT	1.0000			.00
02/10/85	PREHARVEST	M	SPRAYING	1.0000			.00
02/10/85	PREHARVEST	E	HERBICIDE SUGARCAN	1.0000	C	V	.00
02/15/85	PREHARVEST	M	CULTIVATING 6 ROW	1.0000			.00
03/10/85	PREHARVEST	M	CULTIVATING 6 ROW	1.0000			.00
03/15/85	PREHARVEST	M	APPLY FERTILIZER	1.0000			.00
03/15/85	PREHARVEST	E	NITROGEN (DRY)	75.0000	C	V	.00
03/19/85	PREHARVEST	M	DITCHING	1.0000			.00
03/20/85	PREHARVEST	O	IRRIGATION	6.0000			.00
04/10/85	PREHARVEST	E	INSECTICIDE SUGARCAN	1.0000	C	V	.00
04/10/85	PREHARVEST	G	PESTICIDE APPL.	1.0000	C	V	.00
04/14/85	PREHARVEST	M	DITCHING	1.0000			.00
04/15/85	PREHARVEST	O	IRRIGATION	6.0000			.00
05/09/85	PREHARVEST	M	DITCHING	1.0000			.00
05/10/85	PREHARVEST	O	IRRIGATION	6.0000			.00
06/04/85	PREHARVEST	M	DITCHING	1.0000			.00
06/05/85	PREHARVEST	O	IRRIGATION	6.0000			.00
06/15/85	PREHARVEST	E	INSECTICIDE SUGARCAN	1.0000	C	V	.00
06/15/85	PREHARVEST	G	PESTICIDE APPL.	1.0000	C	V	.00
06/19/85	PREHARVEST	M	DITCHING	1.0000			.00
06/20/85	PREHARVEST	O	IRRIGATION	6.0000			.00
06/30/85	PREHARVEST	M	PICKUP TRUCK 3/4 TON	20.0000			.00
06/30/85	PREHARVEST	G	SCOUTING	1.0000	C	V	.00
07/04/85	PREHARVEST	M	DITCHING	1.0000			.00
07/05/85	PREHARVEST	O	IRRIGATION	6.0000			.00
07/19/85	PREHARVEST	M	DITCHING	1.0000			.00
07/20/85	PREHARVEST	O	IRRIGATION	6.0000			.00
08/10/85	PREHARVEST	M	APPLY FERTILIZER	1.0000			.00
08/10/85	PREHARVEST	E	NITROGEN (DRY)	75.0000	C	V	.00
08/14/85	PREHARVEST	M	DITCHING	1.0000			.00
08/15/85	PREHARVEST	O	IRRIGATION	6.0000			.00
09/15/85	PREHARVEST	E	INSECTICIDE SUGARCAN	1.0000	C	V	.00
09/15/85	PREHARVEST	G	PESTICIDE APPL.	1.0000	C	V	.00
01/20/86	HARVEST	G	BURN & HARVEST	38.0000	C	V	.00
01/31/86		K	CASH-RENT CANE	1.0000		F	.00

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BERMUDA TYPE GRASSES, ESTABLISHMENT, IRRIGATED
 South Texas District (12)
 1986 Projected Costs and Returns per Acre

