



TIMBER INVENTORY

**Crenshaw Farm
Barren County, Kentucky**

May 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.

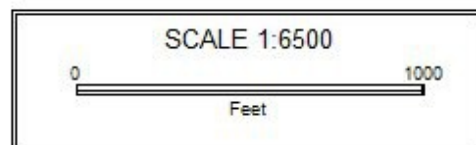
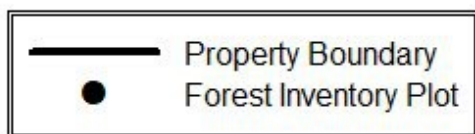
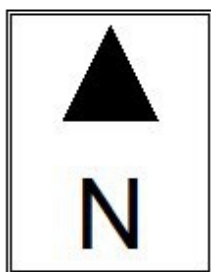
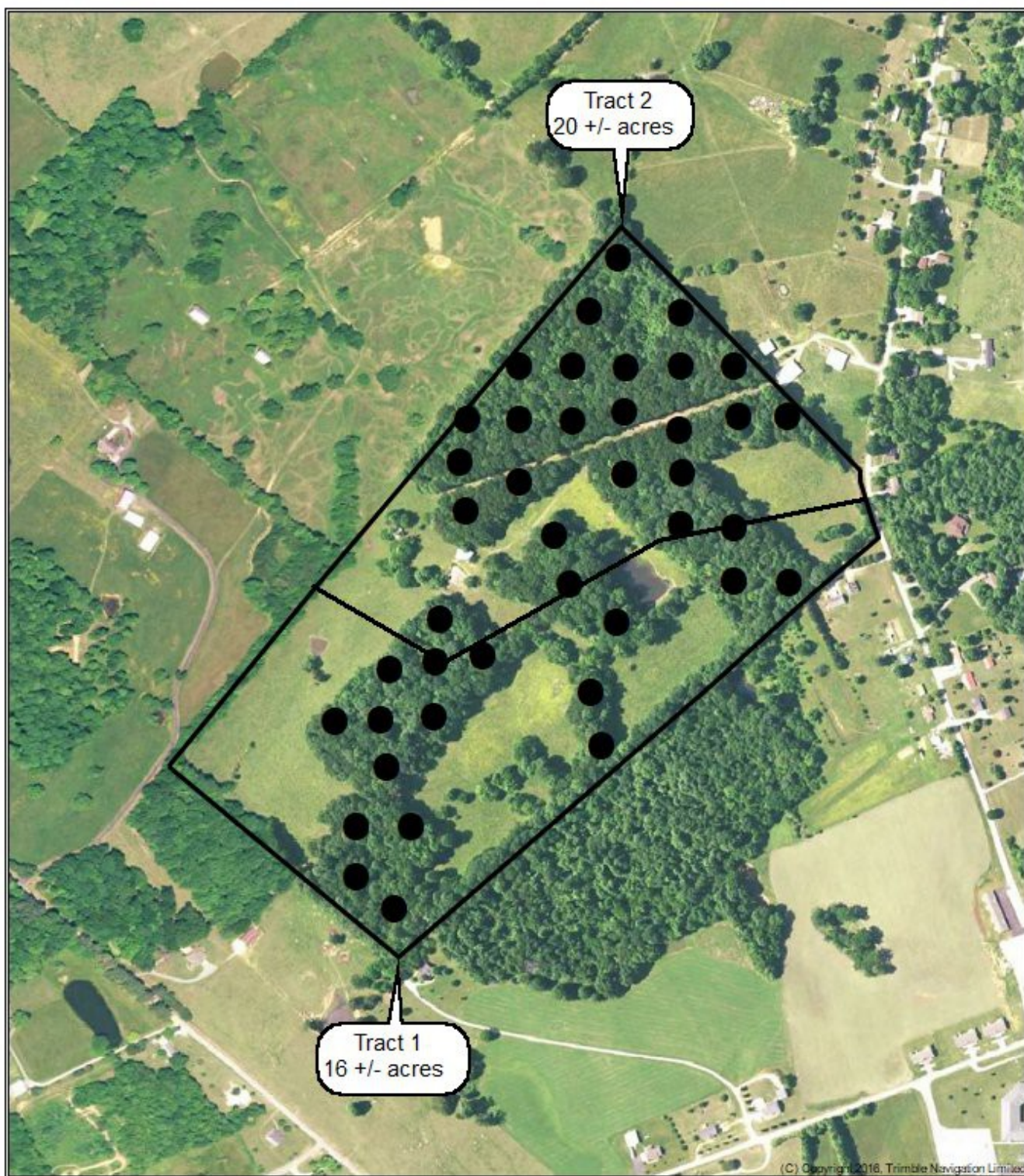
Methodology of Inventory and Analysis: The property was inventoried during May of 2025 by systematic cruising with variable radius sample plots using a 15 factor prism. Preset inventory points and cruise lines were established with a sampling intensity of one plot per 0.9 acres. Tree species, Diameter 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.

