Worksheet 1. Beef Cow Share Lease Agreement Worksheet – Per Cow

☐ **Replacements Purchased or Raised Outside of Lease** ☐ **Replacements Raised within Lease**

		Contribution	
Livestock Investment (Schedule A)	Total	Operator	Owner
Depreciation[A] (do not include cow depreciation if replacements are raised within the lease):			
Cow	$_____	$_____	$_____
Bull	$_____	$_____	$_____
Interest:			
Cow $ _____ average investment × ____% interest =	$_____	$_____	$_____
Bull $ _____ average investment × ____% interest =	$_____	$_____	$_____
Taxes and Insurance:			
Cow $ _____ average investment × ____% rate =	$_____	$_____	$_____
Bull $ _____ average investment × ____% rate =	$_____	$_____	$_____
Cow Death Loss:			
$ _____ average investment × ____% rate =	$_____	$_____	$_____
Subtotal	$_____	$_____	$_____
Livestock Machinery, Equipment and Building Investment (Beef Cow Share) (Schedules B & C)			
Depreciation on machinery[B]	$_____	$_____	$_____
Interest on machinery:			
$ _____ average investment/cow[B] × ____% interest =	$_____	$_____	$_____
Taxes and insurance on machinery:			
$ _____ average investment/cow[B] × ____% rate =	$_____	$_____	$_____
Depreciation on buildings[C]	$_____	$_____	$_____
Interest on buildings:			
$ _____ average investment/cow[C] × ____% interest =	$_____	$_____	$_____
Taxes and insurance on buildings:			
$ _____ average investment/cow[C] × ____% rate =	$_____	$_____	$_____
Subtotal	$_____	$_____	$_____

(Worksheet 1 continued on next page)

NOTES

Worksheet 1. Beef Cow Share Lease Agreement Worksheet – Per Cow (Cont.)

Pasture, Feed and Other Expenses (List only if not shared the same as income)

	Total	Contribution Operator	Owner
a. ☐ Return to Land Investment (1% to 4%)			
Pasture:			
$ _____ per acre × ___ acre/cow unit[D] × ___% return =	$_____	$_____	$_____
b. ☐ Cash Rental Value			
Pasture[D] _____ acres/cow unit @ _____ /acre =	$_____	$_____	$_____
Hay[D] _____ tons/cow unit @ _____ /ton =	$_____	$_____	$_____
Silage[D] _____ tons/cow unit @ _____ /ton =	$_____	$_____	$_____
Crop residue[D] _____ tons/cow unit @ _____ /ton =	$_____	$_____	$_____
Grain[D] _____ lbs/cow unit @ _____ /lb =	$_____	$_____	$_____
Protein[D] _____ lbs/cow unit @ _____ /lb =	$_____	$_____	$_____
Salt and minerals _____ lbs/cow unit @ _____ /lb =	$_____	$_____	$_____
Veterinary, drug, etc.	$_____	$_____	$_____
Breeding costs (AI, breeding soundness exam)	$_____	$_____	$_____
Fuel and oil for feeding, hauling, and observing	$_____	$_____	$_____
Utilities and miscellaneous	$_____	$_____	$_____
Repairs on machinery and equipment	$_____	$_____	$_____
Repairs on buildings and fences	$_____	$_____	$_____
Hauling	$_____	$_____	$_____
Marketing	$_____	$_____	$_____
Insurance	$_____	$_____	$_____
Taxes	$_____	$_____	$_____
Labor: _____ hours @ $ _____ /hour =	$_____	$_____	$_____
Operating interest: ($ _____ / 2) @ ____% = (sum of all other costs excluding management)	$_____	$_____	$_____
Management[E]	$_____	$_____	$_____
Subtotal	$_____	$_____	$_____
TOTAL CONTRIBUTION	_____	_____	_____
PERCENT	_____	_____	_____
Shared Expenses			
_____	$_____	$_____	$_____
_____	$_____	$_____	$_____
TOTAL SHARED EXPENSES	$_____	$_____	$_____
Total Contribution + Total Shared Expenses = TOTAL EXPENSE	$_____	$_____	$_____

[A-E] Lettered superscript designated the supplemental detail schedule that can be used to calculate the input value.

