

	A	B	C	D	E	F	G	H	I	
1	<b>Dairy Farm Value Calculator Using Rental or Actual Income Per Acre Approach</b>									
2	by Larry F. Tranel, Iowa State University Extension									
3										
4							<b>Instructions:</b>			
5	<b>Fixed Farm Assets</b>		<b>Units</b>	<b>Unit Name</b>	<b>Annual Income/Unit</b>	<b>Annual Owner Income</b>				
6	House	1	house	\$6,000.00	\$6,000	Input data in				
7	Outbuilding 1	2400	sq. feet	\$0.20	\$480	cells with blue				
8	Outbuilding 2	600	sq. feet	\$0.25	\$150	fonts only.				
9	Outbuilding 3	300	sq. feet	\$0.20	\$60	Land acres can				
10	Outbuilding 4	1	all	\$50.00	\$50	only be entered				
11	Outbuilding 5	1	all	\$0.00	\$0	in rows 27-30.				
12	Dairy Cow Housing 1	87	stalls	\$120.00	\$10,440	Column F is				
13	Dairy Cow Housing 2	24	stalls	\$100.00	\$2,400	auto calculated				
14	Dairy Cow Housing 3	600	sq. feet	\$0.75	\$450	based on input				
15	Milking Parlor	20	stalls	\$0.00	\$0	of colums C&E.				
16	Silo 1	320	tons	\$2.00	\$640	Annual Income				
17	Silo 2	180	tons	\$2.00	\$360	minus Expense				
18	Silo 3	0	tons	\$0.00	\$0	yields Return				
19	Heifer Housing 1	0	stalls	\$0.00	\$0	to Owner - F44.				
20	Heifer Housing 2	12	stalls	\$60.00	\$720	Net Return to				
21	Heifer Housing 3	800	sq. feet	\$0.75	\$600	Owner divided				
22	Grain Bin 1	1200	bu.	\$0.18	\$216	by Interest or				
23	Grain Bin 2	0	bu.	\$0.00	\$0	Capital Rate				
24	Other 1--haybarn	2000	bale	\$0.05	\$100	Yields Value				
25	Other 2-super calf hutch	8	head	\$15.00	\$120	of the Farm.				
26	Other 3	0	head	\$0.00	\$0	Value of Farm				
27	Land Parcel 1	120	acres	\$175.00	\$21,000	divided by				
28	Land Parcel 2	80	acres	\$150.00	\$12,000	sum of acres				
29	Land Parcel 3	22	acres	\$15.00	\$330	yields value				
30	Land Parcel 4	0	acres	\$0.00	\$0	per acre.				
31	<b>Annual Income to Owner based on Rental or Actual income</b>						<b>\$56,116</b>			
32										
33					<b>Annual</b>	<b>Annual</b>				
34	<b>Fixed Expenses</b>		<b>\$ Units</b>	<b>Unit Name</b>	<b>Expense/Unit</b>	<b>Owner Expense</b>				
35	Building Depreciation 1	\$50,000	dollars	5.00%	\$2,500	Net Return to				
36	Building Depreciation 2	\$12,000	dollars	5.00%	\$600	Owner divided				
37	Repairs	\$2,500	dollars	100.00%	\$2,500	by (Interest -				
38	Taxes	\$5,000	dollars	100.00%	\$5,000	Annual Rate of				
39	Insurance	\$2,340	dollars	100.00%	\$2,340	Appreciation)				
40	Other 1	\$0	dollars	0.00%	\$0	yields Value of				
41	Other 2	\$0	dollars	0.00%	\$0	Farm after				
42	Labor and Management	\$2,000	dollars	100.00%	\$2,000	Appreciation.				
43	<b>Annual Expense to Owner from rental or actual expense</b>						<b>\$14,940</b>			
44	<b>Net Return to Owner</b>						<b>\$41,176</b>			
45										
46	7.50%	Median Interest Rate								
47	0.50%	Rate Increments								
48			222	acres	<b>After Appreciation</b>		<b>Value after</b>			
49	<b>Interest/Capital Rate</b>	<b>Value of Farm</b>	<b>Per Acre</b>		<b>Value of Farm</b>		<b>Per Acre</b>			
50	8.50%	\$484,424	\$2,182		\$748,655	\$3,372				
51	8.00%	\$514,700	\$2,318	After Inflation	\$823,520	\$3,710				
52	7.50%	\$549,013	\$2,473	3.00%	\$915,022	\$4,122				
53	7.00%	\$588,229	\$2,650	Appreciation	\$1,029,400	\$4,637				
54	6.50%	\$633,477	\$2,853	Annually	\$1,176,457	\$5,299				
55	Copyright © 2006 by Larry F. Tranel				Dairy Field Specialist, Iowa State University Extension					
56	The author has used his best judgement and shall not be liable for decisions made regarding this calculator.									