

Willowsford Conservancy 2025 Proposed Capital Expenditures

2025 Land Stewardship CapEx Estimates	2025	2026	2027	Notes
Facility Improvements				
High-Flow Skid Steer & Forestry Attachment	\$ 42,210.84	\$ 42,210.84	\$ 42,210.84	Cost is \$168k - will be financed over 48 months with zero percent loan. Amount shown per year here is debt service per year.
Brush Cutter		\$ 8,000.00		
Grapple		\$ 4,000.00		
Disc Harrow		\$ 3,000.00		
No-till seeder		\$ 5,000.00		
Firewood Bays & Canopy	\$ 11,000.00			
Fleetwood Barn 2	\$ 31,500.00	\$ 231,840.00		Site & foundation work in 2025. Construction to start in 2026 (costs based on two bids, but costs could change by 2026)
Fleetwood Barn 1 Utility Connection		\$ 16,000.00		
Native Plant Greenhouse		\$ 35,000.00		
Planned CapEx				
Ford F-250 Replacement		\$ 60,000.00		
Cedar Pond Pavilion Paving Patch and Seal		\$ 26,750.00		Estimate
Allen Farm Pond Dam Repairs	\$ 100,000.00			Estimate
Dredging Allen Farm Pond	\$ 50,000.00			Estimate
Total	\$ 234,710.84	\$ 431,800.84	\$ 42,210.84	

2025 Farm CapEx Estimates	2025	2026	2027	Notes
Grange Farm				
Driveway & Parking Improvements	\$ 100,000.00			Estimate
Well House Elec & Improvements	\$ 10,000.00			Irrigation well at bottom of driveway
Repurpose Existing Greenhouse	\$ 25,000.00			Most cost-effective solution for production greenhouse
Packing Shed Renovation	\$ 450,000.00			Focus on safety and efficiency. Estimate based on concept design and not engineered drawings
Maintenance Bldg/Storage		\$ 625,000.00		TBD on phasing, loan, etc - range from \$625k to \$700k
Architect	\$ 20,000.00			To create engineered drawings
Peach Orchard Farm				
Wells 1 & 2 Upgrade	\$ 7,500			
Equipment				
Replace Ranger			\$ 20,000.00	
Project Management				
	\$ 40,000.00	\$ 40,000.00		PM contractor to manage Farm CapEx Projects
Total	\$ 612,500.00	\$ 625,000.00	\$ 20,000.00	

2025 Operations CapEx Estimates	2025	2026	2027	Notes
Lightridge Tenant House				
Phase II (basement encapsulation, foundation, etc)	\$ 15,500.00			Encap 13000, ext. paint/patch 2500
Phase III (sunroom HVAC & improvements)		\$ 8,600.00		
Peach Orchard Tenant House				
Final Payment for Prefab Modular House	\$ 24,000.00			90% paid in 2024; remaining 10% balance for house upon delivery
Demo of Existing House	\$ 14,800.00			
Water filtration, interior painting, washer/dryer	\$ 6,500.00			
Driveway & Landscaping	\$ 9,000.00			
Project Management	\$ 20,000.00			PM contractor to manage Peach Orchard Project
Total	\$ 89,800.00	\$ 8,600.00		

Proposed Total Capital Expenditures (2025-27)

	2025	2026	2027
Farm	\$ 612,500.00	\$ 625,000.00	\$ 20,000.00
Land	\$ 234,710.84	\$ 431,800.84	\$ 42,210.84
Ops	\$ 89,800.00	\$ 8,600.00	
Total	\$ 937,010.84	\$ 1,065,400.84	\$ 62,210.84