

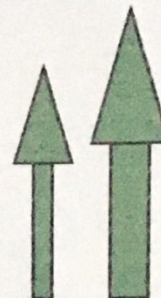
"Value-Added Forestry"

KARCHER'S FORESTRY SERVICES INC.

Michael C. Karcher B.S., M.S. CF.
4731 Dahlgren E Road
Dahlgren IL 62828

618 736-2341

email: karcher@hamiltoncom.net
website: illinoisforestry.com



Timber Appraisal for Wiggy Farms LLC

Location: NE ¼ section 19, T.3S – R.3E; Dodds Township, Jefferson County IL

Timbered Area: Approximately 60 acres in timber. There are approximately 6 acres of sloughs and creek that do not support merchantable trees.

Soil types: The primary soil types found here are **Sharon** silt loam (3072) and **Bonnie** silt loam (3108), both flat bottomland, frequently flooded soils.

Site index: The Sharon soil has a site index for pin oak of 80. The Bonnie soil has a site index for pin oak of 90. The site index is the height a tree will reach at age 50.

Procedure Used: A forest inventory was calculated using variable radius plot sampling with a BAF15 prism. Data collected for each observation included tree species, diameter at breast height, merchantable height and tree class.

General observations: This bottomland mixed hard hardwood stand is found along Casey Fork just south of Mount Vernon IL. Dominant species are pin oak, soft maples, hickory and swamp white oak. Board feet per acre by species are given in the table on the next page. Values are based on current, marked, advertised and bid timber sales of similar quality timber.

Wiggy Farms LLC – 60 acres – September 2019

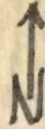
Species	Board feet/ acre	Estimated \$/ bd. ft.	Total value/ acre
Silver maple	1440	.24	\$ 345.60
Ash	460	.25	\$ 115.00
Hickory	865	.22	\$ 190.30
Sycamore	390	.22	\$ 85.80
River birch	185	.18	\$ 33.30
Hackberry	100	.16	\$ 16.00
Red maple	455	.22	\$ 100.10
Pin oak	960	.24	\$ 230.40
Black walnut	30	1.20	\$ 36.00
Swamp white oak	550	.22	\$ 121.00
Shingle oak	60	.22	\$ 13.20
Elm	20	.14	\$ 2.80
Totals	5515		\$1,289.50

Assuming there are 60 acres of timberland, a value of about $60 \times \$1,289.50$ or about \$77,370.00 should be assigned to the value of the standing timber on this stand as of the purchase date in September 2019. This value along with the purchase price and the value of the land should be use to establish a basis in the standing timber, not as an expectation of a timber sale value. The board feet estimate of timber present includes all standing timber of all sizes with a diameter at breast height of 12" or greater and all species.

Michael Karcher

Michael Karcher, CF, B.S. M.S. Forestry SIU-Carbondale

E. Bakerville Rd.



Wiggy Farms LLC
NE¼ section 19
T.3S – R.3E
Jefferson County
1"= 30E. 0'

Casey Fork

200-003

200-001

200-003

200-001

Casey Fork

W

W

W