

# Rating Guide for Citrus Groves

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This guide is intended to help individuals evaluate real estate containing citrus trees. The factors listed should be considered in determining the suitability of land for citrus production. Each of the fourteen categories describes a range of conditions enumerated in descending order of desirability which can be used to rate the suitability of a particular grove and to compare groves. Monetary value should not be inferred from any of the categories in this list nor from the list as an entity.

## Location

### Relationship to Developed Areas

1. Within incorporated areas: gains value from proximity to developed areas
2. Within 5 miles of incorporated areas
3. Five to 10 miles from incorporated areas
4. Other: no real estate development potential in foreseeable future

### Grove Elevation in Relation to Surrounding Area

1. Highest in area: good drainage and less freezing
2. Some higher, most lower
3. Most higher
4. Lowest in area: poor drainage, retains coldest air during freezing

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The Texas A&M University System



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## **Clay Content of Soil**

1. Low clay content (preferred): better drainage, better root development
2. Medium clay content (suitable)
3. High clay content (poor)

## **Soil Type**

1. Well suited, sandy loams: better soils for growing citrus
2. Marginal, upland loams
3. Unsited, clay soils: least desirable in terms of drainage and tree growth

# **Trees**

## **Age of Trees**

1. 4 to 10 years old: young trees moving into peak production years
2. 10 to 20 years old: peak production years
3. Less than 4 years old: ready to start productive life
4. 20 to 30 years old: past peak productive years
5. Over 30 years old: ready for replacement

## **Condition of Trees**

1. Excellent: dark green, full-sized foliage
2. Good: most of tree good, part of top sparse
3. Fair: foliage off-color, very thin
4. Poor: little foliage, color poor, trees stunted
5. Very poor: few leaves, dead wood

## **Trees Spacing**

1. 15 by 25: best spacing by current cultural practices
2. 12.5 by 25: semi-crowded
3. 10 by 25: too crowded
4. 25 by 25: older grove spacing, older cultural practices

# Cultural Conditions

## Weed Control

1. Full chemical weed control has been used: weeds controlled, tree roots not disturbed
2. Cultivated middle, chemical control under trees
3. All mechanical weed control: machinery disturbs small roots
4. Middle in sod: grass competes with trees for nutrition, excess water and fertilizer usage

## Heating

1. Heating system and wind machine: maximum protection
2. Heating system only
3. Wind machine: keeps cold air from settling
4. None: no protection

## Irrigation Systems

1. Flood with permanent borders (level land): least expensive method
2. Drip irrigation
3. Other irrigation
4. Flood with temporary borders and compartments: labor and machinery intensive

## Drainage

1. Adequate subsurface: no drainage costs to incur
2. Manmade, drain tile: drainage problems corrected
3. No drainage: can be drained with an installed drainage system
4. Cannot be drained: unsuitable for citrus

## Planting Pattern

1. Solid set: same variety, same age trees
2. Interplanted: same variety, different age trees
3. Interplanted: different variety, tree ages may differ
4. Fruit salad: random mixtures

# Economics

## Available Financing

1. Mortgage loan prime rate, long term, 90% of value
2. Prime rate + 1%, long term, 85% of value
3. Prime rate + 2%, moderate term, 80% of value, average conditions
4. Prime rate + 2½%, moderate term, 75% of value
5. Prime rate + 3%, short term, 60% of value
6. No financing available

## Historical Yield Average

1. 20 tons grapefruit, 16 tons oranges: good producing grove
2. 15 tons grapefruit, 12 tons oranges
3. 10 tons grapefruit, 7 tons oranges: approximate valley average, profitability questionable
4. 5 tons grapefruit, 4 tons oranges
5. Less than 5 tons or 4 tons

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