INTISARI

Pembangunan desa merupakan salah satu pilar utama dalam meningkatkan kesejahteraan masyarakat, terutama melalui optimalisasi pengelolaan aset desa dan dana desa. Penelitian ini bertujuan untuk menganalisis risiko, peluang, serta kelayakan pengembangan unit usaha pengering gabah sebagai bentuk pemanfaatan aset desa di Desa Wareng, Kecamatan Butuh, Kabupaten Purworejo. Penelitian menggunakan metode *mixed-method* dengan desain *exploratory sequential*, yang diawali dengan analisis kuantitatif menggunakan *Preference Survey Module (PSM)* untuk mengukur preferensi risiko, waktu, dan sosial petani, kemudian dilanjutkan dengan analisis kualitatif melalui wawancara dan observasi mendalam.

Analisis dilakukan mencakup aspek teknis, sosial, ekonomi, hukum, manajerial, dan finansial dengan metode *Discounted Cash Flow (DCF)* menggunakan indikator *Net Present Value (NPV)*, *Internal Rate of Return (IRR)*, *Payback Period (PP)*, dan *Benefit Cost Ratio (BCR)*. Hasil penelitian menunjukkan bahwa proyek unit usaha pengering gabah layak dijalankan dengan nilai NPV positif, IRR di atas tingkat diskonto. Risiko utama yang dihadapi meliputi risiko teknis (kerusakan alat dan ketergantungan pasokan energi), risiko sosial (partisipasi petani yang belum merata), dan risiko pasar (fluktuasi harga gabah). Namun, risiko tersebut dapat diminimalkan melalui strategi mitigasi berbasis kelembagaan desa dan penguatan kapasitas manajemen BUMDes Jaya Makmur.

Secara keseluruhan, pengembangan unit usaha pengering gabah dinilai layak dan strategis untuk meningkatkan kualitas hasil panen, memperkuat ketahanan pangan desa, serta membuka peluang ekonomi baru bagi masyarakat. Penelitian ini merekomendasikan penguatan regulasi desa, peningkatan literasi manajemen usaha, dan dukungan kebijakan pemerintah daerah agar proyek ini berkelanjutan.

Kata kunci: Aset Desa, Pengering Gabah, Dana Desa, Analisis Risiko, Kelayakan Investasi, Ketahanan Pangan, BUMDes.

ABSTRACT

Village development is a key pillar in improving community welfare, particularly through optimizing the management of village assets and village funds. This study aims to analyze the risks, opportunities, and feasibility of developing a grain drying business unit as a means of utilizing village assets in Wareng Village, Butuh District, Purworejo Regency. The study employed a mixed-methods, exploratory sequential design, beginning with a quantitative analysis using the Preference Survey Module (PSM) to measure farmers' risk, time, and social preferences. This was followed by a qualitative analysis through in-depth interviews and observations.

The analysis covered technical, social, economic, legal, managerial, and financial aspects using the Discounted Cash Flow (DCF) method, using Net Present Value (NPV), Internal Rate of Return (IRR), Payback Period (PP), and Benefit Cost Ratio (BCR) indicators. The results indicate that the grain drying business unit project is feasible, with a positive NPV, an IRR above the discount rate. The main risks faced include technical risks (equipment damage and dependence on energy supplies), social risks (unequal farmer participation), and market risks (fluctuating grain prices). However, these risks can be minimized through village-based mitigation strategies and strengthening the management capacity of the Jaya Makmur Village-Owned Enterprise (BUMDes).

Overall, the development of a grain drying business unit is considered feasible and strategic for improving harvest quality, strengthening village food security, and opening up new economic opportunities for the community. This study recommends strengthening village regulations, improving business management literacy, and gaining support from local government policies to ensure the sustainability of this project.

Keywords: Village Assets, Grain Dryer, Village Funds, Risk Analysis, Investment Feasibility, Food Security, BUMDes.