

# Re-development Checklist for Citrus Properties

The purpose of the following check list is to offer suggestions on how to adopt a strategy to re-develop a poor performing orchard. A poor performing orchard is identified by its inability to return enough dollars to justify its existence. This may mean it loses money on an annual basis or just that the variety has fallen out of favor with consumers and the price per bin is too low when compared to a variety you could plant that the consumers will pay for. No matter what the reason, this plan assumes that once you've made the decision to remove the block, there would be no reason to change your mind. The attached calendar gives you a different look at this plan. It should be understood that each property has differences, so every step may not be necessary for every grower. It is expected that this will serve as a guide and you would modify it to fit your own unique circumstances. Go to <http://www.arapahocitrus.com/ohsinfo.html> for additional resource information from a Florida perspective.

**NOTE: An Excel Spreadsheet can be e-mailed to you if you request it from [treesource@griffithfarms.com](mailto:treesource@griffithfarms.com) and you can adapt this template for your own property and circumstances to develop your own budget estimate.**

target DATE	DETAIL	VENDOR	Person Responsible	Cost Est./A	Comments
Jan-Mar YR1	GPS Soil Survey and Soil Sampling for fertility & pH by soil texture zone.	Jim Yager, CPS, Simplot		\$ 50	This needs to be done before the old orchard is removed and while the soil is moist enough for the Veris rig to work. EC soil surveys work in orchard middles so adequate rainfall is required prior to measurement.
April YR1	Block recommendation complete. Includes soil amendment recommendations.	Jim Yager, CPS, Simplot		\$ -	Start building a Development Cost Budget.
May-Jul YR1	Decision to Keep or Abandon Block following next harvest			\$ -	Allows time for planning redevelopment steps at the right time of year. Look at budget for salvaging and revenue vs. Redevelopment.
Jul-Dec YR1	Variety investigation	TreeSource		\$ -	Incorporates climate and data from soil survey and analysis as soils data influences variety selection, spacing, berming, etc.
Jul-Dec YR1	Nematode Sampling	Nematodes, Inc.		\$ 85	Cost/A based on 20 Acres
Jul-Dec YR1	Irrigation Design Begun & Completed using soil texture maps.			\$ 50	Cost/A based on 20 Acres. Could be free if designer and supplier are same vendor.
May-Jun YR1&2	Monitor soil ammendment pricing and buy at lowest point.(Sulfur, Gypsum, lime)			\$ -	Varies by block, amount needed, price, etc. Look for off season pricing whne spreaders are idle.
Jan YR2	Contact Crop Insurance and drop acreage that will be removed.				(This is for year 3's crop)
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Jan-Apr YR2	Finalize tree spacing and orchard layout. Order Trees	TreeSource		\$ 656	Assumes 250 trees/Acre. 25% deposit
Jan YR2	Bid out irrigation parts list that came with irrigation design.			\$ -	Allows you to hire a good designer yet buy from the cheapest supplier.
Feb-Jun YR2	Post harvest tree removal.			\$ 300	Moist soil allows the best root removal. May-Jun removal may be required if later harvest.
May-Jul YR2	Chip Trees and haul off chips			\$ 140	Assumes burning is not allowed.
Jun YR2	Deadline for Soil Amendment delivery			\$ 130	Price would be highly variable from 0-\$200/A
Jun YR2	Prepare Spreading Maps for GPS spreading of Soil Amendments			\$ 5	Must be compatible with software of spreading company.
Jul YR2	Apply Soil Amendments by GPS Spreading			\$ 30	Assumes large GPS spreader used in row crop. Done prior to ripping to allow Sulfur to move into soil horizon. May not always be practical and can occur after land planing.
Jul-Aug YR2	Rip 36"-72" 2 directions. Depth determined by soil type & topography			\$ 500	Best results when soil is dry. Price will vary depending on depth and presence of hard pans
Jul-Aug YR2	Order Irrigation underground parts for late September delivery.			\$ -	Varies by block, amount needed, price, etc.
Jul-Dec YR2	Filtration delivered & Installed			\$ 300	If pre-existing, may not be required. Cost assumes sand media filtration for 20 acres.
Aug YR2	root removal and burn			\$ 100	
Sep YR2	Land Plane/Laser Level			\$ 115	Floating is cheaper than laser leveling.
Sep YR2	Field marked for irrigation using GPS			\$ 30	
Sep YR2	Underground Irrigation parts delivered			\$ 550	Cost varies widely with system design.
Oct YR2	Underground Installed			\$ 190	Assumes professionally installed.
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Nov YR2	Dairy screenings application down tree row. (Screenings have very low salt content. Barnyard Manure can be used but only at lighter tonnage/A.)			\$ 80	For soils with low Organic Matter or high clay content. As much as is cost effective, 5-30 tons/applied Acre. Shooting for 3% organic matter. Can be done YR3 prior to berming.
Nov YR2	Deep cultivate			\$ 30	Chisel, large spring tooth is better than discing. This method insures additional roots are pulled up
Nov YR2	Fumigate Telone for Nematodes			\$ 850	Best done in moist, well cultivated soil. Can be avoided if Nematode counts are low.
Nov YR2	Field cultivation to seal in fumigant			\$ 30	
Dec-Jan YR2	Pre-emergent weed control applied. Use Goal if emerged weeds @1pint/A			\$ 30	Allows for earlier planting in Spring if no weeds to control.
Feb -Apr YR3	Berm Making as weather permits.			\$ -	Included in Machine Planting cost. Fall berming in YR2 can be done if time allows, but Machine Planters prefer Spring.
Jan-Feb YR3	Above-ground irrigation parts delivered			\$ 300	
Feb-Mar YR3	Above-ground irrigation install			\$ 20	
Mar-May YR 3	Trees Machine Planted			\$ 120	Cost is higher on clay soils
Post Plant	Install Fertigation/Chemigation Systems like acid injector, fertilizer injectors, gypsum machine, etc.				Cost is not included as this feature is not universally adopted. Necessary for acid injection or Open Hydroponic methods.
Post Plant	Final Tree payment			\$ 1,969	75% of tree cost. 250 trees/A
Post Plant	Tree tamping if required. Do after 2 irrigations have been completed.			\$ 30	Necessary for mostly clay soils.
<b>TOTAL</b>				<b>\$ 6,690</b>	Based on 250 trees/Acre. Tree cost about 40-50% of development costs. Cost/A drops @\$150/10 trees less per acre.