



TIMBER INVENTORY

Gertrude Sprowels Estate
Taylor County, Kentucky

October 2025

Prepared By:

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TIMBER SALES — LAND SALES — INVENTORY & APPRAISAL — TIMBER TRESPASS — DRONE FLIGHTS

Timber Inventory Disclaimer

This timber inventory was performed by Luke Biscan, Dynamic Forest Management LLC, 47 Frontage Road, Glasgow, Kentucky 42141, (270) 404-4288, hereinafter called the Forester, and completed for Kessler Auction & Realty Co., hereinafter called the Client.

Boundary Lines and Acreage: The Client was responsible to provide accurate maps, boundary line descriptions and corners. This inventory was based on the provided materials and the Client's specific objectives. Marketable timber acreage was based on the provided materials, field analysis, topographic maps as well as current and historic aerial photos.

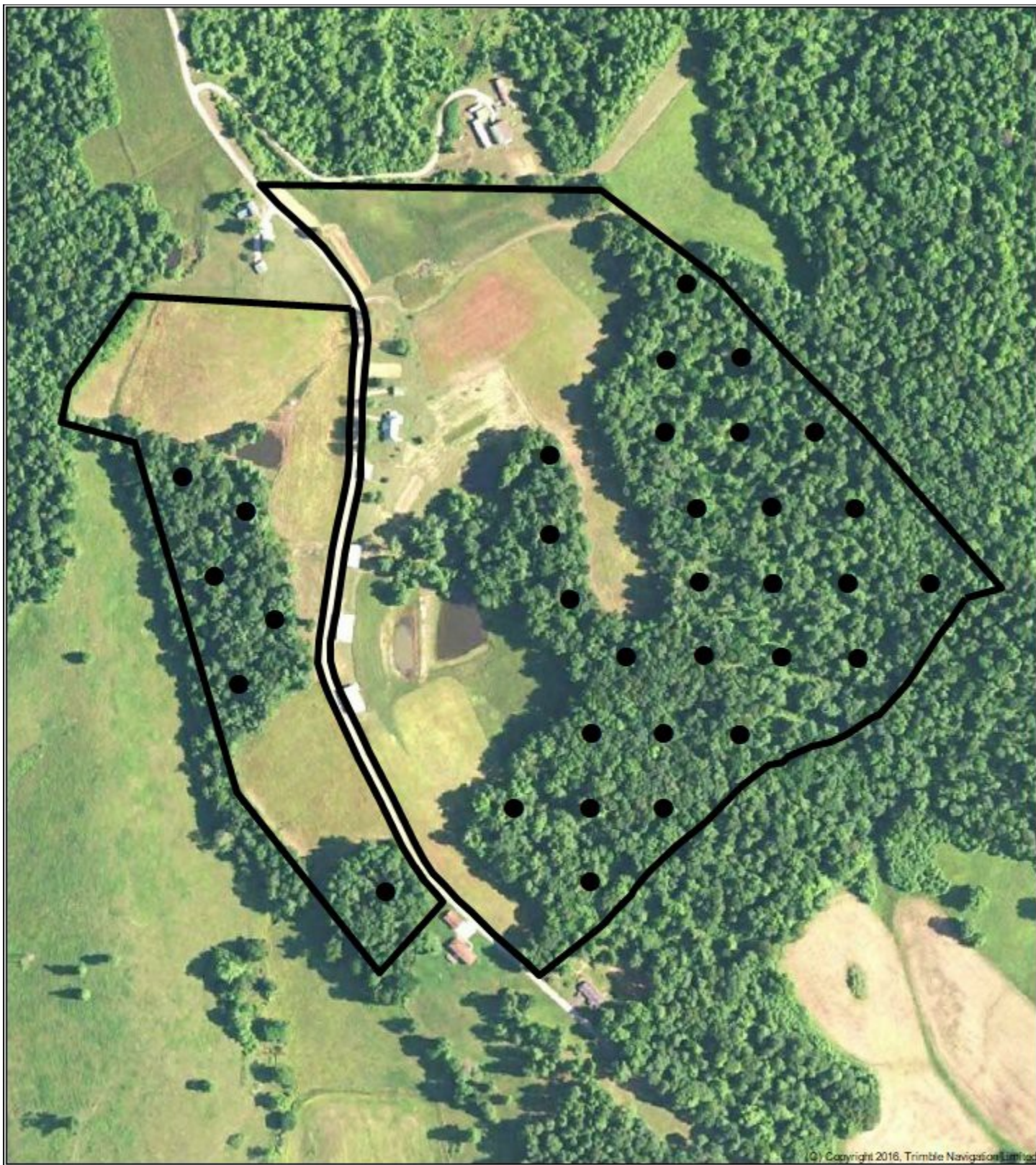
Methodology of Inventory and Analysis: The property was inventoried during October of 2025 by systematic cruising with variable radius sample plots using a 15 factor prism. Preset inventory plots and cruise lines were established with a sampling intensity of one plot per 0.8 acres. Tree species, Diameter at Breast Height (DBH), and Merchantable Height were assessed for each marketable tree with a stump diameter of 16" and larger, no lower than 6" from ground level on the uphill side. Every tree that fell within an inventory plot was sounded and visually inspected; volume deductions were made for disease, damage, defect and hollow. The inventory does not deduct any volume for SMZ requirements, cemeteries, or powerline and road ROW. Volume estimates were determined using the Doyle Rule, Form Class 78 (Form Class 80 was used for Yellow Poplar) and represented as boardfeet (bdf). TwoDog, a forest inventory computer program, was used to calculate the volume and species data. The results are summarized within the following sections of this report.

