

Attachment A RCSG Submission No Improvements

Estimated Production Data - Property X Nyngan NSW							
Area Total 3107.59ha							
Purchase Price 1994 \$105000 @\$34/ha							
Existing 400ha developed for cropping							
Unimproved area 2707ha retained							
Calculations at 2001 Rates							
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/hd				9 Bales	\$550	\$4,950	
2707ha Unimproved @ 0.48hd/ha DSE							
1300hd sheep @ 5kg wool/hd				36 Bales	\$550	\$19,800	
Total		\$34,580				\$68,750	\$34,170
Land Values Improved area 400ha @ \$425/ha			\$170,000				
Unimproved area 2707ha @ \$125/ha			\$338,375				
Total Land Value			\$508,375				
Year Two	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	
2707ha Unimproved @ 0.46hd/ha DSE							
1245hd sheep @ 5kg wool/hd				34 Bales	\$550	\$18,700	
Totals		\$34,580				\$67,650	\$33,070

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	Costs	Expenditure	Production	Value	Income	Profit
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	\$4,950	
2707ha Unimproved @ 0.44hd/ha DSE						
1190hd sheep @ 5kg wool/hd			33 Bales	\$550	\$18,150	
Total		\$34,580			\$67,100	\$32,520
Year Four						
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	
2707ha Unimproved @ 0.42hd/ha DSE						
1136hd sheep @ 5kg wool/hd			31 Bales	\$550	\$17,050	
Totals		\$34,580			\$66,000	\$31,420
Year Five						
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	
2707ha Unimproved @ 0.40hd/ha DSE						
1080hd sheep @ 5kg wool/hd			30 Bales	\$550	\$16,500	
Totals		\$34,580			\$65,450	\$30,870

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	Costs	Expenditure	Production	Value	Income	Profit
Year Six						
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	
2707ha Unimproved @ 0.38hd/ha DSE						
1030hd sheep @ 5kg wool/hd			28 Bales	\$550	\$15,400	
Totals		\$34,580			\$64,350	\$29,770
Year Seven						
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	
2707ha Unimproved @ 0.36hd/ha DSE						
975hd sheep @ 5kg wool/hd			27 Bales	\$550	\$14,850	
Totals		\$34,580			\$63,800	\$29,220
Year Eight						
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	
2707ha Unimproved @ 0.34hd/ha DSE						
920hd sheep @ 5kg wool/hd			25 Bales	\$550	\$13,750	
Totals		\$34,580			\$62,700	\$28,120

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	Costs	Expenditure	Production	Value	Income	Profit
Year Nine						
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	
2707ha Unimproved @ 0.32hd/ha DSE						
865hd sheep @ 5kg wool/hd			24 Bales	\$550	\$13,200	
Totals		\$34,580			\$62,150	\$27,570
Year Ten						
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	
2707ha Unimproved @ 0.30hd/ha DSE						
810hd sheep @ 5kg wool/hd			22 Bales	\$550	\$12,100	
Totals		\$34,580			\$61,050	\$26,470
Total Expenditure/Income over ten years		\$345,800			\$649,000	
Total Profit over ten years						\$303,200
Land Values Improved area 400ha @ \$450/ha						
Unimproved area 2707ha @ \$90/ha						
Total Land Value						

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	Costs	Expenditure		Production	Value	Income	Profit
Year Eleven							
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	
2707ha Unimproved @ 0.28hd/ha DSE							
758hd sheep @ 5kg wool/hd				21 Bales	\$550	\$11,550	
Totals		\$34,580				\$60,500	\$25,920
Year Twelve							
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	
2707ha Unimproved @ 0.26hd/ha DSE							
704hd sheep @ 5kg wool/hd				19 Bales	\$550	\$10,450	
Totals		\$34,580				\$59,400	\$24,820
Year Thirteen							
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	
2707ha Unimproved @ 0.24hd/ha DSE							
650hd sheep @ 5kg wool/hd				18 Bales	\$550	\$9,900	
Totals		\$34,580				\$58,850	\$24,270

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	Costs	Expenditure	Production	Value	Income	Profit
Year Fourteen						
133ha Crop	\$160/ha	\$34,580	220t Grain	\$200	\$44,000	
267ha Grazing @ 1.25hd/ha DSE						
330hd sheep @ 5kg wool/hd			9 Bales	\$550	\$4,950	
2707ha Unimproved @ 0.22hd/ha DSE						
595hd sheep @ 5kg wool/hd			16 Bales	\$550	\$8,800	
Totals		\$34,580			\$57,750	\$23,170
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	
2707ha Unimproved @ 0.20hd/ha DSE						
541hd sheep @ 5kg wool/hd			15 Bales	\$550	\$8,250	
Totals		\$34,580			\$57,200	\$22,620
Year Sixteen						
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	
2707ha Unimproved @ 0.18hd/ha DSE						
487hd sheep @ 5kg wool/hd			13 Bales	\$550	\$7,150	
Totals		\$34,580			\$56,100	\$21,520

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	Costs	Expenditure		Production	Value	Income	Profit
Year Seventeen							
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	
2707ha Unimproved @ 0.16hd/ha DSE							
433hd sheep @ 5kg wool/hd				12 Bales	\$550	\$6,600	
Totals		\$34,580				\$55,550	\$20,970
Year Eighteen							
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	
2707ha Unimproved @ 0.14hd/ha DSE							
379hd sheep @ 5kg wool/hd				10 Bales	\$550	\$5,500	
Totals		\$34,580				\$54,450	\$19,870
Year Nineteen							
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	
2707ha Unimproved @ 0.12hd/ha DSE							
325hd sheep @ 5kg wool/hd				9 Bales	\$550	\$4,950	
Totals		\$34,580				\$53,900	\$19,320

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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	
2707ha Unimproved @ 0.10hd/ha Dse						
271hd sheep @ 5kg wool/hd			7 Bales	\$550	\$3,850	
Totals		\$34,580			\$52,800	\$18,220
Total Expenditure/Income over twenty years		\$425,600			\$785,500	
Total Profit over twenty years						\$359,900
Land Values Improved Area 400ha @500/ha			\$200,000			
Unimproved area 2707ha @ \$30/ha			\$81,210			
Total Land Value			\$281,210			