



Forest Inventory & Appraisal For
David Hernandez & Jack Downing

-South Tract-

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By:

Kraig Moore ACF

Consulting Forester/Broker

Moore & Son Forestry & Land Consulting LLC.

2724 Halifax Bailey Road

Scottsville, Kentucky, 42164

270-792-4018

Mooreandsonforestry.com

Kraig@mooreandsonforestry.com

Background Information

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

The Report: The report gives background information about the methodology of the inventory, past history of the tract, and potential products. The report also contains a summary of each species, its average volume per tree, and the estimated fair market value at time of inventory.

Methodology of Inventory & Analysis: The property was inventoried by systematic cruising using a 10-factor prism. In this systematic cruise, preset GPS inventory points were established with a sampling intensity of one plot per 1.5 acres. At each sample point, all trees 13" diameter at breast height and larger were measured as sawtimber. Volume estimates were determined using the Doyle Rule, Form Class 78 and 80 for sawtimber. Areas within the stand are too rocky to be inventoried and thus are excluded.

Potential Products: Grade lumber, veneer (white oak and walnut), crossties, crating material, mat logs and pulpwood.

Past History: Aerial imagery suggests the last harvest took place around 2018. The tract shows minimal evidence of past cattle and fire damage.

Summary: This tract has a bright future. Currently, this timber needs additional 15 years of time to grow. It's dominated by yellow poplar, hickory and red and white oak. As the timber grows, the white and red oak volumes will surpass the slower growing hickory. The woodland habitat is thick enough to be a benefit to a good deer and turkey population.

The volume estimates contained in this appraisal were obtained using sound forestry principles. However, even though we 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, Forester/Broker

Summary of Inventory and Appraisal for Hernandez & Downing

Tract Location: The tract is located in Hart County at approximately 435 Fisher Ridge Road, Cave City, Kentucky, 42749.

Topography: The topography is gentle to moderately sloping and offers good logging conditions

Estimated Wooded Acres: 118

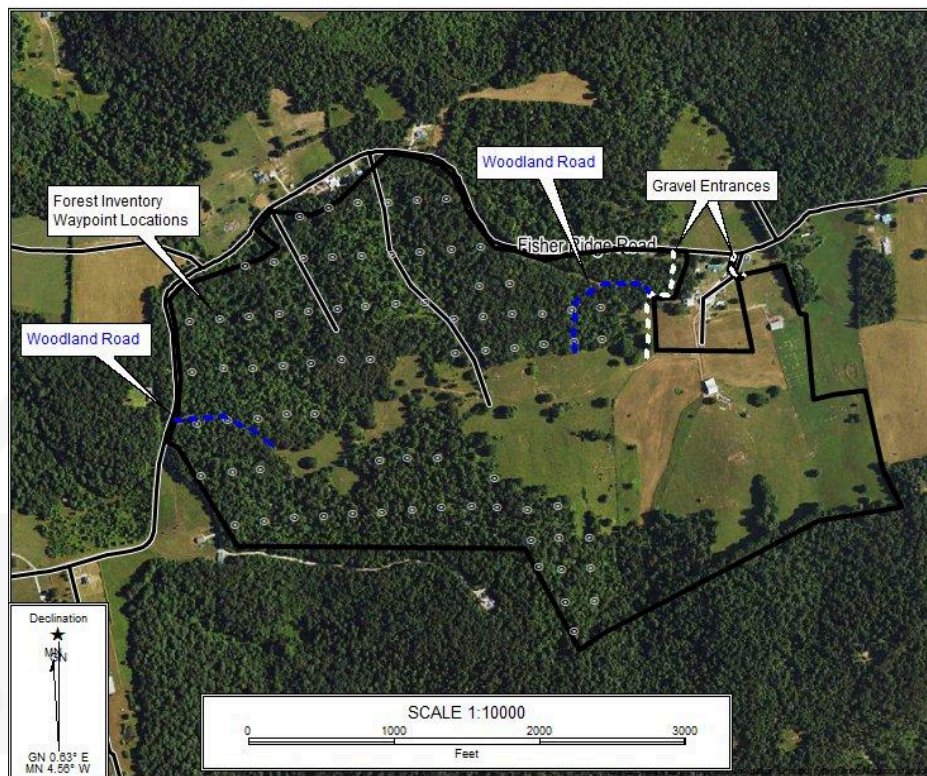
Total Volume: 253,300 board feet, Doyle Rule, Form Class 78 & 80

SPECIES	VOLUME	AVE. VOL/TREE
Yellow Poplar	58,100	144
Hickory	48,200	112
Misc. Red Oak	36,200	131
White Oak	29,600	96
Blackgum	17,500	86
Redcedar	17,500	61
Sugar Maple	8,800	96
Chinkapin Oak	7,700	34
White Ash	5,500	110
Black Walnut	5,500	97
Post Oak	4,400	68
Scarlet Oak	4,400	71
Red Maple	2,200	60
Chestnut Oak	2,200	114
Virginia Pine	2,200	144
Elm	1,100	194
Sycamore	1,100	116
Persimmon	1,100	60
TOTAL	253,300	100

A 90% confidence interval indicates the average volume per acre is 2,146 board feet, plus or minus 12.1%.

If marketed properly, I estimate the standing value of all sawtimber 13" diameter at breast height and larger in April 2025 to be worth \$76,500.00 +/- 12%. This is the amount the landowner could expect to receive from a competitive timber buyer.

Aerial Cruise Map:



Topography Cruise Map:

