

OHIO FORESTERS, LLC

COUNTRYTyme LAND SPECIALISTS, LTD. PROPERTY TIMBER APPRAISAL

PROPERTY OWNER: CountyTyme Land Specialists, LTD.

PROPERTY LOCATION: State of Ohio, Gallia County
Cheshire Township

TRACT NAME: TRACT #1
TRACT ADDRESS: LITTLE KYGER RD
TOTAL ACRES: 14.727

Total Acres Wooded:	14.0 (more/less)
Total Estimated Hardwood Saw Timber Volume ¹ :	42,756 Bd Ft.
Average Price/MBF ² :	\$320/MBF
Total Estimated Hardwood Saw Timber Value:	\$13,681.92*
Total Estimated Pulp/Pallet Wood Volume (Tons):	1,120 Tons
Average Price/Ton Pulp/Pallet Wood:	\$3.00/Ton
Total Estimated Pulp/Pallet Wood Value ³ :	\$3,360.00

TOTAL ESTIMATED TIMBER VALUE: \$17,041.92

Comments: Woodlands contain mixed hardwoods consisting of typical upland Appalachian Oak/Hickory Forest Type species including: Northern Red Oak, Black Oak, White Oak, Chestnut Oak, Yellow (Tulip) Poplar, American Beech, Sugar (Hard) Maple, Red (Soft) Maple. Associated species also include (pallet/pulpwood): Aspen, Basswood, Black Walnut, Sycamore & Virginia Pine.

¹ – Includes all hardwood saw timber trees 12" and larger @ DBH to a merchantable useable 10" top.

² – Average Price/MBF based on Ohio Timber Price Report published by The Ohio State University Extension Office/Ohio Dept. of Natural Resources, Division of Forestry – SUMMER 2025, Comparison of Prices Paid for Ohio Saw Logs/Stumpage by Region.

³ – Includes all timber 2" DBH and larger; also includes low-grade hardwood/pine timber, pulp/pallet wood, chip wood, ties, etc.

* – Saw Timber Values determined based on average tree grades according to U.S.F.S. "Standing Hardwood Tree Grades for Factory Lumber"; Values also determined based on average prices paid by local sawmills according to the Summer 2025 Hardwood Market Report and past regional & local timber sales considering average tree grade and quality of trees.

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PROPERTY OWNER: CountyTyme Land Specialists, LTD.

PROPERTY LOCATION: State of Ohio, Gallia County
Cheshire Township

TRACT NAME: TRACT #2
TRACT ADDRESS: LITTLE KYGER RD
TOTAL ACRES: 5.119

Total Acres Wooded:	5.0 (more/less)
Total Estimated Hardwood Saw Timber Volume ¹ :	15,270 Bd Ft.
Average Price/MBF ² :	\$320/MBF
Total Estimated Hardwood Saw Timber Value:	\$4,886.40*
Total Estimated Pulp/Pallet Wood Volume (Tons):	400 Tons
Average Price/Ton Pulp/Pallet Wood:	\$3.00/Ton
Total Estimated Pulp/Pallet Wood Value ³ :	\$1,200.00

TOTAL ESTIMATED TIMBER VALUE: \$6,086.40

Comments: Woodlands contain mixed hardwoods consisting of typical upland Appalachian Oak/Hickory Forest Type species including: Northern Red Oak, Black Oak, White Oak, Chestnut Oak, Yellow (Tulip) Poplar, American Beech, Sugar (Hard) Maple, Red (Soft) Maple. Associated species also include (pallet/pulpwood): Aspen, Basswood, Black Walnut, Sycamore & Virginia Pine.

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³ – Includes all timber 2" DBH and larger; also includes low-grade hardwood/pine timber, pulp/pallet wood, chip wood, ties, etc.

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PROPERTY OWNER: CountyTyme Land Specialists, LTD.

