

Hultgren Timber Assessment



Timber Value Assessment prepared by
Ken Nygren
White Oak Natural Resource Service

Purpose: This timber assessment is designed to give an approximate value of the existing timber using current log prices as of 12.22.21 and to recommend possible management scenarios for an owner of this property. This assessment is based on a visual examination of the property done on December 22, 2021. No field sampling was done on the timber; therefore, the volume estimate is done based on the experience of the forester and no guarantee of actual volume is made. The estimated stumpage value of this timber Overall, the net value of the timber on this property is \$129,801.39. See the valuation table below for the detailed assessment of value.

General Description (see photo below): This property is gently rolling lower hill slopes with an Easterly aspect. The elevation ranges from 160 feet to 400 feet. There is one perennial stream which flows from the Southwest corner of the property to the Northeast corner. This small stream is currently classified as a non-fish bearing stream. Two seasonal streams flow into this stream.

The timber around the two seasonal streams is primarily Oregon ash with some Bigleaf maple totaling about five acres. Much of the remaining timber is in Douglas fir plantations totaling about 23.4 acres. Roughly half of the plantations are about 18-25 years old. The remaining 12.5 acres are mature, 46-year-old stands.

The timber within the stands is at about 95% stocking with some openings of brush and young, natural regeneration mixed in with the merchantable age timber. In general, the younger stands of Douglas fir have an average of 6 thousand board feet (MBF) per acre and the older timber has about 20 MBF per acre. Overall, there is roughly 310 MBF of merchantable Douglas fir timber volume on the parcel. The relatively young age of the Douglas fir means the merchantable volume has only about 25% of the volume in the higher quality logs (2 Mill quality) and the remaining 75% of volume in the lower quality



log sorts (3 Mill and 4 Mill) or pulp. The hardwood volume on this property has very little saw log volume but can be sold as pulp. There is approximately one truckload (32 tons per load) of hardwood per acre for a total of 160 tons of hardwood pulp. A more detailed view of the value of these trees is provided in the table below.

Access to the timber stands is via a network of dirt roads. During the wet season, this access for logging purposes will need to be upgraded to graveled surface roads to allow log trucks to haul the logs. For the assessment of value that follows, no road upgrade costs are deducted. There is a well-built iron

gate across the access road into the middle of the property.

Forest Management Recommendations: The young age of this forest provides a large range of management options based on the goals of the landowner. The current stands of Douglas fir trees are currently in good health and have not suffered exceptional losses due to the current drought conditions. These stands are reaching a point where the crowns of the trees have reached “crown closure” where the individual trees are beginning to compete for dominance on the site. This competition will result in natural mortality, loss of green crown, and will stagnate growth within the stand. Therefore, the Douglas fir stands should be commercially thinned to a residual stand of 190-200 trees per acre to promote more vigorous growth on the remaining trees. Because these trees are already merchantable size, this thinning will result in some revenue to the landowner. The hardwood stands generally tolerate a higher density stocking and do not require immediate attention.

Timber Value: The stumpage timber value is the net value after the costs of logging, hauling, and sale administration. To realize all the current value of this timber, the timber must all be harvested to drive costs down and to receive the highest volume from the harvest. This type of harvest does have constraints put on it under the forest practices act that require two trees per acre over 11 inches diameter and a 50-foot buffer be left on the small perennial stream. The volume calculations used in the table below have been reduced to reflect this forest practice requirement. In addition, because this

SALE NAME: Hultgren **Location:** Yamhill Co.
Expiration Date: 12/23/2021

Species	Product	UOM	Est. Volume	Delivered Mill Price	Logging, Hauling & Sale Administration	Landowner Net Price	Estimated Landowner Net
Doug Fir	5-7" 3/4M log	MBF	75	\$681	\$447	\$235	\$17,592
Doug Fir	10" + Peeler	MBF	78	\$1,013	\$340	\$673	\$52,122
Doug Fir	8"+ 3/4M log	MBF	135	\$914	\$387	\$527	\$71,132
			288				
Doug fir	Pulp	ton	96	\$40	\$38	\$2.41	\$231
HWD	Pulp	ton	160	\$30	\$30	\$0.22	\$35
			160				\$141,111.67

ton-to-MBF conversion = 14.55

weighted average price = \$879.72 \$389.82 \$489.90

Project Costs	Unit of Measure	Estimated Amount	Price per Unit	Total Cost	Landowner Costs	Project Cost Per MBF
Re-planting	acre	23.00	\$437.50	\$10,062.50	\$10,062.50	\$33.31
Estimated Harvest Tax	MBF	302	\$4.13	\$1,247.78	\$1,247.78	\$4.13
Landowner Costs					\$ 11,310.28	\$37.45

harvest will reduce the stocking levels below the required 120 trees per acre and 80 basal area (BA) per acre, this harvest will require re-planting. Those costs along with the cost of harvest taxes are included.

Value Summary:

The overall net value of this timber is: \$129,801.99

The stumpage value of this timber is: \$141,111.67

The gross value of the standing timber is: \$261,567.21