

Rayburn Property

Tract 1 & 3

Timber Appraisal Report

23 August 2023

<u>Landowner</u>	<u>Appraised by</u>
<p><u>Name:</u> Tony Rayburn <u>Address:</u> PO Box 677 Murray, KY 42071 <u>Email:</u> tonyrayburn49@gmail.com <u>Phone:</u> 270-293-1571 <u>Property County:</u> Todd County</p>	<p><u>Company:</u> Wild Indigo Forestry LLC <u>Forester:</u> Katie Wilding <u>Address:</u> PO Box 1131 Nortonville, KY 42442 <u>Email:</u> wildindigoforestry@gmail.com <u>Phone:</u> 270-339-7450</p>

Client's Objective: Tony Rayburn wants to determine a volume and dollar value estimate for the timber on the property near Homer Powell Road in Todd County, Kentucky.

Methodology of Inventory and Analysis: The property was inventoried by systematic cruising using a 15-factor prism. Volume estimates were determined using the Doyle Rule, Form Class 78. Financial analyses are based on current fair market conditions and comparisons of sales of similar timber.

Potential Products: Grade lumber, crossties, pallets, and crating.

Stand Condition: Timber harvesting has not occurred for over forty years. The ice storm in 2009 damaged the stand moderately. Most of the property is in an ideal state for long-term wildlife habitat management with multiple-use objectives.

Value: Marketed properly, I estimate the cost basis of the timber to be **\$295,000 +/- \$2,950.00.**

Summary: 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 an estimate and in no way can be guaranteed. This report does not render a title opinion, nor does it consider any liens, encumbrances, or other restrictions.

If you have any questions about this report or my services, please feel free to contact me.