GROSS INCOME Description =====	Quantity =====	Unit =====	\$ / Unit =====	Total =====	Your Estimate =====
HAY	3.000	ton	80.0000	240.00	_____
Total GROSS Income				240.00	_____
VARIABLE COST Description =====	Quantity =====	Unit =====	\$ / Unit =====	Total =====	
PREHARVEST					
SPRIGGING	1.000	acre	125.000	125.00	_____
HERBICIDE	1.000	appl	3.160	3.16	_____
IRRIGATION		AcIn		8.00	_____
NITROGEN (DRY)	150.000	1b.	.250	37.50	_____
IRRIGATION		AcIn		8.00	_____
IRRIGATION		AcIn		8.00	_____
HERBICIDE	1.000	appl	3.160	3.16	_____
Fuel & Lube - Machinery		Acre		11.42	_____
Repairs - Machinery		Acre		3.71	_____
Labor - Machinery	2.931	Hour	5.001	14.66	_____
- Irrigation	4.500	Hour	4.500	20.25	_____
Total PREHARVEST				242.86	_____
HARVEST					
MOW, RAKE, BALE	100.000	bale	.650	65.00	_____
CUSTOM HAULING	100.000	bale	.400	40.00	_____
Total HARVEST				105.00	_____
Interest - DC Borrowed	156.104	Do1.	0.120	18.73	_____
Total VARIABLE COST				366.59	_____
<i>Break-Even Price, Total Variable Cost \$ 122.19 per ton of HAY</i>					
GROSS INCOME minus VARIABLE COST				-126.59	_____
FIXED COST Description =====		Unit =====		Total =====	
Machinery		Acre		46.22	_____
Land		Acre		40.00	_____
Total FIXED Cost				86.22	_____
<i>Break-Even Price, Total Cost \$ 150.93 per ton of HAY</i>					
Total of ALL Cost				452.80	_____
NET PROJECTED RETURNS				-212.80	_____

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Projections for Planning Purposes Only
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DATE	STAGE OF PRODUCTION	TYPE OF PROD.	PRODUCT NAME	NUMBER OF UNITS	WEIGHT PER HEAD	CASH NON-CASH	LANDLORD SHARE	BREAK EVEN PROD.
11/20/86	HARVEST	A	HAY	3.0000	.0000	C	.00	Y

DATE	STAGE OF PRODUCTION	TYPE OF INPUT	INPUT NAME	NUMBER OF UNITS	CASH NON-CASH	FIXED OR VARI.	LANDLORD SHARE
01/10/86	PREHARVEST	M	DISCING-OFFSET 13 FT	1.0000			.00
01/20/86	PREHARVEST	M	FLOATING	1.0000			.00
03/10/86	PREHARVEST	G	SPRIGGING CUSTOM	1.0000	C	V	.00
03/15/86	PREHARVEST	M	SPRAYING	1.0000			.00
03/15/86	PREHARVEST	E	HERBICIDE BERMUDA	1.0000	C	V	.00
03/20/86	PREHARVEST	M	DITCHING	.0100			.00
03/25/86	PREHARVEST	O	IRRIGATION	6.0000			.00
05/10/86	PREHARVEST	M	APPLY FERTILIZER	1.0000			.00
05/10/86	PREHARVEST	E	NITROGEN (DRY)	150.0000	C	V	.00
05/12/86	PREHARVEST	M	DITCHING	.0100			.00
05/15/86	PREHARVEST	O	IRRIGATION	6.0000			.00
06/30/86	PREHARVEST	M	PICKUP TRUCK 3/4 TON	20.0000			.00
08/10/86	PREHARVEST	M	PLOWING 4 BOTTOM	1.0000			.00
08/15/86	PREHARVEST	M	DISCING-OFFSET 13 FT	1.0000			.00
08/20/86	PREHARVEST	M	DISCING-OFFSET 13 FT	1.0000			.00
10/10/86	PREHARVEST	M	DISCING-OFFSET 13 FT	1.0000			.00
10/12/86	PREHARVEST	M	DITCHING	.0100			.00
10/15/86	PREHARVEST	O	IRRIGATION	6.0000			.00
10/20/86	PREHARVEST	M	SPRAYING	1.0000			.00
10/20/86	PREHARVEST	E	HERBICIDE BERMUDA	1.0000	C	V	.00
11/20/86	HARVEST	G	MOW, RAKE, BALE	100.0000	C	V	.00
11/20/86	HARVEST	G	CUSTOM HAULING HAY	100.0000	C	V	.00
11/30/86		K	CASH-RENT BERMUDA	1.0000		F	.00

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BERMUDA GRASS HAY, IRRIGATED
 South Texas District (12)
 1986 Projected Costs and Returns per Acre