Worksheet 2. Beef Cow Share Lease Agreement Worksheet – Per Cow

1. Livestock Ownership Cost (Schedule A)

Depreciation[A] (do not include cow depreciation if replacements are raised within the lease):	
Cow	$_____
Bull	$_____
Interest:	
Cow $ _____ average investment × ____% interest =	$_____
Bull $ _____ average investment × ____% interest =	$_____
Taxes and Insurance:	
Cow $ _____ average investment × ____% rate =	$_____
Bull $ _____ average investment × ____% rate =	$_____
Cow Death Loss:	
$ _____ average investment × ____% rate =	$_____
OWNERSHIP COST PER COW UNIT PER YEAR	$_____

2. Livestock Owner's Net Share Rent

Value of production[E] $ _____ × _____% owner share (from Worksheet 1)	$_____
Less equitably shared expenses per head	$_____
EQUALS NET SHARE RENT	$_____
Reduction for risk, net share rent $ _____ × _____% risk (5 to 10%)	$_____
NET SHARE RENT REDUCED FOR RISK	$_____

3. Operator Net Return to Livestock

Value of production[E]		$_____
Costs:		
Pasture[D]	_____ acres/cow unit @ _____ /acre =	$_____
Hay[D]	_____ tons/cow unit @ _____ /ton =	$_____
Silage[D]	_____ tons/cow unit @ _____ /ton =	$_____
Crop residue[D]	_____ tons/cow unit @ _____ /ton =	$_____
Grain[D]	_____ lbs/cow unit @ _____ /lb =	$_____
Protein[D]	_____ lbs/cow unit @ _____ /lb =	$_____
Salt and minerals	_____ lbs/cow unit @ _____ /lb =	$_____
Veterinary, drug, etc.		$_____
Breeding costs (AI, breeding soundness exam)		$_____
Fuel and oil for feeding, hauling, and observing		$_____
Utilities and miscellaneous		$_____
Repairs on machinery and equipment		$_____
Repairs on buildings and fences		$_____
Hauling		$_____
Marketing		$_____
Insurance		$_____
Taxes		$_____

(Worksheet 2 continued on next page)

Worksheet 2. Beef Cow Share Lease Agreement Worksheet – Per Cow (Cont.)

Labor: _____ hours @ $ _____ /hour =	$_____	
Operating interest: ($ _____ / 2) @ ____% = (sum of all other costs excluding management)	$_____	
Management[E]	$_____	
Depreciation on machinery[B]	$_____	
Interest on machinery:		
$ _____ average investment/cow × ____% interest =	$_____	
Taxes and insurance on machinery:		
$ _____ average investment/cow × ____% rate =	$_____	
Depreciation on buildings[C]	$_____	
Interest on buildings:		
$ _____ average investment/cow × ____% interest =	$_____	
Taxes and insurance on buildings:		
$ _____ average investment/cow × ____% rate =	$_____	
TOTAL COST		$_____
AVAILABLE FOR RENT		$_____

[A-E] Lettered superscript designated the supplemental detail schedule that can be used to calculate the input value.

Schedule A. Breeding Herd Investment Cost Per Cow

Number of cows ____ Number of cows per bull ___

	Beginning Value, $/hd	Salvage Value, $/hd	Years	% to Beef Cows	Depreciation[1]	Average Investment[2]
Cows	$_____	$_____	_____	100 %	$_____	$_____
Bulls	$_____	$_____	_____	100 %	$_____	$_____
Bull depreciation and investment per cow[3]					$_____	$_____
TOTAL PER COW[4]					$_____	$_____

[1] Depreciation per Cow = (beginning value − salvage value) / years × % to beef cows

[2] Average Investment per Cow = (beginning value + salvage value) / 2 × % to beef cows. Market value may be used to represent the beginning value.

[3] Divide bull average investment and depreciation by number of cows per bull.

[4] Sum of the cows and bull per cow values for depreciation and average investment

NOTES

Schedule B. Livestock Machinery and Equipment Investment Per Cow

Machine	Beginning Value, $/hd	Salvage Value, $/hd	Years	% to Beef Cows	Depreciation[1]	Average Investment[2]
Tractor	$_____	$_____	_____	_____%	$_____	$_____
Pickup Truck	$_____	$_____	_____	_____%	$_____	$_____
Hay Feeders	$_____	$_____	_____	_____%	$_____	$_____
Bale Spear	$_____	$_____	_____	_____%	$_____	$_____
Manure Loader	$_____	$_____	_____	_____%	$_____	$_____
Manure Spreader	$_____	$_____	_____	_____%	$_____	$_____
Scraper	$_____	$_____	_____	_____%	$_____	$_____
Gooseneck Trailer	$_____	$_____	_____	_____%	$_____	$_____
TOTAL for Cow-Calf Enterprise					$_____	$_____
TOTAL PER COW[3]					$_____	$_____

[1] Depreciation = (beginning value − salvage value) / years × % to beef cows
[2] Average Investment = (beginning value + salvage value) / 2 × % to beef cows. Market value may be used to represent the beginning value.
[3] Total per cow = total for cow-calf enterprise (sum of column) / number of cows in herd

