

Figure 1. Crop-share lease worksheet.

	Annual Costs	Landlord Costs	Tenant Costs				
FIXED COSTS							
Land							
Return on investment ¹	_____	_____	_____				
Real estate taxes	_____	_____	_____				
Maintenance	_____	_____	_____				
Building & other improvements							
Interest	_____	_____	_____				
Depreciation	_____	_____	_____				
Repairs	_____	_____	_____				
Taxes & insurance	_____	_____	_____				
Equipment & machinery							
Interest	_____	_____	_____				
Depreciation	_____	_____	_____				
Taxes & insurance	_____	_____	_____				
Conservation measures	_____	_____	_____				
Other	_____	_____	_____				
Total fixed costs	_____	_____	_____				
Percent of total fixed costs							
VARIABLE COSTS (for 160 acres)	_____	_____	_____				
Seed	_____	_____	_____				
Fertilizer	_____	_____	_____				
Chemicals	_____	_____	_____				
Fuel, lube, & repairs: Equipment	_____	_____	_____				
Fuel, lube, & repairs: Irrigation	_____	_____	_____				
Utilities	_____	_____	_____				
Crop insurance	_____	_____	_____				
Custom work	_____	_____	_____				
Harvest costs							
Custom harvest	_____	_____	_____				
Custom haul	_____	_____	_____				
Operating interest	_____	_____	_____				
Management	_____	_____	_____				
Labor							
Operator	_____	_____	_____				
Hired	_____	_____	_____				
Other	_____	_____	_____				
Total variable costs	_____	_____	_____				
Total costs	_____	_____	_____				
Percent of total costs	_____	_____	_____				
 ADJUSTMENT SECTION							
	(Total annual cost	x	Desired share)	-	Party's current	=	Dollar value of
					total costs		adjustment needed
Landlord:	_____	x	_____	-	_____	=	_____
Tenant:	_____	x	_____	-	_____	=	_____
Adjustment item:					Landlord		Tenant
_____					_____		_____
_____					_____		_____
_____					_____		_____
Dollar value of adjustments					_____		_____
Adjusted total (total costs +/-adjusted items)					_____		_____
Party's adjusted contribution (%)					_____		_____

¹Return on investment (ROI) = capitalization rate x per acre value of land x acres of land.