



TIMBER INVENTORY

Buckner and Patton Properties
Adair County, Kentucky

March 2024

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. Boundary lines were updated and moved if information was found that conflicted with the provided materials. The marketable timber acreage was based on the provided materials, field analysis, topographic maps as well as current and historic aerial photos.

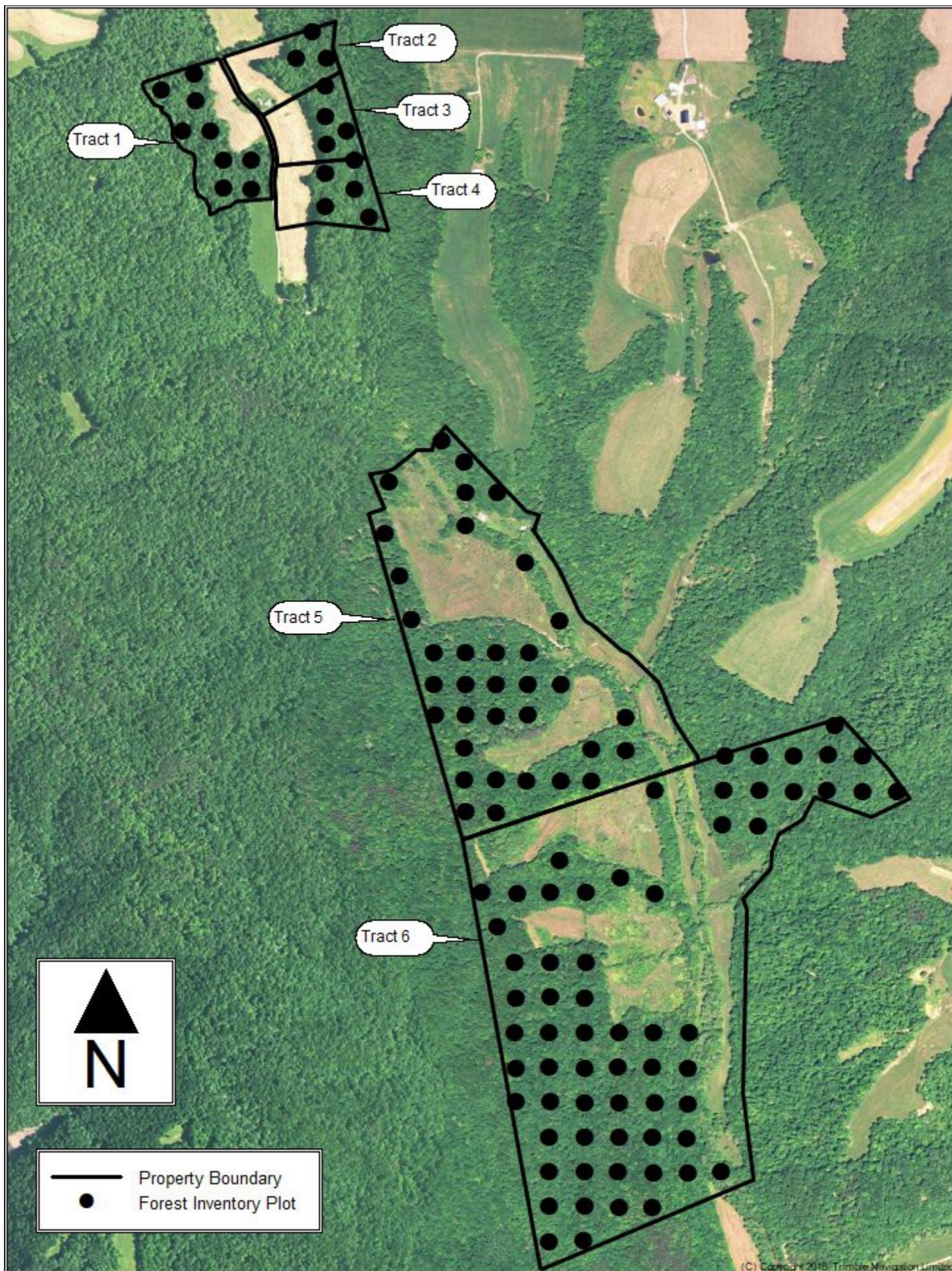
Methodology of Inventory and Analysis: The property was inventoried during March of 2024 by systematic cruising with variable radius sample plots using a 10 factor prism (15 factor prism was used for Tract 6). Preset inventory points and cruise lines were established with a sampling intensity of one plot per 1.4 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 (stump diameter of 12" and larger was used for Red Cedar). 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.

