

Attachment A RCSG Submission Development Strategy

Estimated Production Data - Property X, Nyngan							
Area Total	3107.59ha						
Purchase Price 1994	\$105,000						
<b>Existing 400ha developed for cropping</b>							
<b>Proposed development 1600ha for cropping</b>							
<b>Unimproved area 1107ha retained</b>							
<b>Calculated at 2001 Rates</b>							
Year One	Costs	Expenditure		Production	Value	Income	Profit
133ha Crop	\$260/ha	\$34,580		220t Grain	\$200	\$44,000	
267ha Grazing @ 1.25hd/ha DSE							
330hd sheep @ 5kg wool/kg				9 Bales	\$550	\$4,950	
300 Lambs @ \$65/hd				300 Lambs	\$65	\$19,500	
1107ha Unimproved @ 0.48hd/ha DSE							
531hd sheep @ 5kg wool				14 Bales	\$550	\$7,700	
530ha developed for cropping							
Pull, rake, burn	\$250/ha	\$132,500					
1200ha Unimproved @ 0.48hd/ha DSE							
576hd sheep @ 5kg wool/hd				16 Bales	\$550	\$8,800	
Totals		\$167,080				\$84,950	-\$82,130
<b>Land Values Improved area 400ha + 400ha @ \$425/ha</b>				<b>\$340,000</b>			
<b>Unimproved area 1107ha + 1200ha @ \$125/ha</b>				<b>\$288,375</b>			
<b>Total Land Value</b>				<b>\$628,375</b>			

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	Costs	Expenditure		Production	Value	Income	Profit
Year Two							
133ha Crop	\$260/ha	\$34,580		220t Grain	\$200	\$44,000	
267ha Grazing @ 1.25hd/ha DSE							
330hd sheep @ 5kg wool/hd				9 Bales	\$550	\$4,950	
300 Lambs @ \$65/hd				300 Lambs	\$65	\$19,500	
1107ha Unimproved @ 0.46hd/ha DSE							
509hd sheep @ 5kg wool/hd				14 Bales	\$550	\$7,700	
530ha Crop (last year's development)	\$260/ha	\$137,800		880t Grain	\$200	\$176,000	
1070ha Unimproved @ 0.46hd/ha DSE							
492hd sheep @ 5kg wool/hd				13 Bales	\$550	\$7,150	
Totals		\$172,380				\$259,300	\$86,920
Year Three							
133ha Crop	\$260/ha	\$34,580		220t Grain	\$200	\$44,000	
267ha Grazing @ 1.25hd/ha DSE							
330hd sheep @ 5kg wool/hd				9 Bales	\$550	\$4,500	
300 Lambs @ \$65/hd				300 Lambs	\$65	\$19,500	
1107ha Unimproved @ 0.44hd/ha DSE							
487hd sheep @ 5kg wool/hd				13 Bales	\$550	\$7,150	
530ha Crop (Year One development, sown out with lucerne)	\$260/ha	\$137,800		880t Grain	\$200	\$176,000	
530ha developed for cropping							
Pull, rake, burn	\$250/ha	\$132,500					
540ha Unimproved @ 0.44hd/ha DSE							
237hd sheep @ 5kg wool/hd				6 Bales	\$550	\$3,300	
Totals		\$304,880				\$254,450	-\$50,430

