



*An Equitable Crop Share Lease for Cherries:
85% to tenant, 15% to landowner*

The **AgTools™** website hosts three programs with supporting documents and materials:

AgProfit™ can help make short, medium, and long-run investment decisions based on profitability (NPV & IRR).

AgLease™ can help establish equitable short- and long-run crop share and cash rent payment leases based on each party's contributions to the lease (NPV & IRR).

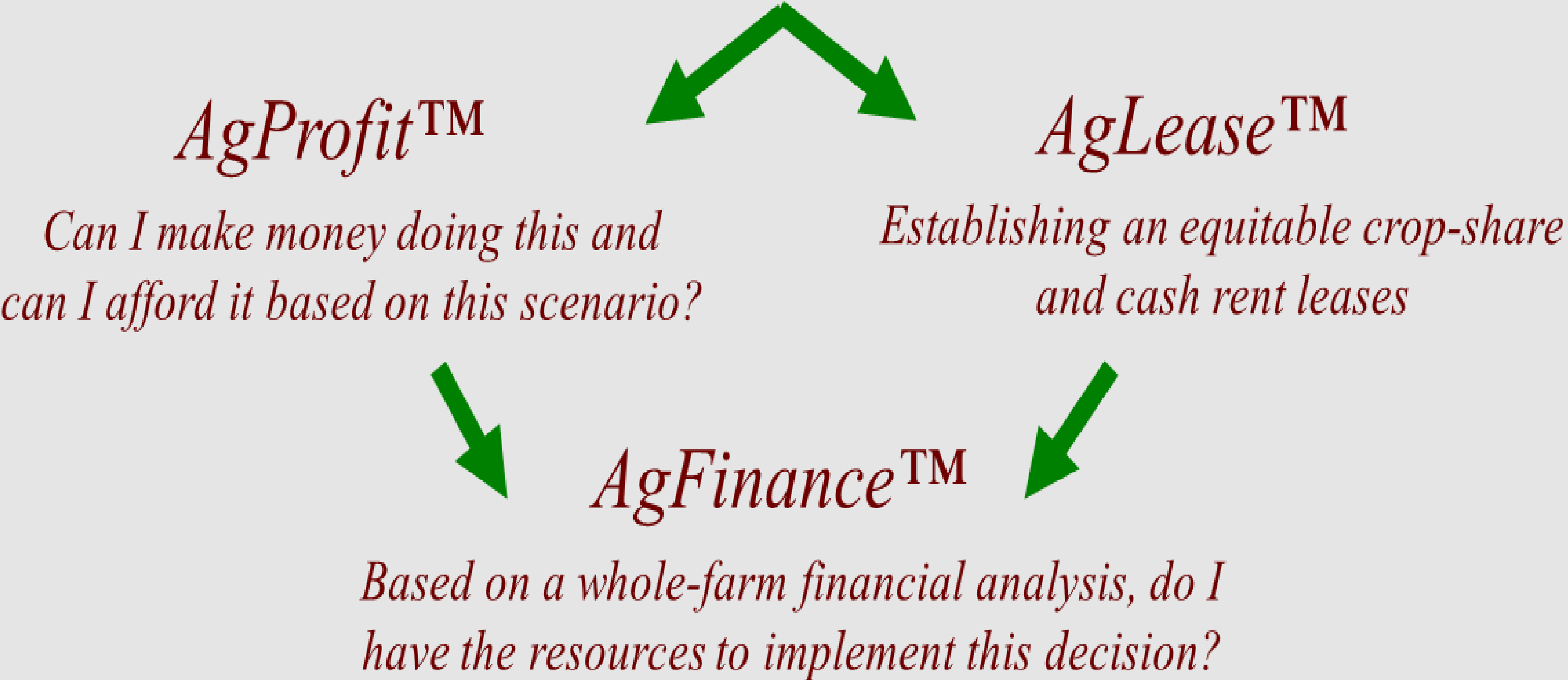
AgFinance™ can assist in making long-run decisions on a whole farm and ranch basis (Financial Ratios and Performance Measures).



AgFinance™ Smith Apple Farms

Net Income Output				
Year	Farm/Ranch Gross Income	Farm/Ranch Costs	Annual Net Income	Accumulated Net Income
1	\$4,245,816	\$3,568,321	\$677,494	\$677,494
2	\$5,853,296	\$5,312,315	\$540,981	\$1,218,475
3	\$3,409,407	\$3,706,504	-\$297,096	\$921,378
4	\$6,048,499	\$5,595,729	\$452,770	\$1,374,148
5	\$4,702,259	\$4,305,774	\$396,484	\$1,770,632
6	\$6,443,262	\$6,100,982	\$342,280	\$2,112,912
7	\$4,926,217	\$4,642,373	\$283,843	\$2,396,755
8	\$5,019,750	\$6,090,948	-\$1,071,198	\$1,325,558
9	\$5,011,635	\$4,934,205	\$77,430	\$1,402,987
10	\$6,573,611	\$6,903,529	-\$329,918	\$1,073,069

AgTools™ is a suite of software programs which help agricultural producers make better decisions to manage the financial risk in agriculture.



Assessing Profit Maximization Strategies for Wheat Production in Anticipation of Climate Change and Demand for Alternative Fuel Crops: A Case Study Approach



*Years to a positive cash flow: 4
Cost to establish / acre: \$18,518*

Agricultural producers often make large, up-front investments in:

- Producing and establishing cropping systems
- Livestock enterprises
- Conservation practices
- Purchasing equipment
- Adding value to products
- Implementing new technologies.

Misjudging the costs and potential returns of such investments can result in serious financial difficulty.



*Cost to purchase platform: \$36,000
Payback period: < 1 year
Net present value / acre/year: \$287*