Timber Value Estimate

Achules - Mapleton Property
Lane County, OR

Submitted to: John Davis

by

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Report Description:

The purpose of this valuation is to provide estimated timber volumes and values held on the Mapleton property, Lane County, Oregon, on June 8, 2023.

Mapleton Property:
Timber Value Summary

The following summarizes the Mapleton timberlands included within this report:

Acreage

Merchantable Timber	16.2 acres
Young (1-10 Year)	60.1 acres
Young (11-25 Year)	13.1 acres
No Value Timber (mostly Hardwood)	13.0 acres
Riparian Management Area	17.9 acres

Timber Volume ESTIMATE

Merchantable Timber ESTIMATE	356 mbf

Timber Value ESTIMATE

Merchantable Timber ESTIMATE	**$104,000.00**
Young Reprod (1-10 year-old)	**$46,800.00**
Young Reprod (11-25 year-old)	**$32,000.00**

***SUM NET VALUE for MERCH TIMBER &Reprod**	**$182,800.00**
****BARE TIMBER LAND: 102.4 acres (usable for forestry)**	**$87,040.00**

*Merch Volume and Values based completely on estimates from photography and computer research. Acreage, timber volume, species mix, and topography may vary considerably. Timber value and volume may be +/- 50% or more.

**Land Value is estimated for the timber ground not within the RMA. The southern portion appears to have poor access and stream crossings.

Harvest Restrictions:

Cultural Resource, Wildlife, and Fish Protection:
To the best of my knowledge, I do not know of any protective measure, aside from the Riparian Areas, that may restrict "normal" harvest activities—in regards to cultural, landslide, wildlife or other unstated protection. However, I have not contacted the State and/or other regulatory offices regarding potential restrictions and provide no guarantees. Additional information may be obtained from ODF when a harvest notification is filed. Terms are generally based upon the discretion of the Oregon Department of Forestry and the Oregon Forest Practices Act and Rules.

The acreage, volumes, and values in this report do not reflect any other potential restrictions. The acreage is based on "gross" acreage. Changes may be made to reflect restricted areas (if found).

Riparian areas may be different than shown.

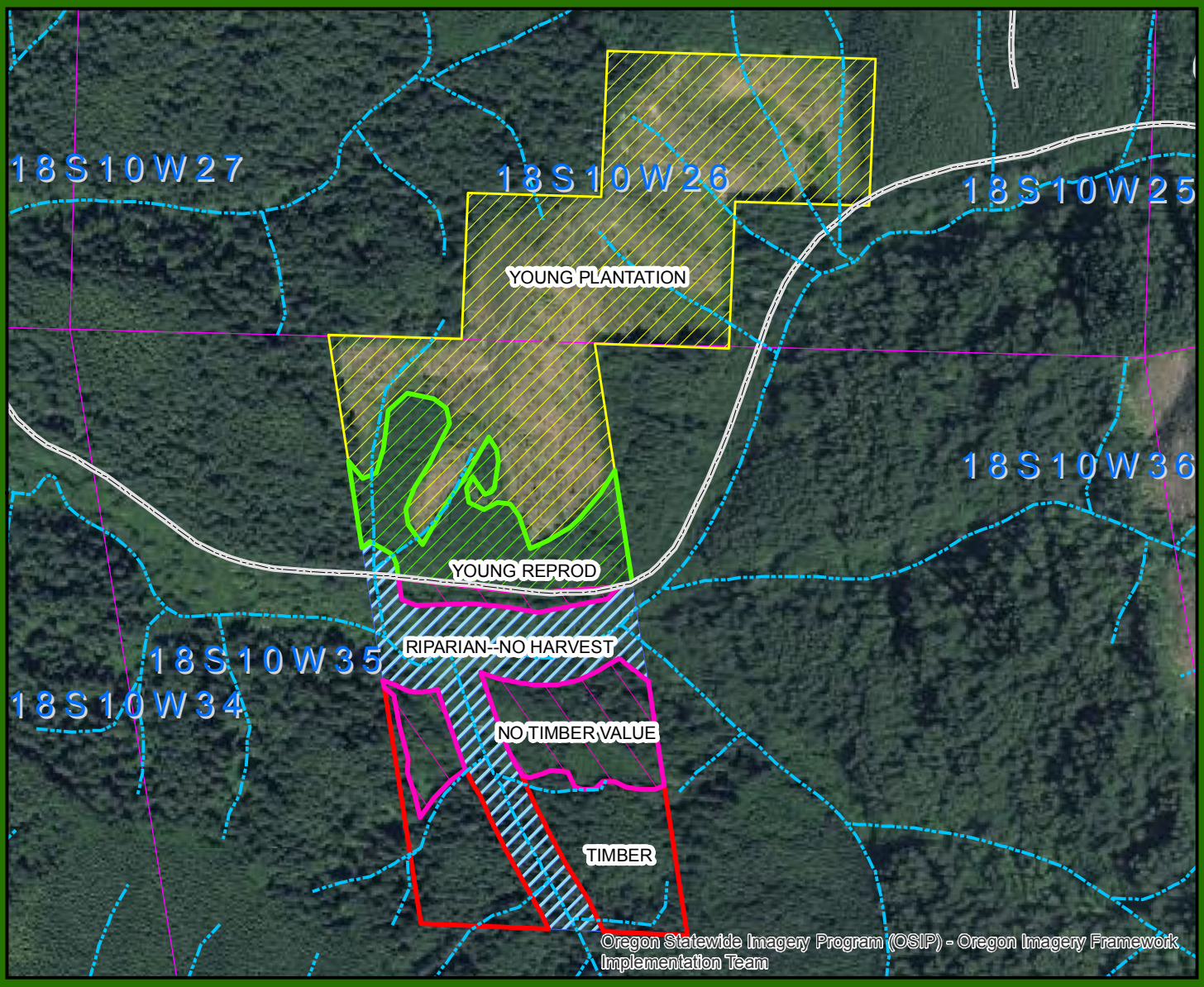
Disclaimer:

The volumes used for this valuation were based on estimates. The site was not visited for review and assessment. Error certainly exists with log volumes and values. Log prices are based on June 2023 market pricing for the Oregon Coast, Willamette Valley and surrounding areas. Log values are quite volatile. Prices can increase or decrease +/- 20% in very short time frames. Also, logging prices can vary considerably between loggers. This valuation assumes summer weather logging.

Information is neither guaranteed nor warranted and may be subject to error due to estimation, hidden defect, disease, inaccurate database data, mapping error, and/or other circumstances. The client receiving this report assumes the risk of any inaccurate or misrepresented information.

Thank you,
Jared Simmons
Alpenglow Forestry Consulting, LLC
(541)-525-3582

Alchules Mapleton



Legend

- TRS
- Streams
- Roads

Type

- TIMBER
- YOUNG PLANTATION
- YOUNG REPROD
- NO TIMBER VALUE
- RIPARIAN--NO HARVEST

2018 Orthographic Imagery

N

1 inch = 750 feet

Alpenglow FORESTRY CONSULTING