

# Soybeans on Cash Rented Land

## Moorhead Farm Business Management Program - Northland College

	<u>5-yr Average</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>
Number of Fields	80		64	76	80	98
Acres	471.91		439.72	450.70	511.21	486.02
Yield per Acre	36.42	40.27	35.34	39.28	30.42	36.81
** Value per Unit	11.74	9.89	12.63	14.04	11.55	10.57
Product Value	427.27	398.15	446.36	551.45	351.20	389.17
Other Income	13.98	13.99	10.75	0.62	31.24	13.31
<b>Gross Return</b>	<b>441.25</b>	<b>412.14</b>	<b>457.11</b>	<b>552.07</b>	<b>382.44</b>	<b>402.48</b>
<b>Direct Costs</b>						
Seed	62.87	69.73	68.27	64.69	56.90	54.75
Fertilizer	10.83	10.43	14.36	14.74	9.81	4.82
Chemicals	20.97	25.25	22.53	22.95	18.69	15.43
Crop Insurance	21.88	21.37	24.40	23.93	22.75	16.97
Fuel & Oil	18.40	20.29	17.85	19.28	18.80	15.76
Repairs	22.93	22.76	21.98	23.92	22.86	23.11
Custom Hire	3.51	5.21	4.25	3.84	2.74	1.50
Land Rent	115.24	137.10	127.52	113.42	105.99	92.19
Other Direct Exp	10.20	15.17	13.31	9.00	5.86	7.67
Total Direct	286.82	327.31	314.46	295.76	264.39	232.19
Return over Direct	154.43	84.83	142.65	256.31	118.05	170.29
<b>Overhead Costs</b>						
Other Labor	9.98	12.20	8.77	8.54	10.39	10.00
Intermediate Interest	3.11	2.33	2.76	3.19	3.93	3.36
Depreciation	23.59	31.20	25.24	23.61	19.82	18.10
Other Overhead Exp	19.38	20.35	19.67	19.58	18.08	19.20
Total Ovhd Expenses	57.51	66.08	56.44	54.92	57.97	52.14
<b><u>Total Direct/Ovhd Expenses</u></b>	<b><u>343.73</u></b>	<b><u>393.39</u></b>	<b><u>370.90</u></b>	<b><u>350.68</u></b>	<b><u>319.36</u></b>	<b><u>284.33</u></b>
<b>*** Net Return</b>	<b>97.51</b>	<b>18.75</b>	<b>86.21</b>	<b>201.39</b>	<b>63.07</b>	<b>118.15</b>

\*\* - Value per Unit is a combination of actual Fall selling price and/or value on Dec 31st of that crop year.

\*\*\* - Net Return does **not** include direct government income or principal payment expenses or personal draw expenses