GROSS INCOME Description =====	Quantity =====	Unit =====	\$ / Unit =====	Total =====	Your Estimate =====
HAY	12.000	ton	80.0000	960.00	_____
Total GROSS Income				960.00	_____
VARIABLE COST Description =====	Quantity =====	Unit =====	\$ / Unit =====	Total =====	
PREHARVEST					
IRRIGATION		AcIn		8.00	_____
NITROGEN (DRY)	200.000	lb.	.250	50.00	_____
IRRIGATION		AcIn		8.00	_____
IRRIGATION		AcIn		8.00	_____
IRRIGATION		AcIn		8.00	_____
Fuel & Lube - Machinery		Acre		1.54	_____
Repairs - Machinery		Acre		0.30	_____
Labor - Machinery	0.667	Hour	5.000	3.33	_____
- Irrigation	6.000	Hour	4.500	27.00	_____
Total PREHARVEST				114.17	_____
HARVEST					
MOW, RAKE, BALE	400.000	bale	.650	260.00	_____
CUSTOM HAULING	400.000	bale	.400	160.00	_____
Total HARVEST				420.00	_____
Interest - OC Borrowed	53.673	Dol.	0.120	6.44	_____
Interest - Positive Cash	-11.779	Dol.	0.052	-0.62	_____
Total VARIABLE COST				540.00	_____
<i>Break-Even Price, Total Variable Cost \$ 45.00 per ton of HAY</i>					
GROSS INCOME minus VARIABLE COST				420.00	_____
FIXED COST Description =====		Unit =====		Total =====	
Machinery		Acre		3.95	_____
Land		Acre		40.00	_____
Perennial Crop		Acre		41.56	_____
Total FIXED Cost				85.51	_____
<i>Break-Even Price, Total Cost \$ 52.12 per ton of HAY</i>					
Total of ALL Cost				625.51	_____
NET PROJECTED RETURNS				334.49	_____

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DATE	STAGE OF PRODUCTION	TYPE OF PROD.	PRODUCT NAME	NUMBER OF UNITS	HEIGHT PER HEAD	CASH NON-CASH	LANDLORD SHARE	BREAK EVEN PROD.
11/20/86	HARVEST	A	HAY	12.0000	.0000	C	.00	Y

DATE	STAGE OF PRODUCTION	TYPE OF INPUT	INPUT NAME	NUMBER OF UNITS	CASH NON-CASH	FIXED OR VARI.	LANDLORD SHARE
04/15/86	PREHARVEST	O	IRRIGATION	6.0000			.00
05/15/86	PREHARVEST	E	NITROGEN (DRY)	200.0000	C	V	.00
06/15/86	PREHARVEST	O	IRRIGATION	6.0000			.00
06/30/86	PREHARVEST	M	PICKUP TRUCK 3/4 TON	20.0000			.00
07/15/86	PREHARVEST	O	IRRIGATION	6.0000			.00
08/15/86	PREHARVEST	O	IRRIGATION	6.0000			.00
11/20/86	HARVEST	G	MOW, RAKE, BALE	400.0000	C	V	.00
11/20/86	HARVEST	G	CUSTOM HAULING HAY	400.0000	C	V	.00
11/30/86		K	CASH-RENT BERMUDA	1.0000		F	.00
11/30/86		L	BERMUDA	1.0000		F	.00

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BERMUDA PASTURE, IRRIGATED
 South Texas District (12)
 1986 Projected Costs and Returns per Acre

GROSS INCOME Description =====	Quantity =====	Unit =====	\$ / Unit =====	Total =====	Your Estimate =====
PASTURE	2.500	AUM	12.0000	30.00	_____
Total GROSS Income				30.00	_____
VARIABLE COST Description =====	Quantity =====	Unit =====	\$ / Unit =====	Total =====	
IRRIGATION		AcIn		8.00	_____
NITROGEN (DRY)	150.000	lb.	.250	37.50	_____
IRRIGATION		AcIn		8.00	_____
IRRIGATION		AcIn		8.00	_____
IRRIGATION		AcIn		8.00	_____
Fuel & Lube - Machinery		AcIn		5.31	_____
Repairs - Machinery		AcIn		1.15	_____
Labor - Machinery	1.736	Hour	5.001	8.68	_____
Labor - Irrigation	6.000	Hour	4.500	27.00	_____
Interest - DC Borrowed	68.002	Dol.	0.120	8.16	_____
Total VARIABLE COST				119.80	_____
<i>Break-Even Price, Total Variable Cost \$ 47.92 per AUM of PASTURE</i>					
GROSS INCOME minus VARIABLE COST				-89.80	_____
FIXED COST Description =====		Unit =====		Total =====	
Machinery		AcIn		21.93	_____
Land		AcIn		40.00	_____
Perennial Crop		AcIn		41.56	_____
Total FIXED Cost				103.49	_____
<i>Break-Even Price, Total Cost \$ 89.31 per AUM of PASTURE</i>					
Total of ALL Cost				223.30	_____
NET PROJECTED RETURNS				-193.30	_____