Disclaimer of Estimates: Estimates of volumes made by the Forester are the result of statistical sampling made in accordance with industry standards and with a variety of confidence levels depending upon what is agreed between Client and Forester. Due to the variances and accuracy levels inherent in sampling techniques, marketable timber acreage, and harvest intensity, the volumes reported by Forester are estimates only, based upon Forester's sampling and are expressly declared by Forester to not be precise statements of expected outcomes. Therefore, Client and any party interested in purchasing the timber expressly agrees and understands that volumes reported by Forester may or may not be obtainable.

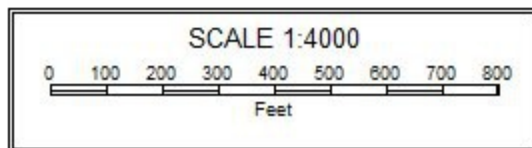
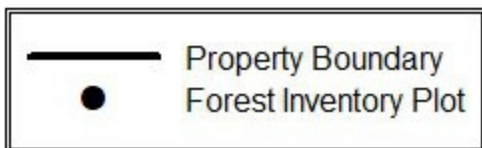
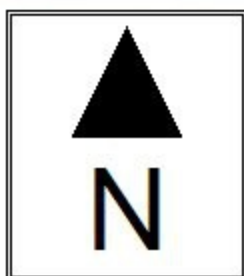
The Client should contact the Forester with any questions, comments or concerns pertaining to the property, inventory or information provided.