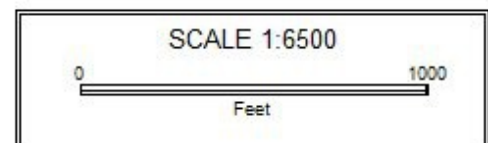
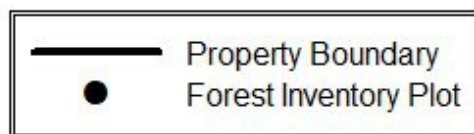
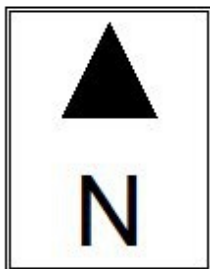
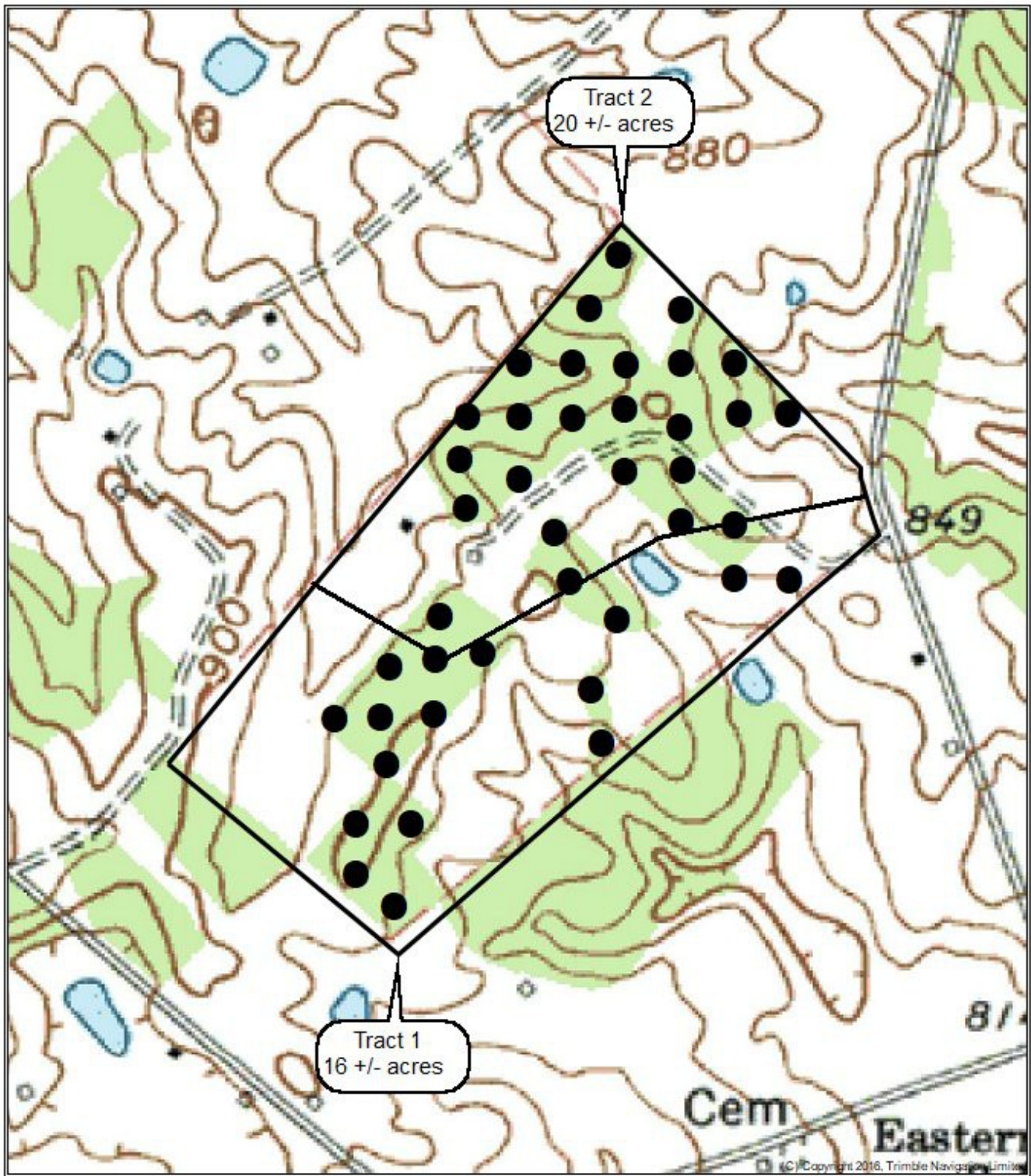
Disclaimer of Estimates: Estimates of volumes made by the Forester are the result of statistical sampling made in accordance with industry standards and with a variety of confidence levels depending upon what is agreed between Client and Forester. Due to the variances and accuracy levels inherent in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