PROPERTY LOCATION: State of Ohio, Gallia County
Cheshire Township

TRACT NAME: TRACT #3
TRACT ADDRESS: LITTLE KYGER RD
TOTAL ACRES: 5.029

Total Acres Wooded:	4.8 (more/less)
Total Estimated Hardwood Saw Timber Volume ¹ :	14,659 Bd Ft.
Average Price/MBF ² :	\$320/MBF
Total Estimated Hardwood Saw Timber Value:	\$4,690.94*
Total Estimated Pulp/Pallet Wood Volume (Tons):	384 Tons
Average Price/Ton Pulp/Pallet Wood:	\$3.00/Ton
Total Estimated Pulp/Pallet Wood Value ³ :	\$1,152.00

TOTAL ESTIMATED TIMBER VALUE: \$5,842.⁹⁴

Comments: Woodlands contain mixed hardwoods consisting of typical upland Appalachian Oak/Hickory Forest Type species including: Northern Red Oak, Black Oak, White Oak, Chestnut Oak, Yellow (Tulip) Poplar, American Beech, Sugar (Hard) Maple, Red (Soft) Maple. Associated species also include (pallet/pulpwood): Aspen, Basswood, Black Walnut, Sycamore & Virginia Pine.

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PROPERTY OWNER: CountyTyme Land Specialists, LTD.

PROPERTY LOCATION: State of Ohio, Gallia County
Cheshire Township

TRACT NAME: TRACT #4
TRACT ADDRESS: LITTLE KYGER RD
TOTAL ACRES: 20.620

Total Acres Wooded:	19.0 (more/less)
Total Estimated Hardwood Saw Timber Volume ¹ :	58,026 Bd Ft.
Average Price/MBF ² :	\$320/MBF
Total Estimated Hardwood Saw Timber Value:	\$18,568.32*
Total Estimated Pulp/Pallet Wood Volume (Tons):	1,520 Tons
Average Price/Ton Pulp/Pallet Wood:	\$3.00/Ton
Total Estimated Pulp/Pallet Wood Value ³ :	\$4,560.00

TOTAL ESTIMATED TIMBER VALUE: \$23,128.³²

Comments: Woodlands contain mixed hardwoods consisting of typical upland Appalachian Oak/Hickory Forest Type species including: Northern Red Oak, Black Oak, White Oak, Chestnut Oak, Yellow (Tulip) Poplar, American Beech, Sugar (Hard) Maple, Red (Soft) Maple. Associated species also include (pallet/pulpwood): Aspen, Basswood, Black Walnut, Sycamore & Virginia Pine.

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PROPERTY OWNER: CountyTyme Land Specialists, LTD.

PROPERTY LOCATION: State of Ohio, Gallia County
Cheshire Township

TRACT NAME: TRACT #5
TRACT ADDRESS: LITTLE KYGER RD
TOTAL ACRES: 6.009

Total Acres Wooded:	5.5 (more/less)
Total Estimated Hardwood Saw Timber Volume ¹ :	16,797 Bd Ft.
Average Price/MBF ² :	\$320/MBF
Total Estimated Hardwood Saw Timber Value:	\$5,375.04*
Total Estimated Pulp/Pallet Wood Volume (Tons):	440 Tons
Average Price/Ton Pulp/Pallet Wood:	\$3.00/Ton
Total Estimated Pulp/Pallet Wood Value ³ :	\$1,320.00

TOTAL ESTIMATED TIMBER VALUE: \$6,695.⁰⁴

Comments: Woodlands contain mixed hardwoods consisting of typical upland Appalachian Oak/Hickory Forest Type species including: Northern Red Oak, Black Oak, White Oak, Chestnut Oak, Yellow (Tulip) Poplar, American Beech, Sugar (Hard) Maple, Red (Soft) Maple. Associated species also include (pallet/pulpwood): Aspen, Basswood, Black Walnut, Sycamore & Virginia Pine.

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PROPERTY OWNER: CountyTyme Land Specialists, LTD.

PROPERTY LOCATION: State of Ohio, Gallia County
Cheshire Township

TRACT NAME: TRACT #6
TRACT ADDRESS: LITTLE KYGER RD
TOTAL ACRES: 5.005

Total Acres Wooded:	4.8 (more/less)
Total Estimated Hardwood Saw Timber Volume ¹ :	14,659 Bd Ft.
Average Price/MBF ² :	\$320/MBF
Total Estimated Hardwood Saw Timber Value:	\$4,690.94*
Total Estimated Pulp/Pallet Wood Volume (Tons):	384 Tons
Average Price/Ton Pulp/Pallet Wood:	\$3.00/Ton
Total Estimated Pulp/Pallet Wood Value ³ :	\$1,152.00

TOTAL ESTIMATED TIMBER VALUE: \$5,842.⁹⁴

Comments: Woodlands contain mixed hardwoods consisting of typical upland Appalachian Oak/Hickory Forest Type species including: Northern Red Oak, Black Oak, White Oak, Chestnut Oak, Yellow (Tulip) Poplar, American Beech, Sugar (Hard) Maple, Red (Soft) Maple. Associated species also include (pallet/pulpwood): Aspen, Basswood, Black Walnut, Sycamore & Virginia Pine.

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PROPERTY OWNER: CountyTyme Land Specialists, LTD.

PROPERTY LOCATION: State of Ohio, Gallia County
Cheshire Township

TRACT NAME: TRACT #7
TRACT ADDRESS: LITTLE KYGER RD
TOTAL ACRES: 18.366

Total Acres Wooded:	17 (more/less)
Total Estimated Hardwood Saw Timber Volume ¹ :	51.918 Bd Ft.
Average Price/MBF ² :	\$320/MBF
Total Estimated Hardwood Saw Timber Value:	\$16,613.76*
Total Estimated Pulp/Pallet Wood Volume (Tons):	1,360 Tons
Average Price/Ton Pulp/Pallet Wood:	\$3.00/Ton
Total Estimated Pulp/Pallet Wood Value ³ :	\$4,080.00

TOTAL ESTIMATED TIMBER VALUE: \$20,693.⁷⁶

Comments: Woodlands contain mixed hardwoods consisting of typical upland Appalachian Oak/Hickory Forest Type species including: Northern Red Oak, Black Oak, White Oak, Chestnut Oak, Yellow (Tulip) Poplar, American Beech, Sugar (Hard) Maple, Red (Soft) Maple. Associated species also include (pallet/pulpwood): Aspen, Basswood, Black Walnut, Sycamore & Virginia Pine.

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PROPERTY LOCATION: State of Ohio, Gallia County
Cheshire Township

TRACT NAME: TRACT #8
TRACT ADDRESS: LITTLE KYGER RD
TOTAL ACRES: 11.022

Total Acres Wooded:	10 (more/less)
Total Estimated Hardwood Saw Timber Volume ¹ :	30,540 Bd Ft.
Average Price/MBF ² :	\$320/MBF
Total Estimated Hardwood Saw Timber Value:	\$9,772.80*
Total Estimated Pulp/Pallet Wood Volume (Tons):	800 Tons
Average Price/Ton Pulp/Pallet Wood:	\$3.00/Ton
Total Estimated Pulp/Pallet Wood Value ³ :	\$2,400.00

TOTAL ESTIMATED TIMBER VALUE: \$12,172.⁸⁰

Comments: Woodlands contain mixed hardwoods consisting of typical upland Appalachian Oak/Hickory Forest Type species including: Northern Red Oak, Black Oak, White Oak, Chestnut Oak, Yellow (Tulip) Poplar, American Beech, Sugar (Hard) Maple, Red (Soft) Maple. Associated species also include (pallet/pulpwood): Aspen, Basswood, Black Walnut, Sycamore & Virginia Pine.

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Cheshire Township

TRACT NAME: TRACT #9
TRACT ADDRESS: LITTLE KYGER RD
TOTAL ACRES: 6.892

Total Acres Wooded:	6 (more/less)
Total Estimated Hardwood Saw Timber Volume ¹ :	18,324 Bd Ft.
Average Price/MBF ² :	\$320/MBF
Total Estimated Hardwood Saw Timber Value:	\$5,863.68*
Total Estimated Pulp/Pallet Wood Volume (Tons):	480 Tons
Average Price/Ton Pulp/Pallet Wood:	\$3.00/Ton
Total Estimated Pulp/Pallet Wood Value ³ :	\$1,440.00

TOTAL ESTIMATED TIMBER VALUE: \$7,303.⁶⁸

Comments: Woodlands contain mixed hardwoods consisting of typical upland Appalachian Oak/Hickory Forest Type species including: Northern Red Oak, Black Oak, White Oak, Chestnut Oak, Yellow (Tulip) Poplar, American Beech, Sugar (Hard) Maple, Red (Soft) Maple. Associated species also include (pallet/pulpwood): Aspen, Basswood, Black Walnut, Sycamore & Virginia Pine.

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