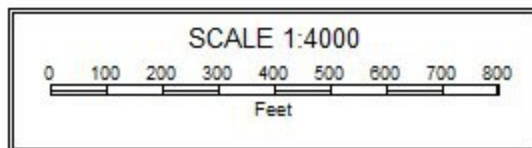
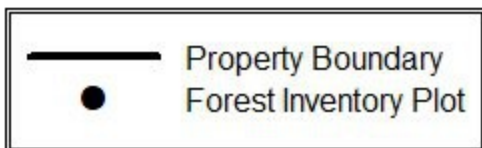
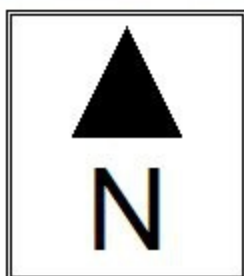
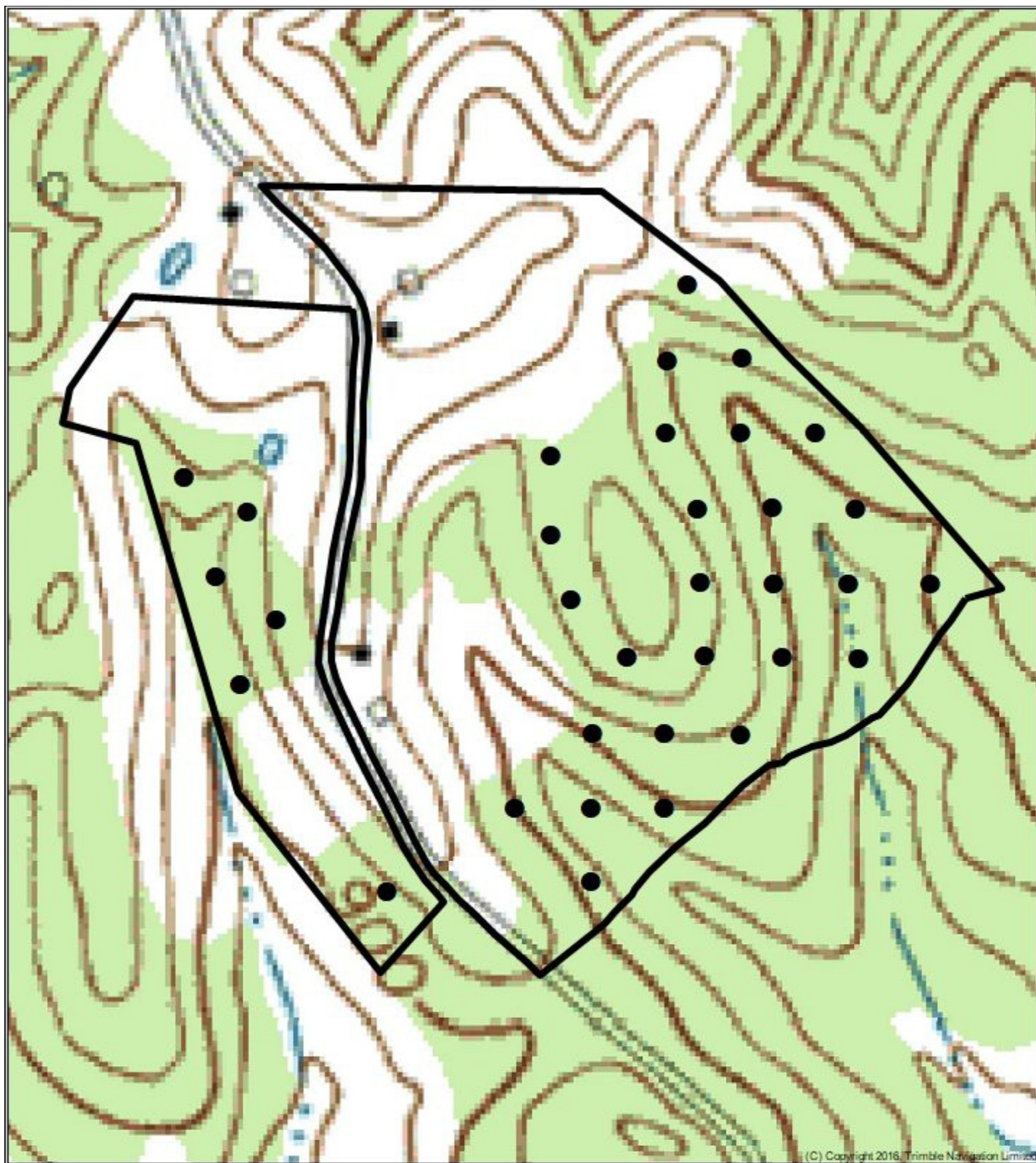
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Consulting Forester



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Summary of Timber Inventory Gertrude Sprowels Estate

Estimated Marketable Acreage: 27 +/- acres

Topography: Gently sloping

Inventory Intensity: 1 plot per 0.8 acres

Inventory % Error: 13%

Estimated Total Volume: 245,000 board feet +/-13%, Doyle Rule Form Class 78 (Form Class 80 for Yellow Poplar)

| | TOTAL | | | | ≥16" DBH | | | ≤15" DBH | | |
|----------------|----------------|------------|----|--------|----------------|------------|--------|---------------|-----------|--------|
| SPECIES | VOLUME | AVG | % | \$/SPP | VOLUME | AVG | \$/SPP | VOLUME | AVG | \$/SPP |
| Yellow Poplar | 47,000 | 300 | 19 | | 41,000 | 470 | | 6,000 | 90 | |
| Hard Maple | 38,000 | 150 | 15 | | 31,000 | 230 | | 7,000 | 60 | |
| *Misc. Red Oak | 34,000 | 440 | 14 | | 34,000 | 440 | | ----- | --- | |
| Hickory | 32,000 | 210 | 13 | | 28,000 | 260 | | 4,000 | 90 | |
| Beech | 32,000 | 210 | 13 | | 31,000 | 240 | | 1,000 | 50 | |
| Black Cherry | 16,000 | 330 | 6 | | 15,000 | 420 | | 1,000 | 80 | |
| Soft Maple | 15,000 | 180 | 6 | | 15,000 | 180 | | ----- | --- | |
| Blackgum | 14,000 | 160 | 6 | | 12,000 | 180 | | 2,000 | 90 | |
| Ash | 8,000 | 340 | 3 | | 8,000 | 340 | | ----- | --- | |
| White Oak | 7,000 | 120 | 3 | | 3,000 | 270 | | 4,000 | 90 | |
| Black Walnut | 1,000 | 160 | <1 | | 1,000 | 160 | | ----- | --- | |
| Sassafras | 1,000 | 80 | <1 | | ----- | --- | | 1,000 | 80 | |
| TOTAL | 245,000 | 220 | | | 219,000 | 290 | | 26,000 | 80 | |

***Misc. Red Oak Includes:** Black Oak (15,000 bf) and Northern Red Oak (19,000 bf).