

**Charles Ballard Estate Tract
Giles County, Virginia**

Timber Appraisal

Product	Volume	Stumpage	Value
Sawtimber:			
Red Oak	96.1 MBF	\$200/MBF	\$19220.00
Black Oak	42.2 MBF	170/MBF	\$7174.00
White Oak	136 MBF	210/MBF	\$28560.00
Chestnut Oak	201.7 MBF	125/MBF	\$25212.50
Scarlet Oak	31 MBF	110/MBF	\$3410.00
Yellow Poplar	174.4 MBF	125/MBF	\$21800.00
Basswood	59.2 MBF	100/MBF	\$5920.00
Hickory	67.1 MBF	50/MBF	\$3355.00
Hard Maple	95.3 MBF	235/MBF	\$22395.50
Soft Maple	64.3 MBF	120/MBF	\$7716.00
Black Walnut	49.8 MBF	380/MBF	\$18924.00
Black Cherry	39.2 MBF	220/MBF	\$8624.00
Ash	38.2 MBF	110/MBF	\$4202.00
Misc. Hardwoods*	117.4 MBF	25/MBF	\$2935.00
Total	1211.9 MBF		\$179,448.00
MBF =	Thousand Board Ft.		

Misc. Hardwoods* - Buckeye, Birch, Beech

Small Roundwood:

Hardwood	1514 Tons	\$2/Ton	\$3028.00
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Grand Total: **\$182,476.00**

Methods and References
for Timber Volume Summary and Appraisal
Charles Ballard Estate and Rachel Ballard Tracts

Field Methods

The field work on the Rachel Ballard tract was done on February 21, 2018. The Rachel Ballard tract had a survey plat which was used to identify property boundaries. The field work on the Charles Ballard Estate tract was done on March 2, 2018. The Charles Ballard Estate tract had only the tax map to identify the boundaries. Corners and lines were easily found on the ground because old fences were evident plus the common line with the Rachel Ballard tract defined the south boundary and the national forest boundary was located high on the mountain. Louis Brossy and David Richert did the field work.

We cruised the tract using the prism method with a 10 factor prism. Points were located using a grid pattern to achieve randomness. Sawtimber heights were recorded in 16 foot logs in half log intervals. Pulpwood heights were recorded in 5 foot increments. Diameters were measured to the nearest even two inch diameter class. Quality of the timber was noted, along with steepness of terrain, fire damage and other factors pertinent to value.

Calculations

Board footage of sawtimber and tonnage of small roundwood was determined by entering the point data into Two Dog for Windows ® timber cruising software. This program is widely used to determine the volume of standing timber in forestry operations. Doyle Rule is used since it is the rule of trade in this area.

Stumpage prices are determined from comparable sales in the Virginia and West Virginia area. An open market, sealed bid system is used to maximize timber revenue for clients in the area.

Charles Ballard Estate
 Giles County, VA
 214 Merchantable Acres

Total Sawtimber Volume = 1211.9 Thousand Board Feet, Doyle
 03/05/18

Diameter	Northern Red Oak	Black Oak	White Oak	Chestnut Oak	Scarlet Oak	Yellow Poplar	Basswood
12	1.4	1.7	4.4			12.9	2
14		1.7	4.3	20.6	3.8	13.1	9.4
16	17.5	10.5	14.9	42.3	5	19.6	13.1
18	14.8	15.1	42	88.6	12.9	19.8	3.4
20	11.3	6.7	15.1	26.6	6.6	22.1	6.1
22	5.5		8.1	14.4		21.9	13.7
24	4.3		8.5	4.3		30.3	4.3
26	17.8		23			17	
28	6.5	6.5	4.8	4.9	2.7	17.7	7.2
30+	17		10.9				
Total Vol.	96.1	42.2	136	201.7	31	174.4	59.2
Diameter	Hickory	Hard Maple	Soft Maple	Black Walnut	Black Cherry	Ash	Misc. Hardwoods
12	9.9	1.4	8.2	2.7	2.7	4.7	26.1
14	19.4	10.7	5.9	3.8	7.1	3.3	28.2
16	5	15	22.6	15.5	19.4	3.9	25.4
18	11.1	31.8	14.5	13.2	6.2	4	27.7
20	2.3	17.4	7.6	3.8	3.8	3	4.1
22	8.2	9.6	5.5			3.3	5.9
24	5.8	9.4				3.4	
26	5.4			10.8		5.4	
28						7.2	
Total Vol.	67.1	95.3	64.3	49.8	39.2	38.2	117.4

Misc. Hardwoods: Buckeye, Birch, Bt

Hardwood Pulpwood: 1514 tons