HOUNDS CREEK LAND & TIMBER

7066 Poorhouse Road, Victoria, Virginia 23974
(434)480-1700 HoundsCreekTimber@gmail.com

TIMBER APPRAISAL

Dogwood Lane, 214.23 acres, WHOLE TRACT

*SED = Small End Diameter

PRODUCT	TONS		$/TON		
PINE PULPWOOD	5,984	@	$8	=	$47,872.00
PINE CHIP-N-SAW to a 7" SED	4,228	@	$16	=	$67,648.00
PINE SAWTIMBER to a 10" SED	1,748	@	$22	=	$38,456.00
HARDWOOD PULPWOOD	6,136	@	$6	=	$36,816.00
MIXED HARDWOOD SAWTIMBER to a 10" SED	879	@	$30	=	$26,370.00
	TOTAL TIMBER VALUE			=	**$217,162.00**

Greg Gunn, Forester

January 23, 2026
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TIMBER APPRAISAL

Dogwood Lane, LOT 1, 29.0 ACRES

*SED = Small End Diameter

PRODUCT	TONS		$/TON		
PINE PULPWOOD	577	@	$8	=	$4,616.00
PINE CHIP-N-SAW to a 7" SED	827	@	$16	=	$13,232.00
PINE SAWTIMBER to a 10" SED	159	@	$22	=	$3,498.00
HARDWOOD PULPWOOD	930	@	$6	=	$5,580.00
MIXED HARDWOOD SAWTIMBER to a 10" SED	196	@	$30	=	$5,880.00
	TOTAL TIMBER VALUE			=	**$32,806.00**

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TIMBER APPRAISAL

Dogwood Lane, LOT 2, 34.7 ACRES

*SED = Small End Diameter

PRODUCT	TONS		$/TON		
PINE PULPWOOD	384	@	$8	=	$3,072.00
PINE CHIP-N-SAW to a 7" SED	619	@	$16	=	$9,904.00
PINE SAWTIMBER to a 10" SED	242	@	$22	=	$5,324.00
HARDWOOD PULPWOOD	1,758	@	$6	=	$10,548.00
MIXED HARDWOOD SAWTIMBER to a 10" SED	55	@	$30	=	$1,650.00
	TOTAL TIMBER VALUE			=	**$30,498.00**

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TIMBER APPRAISAL

Dogwood Lane, LOT 3, 37.3 ACRES

*SED = Small End Diameter

PRODUCT	TONS		$/TON		
PINE PULPWOOD	1,745	@	$8	=	$13,960.00
PINE CHIP-N-SAW to a 7" SED	497	@	$16	=	$7,952.00
PINE SAWTIMBER to a 10" SED	328	@	$22	=	$7,216.00
HARDWOOD PULPWOOD	726	@	$6	=	$4,356.00
MIXED HARDWOOD SAWTIMBER to a 10" SED	0	@	$30	=	$0.00
	TOTAL TIMBER VALUE			=	**$33,484.00**

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TIMBER APPRAISAL

Dogwood Lane, LOT 4, 21.0 ACRES

*SED = Small End Diameter

PRODUCT	TONS		$/TON		
PINE PULPWOOD	529	@	$8	=	$4,232.00
PINE CHIP-N-SAW to a 7" SED	437	@	$16	=	$6,992.00
PINE SAWTIMBER to a 10" SED	107	@	$22	=	$2,354.00
HARDWOOD PULPWOOD	510	@	$6	=	$3,060.00
MIXED HARDWOOD SAWTIMBER to a 10" SED	0	@	$30	=	$0.00
	TOTAL TIMBER VALUE			=	**$16,638.00**

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TIMBER APPRAISAL

Dogwood Lane, LOT 5, 38.9 ACRES

*SED = Small End Diameter

PRODUCT	TONS		$/TON		
PINE PULPWOOD	546	@	$8	=	$4,368.00
PINE CHIP-N-SAW to a 7" SED	263	@	$16	=	$4,208.00
PINE SAWTIMBER to a 10" SED	222	@	$22	=	$4,884.00
HARDWOOD PULPWOOD	1,296	@	$6	=	$7,776.00
MIXED HARDWOOD SAWTIMBER to a 10" SED	62	@	$30	=	$1,860.00
	TOTAL TIMBER VALUE			=	**$23,096.00**

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TIMBER APPRAISAL

Dogwood Lane, LOT 6, 27.0 ACRES

*SED = Small End Diameter

PRODUCT	TONS		$/TON		
PINE PULPWOOD	1,043	@	$8	=	$8,344.00
PINE CHIP-N-SAW to a 7" SED	761	@	$16	=	$12,176.00
PINE SAWTIMBER to a 10" SED	427	@	$22	=	$9,394.00
HARDWOOD PULPWOOD	574	@	$6	=	$3,444.00
MIXED HARDWOOD SAWTIMBER to a 10" SED	230	@	$30	=	$6,900.00
	TOTAL TIMBER VALUE			=	**$40,258.00**

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TIMBER APPRAISAL

Dogwood Lane, LOT 7, 26.3 ACRES

*SED = Small End Diameter

PRODUCT	TONS		$/TON		
PINE PULPWOOD	1,161	@	$8	=	$9,288.00
PINE CHIP-N-SAW to a 7" SED	823	@	$16	=	$13,168.00
PINE SAWTIMBER to a 10" SED	263	@	$22	=	$5,786.00
HARDWOOD PULPWOOD	341	@	$6	=	$2,046.00
MIXED HARDWOOD SAWTIMBER to a 10" SED	336	@	$30	=	$10,080.00
	TOTAL TIMBER VALUE			=	**$40,368.00**

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