

BURHOP FORESTRY CONSULTING

TIMBER APPRAISAL

Welden Family
Lenawee County, MI.
Adrain Township, Sec. 31
Madison Township Sec. 6

August 29, 2025

Prepared by:
Carl Burhop
Burhop Forestry Consulting
P.O. Box 362
Dexter, MI. 48130
State of Michigan Registered Forester #536
Society of American Forester, (CF) Certified Forester # 3973

Burhop Forestry Consulting

Carl. W Burhop
Registered Forester #536
ISA ID#MI-0258A

August 29th, 2025

Property Location: Lenawee County, MI., Adrian Township, Section 31 & Madison Township, Section 6

Summary of property conditions:

The properties have been divided into 5 Tracts for the purpose of the Land Auction. Four Tracts have woodland acreages included. (Tracts 1,2,3,5).

- + Tract 1 includes a woodland buffer along the West side of Wolf Creek.
- + Tract 2 includes an approximately 9-acre woodland bordering the East side of Wolf creek. There is an open sparsely stocked area within 9 acres.
- + Tract 3 includes a drainage ravine with a wooded buffer along the slopes on either side.
- + Tract 5 includes a 20-acre woodland.

Species Composition: An inventory of all the merchantable trees 12" in diameter at breast height (DBH) and larger was completed. The log scale used for determining volume was the Doyle Log Scale. The complete inventory is listed on the following pages.

Tract 1:

The woodlot is stocked with 71 merchantable size trees, with 6 species of mixed hardwoods included in the inventory. Black walnut, Basswood, Cottonwood, Swamp white oak & Sycamore are the Signature species. There is a very strong component of Black walnut trees. Most of the Black walnut trees are young and will need additional growth to reach their economic prime. There are several Black walnuts that are approaching their economic prime and could be harvested. The balance of the species growing on this site has stumpage values that are low to medium.

The estimated merchantable volume based on the Doyle log scale is **13,980 Bd. Ft.** The average diameter of the merchantable trees in this woodlot is 14.1" DBH and would be in the large sapling size class to small saw-log size class.

VALUE:

The over-all value of the merchantable timber (12" DBH +/-71 trees) is **\$5,213.00**. Values were determined using values received in recent timber sales. The 28 Black walnut trees represent ~56% of the total value.



TIMBER SALE PREPARATION • TIMBER APPRAISAL • FOREST MANAGEMENT PLANS



P.O. Box 362 • Dexter, MI 48130 • (734) 426-6967 • burhopforestry03@yahoo.com

Tract 2:

The woodlot is stocked with 70 merchantable size trees, with 5 species of mixed hardwoods included in the inventory. Basswood, Cottonwood, Black walnut, Hackberry, & Sycamore are the Signature species. There is a moderate stocking of Black walnut trees. There are 19 Black walnut trees that are 18" DBH and larger. Most of these trees are in the 18" DBH size class. They have good form and have the potential to produce Veneer quality products; **however additional growth would add significantly to their value.** The balance of the species growing on this site have stumpage values that are low to medium.

The estimated merchantable volume based on the Doyle log scale is **11,690 Bd. Ft.** The average diameter of the merchantable trees in this woodlot is 15.3" DBH and would be in the small to medium size sawlog class.

VALUE:

The over-all value of the merchantable timber (12" DBH +/-70 trees) is **\$8,462.00-10,000.00. When selling Black walnut trees, it is best to get competitive bids as there is usually a wide difference in bids for this species.** Values were determined using values received in recent timber sales. The 28 Black walnut trees represent ~94% of the total value.

Tract 3:

The woodlot is stocked with 11 Black walnut trees scattered along the wooded buffers on either side of the ravine.

The estimated merchantable volume based on the Doyle log scale is **1,370 Bd. Ft.** The average diameter of the merchantable trees in this woodlot is 16.8" DBH and would be in the small to medium size sawlog class.

VALUE:

The over-all value of the merchantable timber (12" DBH +/-11 trees) is **\$4,970.00-\$7,000.00. When selling Black walnut trees, it is best to get competitive bids as there is usually a wide difference in bids for this species.** Values were determined using values received in recent timber sales.

Tract 5:

The woodlot is stocked with 692 merchantable trees, with 9 species of mixed hardwood included in the inventory. Sugar maple, Red oak and Soft maple are the signature species. Associated species include Swamp white oak, White oak, Cherry, Beech, Pignut hickory, and Tulip.

This woodland consists of 3 timber types:
Southern Mesic Deciduous (Maple-Beech) Forest
Southern Deciduous (Hardwood) Swamp & Floodplain Forest

Southern Dry Mesic Deciduous (Oak-Mixed Hardwood) Forest:

The estimated merchantable volume based on the Doyle log scale is **91,830 Bd. Ft.** The average diameter of the merchantable trees in this woodlot is 14.1" DBH and would be in the small to medium saw-log size class.

VALUE:

The over-all value of the merchantable timber (12" DBH +/-71 trees) is **\$40,257.00**. Values were determined using values received in recent timber sales.

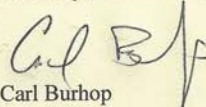
Recommendations for managing this woodland would include harvesting ~100 trees per harvest, at 15-year intervals. This would provide a sustainable woodland.

