

Figure 2. Crop-share lease worksheet example.

	Annual Costs	Landlord Costs	Tenant Costs				
FIXED COSTS							
Land							
Return on investment	\$3,456	\$3,456					
Real estate taxes (\$2/a)	320	320					
Maintenance							
Building & other improvements							
Interest							
Depreciation							
Repairs							
Taxes & insurance							
Equipment & machinery							
Interest	750		750				
Depreciation	2,500		2,500				
Taxes & insurance	100		100				
Conservation measures							
Other							
Total fixed costs	7,126	3,776	3,350				
Percent of total fixed costs	100%	53%	47%				
VARIABLE COSTS (for 160 acres)							
Seed (2 bu/a x \$16.00/bu)	5,120		5,120				
Fertilizer (\$24.00/a)	5,440	1,812	3,628				
Chemicals (\$4.70/a)	752	250	502				
Fuel, lube, & repairs: Equipment (\$44.80/a)	7,168		7,168				
Fuel, lube, & repairs: Irrigation							
Utilities							
Crop insurance (\$7.00/a)	1,120		1,120				
Custom work (fertilizer application at \$4.00/a)	640	213	427				
Harvest costs							
Custom harvest (\$16/a + \$.16/bu > 20 bu)	2,816		2,816				
Custom haul (\$.16/bu x 30 bu)	768		768				
Operating interest	420		420				
Management	2,204	1,102	1,102				
Labor							
Unpaid (100 hrs x \$10/hr)	1,000		1,000				
Hired (100 hrs x \$9/hr)	900		900				
Other							
Total variable costs	28,348	3,377	24,971				
Total costs	35,474	7,153	28,321				
Percent of total costs	100%	20%	80%				
ADJUSTMENT SECTION							
	(Total annual cost	x	Desired share)	-	Party's current	=	Dollar value of
					total costs		adjustment needed
Landlord	(\$35,474	x	33%)	-	\$7,153	=	\$4,972
Tenant:	(\$35,474	x	67%)	-	\$28,321	=	-\$4,672
Adjustment item:					Landlord		Tenant
1/3 seed					\$1,707		(\$1,707)
1/3 fuel, lube, and repairs					2,389		(2,389)
1/3 custom harvesting					939		(939)
Dollar value of adjustments					\$5,035		(\$5,035)
Adjusted total (total costs +/- adjusted items)					\$12,188		\$23,286
Party's adjusted contribution (%)					34%		66%