Respectfully submitted,



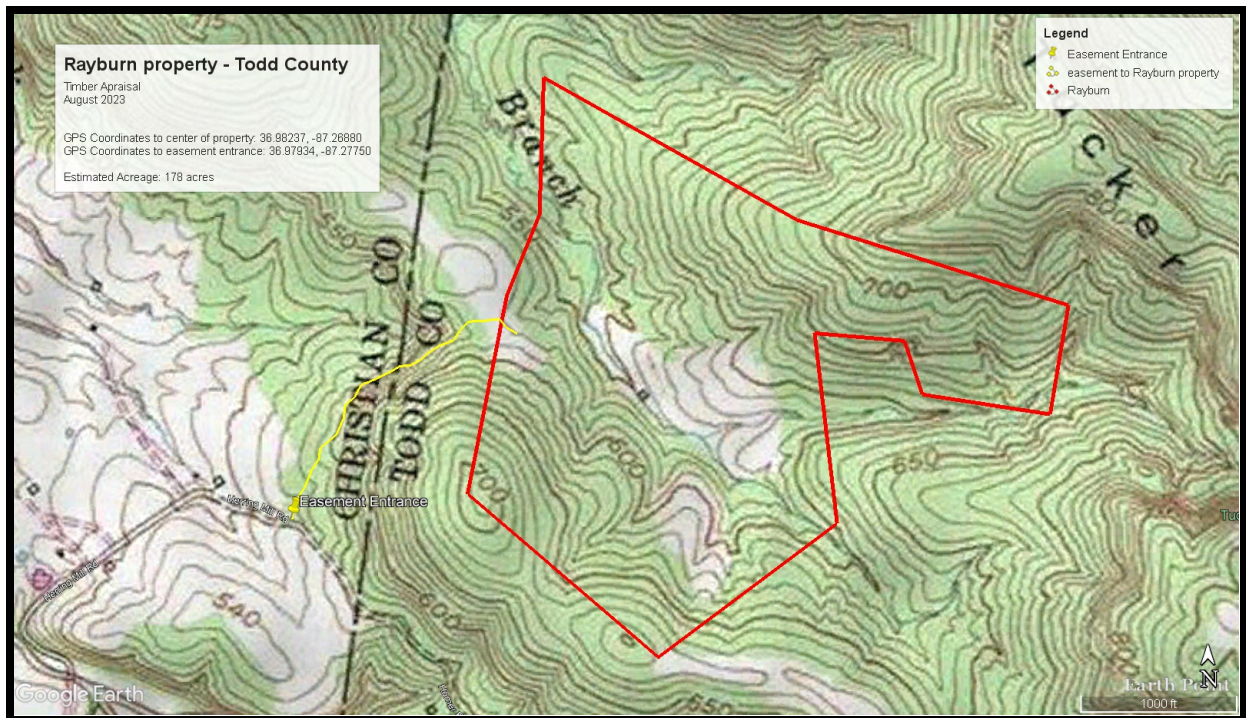
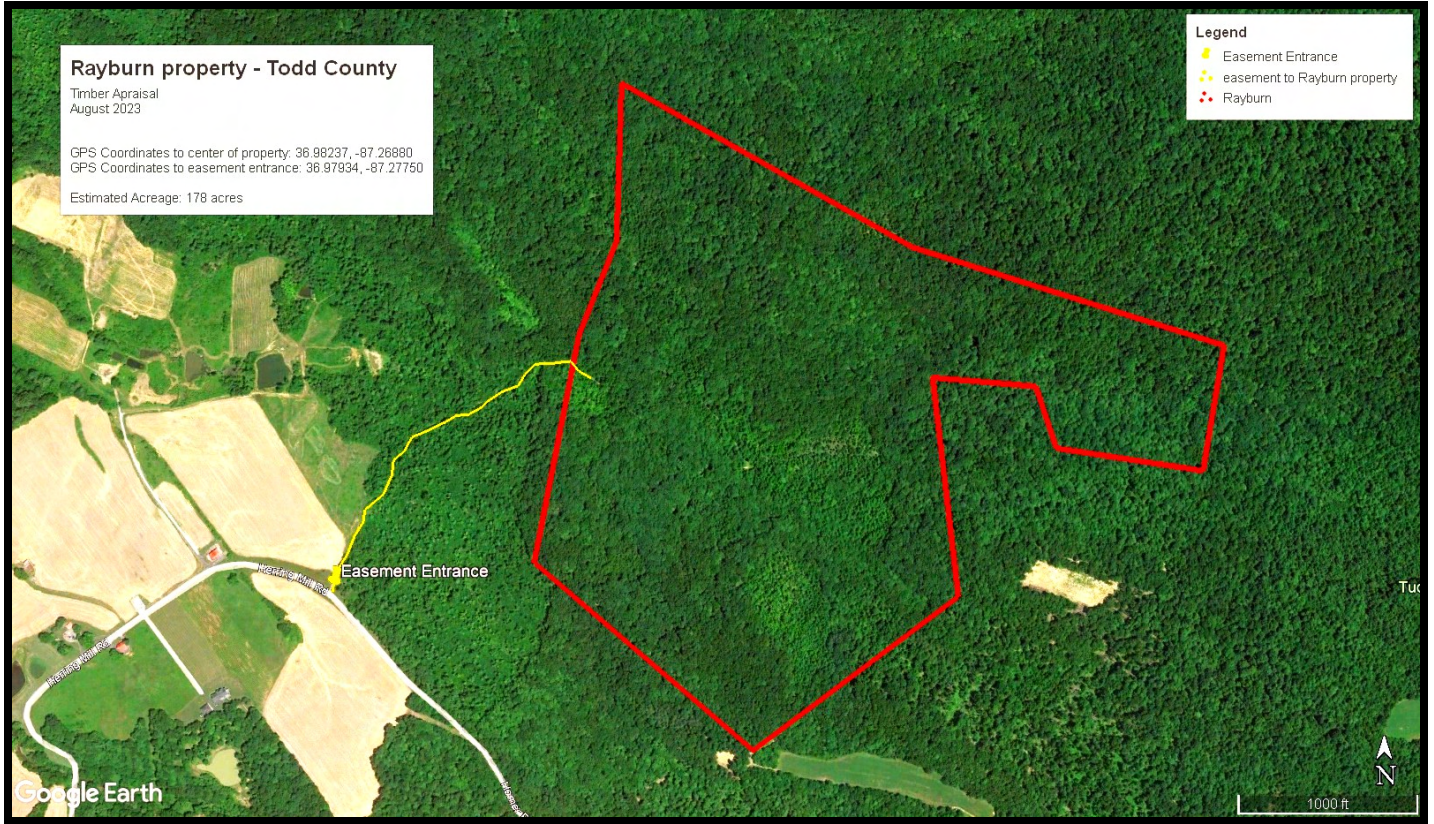
Kathleen (Katie) Wilding,



Rayburn Property Tract 1 & 3

Timber Appraisal Report

23 August 2023



Rayburn Property

Tract 1 & 3

Timber Appraisal Report

23 August 2023

TRACT LOCATION: The tract is located in Todd County, Kentucky, northeast of Hopkinsville, on the north side of Homer Powell Road.

