



**Forest Inventory & Appraisal  
For  
Paul Vittitow Estate**

**January 8, 2019**

**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 dollar value estimate for the timber on two wooded tracts.

**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. An 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 acre. All sawtimber trees 13" 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, crating material and cedar pulpwood.

**Past History:** Evidence suggest that no major harvesting has taken place for 20+ years on the 23 acre tract and more than 30 years on the 75 acre tract. A few portions of the woodland were cleared for farming but have been abandoned and reverted back to mostly hardwoods. There was some evidence of past fire in the woodland. However, its affect on standing timber was mostly minor.

**Summary:** The timber on this tract is what you would expect to find in this part of the county. On north and east facing slopes the soils are good and some of the timber is excellent. On south and west facing slopes rocks become more dominate and volume per acre falls off. The bottomland is wet natured and has excellent growing conditions.

It will be important for the buyer of tract four to have access to farm road on south side of this woodland. Without access, it will require buyer to pull all timber to one location. This will have a deleterious affect on the value of this timber. My appraised value is reflective of not having access to road on south side.

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 Paul Vittitow Estate

**Tract Location:** The tracts are located on the north and south sides of Vittitow Road, approximately one mile east of Bardstown Road near New Haven, Kentucky.

**Accessibility:** The tracts have excellent access via Vittitow Road and farm fields.

**Topography:** Topography is to gently sloping to moderately steep.

**Estimated Wooded Acres:** Tracts 1-3, 23 marketable hardwood acres  
Tract 4, 75 marketable hardwood acres

**Estimated Total Volume:** Tracts 1-3, 83,000 board feet, Doyle Rule, form class 78  
Tract 4, 399,000 board feet, Doyle Rule, form class 78

### TRACTS 1-3 23 ACRES

SPECIES	BD/FT/VOLUME	AVE. VOL/TREE
Scarlet/Pin Oak	22,000	280
Misc. Red Oak	20,000	230
White Oak	10,000	150
Chestnut Oak	9,000	120
Virginia Pine	7,000	260
Hickory	5,000	80
Ash	4,000	120
Redcedar	4,000	50
Misc. Hardwoods	2,000	70
<hr/>		
Total All:	83,000	150

**ESTIMATE VALUE:** I estimate the standing value of all sawtimber trees 13" diameter at breast and larger on tracts 1-3 to be \$22,540.00 plus or minus 5%. This is what the landowner could expect to receive from a competitive buyer.

**TRACT 4  
75 ACRES**

<b>SPECIES</b>	<b>BD/FT/VOLUME</b>	<b>AVE. VOL/TREE</b>
White Oak	75,000	210
Misc. Red Oak	74,000	320
Scarlet/Pin Oak	68,000	380
Hickory	51,000	110
Yellow Poplar	35,000	460
Chestnut Oak	16,000	180
Ash	16,000	180
Sweetgum	15,000	340
Hard Maple	10,000	80
Virginia Pine	10,000	160
Chinkapin Oak	7,000	110
Soft Maple	6,000	230
Sycamore	5,000	240
Redcedar	5,000	50
Post Oak	2,000	540
Cottonwood	1,000	260
Blackgum	1,000	100
Black Walnut	1,000	120
Beech	1,000	110
<b>Total All:</b>	<b>399,000</b>	<b>200</b>

**ESTIMATE VALUE:** I estimate the standing value of all sawtimber trees 13" diameter at breast and larger on tract 4 to be \$98,640.00 plus or minus 5%. This is what the landowner could expect to receive from a competitive buyer.

