

# Cumberland Valley Forestry, LLC

438 Blue Springs Road, Cadiz, KY 42211

Phone: 270-522-6623, Cell Phone: 270-350-3599

April 25, 2025

Dan Reiter  
330 Franklin Drive  
Ste 135A-194  
Brentwood, TN 37027

Dear Dan:

The following is a report of my timber inventory cruise and timber value appraisal on your property located off Vaughn Road in Dickson County, Tennessee, as you requested.

Enclosed with this letter are a timber cruise summary report and a detailed property map showing the location of the property and its approximate boundaries.

Using the survey map, tract information you provided, topographic maps, current and historical aerial photos, field observations of property boundary indicators such as fences, roadways, flagging tape, and existing survey markers, I have estimated:

- 168 acres - hardwood timber
- 14 acres - loblolly pine
- 1.42 acres - grass field, cabin site, pond
- **183.42 acres - tract total**

To determine an estimate of the timber volume a total of 47 sample plots were located on a 396 foot X 396 foot (6 X 6 chain) grid on the property. At each sample plot all merchantable sawtimber and pulpwood trees were measured. Sawtimber trees included all trees which measured 14 inches or larger DBH (diameter at breast height – measured 4 ½ feet above the ground on the uphill side of the tree), and contained at least one 8 foot sawlog. Pulpwood trees included trees  $\geq$  8 inches DBH that were not suitable for sawtimber and had at least 20 feet of merchantable pulpwood.

Dollar values are standing timber prices, not delivered log prices; and are based on the fair market value of similar standing timber in the area at the time of the appraisal.

The timber volumes and values presented are believed to be an accurate estimate of the quantity and value of the standing timber present. However, no warranty or guarantee is made as to the quantity or value of the timber, or the accuracy of the acreage estimate.

If you have any questions about the report please contact me.

Sincerely,



Paul Yielding  
Certified Forester

**CUMBERLAND VALLEY FORESTRY, LLC**  
**TIMBER CRUISE SUMMARY**

TRACT: Dan Reiter

LOCATION: Dickson Co., TN

SURVEYED PROPERTY ACRES: 183.42

ESTIMATED TIMBER ACRES: 182

CRUISE DATE: March 11, 12, & 21, 2025

CRUISE TYPE: Variable radius plot

CRUISED BY: Paul Yielding

HARDWOOD SAWTIMBER SPECIES	ESTIMATED TOTAL BOARD FEET	% OF TOTAL BOARD FEET	ESTIMATED VALUE
Hickory	135,576	27.3%	\$ 29,827
White Oak	132,384	26.7%	\$ 97,964
Yellow Poplar	85,512	17.2%	\$ 24,798
Red Oak	81,312	16.4%	\$ 26,833
Beech	21,840	4.4%	\$ 3,276
Hard (Sugar) Maple	14,280	2.9%	\$ 4,284
Ash	12,096	2.4%	\$ 3,447
Blackgum/Sweetgum	4,872	1.0%	\$ 877
Soft (Red) Maple	4,200	0.8%	\$ 924
Cherry	3,696	0.7%	\$ 1,035
Post Oak	840	0.2%	\$ 286
<b>TOTAL SAWTIMBER</b>	<b>496,608</b>	<b>100.0%</b>	<b>\$ 193,551</b>

PULPWOOD	TOTAL TONS	% OF TOTAL TONS	ESTIMATED VALUE
Hardwood Pulpwood Trees	1,437	58.9%	\$ 5,748
Loblolly Pine Pulpwood Trees	1,003	41.1%	\$ 5,015
<b>TOTAL PULPWOOD</b>	<b>2,440</b>	<b>100.0%</b>	<b>\$ 10,763</b>

<b>TOTAL VALUE, ALL PRODUCTS</b>	<b>\$ 204,314</b>
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Red Oak includes black, northern red, scarlet, and southern red oaks.

Hardwood sawtimber includes all hardwoods measuring  $\geq$  14 inches DBH with at least one 8 foot sawlog. (DBH is Diameter at Breast Height, measured 4.5 feet above the ground on the uphill side of the tree).

Pulpwood trees measured  $\geq$  8 inches DBH, were not suitable for sawtimber, and had at least 20 feet of merchantable pulpwood.

The board foot volumes were computed using the Doyle Log Rule, form class 78, except form class 80 used for yellow poplar.

This cruise is an estimate of the described timber, and no warranty or guarantee is made as to the quantity, quality, or value of the timber present, or of the acreage estimates presented.