ACCESSIBILITY: Woodlands are accessible via an easement from Homer Powell Road (easement shown on property map).

TOPOGRAPHY: Topography is rolling uplands, with majority in uplands.

ESTIMATED FORESTED ACRES: 178 Acres

TOTAL VOLUME: 831,100 Board feet (Doyle Rule, form class 78).

Estimated Timber Value Cost Basis: If marketed properly* I estimate that the standing value of all sawtimber and pulpwood would be **\$295,000 +/- \$2,950**. This assessment is based on similar timber sales in this area with 2nd Quarter 2023 stumpage market prices.

*Proper marketing includes sending marked timber summaries to timber buyers, advertising widely, showing timber to interested buyers, and soliciting competitive bids.

Rayburn Property

Tract 1 & 3

Timber Appraisal Report

23 August 2023

Table 1: Total Estimated Volume

(Grade Sawtimber) Species	# Trees	Volume* (bd. ft.)	AVG. Vol / Tree (bd. ft.)	% Volume	Avg. DBH (inches)
Red Oak	1,511	230,400	150	28%	19
White Oak	993	181,600	180	22%	21
Yellow-poplar	437	82,000	190	10%	20
Hickory - smooth bark	281	40,600	145	5%	19
Hickory - shaggy bark	351	36,400	100	4%	17
Chinkapin Oak	153	22,000	145	2%	20
Post Oak	183	20,100	110	2%	18
Sugar Maple	163	12,500	80	2%	20
Ash	126	9,800	80	1%	18
Chestnut Oak	26	8,600	330	1%	23
Cherry	39	6,100	160	1%	19
Total (Sawtimber)	4,263	650,100	150	78%	20
(Tie/Crating)					
Misc. Hardwoods**	2,914	181,000	62	21%	14
TOTAL	7,177	831,100	115	100%	17

*Volume estimate is in board feet, Doyle rule, Form Class 78

**Misc. Hardwoods include Chinkapin Oak, Elm, Hickory (both types), Red Oak, Sugar Maple, Sweetgum, White Oak, and Yellow-poplar

Rayburn Property

Tract 1 & 3

Timber Appraisal Report

23 August 2023

Summary – Rayburn property (Tract 1 & 3) **forestland with an estimated 178 Acres:**

The forests were logged over 40 years ago. The forest consists of some areas with mixed bottomland and upland hardwoods, and other areas with a heavy cedar component. A natural glade was found that has begun growing up into hardwoods due to the lack of fire which is where historically natural fires have maintained as glades.

The forest is healthy and an estimated 60% is in the “grade sawtimber” size class, with the total volumes and numbers seen in Table 1. The center of the property goes from west to east, where the main soil types are a silty clay loam, and the majority of the cedar areas are located. The property has a lot of limestone rocky areas which is where the cedar thrives. The rest of the property has a good diverse mixture of valuable upland hardwood species, such as oaks and hickories. There are signs of deer and turkey present, and many persimmon trees were seen throughout.

Weathers Branch perennial waterway runs through the property with drains running off at the base in the southeast section of the property.



Rayburn Property

Tract 1 & 3

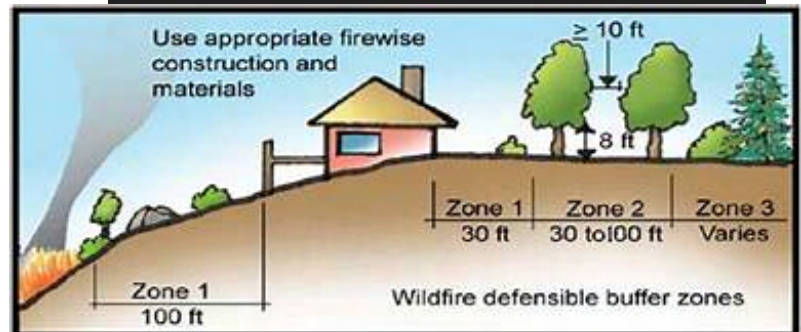
Timber Appraisal Report

23 August 2023

General Recommendations &

More Information about the property

Forest Fires are a possible threat not only to the development of the forest resources, but also to any nearby structures. Users of the property need to be briefed on campfire practices that will minimize problems. Fires can also enter your property from the adjacent properties, or right-of-way along roads. The maintenance of well-mowed woods roads offer fire break advantages to your property.



Property lines are very useful to know where they are located, knowing where they are located can help during logging operations.

If it has not already been done a licensed surveyor should be consulted.

Maintaining your property

boundary lines can be done with paint or T posts and will need to be checked and maintained annually by yourself or a reputable company.

Survey flagging was seen at the corners of the property

Rayburn Property

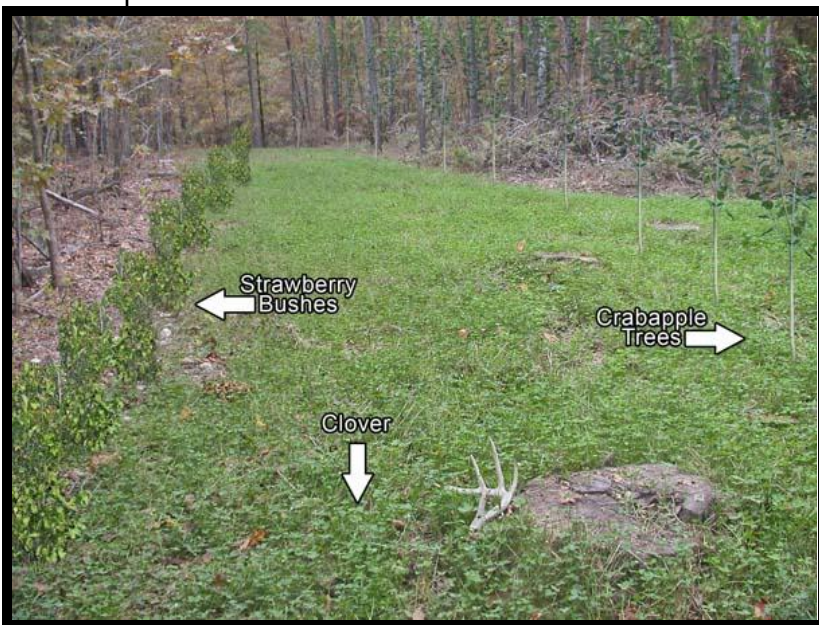
Tract 1 & 3

Timber Appraisal Report

23 August 2023

Wildlife Management:

- General wildlife: The forest is healthy and has a large diversity of insects, songbirds, mammals, reptiles, and amphibians.
- There is a good amount of Shagbark Hickories which is vital to bat populations.



- Hunting: Wildlife openings, food plots, den trees, and mast tree species are all critical aspects of maintaining long-term wildlife habitat. Planting wildlife food plots is a common practice, as is providing supplementing foods for the deer herd. Manipulating and maintaining the native habitat can also be very beneficial to the local wildlife through sustainable forestry practices.

Working with a Private Lands Wildlife Biologist from KY Fish and Wildlife Resources (KDFWR) is also a great option.

Rayburn Property

Tract 1 & 3

Timber Appraisal Report

23 August 2023

Timber management health:

The general forest health is good with increasing potential for timber production in the upland hardwood areas and within the cedar areas are pockets for improvement (see the Reforestation section below).

The forest land needs proper forest management techniques for the future success of the timber quality and production of the forest to thrive.

- Protect all forestland from livestock grazing.
- Cut grape vines that are growing into valuable timber tree species. The vines will grow into the tree's canopy and impede its growth.
- Have a forester come out periodically to reassess the forest health and growth to continue meeting management objectives

Reforestation, Afforestation, and Understory Health:

The understory of the property has very little natural regeneration from native tree species. This is due to the overstory tree canopy being very dense and not allowing light to the forest floor.

There are some wildflowers, forbes, and grasses in the understory of the forest, which provides a natural habitat for the native songbirds and insects.



Rayburn Property

Tract 1 & 3

Timber Appraisal Report

23 August 2023

Natural cedar glade found on property.

These are special sites that have specific plants that are only grown in them. They are driven by fire to keep the natural plant species thriving and keep the oaks from coming in.



Cultural and Historic Resources and Preservation: Historic and cultural practices are a vital link to past land use practices in Kentucky. Signs of homestead activity are still present.

