

Southwest Arkansas

## Forestry Services, Inc.

Monday

December 27, 2021

To: [REDACTED]

3817 Hwy 32

Rosston, AR 71858

Re: Timber Appraisal

Dear [REDACTED]

Thank you for the opportunity to appraise the timber on your property in Nevada County, Arkansas. Here is the finding of my work on the tract in December, 2021.

### Tract Location:

NE1/4 – Section 14, T 14S – R 22 W - Nevada County, Arkansas.

### Tract Composition and Topography:

The 160-acre tract is located in the gulf coastal plains of south Arkansas. The tract is almost split in half by blacktop county Rd #32 and then a gravel county road #9 to the north splitting the north part in half. There is a old county road it looked to me going from the blacktop south into the se corner of the tract. The tract is divided into four areas and three timber stands. The first area is the **pasture area** where the house is located and it is about 11 acres. The timber stands are as follows: #1 is the **natural pine stand** which is a well-stocked natural pine stand of mixed sizes and less than perfect quality with some knotty and limby trees, but there would be some poles in themed size trees and some grade in the larger trees. This stand is mature and ready to harvest. #2 is a **bottomland hardwood stand** with some larger pines on the upper islands but mainly oak sawtimber hardwoods with some component of hardwood pulpwood. This stand was thinned in the past it looked like and the stocking is good and an overstory

[REDACTED] P.O. Box 2406 Magnolia, AR 71753

[REDACTED] Mike Bentley, R.F. – Owner/Forester

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Email – [REDACTED] WAFSMike@gmail.com

removal (leaving and managing the oaks) could be done to open up the stand some but I would not total harvest due to the low ground conditions. This is an excellent hunting area ripe for improvement but I did notice quite a bit of ground disruption from the hogs over all this area. #3 is the **hardwood swamp** composed of a creek from north to south and it is composed of mainly cypress trees and scattered hardwoods and a few pines again on the higher island ground but it is frequently flooded and was quite wet. I was not able to cross the creek and the south part to the sw corner was very wet as I was not able to get into the southwest area of timber. The cypress trees are smaller in diameter with the larger older trees being removed years ago.

**Timber Appraisal:** based on 70 prism plots across the 144 acres of timber.

Pine Sawtimber - 2927 tons - \$28 per ton - \$81,956.00

Pine CNS - 1555 tons - \$20 per ton - \$31,100.00

Pine Pulpwood - 724 tons - \$6 per ton - \$4344.00

Hardwood Sawtimber - Oak - 1653 tons - \$60 per ton - \$99,180.00

Misc Species\* - 1419 tons - \$20 per ton - \$28,380.00

Hardwood Pulpwood\* - 3882 tons - \$10 per ton - \$38,820.00

**Total Timber Value - \$283,780.00 (\$1773 per acre based on the overall 160 acres)**

\* This includes the cypress timber which I believe is not harvestable due to wet ground conditions and its location within the streamside management zone (SMZ).

If I can assist you any more on this tract, please let me know. The tract is very accessible with little brush across the whole of it. The wild hog aspect makes it inhospitable and a gun may be needed to traverse it. There is immediate income from the pine stands and the other areas can be thinned when drier.

Sincerely yours,

[REDACTED]  
Michael S. Bentley