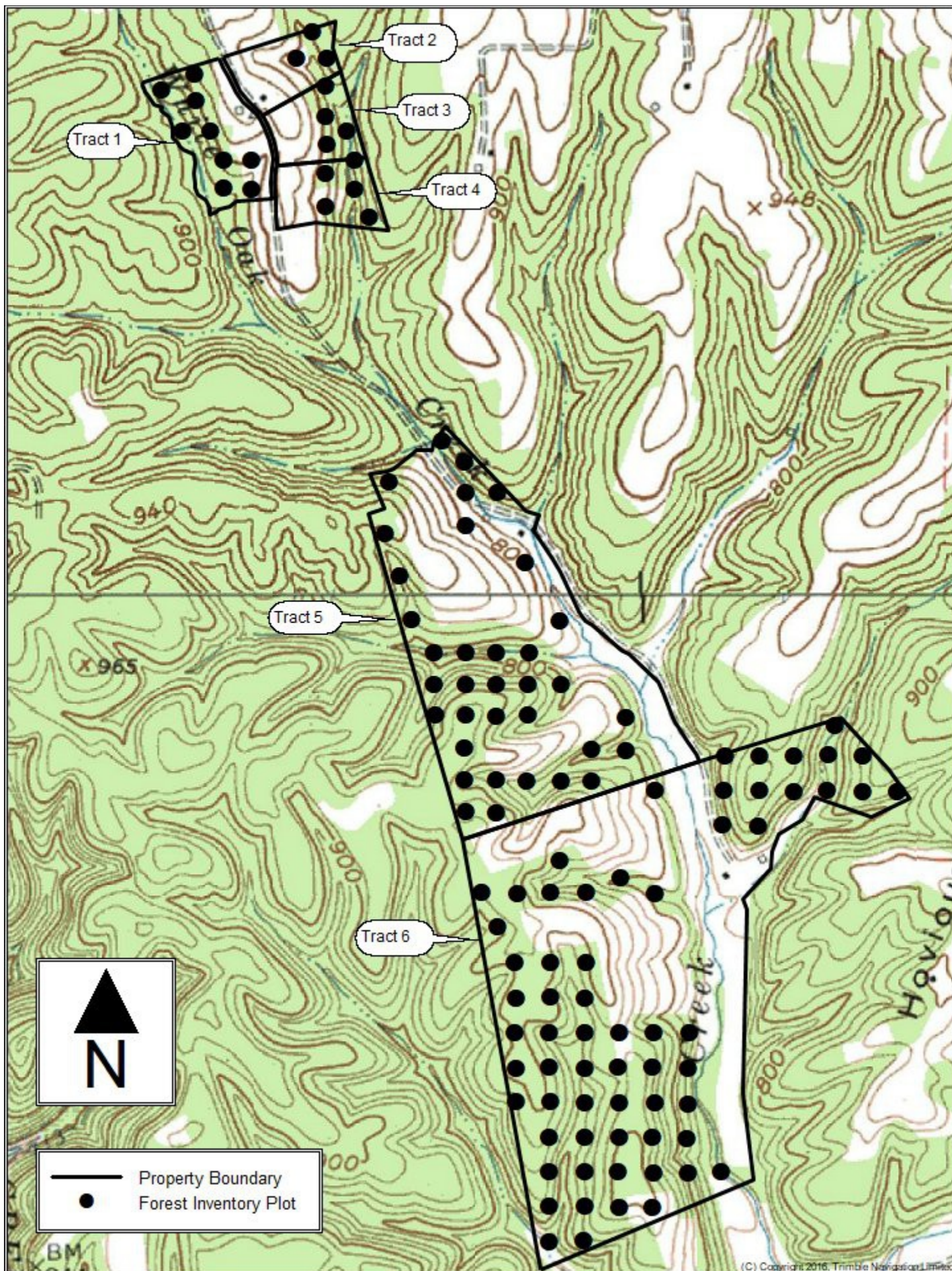
Disclaimer of Estimates: Estimates of volumes made by the Forester are the result of statistical sampling made in accordance with industry standards and with a variety of confidence levels depending upon what is agreed between Client and Forester. Due to the variances and accuracy levels inherent in 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.

