

FOREST MANAGEMENT PLAN

Prepared For:
River Road Properties, LLC
1/22/18

Prepared By:
Rick Sluss
Registered Forester, ACF

FOREST MANAGEMENT PLAN

Property Information:

LANDOWNER'S NAME: River Road Properties, LLC

ADDRESS: 101 Dalton Place Way, Knoxville, TN 37912

PHONE: 865-805-5501

COUNTY: Roane

DATE EXAMINED: 1/22/18

MAP NUMBER: 117

PARCEL NUMBERS: 020.00

DEED ACRES IN PARCEL: 105.16 AC

TOTAL PROPERTY ACRES: +/- 105.16 AC

PROPERTY LOCATION: Property is located on Branham Hollow Road and River Road (HWY 304) south of Kingston, TN. (See attached map)

General Management Information:

Management History of Forest Land: Tract is one contiguous block on the west side of Branham Hollow Road and south side of HWY 304. Tract is mostly forested with a power line ROW. Aside from firewood harvesting no significant timber management has been conducted on the property in the past several years.

Landowner Objectives for Management: Landowner would like to maintain property for timber production and wildlife habitat.

Timber Production – Landowner would like to continue the growth of the current timber and possibly thin the timber for income and wildlife habitat.

Wildlife – Landowner would like to promote game and non-game wildlife while protecting the water quality. In addition, there are several forest openings that could be turned into wildlife food plots.

Soil and Water Quality – Landowner would like to protect soil and water quality by limiting access and by implementing erosion control practices on sloped areas. Water quality is a priority if any harvesting or road work is to take place on the property.

Miscellaneous – There is a power line ROW crossing the northwest section of the property. The ROW area is approximately 7 acres.

Forest Stand Information:

The forest has been split into two stands for management planning. If forest management is desired, these stands can be broken down into smaller stands to further describe the resource and implement management activities.

Stand: 1

Acres: \pm 65 All forested

Stand Description: Medium to high Site Index 70 - 90 for upland oak. The stand is primarily a large ridge Southeast of River Road. The power line ROW separates Stand 1 from Stand 2 (See attached Property Map). Soil type is predominately cherty and well drained. The North and East facing slope of the ridge has higher soil depths and more moisture content. The South and West facing slope of the ridge has drier more shallow soils and some small rock outcrops. Stand does not appear to have been harvested in many years and getting closer to full maturity. The North and East facing slopes have slightly larger trees and the South and West facing slopes have mostly smaller to medium sized trees. Access is good from River Road and there is additional access via a woods road that leads back to Branham Hollow Road.

Existing Forest Type: Mixed hardwood

Species Composition: White oak, black oak, chestnut oak, northern red oak, scarlet oak, yellow poplar, red maple, black gum, sweet gum, beech, and hickory. In addition there are some scattered yellow pines and Virginia pines.

Timber Size Class: Medium, with some larger diameter hardwoods scattered throughout the stand. Most of the hardwood trees are 12 inches to 16 inches in diameter.

Stocking of Existing Stand: High 90+ sq. ft. of basal area per acre

Stand Age: 40 to 70+ years over most of the stand with pockets of smaller trees and saplings around openings created by fallen hardwoods and pines.

Harvesting / Management History: For the most part it appears the compartment has not been harvested in over 30 years. There is an occasional stump where someone has taken out a tree probably for firewood or clear out a trail from a fallen tree.

Present Condition: Mixed mature hardwood with scattered natural pine. Hardwood is mostly in good health with white oaks, chestnut oaks, black oaks, scarlet oaks, hickories, and poplars dominating the stand.

Recommendations for management over the next 10 Years: Consider a selective harvest on large diameter hardwoods to capture timber value and improve growing space for residual trees. Larger hardwoods are mature and should be checked periodically for signs of decline if timber value is of high importance. To promote wildlife consider planting some small food plots in existing small openings and woods roads. If a selective harvest is conducted, a water management plan should be used to control run off. In addition, for soil and water protection maintain gates to limit access.