Schedule C. Livestock and Feed Storage Buildings and Fence Investment Per Cow

Building	Beginning Value	Salvage Value	Years	% to Beef Cows	Depreciation[1]	Average Investment[2]
Barn	$_____	$_____	_____	_____%	$_____	$_____
Hay Barn	$_____	$_____	_____	_____%	$_____	$_____
Corrals	$_____	$_____	_____	_____%	$_____	$_____
TOTAL for Cow-Calf Enterprise					$_____	$_____
TOTAL PER COW[3]					$_____	$_____

[1] Depreciation = (beginning value − salvage value) / years × % to beef cows
[2] Average Investment = (beginning value + salvage value) / 2 × % to beef cows. Market value may be used to represent the beginning value.
[3] Total per cow = total for cow-calf enterprise (sum of column) / number of cows in herd

NOTES

Schedule D. Pasture Acres and Feed Amounts Per Cow Unit

☐ **Replacements Purchased or Raised Outside of Lease** ☐ **Replacements Raised within Lease**

Pasture

Acres/cow and calf _____ × 1 unit = _____

Acres/replacement heifer _____ × _____ % replacement = _____

Acres/bull _____ ÷ _____ number of cows/bull = _____

Total Pasture Acres Per Cow Unit _____

Hay

Pounds/day/cow and calf _____ × _____ number of days ÷ 2,000 = _____

Pounds/day/replacement heifer _____ × _____ number of days ÷ 2,000 × _____ % replacement = _____

Pounds/day/bull ____ × ____ number of days ÷ 2,000 ÷ ____ number cows/bull = _____

Total Tons of Hay Per Cow Unit _____

Silage

Pounds/day/cow and calf _____ × _____ number of days ÷ 2,000 = _____

Pounds/day/replacement heifer _____ × _____ number of days ÷ 2,000 × _____ % replacement = _____

Pounds/day/bull _____ × _____ number of days ÷ 2,000 ÷ _____ number cows/bull = _____

Total Tons of Silage Per Cow Unit _____

Crop residue

Pounds/day/cow and calf _____ × _____ number of days ÷ 2,000 = _____

Pounds/day/replacement heifer _____ × _____ number of days ÷ 2,000 × _____ % replacement = _____

Pounds/day/bull _____ × _____ number of days ÷ 2,000 ÷ _____ number cows/bull = _____

Total Tons of Residue Per Cow Unit _____

Grain

Pounds/day/cow and calf _____ × _____ number of days = _____

Pounds/day/replacement heifer _____ × _____ number of days × _____ % replacement = _____

Pounds/day/bull _____ × _____ number of days ÷ _____ number cows/bull = _____

Total Pounds of Grain Per Cow Unit _____

Protein

Pounds/day/cow and calf _____ × _____ number of days = _____

Pounds/day/replacement heifer _____ × _____ number of days × _____ % replacement = _____

Pounds/day/bull _____ × _____ number of days ÷ _____ number cows/bull = _____

Total Pounds of Protein Per Cow Unit _____

NOTES

Schedule E. Estimated Management Charge

Method 1. Capital Managed

Breeding Herd Investment Per Cow, Schedule A

Market Value: Cow $ _____ + (Bull $ _____ ÷ ____ number of cows/bull) $_____

Machinery and Equipment Investment Per Cow, Schedule B $_____

Building and Fence Investment Per Cow, Schedule C $_____

Land Investment Per Cow = _____ acres/cow (Schedule D) × land value $ _____/acre $_____

Total Capital Managed Per Cow $_____

Management Charge (typically 0.5 to 1.5%) _____

Management Charge Per Cow = Total Capital Managed per Cow × Management Charge $_____

Method 2. Value of Production

Steers _____ lbs/head × 50% × ____% calf crop[1] @ sale price $ _____ = $_____

Heifers _____ lbs/head × 50% × ____ % calf crop[1] @ sale price $ _____ = $_____

Cull Cows[2] _____ lbs/head × _____ % replacement rate @ sale price $ _____ = $_____

Value of Production Per Cow _____

Management Charge (typically 5 to 10%)

Management Charge Per Cow = Value of Production per Cow × Management Charge = $_____

Method 3. Average of Capital Managed and Value of Production Methods

Management Charge Per Cow: Capital Managed $_____

Management Charge Per Cow: Value of Production + $_____

Average Value = $_____ ÷ 2 = $_____

[1] Percent calf crop raised in a typical year

[2] Include cull cows only if cull income is shared and reduce heifer percentage by percent replacement. Example: (50% − 15% replacement = 35% heifers)

NOTES