Luke Biscan, ACF

Consulting Forester





Tract 1 – Summary of Timber Inventory

Location: The property is located on west side of Ray Boss Road in Adair County, Kentucky.

Accessibility: The tract has 1130' of road frontage on Ray Boss Road.

Topography: Gently sloping

Total Acres: 13.4602 acres

Estimated Wooded Acres: 9.5 acres

Inventory Date: March 2024

Inventory Intensity: 1 plot per 1.0 acres, BAF 10 prism

% Error: 22 %

Estimated Total Volume: 61,000 board feet, Doyle Rule Form Class 78 (Form Class 80 for Yellow Poplar)

SPECIES	TOTAL		DBH ≥ 16"		DBH ≤ 15"	
	Volume	%	Volume	Vol./Tree	Volume	Vol./Tree
Beech	16,000	26	10,000	180	6,000	70
Yellow Poplar	15,000	25	12,000	400	3,000	110
*White Oak	14,000	22	9,000	170	5,000	90
Hickory	5,000	8	5,000	210	-----	---
Soft Maple	3,000	5	3,000	200	-----	---
**Misc. Red Oak	2,000	3	2,000	260	-----	---
Hard Maple	2,000	3	-----	---	2,000	90
Chestnut Oak	2,000	3	2,000	620	-----	---
Ash	1,000	2	1,000	300	-----	---
Black Cherry	1,000	2	-----	---	1,000	60
Total:	61,000		44,000	220	17,000	80

***White Oak:** Contains stave and/or veneer quality logs.

****Misc. Red Oak Includes:** Black Oak and Shumard Oak.

Tracts 2, 3 & 4 – Summary of Timber Inventory

Location: The property is located on east side of Ray Boss Road in Adair County, Kentucky.

Accessibility: The tract has 1350' of road frontage on Ray Boss Road.

Topography: Moderately sloping

Total Acres: 22.436 acres

Estimated Wooded Acres: 12.0 acres

Inventory Date: March 2024

Inventory Intensity: 1 plot per 1.0 acres, BAF 10 prism

% Error: 18 %

Estimated Total Volume: 95,000 board feet, Doyle Rule Form Class 78 (Form Class 80 for Yellow Poplar)

SPECIES	TOTAL		DBH ≥ 16"		DBH ≤ 15"	
	Volume	%	Volume	Vol./Tree	Volume	Vol./Tree
Yellow Poplar	24,000	25	21,000	320	3,000	80
Beech	23,000	24	19,000	160	4,000	60
*White Oak	17,000	18	12,000	180	5,000	90
Hickory	13,000	14	10,000	190	3,000	60
Ash	5,000	6	3,000	210	2,000	100
Hard Maple	5,000	6	4,000	160	1,000	60
**Misc. Red Oak	4,000	4	4,000	240	-----	---
Soft Maple	2,000	2	-----	---	2,000	90
Blackgum	1,000	1	-----	---	1,000	100
Black Cherry	1,000	1	-----	---	1,000	90
Total:	95,000		73,000	200	22,000	80

***White Oak:** Contains stave and/or veneer quality logs.

****Misc. Red Oak Includes:** Black Oak and Shumard Oak.

Tract 5 – Summary of Timber Inventory

Location: The property is located at the end of Ray Boss Road in Adair County, Kentucky.