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Year Four	Costs	Expenditure		Production	Value	Income	Profit
133ha Crop	\$260/ha	\$34,580		220t Grain	\$200	\$44,000	
267ha Grazing @ 1.25hd/ha DSE							
330hd sheep @ 5kg wool/hd				9 Bales	\$550	\$4,950	
300 Lambs @ \$65/hd				300 Lambs	\$65	\$19,500	
1107ha Unimproved @ 0.42hd/ha DSE							
464hd sheep @ 5kg wool/hd				12 Bales	\$550	\$6,600	
530ha Crop (last year's development)	\$260/ha	\$137,800		880t Grain	\$200	\$176,000	
530ha Grazing @ 1.25hd/ha DSE							
662hd sheep @ 5kg wool/hd				18 Bales	\$550	\$9,900	
550 Lambs @ \$65/hd				550 Lambs	\$65	\$35,750	
540ha Unimproved @ 0.42hd/ha DSE							
226hd sheep @ 5kg wool/hd				6 Bales	\$550	\$3,300	
<b>Totals</b>		\$172,380				\$300,000	\$127,620
Year Five	Costs	Expenditure		Production	Value	Income	Profit
133ha Crop	\$260/ha	\$34,580		220t Grain	\$200	\$44,000	
267ha Grazing @ 1.25hd/ha DSE							
330hd sheep @ 5kg wool/hd				9 Bales	\$550	\$4,950	
300 Lambs @ \$65/hd				300 Lambs	\$65	\$19,500	
1107ha Unimproved @ 0.40hd/ha DSE							
442hd sheep @ 5kg wool/hd				12 Bales	\$550	\$6,600	
530ha Crop (Year Three development, sown out with lucerne)	\$260/ha	\$137,800		880t Grain	\$200	\$176,000	
530ha Grazing @ 1.25hd/ha DSE							
662hd sheep @ 5kg wool/hd				18 Bales	\$550	\$9,900	
550 Lambs @ \$65/hd				550 Lambs	\$65	\$35,750	
540ha developed for cropping							
Pull, rake, burn	\$250/ha	\$135,000					
<b>Totals</b>		\$307,380				\$296,700	-\$10,680

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Year Six	Costs	Expenditure		Production	Value	Income	Profit
133ha Crop	\$260/ha	\$34,580		220t Grain	\$200	\$44,000	
267ha Grazing @ 1.25hd/ha DSE							
330hd sheep @ 5kg wool/hd				9 Bales	\$550	\$4,950	
300 Lambs @ \$65/hd				300 Lambs	\$65	\$19,500	
1107ha Unimproved @ 0.38hd/ha DSE							
420hd sheep @ 5kg wool/hd				11 Bales	\$550	\$6,050	
540ha Crop (last year's development)	\$260/ha	\$140,400		890t Grain	\$200	\$178,000	
1060ha Grazing @ 1.25hd/ha DSE							
1325hd sheep @ 5kg wool/hd				36 Bales	\$350	\$12,600	
1250 Lambs @ \$65/hd				1250 Lambs	\$65	\$81,250	
Totals		\$174,980				\$346,350	\$171,370
Year Seven	Costs	Expenditure		Production	Value	Income	Profit
133ha Crop	\$260/ha	\$34,580		220t Grain	\$200	\$44,000	
267ha Grazing @ 1.25hd/ha DSE							
330 hd sheep @ 5kg wool/hd				9 Bales	\$550	\$4,950	
300 Lambs @ \$65/hd				300 Lambs	\$65	\$19,500	
1107ha Unimproved @ 0.36hd/ha DSE							
398hd sheep @ 5kg wool/hd				11 Bales	\$550	\$6,050	
540ha Crop (Year Five development, sown out with lucerne)	\$260/ha	\$140,400		890t Grain	\$200	\$178,000	
1060ha Grazing @ 1.25hd/ha DSE							
1325hd sheep @ 5kg wool/hd				36 Bales	\$550	\$19,800	
1250 Lambs @ \$65/hd				1250 Lambs	\$65	\$81,250	
Totals		\$174,980				\$353,550	\$178,570

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Year Eight	Costs	Expenditure	Production	Value	Income	Profit
133ha Crop	\$260/ha	\$34,580	220t Grain	\$200	\$44,000	
267ha Grazing @ 1.25hd/ha DSE						
330hd sheep @ 5kg wool/hd			9 Bales	\$550	\$4,950	
300 Lambs @ \$65/hd			300 Lambs	\$65	\$19,500	
1107ha Unimproved @ 0.34hd/ha DSE						
376hd sheep @ 5kg wool/hd			10 Bales	\$550	\$5,500	
530ha Crop (Year One development out of pasture phase)	\$260/ha	\$137,800	880t Grain	\$200	\$176,000	
1070ha Grazing @ 1.25hd/ha DSE						
1337hd sheep @ 5kg wool/hd			37 Bales	\$550	\$20,350	
1260 Lambs @ \$65/hd			1260 Lambs	\$65	\$81,900	
Totals		\$172,380			\$352,200	\$179,820
Year Nine	Costs	Expenditure	Production	Value	Income	Profit
133ha Crop	\$260/ha	\$34,580	220t Grain	\$200	\$44,000	
267ha Grazing @ 1.25hd/ha DSE						
330hd sheep @ 5kg wool/hd			9 Bales	\$550	\$4,950	
300 Lambs @ \$65/hd			300 Lambs	\$65	\$19,500	
1107ha Unimproved @ 0.32hd/ha DSE						
354hd sheep @ 5kg wool/hd			9 Bales	\$550	\$4,950	
530ha Crop (Year One development sown out with lucerne)	\$260/ha	\$137,800	880t Grain	\$200	\$176,000	
1070ha Grazing @ 1.25hd/ha DSE						
1337hd sheep @ 5kg wool/hd			37 Bales	\$550	\$20,350	
1260 Lambs @ \$65/hd			1260 Lambs	\$65	\$81,900	
Totals		\$172,380			\$351,650	\$179,270

