



**Forest Inventory & Appraisal
For
Gribbins Estate**

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By:

**Kraig Moore ACF
Consulting Forester/Broker
Land And Timber Realty LLC
1609 Harmony Way
Bowling Green, KY 42103
270-792-4018**

Background Information

Client's Objective: The client wants to determine a volume and value estimate for the timber.

The Report: The report gives background information about the methodology of the inventory, past history of tract and potential products. The report also contains a summary of each species, its average volume per tree and the estimated fair market value. A topographical and aerial map outlines the woodland areas and boundaries of the property.

Methodology of Inventory & Analysis: The property was inventoried by systematic cruising using a 10 factor prism. In this systematic cruise, preset GPS cruise points were established with an intended sampling intensity of one plot per 1.7 acres. All sawtimber trees 13" diameter at breast height and larger and all Redcedar 10" diameter at breast height and larger were measured at each sample point. Volume estimates were determined using the Doyle Rule, Form Class 78 for sawtimber and the Cedar 2/3 log rule.

Potential Products: Grade Lumber, Veneer (White Oak and Walnut), Crossties and Crating Material.

Past History: I was the person who represented Mr. Gribbins on his last two timber sales. I selectively marked the timber on the south side of Sulphur Lick Road in 1999. I then selectively marked and sold the timber on the north side in 2008. Those sales brought \$235,000.00. The farm has a past history of fire. This may have occurred 30-50 years ago but some fire damaged trees still exist, particularly on beech.

Summary: The timber on this tract is what you would expect to find in this part of the county. The timber on the north side of property faces to the south and is dryer due to exposure to the sun. This creates a dryer site and is why it is dominated by white oak and chestnut oak. These trees are dry site species. The south side is mostly facing the north and does not receive as much direct sunlight therefore the soils are more moist. That is why this side is dominated by yellow poplar.

Because the timber on the north side was sold in 2009, it could benefit from continued growth. The volume per acre is low and marketing this timber could prove to be difficult due to small average tree size. The timber on the south side is larger and has almost double the volume per acre. Marketing this timber is possible, but it is still actively growing.

The volume estimates contained in this appraisal were obtained using sound forestry principles. However, even though I have great confidence in the estimates, they are only a sample of the total tree population and in no way can be guaranteed.

The stated volumes are based on sample points placed across the property and expanded

using published volume equations. These equations were used to estimate the entire volume on the property. The volumes, market values and other information can vary from tract to tract. This could include tree form differences from published equations, changes in timber markets, logger utilization of trees, or other reasons.

Respectfully,

Kraig Moore
Consulting Forester

Summary of Timber Cruised for Gribbins Estate

Tract Location: The tract is located on the north and south side of Sulphur Lick Road at the junction of Highway 457 (Gap Knob Road) and Sulphur Lick Road in Marion and Nelson Counties.

Accessibility: The tract has excellent access from Sulphur Lick Road through farm fields and woods roads.

Topography: Topography is to gently sloping to steep.

Estimated Wooded Acres: 259 marketable hardwood acres

Estimated Total Volume: 907,000 Board Feet, Doyle Rule, Form Class 78

NORTH SIDE 112 ACRES

SPECIES	BD/FT/VOLUME	AVE. VOL/TREE
White Oak	129,000	110
Chestnut Oak	34,000	100
Misc. Red Oak	33,000	100
Hickory	31,000	110
Hard Maple	8,000	60
Yellow Poplar	7,000	180
Sweetgum	7,000	160
Soft Maple	6,000	50
Beech	5,000	260
Ash	3,000	90
Scarlet Oak	3,000	70
Sycamore	1,000	50
Redcedar	1,000	30
Cherry	1,000	130
Post Oak	1,000	60
Misc. Hardwoods	3,000	50
Total All:	273,000	100

ESTIMATED VALUE: I estimate the standing value of all trees on the north side as of November 2017 to be \$76,560.00 plus or minus 5%. This is the amount the landowner could expect to receive from a properly conducted sale.

**SOUTH SIDE
147 ACRES**

SPECIES	BD/FT/VOLUME	AVE. VOL/TREE
Yellow Poplar	110,000	150
Hickory	87,000	130
White Oak	76,000	150
Hard Maple	75,000	80
Misc. Red Oak	72,000	240
Chestnut Oak	58,000	180
Beech	51,000	110
Ash	30,000	220
Soft Maple	20,000	100
Black Walnut	19,000	120
Sweetgum	16,000	200
Sycamore	7,000	300
Black Cherry	4,000	190
Scarlet Oak	3,000	180
Blackgum	2,000	20
Redcedar	1,000	20
Misc. Hardwoods	3,000	70
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Total All:	634,000	140

ESTIMATED VALUE: I estimate the standing value of all trees on the south side as of November 2017 to be \$167,020.00 plus or minus 5%. This is the amount the landowner could expect to receive from a properly conducted sale.