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Timber Inventory & Appraisal

Landowner: Jeanne Aragon
Property located at: Dixon Road., Preble County, OH
Prepared by: Bill Wais, S.A.F. Certified Forester No. 12613

July, 2016

Inventory Method

A random sampling technique was used to inventory the forested portion of the property, which is estimated to be 42 acres. A total of 19 variable radius plots (10 BAF) were randomly located. For trees 12" in diameter and larger in each plot, diameter and merchantable height data were collected. The sampling technique utilized is intended to give a relatively rough estimate of board foot volume (plus or minus approximately 20%).

Timber Stand Description

This stand is composed primarily of upland hardwood species with small to medium size sawtimber. Average tree diameter is estimated at 16.6". It is generally growing well and in good health with the exception of the ash, which are being attacked by emerald ash borer. About one-third of the ash are currently dead, but salvageable. Virtually all of the remainder will be dead in the next few years. The black walnut component overwhelmingly holds the most economic value in the stand (about 72% of the total value). Most of the walnut are relatively small (about 18" average diameter), so as these small trees grow, their economic value has tremendous potential. Another significant portion of the stand is composed of species with little to no commercial value, which include primarily: sycamore, osage orange, cottonwood, and hackberry.

Aerial Photo of Aragon Property
Dixon Road
Preble County, OH



Not to Scale

7/2016

Legend

 Property boundary

Stand A – Volume By Diameter Table

Diameter Class (in.)	Trees per acre (average)	Board foot volume per acre (Doyle)	Total board foot volume (Doyle)
12	6	167	7,014
14	6	442	18,564
16	6	697	29,274
18	11	1,771	74,382
20	4	701	29,442
22	2	415	17,430
24	1	383	16,086
26	1	200	8,400
28	.1	151	6,342
30	.1	135	5,670
46	.05	143	6,006
50	.05	159	6,678
Total	37.3	5,324	225,288

Stand A - Volume By Species Table

Species	Board foot volume per acre (Doyle)	Total board foot volume (Doyle)
black walnut	1,271	53,382
cherry	66	2,772
hard maple	37	1,554
ash (live)	1,114	46,788
ash (dead)	619	25,998
sycamore	1,084	45,528
hickory	144	6,048
misc.	1,029	43,218
Total	5,364	225,288

Timber Valuation

The valuation of the timber on the subject property is based on the Ohio Timber Price Report April/2016 that is published by the Ohio State University Extension Service. The values by species are for stumpage, which is the value of the standing timber, or the value that a landowner would expect to be paid by a timber purchaser. The prices in the report are based on actual sales data by region in the state. The main caveat to keep in mind is that local timber values are constantly changing in response to local, national and international markets, so the following valuation represents a snapshot in time. Values by individual species have the potential for the greatest change, and the grand total is likely to be more accurate, but it should be taken as an estimate and not a guarantee. The estimated total timber value is **\$90,508**.

Valuation Table

Species	Thousand Board Feet (Doyle)	Species Stumpage Value per MBF (\$)	Stumpage Value (\$)
Black walnut	53.382	1200	64,058
Cherry	2.772	431	1,195
Hard maple	1.554	445	692
Ash (live)	46.788	311	14,551
Ash (dead)	25.998	180	4,680
Sycamore	45.532	88	4,007
Hickory	6.048	219	1,325
Misc.	43.218	0	0
Total	225.288		90,508