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Year Ten	Costs	Expenditure		Production	Value	Income	Profit
133ha Crop	\$260/ha	\$34,580		220t Grain	\$200	\$44,000	
267ha Grazing @ 1.25hd/ha DSE							
330hd sheep @ 5kg wool/hd				9 Bales	\$550	\$4,950	
300 Lambs @ \$65/hd				300 Lambs	\$65	\$19,500	
1107ha Unimproved @ 0.30hd/ha DSE							
332hd sheep @ 5kg wool/hd				9 Bales	\$550	\$4,950	
530ha Crop (Year Three development out of pasture phase)	\$260/t	\$137,800		880t Grain	\$200	\$176,000	
1070ha Grazing @ 1.25hd/ha DSE							
1337hd sheep @ 5kg wool/hd				37 Bales	\$550	\$20,350	
1260 Lambs @ \$65/hd				1260 Lambs	\$65	\$81,900	
Totals		\$172,380				\$351,650	\$179,270
Total Expenditure/Income over ten years		\$1,991,200				\$2,950,800	
Total Profit over ten years							\$959,600
<b>Land Value Improved area 400ha + 1600ha @ \$800/ha</b>							
<b>Unimproved area 1107ha @ \$90/ha</b>							
<b>Total Land Value</b>							

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Year Eleven	Costs	Expenditure		Production	Value	Income	Profit
133ha Crop	\$260/ha	\$34,580		220t Grain	\$200	\$44,000	
267ha Grazing @ 1.25hd/ha DSE							
330hd sheep @ 5kg wool/hd				9 Bales	\$550	\$4,950	
300 Lambs @ \$65/hd				300 Lambs	\$65	\$19,500	
1107ha Unimproved @ 0.28hd/ha DSE							
310hd sheep @ 5kg wool/hd				9 Bales	\$550	\$4,950	
530ha Crop (Year Three development sown out with Lucerne)	\$260/ha	\$137,800		880t Grain	\$200	\$176,000	
1070ha Grazing @ 1.25hd/ha DSE							
1337hd sheep @ 5kg wool/hd				37 Bales	\$550	\$20,350	
1260 Lambs @ \$65/hd				1260 Lambs	\$65	\$81,900	
Totals		\$172,380				\$269,750	\$97,370
Year Twelve	Costs	Expenditure		Production	Value	Income	Profit
133ha Crop	\$260/ha	\$34,580		220t Grain	\$200	\$44,000	
267ha Grazing @ 1.25hd/ha DSE							
330hd sheep @ 5kg wool/hd				9 Bales	\$550	\$3,150	
300 Lambs @ \$65/hd				300 Lambs	\$65	\$19,500	
1107ha Unimproved @ 0.26hd/ha DSE							
288hd sheep @ 5kg wool/hd				8 Bales	\$550	\$4,400	
530ha Crop (Year Five development out of pasture phase)	\$260/ha	\$137,800		880t Grain	\$200	\$176,000	
1070ha Grazing @ 1.25hd/ha DSE							
1337hd sheep @ 5kg wool/hd				37 Bales	\$550	\$20,350	
1260 Lambs @ \$65/hd				1260 Lambs	\$65	\$81,900	
Totals		\$172,380				\$349,300	\$176,920

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Year Thirteen	Costs	Expenditure	Production	Value	Income	Profit
133ha Crop	\$260/ha	\$34,580	220t Grain	\$200	\$44,000	
267ha Grazing @ 1.25hd/ha DSE						
330hd sheep @ 5kg wool/hd			9 Bales	\$550	\$4,950	
300 Lambs @ \$65/hd			300 Lambs	\$65	\$19,500	
1107ha Unimproved @ 0.24hd/ha DSE						
266hd sheep @ 5kg wool/hd			7 Bales	\$550	\$3,850	
530ha Crop (Year Five development sown out with Lucerne)	\$260/ha	\$137,800	880t Grain	\$200	\$176,000	
1070ha Grazing @ 1.25hd/ha DSE						
1337hd sheep @ 5kg wool/hd			37 Bales	\$550	\$20,350	
1260 Lambs @ \$65 /hd			1260 Lambs	\$65	\$81,900	
Totals		\$172,380			\$350,550	\$178,170
Year Fourteen						
133ha Crop	\$260/ha	\$34,580	220t Grain	\$200	\$44,000	
267ha Grazing @ 1.25hd/ha DSE						
330hd sheep @ 5kg wool/hd			9 Bales	\$550	\$4,950	
300 Lambs @ \$65/hd			300 Lambs	\$65	\$19,500	
1107ha Unimproved @ 0.22hd/ha DSE			6 Bales	\$550	\$3,300	
244hd sheep @ 5kg wool/hd						
530ha Crop (Year One development; Year 8/9 production out of pasture phase)	\$260/ha	\$137,800	880t Grain	\$200	\$176,000	
1070ha Grazing @ 1.25hd/ha DSE						
1337hd sheep @ 5kg wool/hd			37 Bales	\$550	\$20,350	
1260 Lambs @ \$65/hd			1260 Lambs	\$65	\$81,900	
Totals		\$172,380			\$350,000	\$177,620



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	Costs	Expenditure		Production	Value	Income	Profit
Year Fifteen							
133ha Crop	\$260/ha	\$34,580		220t Grain	\$200	\$44,000	
267ha Grazing @ 1.25hd/ha DSE							
330hd sheep @ 5kg wool/hd				9 Bales	\$550	\$4,950	
300 Lambs @ \$65/hd							
				300 Lambs	\$65	\$ 19,500	
1107ha Unimproved @ 0.20hd/ha DSE							
221hd sheep @ 5kg wool/hd				6 Bales	\$550	\$3,300	
530ha Crop (Year One development sown out with Lucerne)	\$260/ha	\$137,800		880t Grain	\$200	\$176,000	
1070ha Grazing @ 1.25hd/ha DSE							
1337hd sheep @ 5kg wool/hd				37 Bales	\$550	\$20,350	
1260 Lambs @ \$65/hd							
				1260 Lambs	\$65	\$ 81,900	
Totals		\$172,380				\$350,000	\$177,620
Year Sixteen	Costs	Expenditure		Production	Value	Income	Profit
133ha Crop	\$260/ha	\$34,580		220t Grain	\$200	\$44,000	
267ha Grazing @ 1.25hd/ha DSE							
330hd sheep @ 5kg wool/hd				9 Bales	\$550	\$4,950	
300 Lambs @ \$65/hd							
				300 Lambs	\$65	\$ 19,500	
1107ha Unimproved @ 0.18hd/ha DSE				5 Bales	\$550	\$2,750	
199hd sheep @ 5kg wool/hd							
530ha Crop (Year Three development; Year 10/11 production out of pasture phase)	\$260/ha	\$137,800		880t Grain	\$20	\$176,000	
1070ha Grazing @ 1.25hd/ha DSE				37 Bales	\$550	\$20,350	
1337hd sheep @ 5kg wool/hd							
1260 Lambs @ \$65/hd				1260 Lambs	\$65/hd	\$ 81,900	
Total		\$172,380				\$349,450	\$177,070