Recommended Management Type: Mixed Hardwood

Stand: 2

Acres: \pm 33 All forested

Stand Description: Medium to high Site Index 70 - 90 for upland oak. The stand is primarily two large knolls on the West side of Branham Hollow Road (See attached Property Map). Soil type is predominately cherty and well drained. The North and East facing slopes of the knolls have higher soil depths and more moisture content. The South and West facing slopes of the knolls have drier more shallow soils and some small rock out crops. Stand does not appear to have been harvested in many years and getting closer to full maturity. The North and East facing slopes have slightly larger trees and the South and West facing slopes have mostly smaller to medium sized trees. Access is very good and the stand adjoins Branham Hollow Road.

Existing Forest Type: Mixed hardwood

Species Composition: White oak, black oak, chestnut oak, northern red oak, scarlet oak, yellow poplar, red maple, black gum, sweet gum, beech, and hickory. In addition there are some scattered yellow pines and Virginia pines.

Timber Size Class: Medium, with some larger diameter hardwoods scattered though out the stand. Most of the hardwood trees are 12 inches to 16 inches in diameter.

Stocking of Existing Stand: High 90+ sq. ft. of basal area per acre

Stand Age: 40 to 70+ years over most of the stand with pockets of smaller trees and saplings around openings created by fallen hardwoods and pines.

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Recommended Management Type: Mixed Hardwood

Power Line R-O-W

Acres: +/- 7 Acres Power Line ROW

Description: The property contains a power line ROW. The power line ROW is currently being maintained in grass.

Recommendations: Contact Power Company to inquire about programs for wildlife habitat improvement. Some power companies' offer cost share programs to maintain ROW's in wildlife cover.

ADDITIONAL RECOMMENDATIONS FOR MANAGEMENT:

Consult professional forester before selling timber or entering into agreements for forestry services. A consultant's experience will help you reach the desired objectives in a cost effective manner.

Consult with a CPA to establish and maintain good financial records for taxes and advice on estate planning.

Mark property boundary lines to help against trespass. In addition, contact adjoining landowners and work together on common objectives such as property lines, access, and trespass etc.

Harvest firewood from dead and cull trees to improve overall stand conditions and promote growth on higher valued species and wildlife trees.

Stabilize existing roads and woods trails with water-bars to control erosion. Maintaining a locked entrance will limit unwanted access to help prevent erosion.

To explore further wildlife management interest contact the Tennessee Wildlife Resources Agency (TWRA). A TWRA wildlife biologist can provide more detailed plans and information to promote wildlife on the property.

Maintain a record of management expenses and record all activities.

Check on property at least a few times per year to protect against unwanted access and encroachment.

MANAGEMENT PLAN UPDATE:

Forest Management Plan should be updated in 2028 or when a significant land use change occurs.

FOREST MANAGEMENT PLAN PREPARED BY:

Rick Sluss

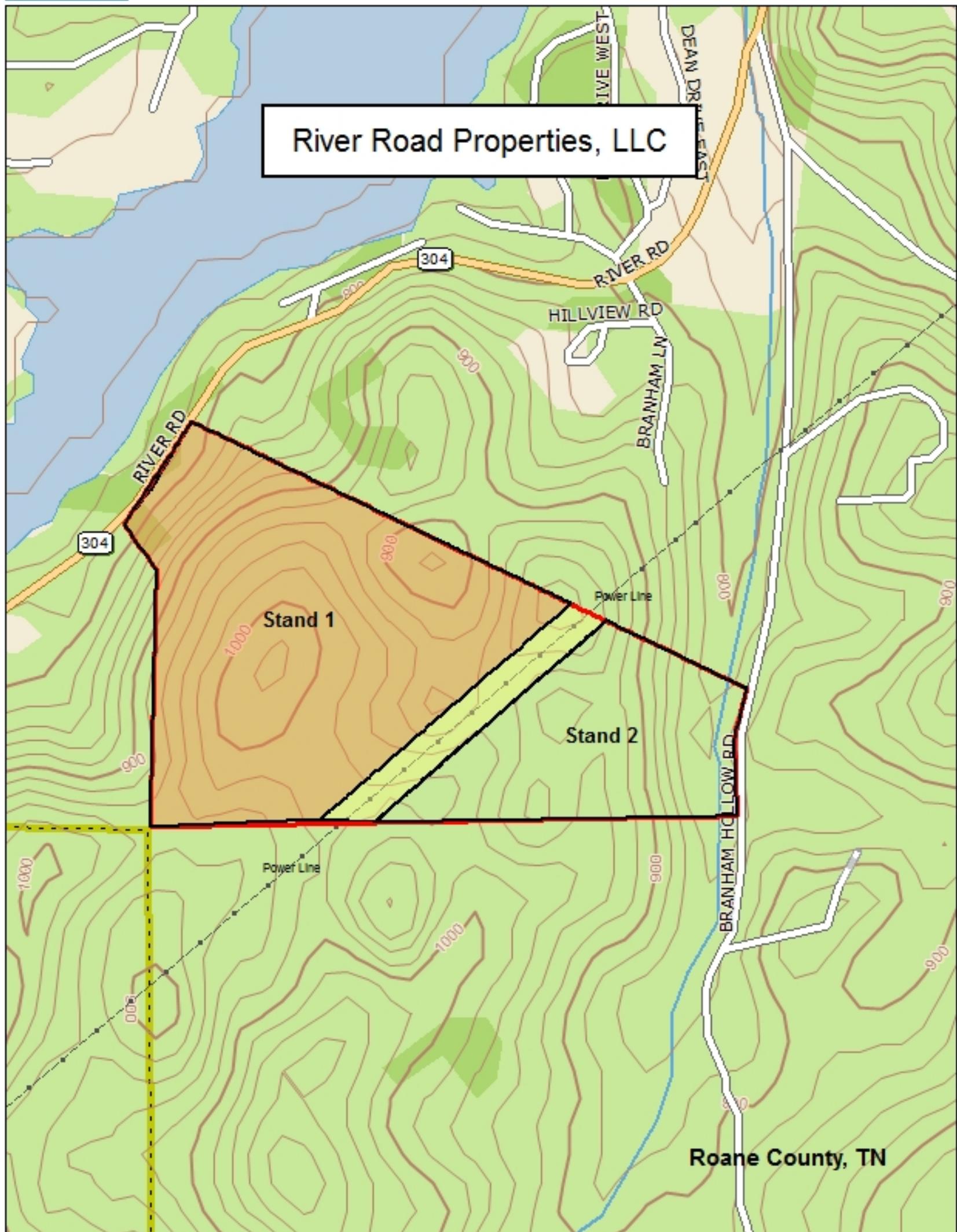
Rick Sluss

DATE: 1/22/18

Registered Forester
Association of Consulting Forester of America
Tennessee Forestry Association
Licensed Tennessee Realtor