Estimated Values:

+ Tract 1: \$ 5,213.00
+ Tract 2: \$ 8,462.00
+ Tract 3: \$ 4,970.00
+ Tract 5: \$40,257.00
\$58,902.00 Total of 5 Tracts

If you have any questions regarding the woodlot please contact me anytime,

Sincerely,



Carl Burhop

TIMBER INVENTORY (CRUISE OF MERCHANTIBLE TIMBER 12"DBH +)

DBH = Diameter at breast height

Tract 1

<u>SPECIES</u>	<u>NO. OF TREES</u>	<u>BOARD FOOT VOLUME</u>
Black walnut	28	2,910 Bd. Ft.
Basswood	25	4,470
Cottonwood	10	3,970
Sycamore	5	2,350
Swamp white oak	2	740
Soft maple	<u>1</u>	<u>260</u>
	71 Tl. Trees	13,980 Tl. Bd. Ft.

Species volumes and values

Value/M.Bd. Ft. = Value/Thousand Board Feet

<u>SPECIES</u>	<u>BD. FT. (DOYLE)</u>	<u>Value/M Bd. Ft.</u>	<u>= VALUE</u>
Black walnut (12"-16" DBH)	1,400 Bd. Ft.	\$ 600.00	= \$ 840.00
Black walnut (18" DBH+)	790	\$ 3,000.00	= \$ 2,070.00
Basswood	4,470	\$ 200.00	= \$ 894.00
Cottonwood	3,970	\$ 50.00	= \$ 195.00
Sycamore	2,350	\$ 300.00	= \$ 705.00
Swamp white oak	740	\$ 600.00	= \$ 444.00
Soft maple	<u>260</u>	\$ 250.00	= <u>\$ 65.00</u>
	13,980 Tl. Bd. Ft.		= \$ 5,213.00

Tract 2

<u>SPECIES</u>	<u>NO. OF TREES</u>	<u>BOARD FOOT VOLUME</u>
Black walnut	36	3,490 Bd. Ft.
Cottonwood	13	5,080
Hackberry	11	830
Basswood	9	1,760
Sycamore	<u>1</u>	<u>530</u>
	70 Tl. Trees	11,690 Tl. Bd. Ft.

Species volumes and values

Value/M.Bd. Ft. = Value/Thousand Board Feet

<u>SPECIES</u>	<u>BD. FT. (DOYLE)</u>	<u>Value/M Bd. Ft.</u>	=	<u>VALUE</u>
Black walnut (12"-14" DBH)	650 Bd. Ft.	\$ 600.00	=	\$ 390.00
Black walnut (16" DBH+)	2,840	\$ 3,000.00	=	\$ 7,100.00
Cottonwood	5,080	\$ 50.00	=	\$ 254.00
Hackberry	830	\$ 300.00	=	\$ 207.50
Basswood	1,760	\$ 200.00	=	\$ 352.00
Sycamore	<u>530</u>	\$ 300.00	=	<u>\$ 159.00</u>
	11,690 Tl. Bd. Ft.		=	\$ 8,462.00

Tract 3

<u>SPECIES</u>	<u>NO. OF TREES</u>	<u>BOARD FOOT VOLUME</u>
Black walnut	11	1,370 Bd. Ft.

Species volumes and values

Value/M.Bd. Ft. = Value/Thousand Board Feet

<u>SPECIES</u>	<u>BD. FT. (DOYLE)</u>	<u>Value/M Bd. Ft.</u>	=	<u>VALUE</u>
Black walnut (12"-14" DBH)	150 Bd. Ft.	\$ 600.00	=	\$ 90.00
Black walnut (16" DBH+)	<u>1,220</u>	\$ 3,000.00	=	<u>\$ 4,880.00</u>
	1,370 Tl. Bd. Ft.		=	\$ 4,970.00

Tract 5

<u>SPECIES</u>	<u>NO. OF TREES</u>	<u>BOARD FOOT VOLUME (DOYLE)</u>
Hard maple	203	25,750 Bd. Ft.
Red oak	193	21,440
Soft maple	70	13,500
Swamp white oak	55	12,280
Cherry	62	5,590
Beech	27	3,850
Pignut hickory	36	3,840
White oak	25	3,250
Tulip	<u>21</u>	<u>2,330</u>
	692 Tl. Trees	91,830 Tl. Bd. Ft.

<u>SIZE DISTRIBUTION</u>	<u>NO. OF TREES</u>	<u>BOARD FOOT VOLUME (DOYLE)</u>
12" DBH	68	2,040 Bd. Ft.
14"	83	4,150
16"	76	6,510
18"	48	7,500
20"	35	7,050
22"	15	4,770
24" +	<u>20</u>	<u>10,890</u>
	345 Tl. Trees	42,910 Tl. Bd. Ft.

Species volumes and values

Value/M.Bd. Ft. = Value/Thousand Board Feet

<u>SPECIES</u>	<u>BD. FT. (DOYLE)</u>	<u>Value/M Bd. Ft.</u>	<u>=</u>	<u>VALUE</u>
Hard maple	25,750 Bd. Ft.	\$ 450.00		= \$ 11,587.50
Red oak	21,440	\$ 500.00		= \$ 10,720.00
Soft maple	13,500	\$ 250.00		= \$ 3,375.00
Swamp white oak	12,280	\$ 600.00		= \$ 7,368.00
Cherry	5,590	\$ 300.00		= \$ 1,677.00
Beech	3,850	\$ 200.00		= \$ 770.00
Pignut hickory	3,840	\$ 350.00		= \$ 1,344.00
White oak	3,250	\$ 800.00		= \$ 2,600.00
Tulip	<u>2,330</u>	\$ 350.00		= <u>\$ 815.50</u>
	91,830 Tl. Bd. Ft.			= \$ 40,257.00