Accessibility: There is a 30' easement running through the tract. Internal access is limited to fields and ATV trails.

Topography: Moderately sloping

Total Acres: 82.314 acres

Estimated Wooded Acres: 45.0 acres

Inventory Date: March 2024

Inventory Intensity: 1 plot per 1.3 acres, BAF 10 prism

% Error: 16 %

Estimated Total Volume: 211,000 board feet, Doyle Rule Form Class 78 (Form Class 80 for Yellow Poplar)

SPECIES	TOTAL		DBH ≥ 16"		DBH ≤ 15"	
	Volume	%	Volume	Vol./Tree	Volume	Vol./Tree
*White Oak	70,000	34	59,000	200	11,000	60
Yellow Poplar	39,000	19	27,000	280	12,000	100
**Misc. Red Oak	26,000	12	25,000	230	1,000	40
Beech	22,000	10	16,000	200	6,000	70
Hickory	20,000	10	13,000	160	7,000	80
Hard Maple	8,000	4	6,000	150	2,000	50
Sycamore	5,000	2	4,000	210	1,000	70
Virginia Pine	5,000	2	2,000	180	3,000	120
Soft Maple	4,000	2	2,000	250	2,000	110
Chestnut Oak	3,000	1	3,000	210	-----	---
Black Walnut	3,000	1	-----	---	3,000	80
Ash	2,000	1	1,000	100	1,000	80
Red Cedar	2,000	1	-----	---	2,000	20
***Misc. HDWD	2,000	1	-----	---	2,000	80
Total:	211,000		158,000	210	53,000	70

***White Oak:** Contains stave and/or veneer quality logs.

****Misc. Red Oak Includes:** Black Oak and Shumard Oak.

*****Misc. HDWD Includes:** Blackgum, Buckeye and Elm.

Tract 6 – Summary of Timber Inventory

Location: The property is located at the end of an easement road off of Ray Boss Road in Adair County, Kentucky.

Accessibility: There is a 30' easement running to the tract. Internal access is limited to fields and ATV trails.

Topography: Moderately to steeply sloping

Total Acres: 147.002 acres

Estimated Wooded Acres: 96.4 acres

Inventory Date: March 2024

Inventory Intensity: 1 plot per 1.5 acres, BAF 15 prism

% Error: 11 %

Estimated Total Volume: 757,000 board feet, Doyle Rule Form Class 78 (Form Class 80 for Yellow Poplar)

SPECIES	TOTAL		DBH ≥ 16"		DBH ≤ 15"	
	Volume	%	Volume	Vol./Tree	Volume	Vol./Tree
*White Oak	260,000	34	184,000	190	76,000	60
**Misc. Red Oak	138,000	18	110,000	240	28,000	70
Yellow Poplar	137,000	18	122,000	310	15,000	100
Hickory	88,000	12	51,000	190	37,000	70
Beech	63,000	8	54,000	170	9,000	60
Hard Maple	20,000	3	6,000	170	14,000	80
Chestnut Oak	11,000	1	9,000	130	2,000	100
Ash	9,000	1	9,000	150	-----	---
Black Walnut	8,000	1	5,000	190	3,000	70
Sweetgum	5,000	1	5,000	210	-----	---
Chinkapin Oak	5,000	1	4,000	100	1,000	40
***Misc. HDWD	13,000	2	9,000	190	4,000	30
Total:	757,000		568,000	210	189,000	70

***White Oak:** Contains stave and/or veneer quality logs.

****Misc. Red Oak Includes:** Black Oak, Scarlet Oak and Shumard Oak.

*****Misc. HDWD Includes:** Bigtooth Aspen, Black Cherry, Buckeye, Elm, Red Cedar, Soft Maple and Sycamore.