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River Road Properties, LLC



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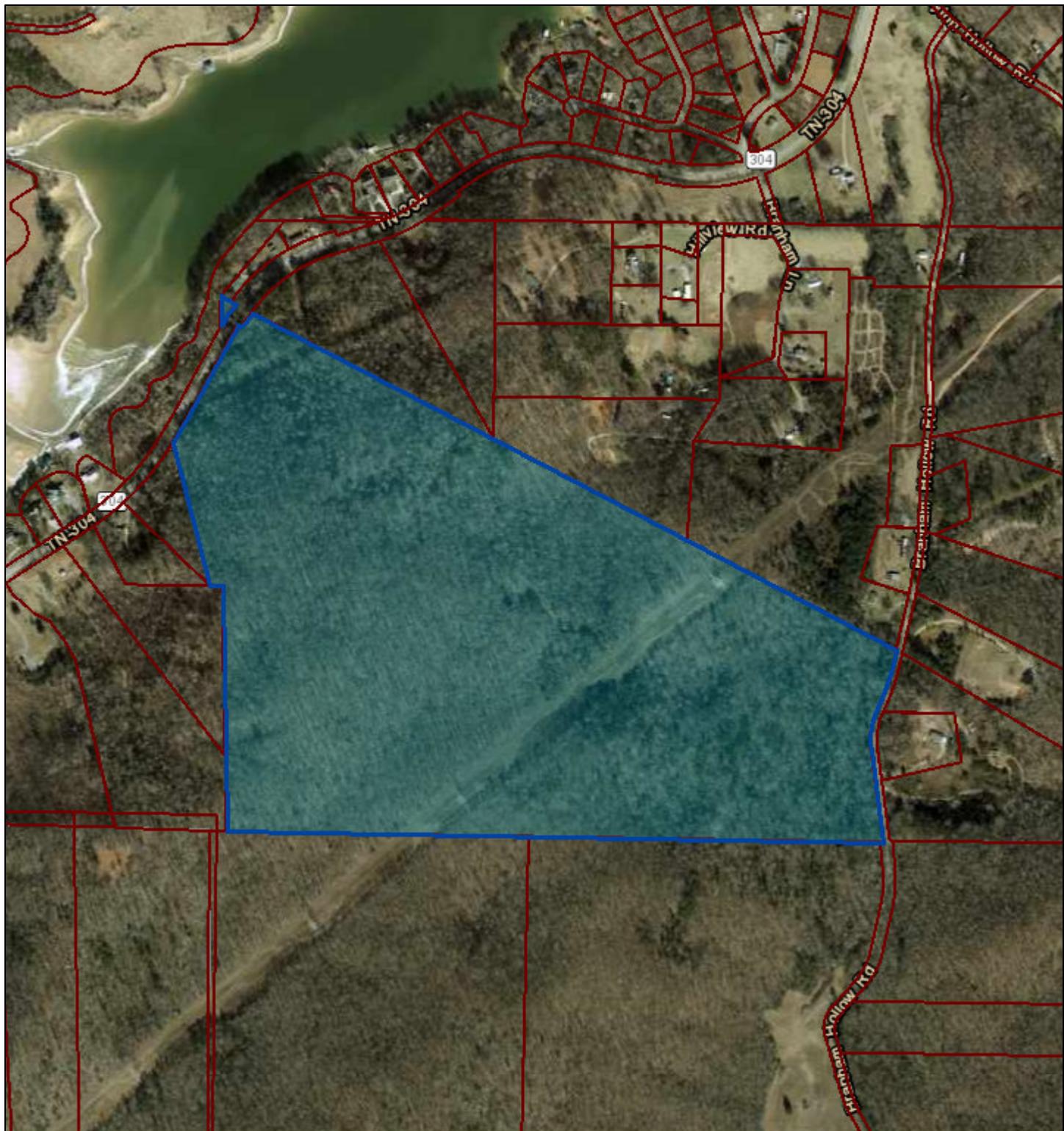
MN (5.2° W)



Data Zoom 14-0

Data Zoom 14-0

Roane County - Parcel: 117 020.00



Date: January 22, 2018

County: Roane

Owner: RIVER ROAD PROPERTIES LLC

Address: RIVER RD

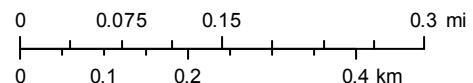
Parcel Number: 117 020.00

Deeded Acreage: 0

Calculated Acreage: 105.16

Date of Imagery: 2015

1:9,028



TN Comptroller - OLG
TDOT

State of Tennessee, Comptroller of the Treasury, Office of Local Government
(OLG)
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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.