

*A Brian Crusen
Consulting Forester*

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Gary Miller
Forty-six wooded acres
Part of Section 24, T12N, R9E in
Anderson Twp., Rush County, Indiana

TIMBER APPRAISAL

The following is a summary of the estimated timber on the Anderson Township farm in Rush County, Indiana. The following timber stand inventory was completed by measuring all sound trees with a diameter of 16" and higher DBH; and trees 4" to 15" DBH via individual measurements and a point sample cruise in the 16-acre woodlot. The tree scale, Doyle Rule, was used to estimate the following tree volume.

<u>Species</u>	<u>Number</u>	<u>Volume</u>
Black Walnut	264	28,050
Sugar Maple	172	17,800
Cottonwood	82	13,210
Bitternut Hickory	131	11,730
Hackberry	61	5,770
American Sycamore	10	4,660
Yellow Poplar	12	4,050
Black Cherry	27	3,800
Kentucky Coffeetree	16	3,460
Northern Red Oak	14	3,330
American Basswood	16	2,990
Honey Locust	16	1,530

Chinkapin Oak	6	1,260
Pin Oak	4	920
American Beech	5	700
White Oak	3	630
Sweet Gum	2	420
Blue Ash	3	350
Red Elm	<u>1</u>	<u>90</u>
TOTAL	845	104,750

The total current merchantable timber volume estimated on this property is 104,750 board feet (Doyle Rule). This volume was estimated using the tree and volume formulas from the "Simplified Point Sampling Cruising" publication (USDA, 1991). The estimated value for this timber volume is **\$129,887**. This value was based on the volume found on the property as of February 14, 2025, using the standing timber prices from comparable sales within the last 12 months. These prices are subject to fluctuations effected by the timber market climate, weather factors, and seasonal factors. Due to the variance in a mixed hardwood stand, these volumes should not be used to replace an accuracy of a marked timber harvest sale. While the total volume of timber on the property is estimated at \$129,887, this would require a cutting of all trees down to 12" DBH.

The forests on this property are a mix of quality and average stands. The average annual growth is estimate at 2.5% and a nominal price index of 0.917. If the stand were left alone for 10 years, the estimated value of the timber, assuming no catastrophic event, e.g. tornadoes, ice storms or heavy winds, would increase to approximately \$188,858.

The timber inventory, appraisal and allocation was completed by A. Brian Cruser, ACF. Dr. Cruser is a member of the Society of American Foresters and certified by the Association of Consulting Foresters with over 44 years of forestry experience. Date of Inventory, Appraisal: February 14, 2025.

Signed: A. Brian Cruser

A. Brian Cruser, ACF, MBA, Ed.D