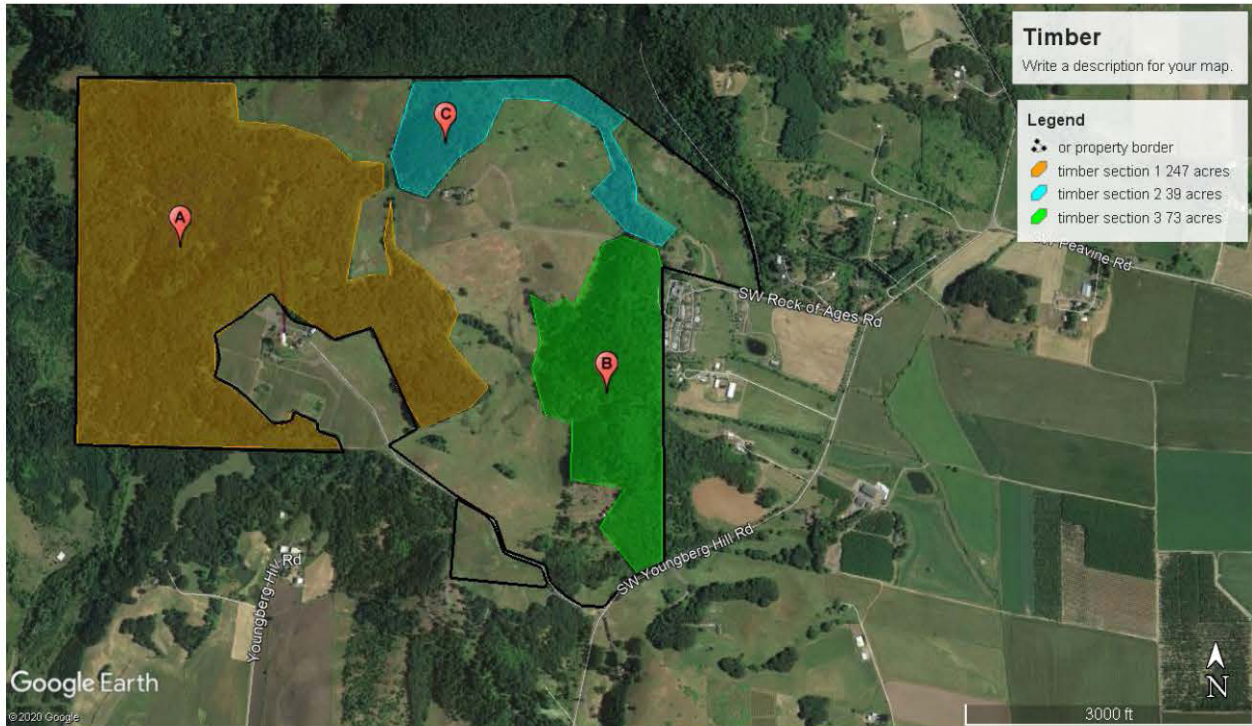


Timber Cruise for RF Oregon LLC
Sec. 27 T4S R5W
15460 SW Rock of Ages Rd. McMinville, OR 97128

For: RF Oregon LLC/ Krissy Lookabill krissy@thebellacasagroup.com

Property Description: 595.71 acre parcel located Sec. 27 T4S R7W



This property has approximately 359 acres of timber on it in three separate sections, shown in the map above. Slope and timber type vary in each section. There are a lot of scattered areas of thick maple and oak trees, which have very little value at this time with the current markets (as of September 24, 2020). There is no solid road system through the timber sections, making it a summer job without rocked roads. The paved road to the house may take a beating with the weight of heavy equipment going up and down it, so other access points may need to be used or established. I will separate sections A, B, and C according to the map above.

Section A: 247 acres. There is about 144 acres along the west side of the section of younger timber that looks to be 20-25 year old reprod Douglas Fir. There are mixed pockets of maple and oak that do not have value at this time. Of the 144 acres, there is roughly 120 acres of reprod Douglas Fir. For the reprod, put an additional \$3,500/acre to the value of the land. The other 103 acres of this section are areas of Douglas Fir mixed with Maple. The fir trees average 70 years old and are of good quality. There is an average of 18 MBF to the acre of fir considering the scattered Maples with a total of 1.872 Million MBF (MMBF)

Section B: 73 acres. This section has roughly 50 acres of reprod Douglas Fir mixed with 23 acres of maple and oak. For the 50 acres, add \$3,500/acre to the value of the land. The remaining

45 acres is predominantly 40-70 year old Douglas Fir with mixed areas of White Fir, Maple and Oak. The 45 acres of Fir have an average of 20 MMBF acre totaling 900 MMBF.

Section C: 30 acres. There is roughly 14 acres of good Douglas Fir along the north slope of the hill. The Fir has an average of 20 MMBF acre totaling 280 MMBF. The north slope and remaining 16 acres is predominantly Maple and Oak trees which have very little value at this time. There is some bigger Douglas Fir mixed in, but it would be hard to get out without taking out all of the Maple and Oak.

Timber Value:

Section A:

1.872 MMBF

x \$700.00 (Gross average timber value/MBF)

\$1,310,400 (Gross timber value)

-45%(\$589,680) Logging Cost

\$720,720 (Timber value after logging cost)

--\$8,461 (Harvest Tax)

-\$36,400 (Replanting cost 350 trees @ 104 acres x \$1.00/tree)

\$675,859 (Net Value of harvestable timber)

Section B:

420 MMBF

x \$270.00 (Gross average timber value/MBF)

\$113,400 (Gross Timber Value)

-45%(\$192,000) Logging Cost

\$117,180 (Timber Value after logging cost)

--\$1,764 (Harvest Tax)

-\$18,120 (Replanting cost 350 trees @ 42 acres x \$1.00/tree)

\$117,180 (Net Value of harvestable timber)

Section C:

280 MMBF

x \$270.00 (Gross average timber value/MBF)

\$75,600 (Gross Timber Value)

-45%(\$126,000) Logging Cost

\$75,600 (Timber value after logging cost)

--\$1,764 (Harvest Tax)

-\$18,120 (Replanting cost 350 trees @ 28 acres x \$1.00/tree)

\$75,600 (Net Value of harvestable timber)

Additional Info: Due to the lack of roads, logging cost is more and logging would need to be done in dry months. If the rock quarry was used, a rock crusher would have to be used to crush rock in order to rock roads due to the current size and hardness of the rock.

**This is just an estimate. All values are as of 9/24/2020. Jeff Heller and B&J Heller Land Management LLC hold no responsibility for this timber cruise.

Thank you, Jeff Heller, B&J Heller Land Management
33285 Wikstrom Rd. Scappoose, OR 97056