

Morgan Foods Farms and Woodland Properties Auction Woodland Evaluations of Farms 2 thru 6

March 2, 2015

Farm 2 is west of Crothersville in Jackson County, Indiana. Access is from County Rd. 800 S. As of February 26th there is a cable across 800 S. preventing vehicles from going east on 800 S. to look at this property. **Tract 9** is a flat bottomland area with 10-14 acres being poorly drained. There are 18-22 acres of good timber. The main species on this tract are yellow-poplar, white oak, and red maple. There are 8-10 trees per acre on this tract that could be cut. Trees to be cut are medium to large sawtimber (20"-30" diameter). The yellow-poplar are tall and of good quality. The estimate of the value of standing timber on **Tract 9** is \$11,000. There is a creek running thru this tract. Deer activity was noticed in and around this tract.

Farm 3 is northeast of Austin, Indiana and is off of Hardy Lake Rd. **Tract 11 and Tract 12** have the most timber. This is a rolling, well-drained site. The main species on **Tract 11 and 12** are yellow-poplar, white oak, beech, and black oak. The timber on these tracts is medium to very large (24-34" diameter) sawtimber. The estimate of the value of standing timber on **Tracts 11 and 12** is \$20,000. There is deer activity on this tract. **Tract 13** is a rolling, well-drained site. There are about 4 acres of large (22-28" diameter) yellow-poplar and sycamore sawtimber on the west side of this tract. The estimate of the value of standing timber on **Tract 13** is \$900. The rest of this tract is pole to post-sized (4-10" diameter) yellow-poplar. **Tract 14** is a rolling, well-drained site. There are about 2 acres of small yellow-poplar and sycamore sawtimber (16"-20" diameter) that could be cut. The rest of the tract is pole to post-sized timber (4-10" diameter). **Tract 15** is a rolling, well-drained site. Most of the timber on this tract is small to medium (16-24" diameter) beech and yellow-poplar that is scattered throughout the tract.

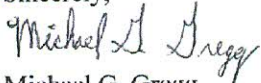
Farm 4 is east of Hardy Lake in Scott County, Indiana. **Tract 16** has the most timber on this farm. This is a rolling, well-drained site. The main species on **Tract 16** are red oak, white oak, and yellow-poplar. There are also some nice quality hickory. There are about 6 trees per acre that could be cut on this site. The timber to be cut is medium to very large (24-32" diameter) sawtimber. This tract is a good uneven-aged forest. The estimate of the value of standing timber on **Tract 16** is \$9,000. The southeast corner of this tract is bordered by a small graveyard. **Tract 17** has about 1 acre of medium (22-24" diameter) sweetgum, white oak, and black oak sawtimber. The rest of the tract is pole to post-sized (4-10" diameter) red maple, sassafras, sweetgum, and yellow-poplar. There is crop field/pasture to the east of tracts 16 and 17. **Tract 18** is mostly pole to post-sized (4-10" diameter) red maple, beech, yellow-poplar, sugar maple, and shagbark hickory. There is deer activity on this tract.

Farm 5 is between Scottsburg and Austin, Indiana. **Tract 19 and Tract 20** are a bottomland site that is somewhat poorly drained. Stucker Fork Creek is the east boundary of this property and the railroad is the west boundary. The best access to both of these tracts is off of N. Main St. (CR 25 E). There is about 94 acres of marketable timber in **Tract 20**, with about 6-9 trees/ acre to cut. The main species for these tracts are red maple, swamp white oak, pin oak, and white ash. The timber to be cut is scattered small to large (18-28" diameter) sawtimber. The estimate of the value of standing timber on **Tract 20** is \$34,000. **Tract 20** has 2 abandoned fields that are now mostly post to pole sized (4-8" diameter) white ash, red maple, and pin oak. The 2 abandoned fields are a total of 28 acres. There are crop fields to the north and east of these tracts. A bald eagle was spotted flying over these tracts.

Farm 6 is near Bethlehem, Indiana. It is mostly crop fields. This is a rolling, well-drained to somewhat well-drained site. There is 38-40 acres of timber on this farm. There is a creek that runs thru tract 21 and 22 and also a creek that runs along the border between tract 21 and 23. **Tract 21** does not have much timber. There are some low-grade large sawtimber white oak, sycamore, white ash, and yellow-poplar along the edges of the field edges. **Tract 22** has about 4-6 trees per acre to cut. The main tree species that could be cut are medium to large (20- 30" diameter) red oak, white ash, sycamore, yellow-poplar, and sugar maple sawtimber. The larger trees on this tract are mainly near the edges of the field. **Tract 23** has some small to medium (18- 28" diameter) sawtimber in the west portion of forested land. The main species are red maple, black oak, white ash, shagbark hickory, and red oak. Again, most of the larger trees are near the edges of the field. The east portion of forested land is mostly pole to post-sized (4-8" diameter) sycamore, yellow-poplar, and red maple. The estimate of the value of standing timber on Farm 6 is \$11,000.

***Disclaimer:** Buyers should satisfy themselves with the quality, quantity, and value of timber on each farm. These evaluations are intended for informational use only. **Gregg Forest Services** assumes no responsibility for any actions resulting from the use or misuse of the content provided within these evaluations.

Sincerely,



Michael G. Gregg,
Consulting Forester
ACF