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DATE	STAGE OF PRODUCTION	TYPE OF PROD.	PRODUCT NAME	NUMBER OF UNITS	WEIGHT PER HEAD	CASH NON-CASH	LANDLORD SHARE	BREAK EVEN PROD.
12/20/86		A	PASTURE	2.5000	.0000	C	.00	Y

DATE	STAGE OF PRODUCTION	TYPE OF INPUT	INPUT NAME	NUMBER OF UNITS	CASH NON-CASH	FIXED OR VARI.	LANDLORD SHARE
03/15/86		O	IRRIGATION	6.0000			.00
05/10/86		E	NITROGEN (DRY)	150.0000	C	V	.00
05/15/86		O	IRRIGATION	6.0000			.00
05/20/86		M	HARROWING FLEX	1.0000			.00
06/30/86		M	PICKUP TRUCK 3/4 TON	20.0000			.00
07/10/86		M	SHREDDING 4 ROW	1.0000			.00
07/15/86		O	IRRIGATION	6.0000			.00
07/20/86		M	HARROWING FLEX	1.0000			.00
09/10/86		M	SHREDDING 4 ROW	1.0000			.00
09/15/86		O	IRRIGATION	6.0000			.00
12/31/86		K	CASH-RENT BERMUDA	1.0000		F	.00
12/31/86		L	BERMUDA	1.0000		F	.00

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BUFFLE GRASS ESTABLISHMENT, DRYLAND
 South Texas District (12)
 1986 Projected Costs and Returns per Acre

GROSS INCOME Description =====	Quantity =====	Unit =====	\$ / Unit =====	Total =====	Your Estimate =====
-WARNING- No gross receipts					
VARIABLE COST Description =====	Quantity =====	Unit =====	\$ / Unit =====	Total =====	
BRUSH CLEARING	1.000	acre	130.000	130.00	_____
SEED	4.000	lb.	7.000	28.00	_____
CUSTOM PLANTING	1.000	acre	5.000	5.00	_____
Fuel & Lube - Machinery		Acre		3.85	_____
Repairs - Machinery		Acre		0.84	_____
Labor - Machinery	1.081	Hour	5.000	5.41	_____
Interest - OC Borrowed	13.357	Dol.	0.120	1.60	_____
				=====	
Total VARIABLE COST				174.70	_____
GROSS INCOME minus VARIABLE COST				-174.70	_____
FIXED COST Description =====		Unit =====		Total =====	
Machinery		Acre		12.84	_____
Land		Acre		5.00	_____
				=====	
Total FIXED Cost				17.84	_____
Total of ALL Cost				192.54	_____
NET PROJECTED RETURNS				-192.54	_____

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DATE	STAGE OF PRODUCTION	TYPE OF PROD.	PRODUCT NAME	NUMBER OF UNITS	WEIGHT PER HEAD	CASH NON- CASH	LANDLORD SHARE	BREAK EVEN PROD.
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-WARNING- NO VALID RECEIPTS RECORDS

DATE	STAGE OF PRODUCTION	TYPE OF INPUT	INPUT NAME	NUMBER OF UNITS	CASH NON- CASH	FIXED OR VARI.	LANDLORD SHARE
04/30/86		M	PICKUP TRUCK 3/4 TON	20.0000			.00
09/05/86		G	BRUSH CLEARING	1.0000	C	V	.00
09/10/86		M	CULTIVATING 6 ROW	1.0000			.00
09/15/86		M	CULTIVATING 6 ROW	1.0000			.00
09/20/86		E	SEED BUFFLE	4.0000	C	V	.00
09/20/86		G	CUSTOM PLANTING	1.0000	C	V	.00
09/30/86		K	CASH-RENT BUFFLEGR	1.0000		F	.00

