

UNIVERSITY OF CALIFORNIA  
 AGRICULTURAL EXTENSION SERVICE  
 FARM MANAGEMENT SHORT COURSE  
 SACRAMENTO - 1963

Pasture

"RANGE LAND"

D. 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 RENT ----- \$4.00

EXPENSES PER ACRE

TAXES, ASSESSED VALUE, \$25 @ 6.8% ----- \$1.70  
 FENCE REPAIR, OVERHEAD, ETC. ----- .30

TOTAL CASH COST \$2.00

INVESTMENT

ANNUAL COSTS PER ACRE

	<u>PER ACRE</u>	<u>DEPRECIATION-20 YRS.</u>	<u>INTEREST @ 6%</u>
LAND, 4 TIMES ASSESSED			
VALUE -----	\$100		\$6.00
FENCES -----	13	\$ .65	.39
WATER, ROADS, ETC. -----	2	.10	.06
	<u>\$115</u>	<u>\$ .75</u>	<u>\$6.45</u> <u>\$7.20</u>

TOTAL COST \$9.20

NET LOSS \$5.20

FENCE INVESTMENT IS BASED ON APPROXIMATELY A MILE OF FENCE PER 100 ACRES.

GROSS INCOME ----- \$4.00

CASH EXPENSES ----- 2.00

RETURN TO LAND ----- \$2.00

CAPITALIZED VALUE PER ACRE

6% ----- \$ 33.33

3% ----- \$ 66.66

1.74% ----- \$115.00

MARKET VALUES VARY WIDELY OVER THE FIVE COUNTIES