

Red Rooster Farms – Total 427.29 Acres – 3 Parcels

Pennick Road 71.92 Acre Parcel Timber Info – Parcel #03-19136

I sold the remaining timber on this tract for Dr. Gowen after a previous buyer did a poor harvest and left due to difficult logging and access. My sale was part of a larger sale area for Dr. Gowen which included the adjacent cut area to the northwest. The “clean-cut-looking-area” (northerly) which has an SMZ was good timber that hadn’t been cut-at during the previous operation. It was matted and shovel logged. We left the required SMZ’s. The wood went out through the Old Union Camp/IP roads. I cleaned up and planted a large area with loblolly on that side at the same time we did the 5 acres on this tract.

There was a small area of high ground on the subject tract I KG’d, bedded, and planted with improved loblolly , approx 5 acres. Looks good. Value; \$400/acre region + growth (\$100/ac/yr) + bare land (\$1000-1200/acre). The lower two-thirds had been partially cut by the previous operation. Some of it was high enough to regenerate to pine but would have been marginal and I recommend we leave some loblolly seed trees and we did. There is a good amount of natural regeneration from the lob. Dr. Gowen had us leave some small timbered buffers along the property line in places and at his request we left some “better looking” oaks and other hardwoods for aesthetics mostly. The hardwood is regenerating in the areas that haven’t been dominated by the pine regeneration or its not too wet. Its been raining a lot here so some of the standing water is from that but where his dyke/road crosses the swamp there is evidence of beaver activity. A very small percentage is in this condition. Its a good recreational tract and would provide good duck hunting in the winter, as well as the usual critters (deer, turkey, small game). \$10/ac/yr for hunting lease.

Bottom line on timber values; there’s probably \$200/acre worth of timber left in seed trees, scattered hardwoods, and buffers but I don’t think its a merchantable sale amount because of the low volume/acre and difficulty to access. Doc does have an easement heading southwest (I forgot to show it on this image) but it has issues. We contemplated hauling the timber out that side but there’s some stubborn encroachment from one of the neighbors where the easement hits the public road. There was also a low hanging power line we’d have to deal with so we went out through the main part of the tract to Pennick Road.

Red Rooster Farms – 29.97 +/- Acre Fredrica Parcel – Timber Info – Parcel #03-06925

I found the timber value for the 33 a tract that is called the Frederica tract that is located on Pennick Road and is also in Millenium trust. It is located adjacent to property. The timber vallue was \$70,265. Total timber value for property in April 2017 was 364,076.

Red Rooster Farms – 325.42 Acre Parcel - Clear Cut Info on 56 Acre Portion- April 2020 From Parcel #03-09875

I GPS'd the harvested area yesterday morning. My machine has the clear-cut area at 56 acres (the total perimeter was 59.5 acres but I mapped out the small wetland area (3.5) so its not included in the 56 acres).

A total of 4773 tons of pine were harvested from the 56 acres; 1640 tons of pine pulp, 35%; 3098 tons of pine chip-n-saw (small sawtimber), 65%; and 35 tons of small poles, less than 1%. That's 85 tons/acre after the initial (light) thinning.

The tract cut \$98,946 from 56 acres or \$1767/acre (excellent).

I am of the opinion the remainder of the remaining acres in the same stand will actually be a little better, probably crowding \$2000/acre. The hardwood regeneration looks really good and will probably be merchantable cut in a few years or could be held for other values such as wildlife/recreation and let mature into a predominantly hardwood sawtimber asset.

The older pine stand north of this harvest needs a bit longer to gain the upgrade of products from sawtimber to poles on the individuals with that potential. The strength of the pole market (and sawtimber market for that matter) would way heavily when deciding to market the wood. The timber in this stand is probably worth \$2500/acre now.

The remaining pine would benefit greatly from a prescribe burn next winter. The fuel load is quite significant throughout and a wildfire would be very destructive and costly. I can provide that service for \$20/acre.