Luke Biscan, ACF

Consulting Forester





Summary of Timber Inventory

Location: The property is located on Hollis Thomas Road in Barren County, Kentucky. From the junction of Cumberland Parkway (Exit 15) and Hwy 1519 (Glasgow Bypass), proceed south on Hwy 1519 for 0.2 miles to Hwy 1307. Turn left onto Hwy 1307 and proceed for 2.6 miles to Hollis Thomas Road. Turn left onto Hollis Thomas Road and proceed for 0.4 miles to property entrance (gravel drive) on left.

Accessibility: The property has 250' of road frontage on Hollis Thomas Road and a gravel drive that proceeds into the property.

Topography: Level to gently sloping

Total Property Acreage: 76.58 acres

Estimated Marketable Acreage: 36 acres

Inventory Intensity: 1 plot per 0.9 acres, BAF 15 prism, 16" stump diameter and larger

Inventory Date: May 2025

Estimated Marketable Volume: 477,000 board feet, Doyle Rule Form Class 78 (Form Class 80 for Yellow Poplar)

% Error: 12 %

SPECIES	Volume	Vol./Tree	% Vol.	Ave. Dia.	Ave. Hgt (16' logs)
Misc. Red Oak	184,000	330	39	23	2.3
Yellow Poplar	126,000	370	26	22	2.4
Hickory	73,000	160	15	18	1.9
White Oak	25,000	490	5	26	2.2
Soft Maple	21,000	140	4	18	1.5
Hard Maple	14,000	80	3	15	1.4
Beech	11,000	260	2	23	1.6
Ash	7,000	290	2	22	2.0
Black Walnut	5,000	170	1	18	2.0
Misc. Hardwood	12,000	120	3	20	1.6
Total:	478,000	250	100	20	1.9

***Misc. Red Oak Includes:** Black Oak, Northern Red Oak, Scarlet Oak and Southern Red Oak.

****Misc. Hardwood Includes:** Blackgum, Chinkapin Oak, Eastern Redcedar, Post Oak, Sassafras and Virginia Pine.