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	Costs	Expenditure		Production	Value	Income	Profit
Year Seventeen	\$260/ha	\$34,580		220t Grain	\$200	\$44,000	
133ha Crop							
267ha Grazing @ 1.25hd/ha DSE				9 Bales	\$550	\$4,950	
330hd sheep @ 5kg wool/hd							
300 Lambs @ \$65/hd				300 Lambs	\$65	\$ 19,500	
1107ha Unimproved @ 0.16hd/ha DSE				5 Bales	\$550	\$2,750	
177hd sheep @ 5kg wool/hd							
	\$260/ha	\$137,800		880t Grain	\$200	\$176,000	
530ha Crop (Year Three development sown out with Lucerne)							
1070ha Grazing @ 1.25hd/ha DSE				37 Bales	\$550	\$20,350	
1337hd sheep @ 5kg wool/hd							
1260 Lambs @ \$65/hd				1260 Lambs	\$65	\$ 81,900	
Totals		\$172,380				\$349,450	\$177,070
Year Eighteen	Costs	Expenditure		Production	Value	Income	Profit
133ha Crop	\$260/ha	\$34,580		220t Grain	\$200	\$44,000	
267ha Grazing @ 1.25hd/ha DSE							
330hd sheep @ 5kg wool/hd				9 Bales	\$550	\$4,950	
300 Lambs @ \$65/hd				300 Lambs	\$65	\$ 19,500	
1107ha Unimproved @ 0.14hd/ha DSE							
155hd sheep @ 5kg wool/hd				4 Bales	\$550	\$ 2,200	
530ha Crop (Year Five development; Year 12/13 production out of pasture phase)	\$260/ha	\$137,800		880t Grain	\$200	\$176,000	
1070ha Grazing @ 1.25hd/ha DSE							
1337hd sheep @ 5kg wool/hd				37 Bales	\$550	\$20,350	
1260 Lambs @ \$65/hd				1260 Lambs	\$65	\$ 81,900	
Totals		\$172,380				\$348,900	\$176,520

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Year Nineteen	Costs	Expenditure	Production	Value	Income	Profit
133ha Crop	\$260/ha	\$34,580	220t Grain	\$200	\$44,000	
267ha Grazing @ 1.25hd/ha DSE						
330hd sheep @ 5kg wool/hd			9 Bales	\$550	\$4,950	
300 Lambs @ \$65/hd			300 Lambs	\$65	19500	
1107ha Unimproved @ 0.12hd/ha DSE						
133hd sheep @ 5kg wool/hd			3 Bales	\$550	\$1,650	
530ha Crop (Year Five development sown out with Lucerne)	\$260/ha	\$137,800	880t Grain	\$200	\$176,000	
1070ha Grazing @ 1.25hd/ha DSE						
1337hd sheep @ 5kg wool/hd			37 Bales	\$550	\$20,350	
1260 Lambs @ \$65/hd			1260 Lambs	\$65	\$ 81,900	
Totals		\$172,380			\$348,350	\$175,970

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Year Twenty	Costs	Expenditure		Production	Value	Income	Profit
133ha Crop	\$260/ha	\$34,580		220t Grain	\$200	\$44,000	
267ha Grazing @ 1.25hd/ha DSE							
330hd sheep @ 5kg wool/hd				9 Bales	\$550	\$4,950	
300 Lambs @ \$65/hd				300 Lambs	\$65	\$ 19,500	
1107ha Unimproved @ 0.10hd/ha DSE							
110hd sheep @ 5kg wool/hd				3 Bales	\$550	\$1,650	
530ha Crop (Year One development; Year 14/15 production out of pasture phase)	\$260/ha	\$137,800		880t Grain	\$200	\$176,000	
1070ha Grazing @ 1.25hd/ha DSE							
1337hd sheep @ 5kg wool/hd				37 Bales	\$550	\$20,350	
1260 Lambs @ \$65/hd				1260 Lambs	\$65	\$ 81,900	
Totals		\$172,380				\$348,350	\$175,970
<b>Total Expenditure/Income over twenty years</b>		<b>\$3,715,000</b>				<b>\$6,364,900</b>	
<b>Total Profit over twenty years</b>							<b>\$2,649,900</b>
<b>Land Value Improved area 400ha +1600ha @ \$900/ha</b>			<b>\$1,800,000</b>				
<b>Unimproved area 1107ha @ \$30/ha</b>			<b>\$33,210</b>				
<b>Total Land Value</b>			<b>\$1,833,210</b>				