



Goode Forestry Consulting

Timber Cruise Summary

Payne Estate
Bedford County, VA
Cruised: Nov. 3, 2016
Walked and Adjusted: Dec. 19, 2019
91.5 Acres
T. Goode

Sawtimber:	Bd. Ft. (Int.):	Tons:
Virginia Pine	142,000	852
Shortleaf Pine	15,000	88
Poplar	460,000	2286
White Oak	218,000	1052
Red Oak	62,000	305
Scarlet Oak	6,000	30
Chestnut Oak	19,000	94
Hickory	12,000	59
Sycamore	5,000	26
Soft Maple	14,000	71
Ash	<u>10,000</u>	<u>50</u>
	963,000	4913

Pulpwood:	Tons:
Hardwood	1560
Hardwood Topwood	1200
Pine	770
Pine Topwood	<u>400</u>
	3930

Total Tract Tons: 8843

Timber volumes and acreage are estimates and are not guaranteed



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Timber Value Estimate

Payne Estate
Bedford County, VA
Dec. 19, 2019
91.5 Acres

	Mbf (Int):	Tons:	Low Price	High Price:	Low Value:	High Value:
Sawtimber:						
Virginia Pine	142	852	\$16/Ton	\$18/Ton	\$13,632	\$16,164
Shortleaf Pine	15	88	\$20/Ton	\$22/Ton	\$1760	\$1936
Poplar	460	2286	\$200/Mbf	\$250/Mbf	\$92,000	\$115,000
White Oak	218	1052	\$280/Mbf	\$340/Mbf	\$61,040	\$74,120
Red Oak	62	305	\$200/Mbf	\$240/Mbf	\$12,400	\$14,880
Scarlet Oak	6	30	\$180/Mbf	\$220/Mbf	\$1080	\$1320
Chestnut Oak	19	94	\$220/Mbf	\$280/Mbf	\$4180	\$5320
Hickory	12	59	\$140/Mbf	\$200/Mbf	\$1680	\$2400
Sycamore	5	26	\$100/Mbf	\$160/Mbf	\$500	\$800
Soft Maple	14	71	\$120/Mbf	\$160/Mbf	\$1680	\$2240
Ash	10	50	\$120/Mbf	\$160/Mbf	\$1200	\$1600
Pulpwood:						
Hardwood		Tons:				
Hardwood Topwood		1560	\$4/Ton	\$6/Ton	\$6240	\$9360
Pine		1200	\$2/Ton	\$4/Ton	\$2400	\$4800
Pine Topwood		770	\$6/Ton	\$8/Ton	\$4620	\$6160
		400	\$2/Ton	\$4/Ton	\$800	\$1600
Total Tract Value:					\$205,212	\$257,700

Timber volumes, prices and acreage are estimates and are not guaranteed