

## **TIMBER CRUISE SUMMARY**

A timber cruise and valuation was conducted by Barnes & Associates, Inc. in June of 2020. The purpose was to estimate the volume and value as of November 12, 2019.

In contrast to the report writer's conclusions (see underlined italic section below), it is the opinion of the listing brokers that there is a significant amount of merchantable volume that can be economically harvested from the younger stands through overstory removal and small patch cuts.

*Buyers should make their own determination of volume and timber value.*

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### **Subject Property:**

The subject property is in the following tax lots:

Tax Lots 100, 101, 102 & 103 of Section 35, T. 21S., R. 1 W., W.M.

Tax Lots 200, 204, 206, 300, 401, 500, 501 & 502 of Section 36, T.21S., R.1W., W.M.

The subject property encompasses 553.74 acres. Approximately 11.4 acres are merchantable timber and 334 acres pre-merchantable timber. The remaining 208.34 acres are comprised of pastures, dwelling sites, non-productive areas and protected riparian management areas. Maps of the timber cruised are attached.

All timbered acres on the subject property have been selectively logged over the years. Most of the pre-merchantable types consist of multiple age classes of planted and natural Douglas-fir and ponderosa pine. *Scattered throughout the pre-merchantable types are suppressed and cull grade Douglas-fir as well as other conifer species such as western red cedar, incense cedar, grand fir and western hemlock. The minor amount of merchantable timber in these types would not be economical to log at the present time.* [Emphasis added] For the purposes of this appraisal, type ages were determined by the cruisers' best estimate of the dominate age class in each type.

<b>Timber Type</b>	<b>Acres</b>	<b>Net MBF</b>
Merchantable	11.4	125
Type 1 - 25 yr. old	82.8	-
Type 2 - 36 yr. old	32.6	-
Type 4 - 21 yr. old	6.3	-
Type 5 - 24 yr. old	2	-
Type 6 - 15 yr. old	29.2	-
Type 7 - 25 yr. old	41.3	-
Type 8 - 32 yr. old	16.8	-
Type 9 - 20 yr. old	108.6	-
Type 10 - 16 yr. old	14.4	-

**Merchantable Timber:***Type 3*

The merchantable timber in Type 3 encompasses 11.4 acres which is comprised of almost 96 percent Douglas-fir and 4 percent western hemlock with a nominal amount of grand fir and western red cedar scattered throughout. The average net volume per acre is 10.9 thousand board feet (MBF) for a total merchantable net volume of 125 MBF.

**Pre-Merchantable Timber:***Type 1*

Type 1 encompasses 82.8 acres and is comprised of Douglas-fir which is in good health with moderate to low stocking. For the purposes of this appraisal, we assume the age of Type 1 to be 25 years old.

*Type 2*

Type 2 encompasses 32.6 acres and is comprised of Douglas-fir which is in good health and with moderate to low stocking. For the purposes of this appraisal, we assume the age of Type 2 to be 36 years old.

*Type 4*

Type 4 encompasses 6.3 acres and is comprised of Douglas-fir which is in good health and well stocked. For the purposes of this appraisal, we assume the age of Type 4 to be 21 years old.

*Type 5*

Type 5 encompasses 2 acres and is comprised of Douglas-fir which is in good health and well stocked. For the purposes of this appraisal, we assume the age of Type 5 to be 24 years old.

*Type 6*

Type 6 encompasses 29.2 acres and is comprised of Douglas-fir and some ponderosa pine which is in good health and well stocked. For the purposes of this appraisal, we assume the age of Type 6 to be 15 years old.

*Type 7*

Type 7 encompasses 41.3 acres and is comprised of Douglas-fir and some ponderosa pine which is in good health and well stocked. For the purposes of this appraisal, we assume the age of Type 7 to be 25 years old.

*Type 8*

Type 8 encompasses 16.8 acres and is comprised of Douglas-fir which is in good health and moderately stocked. For the purposes of this appraisal, we assume the age of Type 8 to be 32 years old.

*Type 9*

Type 9 encompasses 108.6 acres and is comprised of Douglas-fir which is in good health and moderately stocked. For the purposes of this appraisal, we

assume the age of Type 9 to be 20 years old.

*Type 10*

Type 10 encompasses 14.4 acres and is comprised of Douglas-fir which is in good health and well stocked. For the purposes of this appraisal, we assume the age of Type 10 to be 16 years old.

*Type 11*

Type 11 encompasses approximately 44 acres and is comprised of hardwoods species such as white oak, Oregon ash and bigleaf maple. Type 11 was determined to have no net value as the logging cost, including trucking, would equal or exceed the value of the hardwoods delivered to a manufacturing site.