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BUFFLEGRASS, DRYLAND
 South Texas District (12)
 1986 Projected Costs and Returns per Acre

GROSS INCOME Description =====	Quantity =====	Unit =====	\$ / Unit =====	Total =====	Your Estimate =====
PASTURE	2.500	AUM	12.0000	30.00	_____
Total GROSS Income				30.00	_____
VARIABLE COST Description =====	Quantity =====	Unit =====	\$ / Unit =====	Total =====	
Fuel & Lube - Machinery		Acre		0.77	_____
Repairs - Machinery		Acre		0.15	_____
Labor - Machinery	0.333	Hour	5.000	1.67	_____
- Other	0.500	Hour	4.500	2.25	_____
Interest - OC Borrowed	1.499	Dol.	0.120	0.18	_____
Interest - Positive Cash	-0.674	Dol.	0.052	-0.04	_____
Total VARIABLE COST				4.98	_____
<i>Break-Even Price, Total Variable Cost \$ 1.99 per AUM of PASTURE</i>					
GROSS INCOME minus VARIABLE COST				25.02	_____
FIXED COST Description =====		Unit =====		Total =====	
Machinery		Acre		1.98	_____
Land		Acre		5.00	_____
Perennial Crop		Acre		37.61	_____
Total FIXED Cost				44.58	_____
<i>Break-Even Price, Total Cost \$ 19.82 per AUM of PASTURE</i>					
Total of ALL Cost				49.56	_____
NET PROJECTED RETURNS				-19.56	_____

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DATE	STAGE OF PRODUCTION	TYPE OF PROD.	PRODUCT NAME	NUMBER OF UNITS	WEIGHT PER HEAD	CASH NON- CASH	LANDLORD SHARE	BREAK EVEN PROD.
09/20/86		A	PASTURE	2.5000	.0000	C	.00	Y

DATE	STAGE OF PRODUCTION	TYPE OF INPUT	INPUT NAME	NUMBER OF UNITS	CASH NON- CASH	FIXED OR VARI.	LANDLORD SHARE
05/31/86		M	PICKUP TRUCK 3/4 TON	10.0000			.00
07/15/86		H	HIRED LABOR	.5000	C	V	.00
09/30/86		K	CASH-RENT BUFFLEGR	1.0000		F	.00
09/30/86		L	BUFFLEGRASS	1.0000		F	.00

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KLEINGRASS ESTABLISHMENT, DRYLAND
 South Texas District (12)
 1986 Projected Costs and Returns per Acre

GROSS INCOME Description =====	Quantity =====	Unit =====	\$ / Unit =====	Total =====	Your Estimate =====
PASTURE	1.000	AUM	12.0000	12.00	_____
Total GROSS Income				12.00	_____
VARIABLE COST Description =====	Quantity =====	Unit =====	\$ / Unit =====	Total =====	
SEED	30.000	lb.	8.250	247.50	_____
NITROGEN (DRY)	30.000	lb.	.250	7.50	_____
PHOSPHATE	30.000	lb.	.250	7.50	_____
HERBICIDE	1.000	appl	7.810	7.81	_____
Fuel & Lube - Machinery		Acre		6.24	_____
Repairs - Machinery		Acre		1.36	_____
Labor - Machinery	1.464	Hour	5.000	7.32	_____
Interest - OC Borrowed	246.510	Dol.	0.120	29.58	_____
				=====	_____
Total VARIABLE COST				314.82	_____
<i>Break-Even Price, Total Variable Cost \$ 314.81 per AUM of PASTURE</i>					
GROSS INCOME minus VARIABLE COST				-302.82	_____
FIXED COST Description =====		Unit =====		Total =====	
Machinery		Acre		23.54	_____
Land		Acre		8.00	_____
				=====	_____
Total FIXED Cost				31.54	_____
<i>Break-Even Price, Total Cost \$ 346.35 per AUM of PASTURE</i>					
Total of ALL Cost				346.36	_____
NET PROJECTED RETURNS				-334.36	_____

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