

AGRICULTURAL EXTENSION SERVICE

RL-IR-70

UNIVERSITY OF CALIFORNIA

"RANGE LAND"

Barry Leeson, Farm Advisor, El Dorado County

PRODUCTION - 10 acres per animal unit for 6 months, 0.6 animal units per acre.

INCOME PER ACRE - CASH NET RENT \$4.00

EXPENSES PER ACRE

Taxes, assessed value, \$10.00 to \$15.00 @ 8% \$.80 [Land Conservation Act]
 Fence repair, overhead, etc. .30
 Total cash cost \$1.10

ANNUAL COSTS PER ACRE

INVESTMENT

	<u>Per Acre</u>	<u>Depreciation 20 years</u>	<u>Interest @ 6% [* figured at 1/2 life]</u>	
Land, 4 times assessed value -	\$40.00	\$	\$2.40	
Fences -----	13.00	.65	.39*	
Water, Roads, etc. -----	2.00	.10	.06*	
	<u>\$55.00</u>	<u>\$.75</u>	<u>\$2.85</u>	<u>\$3.60</u>

Total Cost \$4.70
 Net Loss \$.70

Fence investment is based on approximately a mile of fence per 100 acres.

Gross Income \$4.00
 Cash Expenses 1.10
 Return to Land \$2.90

CAPITALIZED VALUE PER ACRE

6% \$48.33
 3% 96.66
 1.5% 193.32