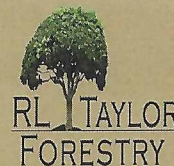




Ron Taylor
RL Taylor Forestry
137 Collinbrook Dr.
Rineyville, KY 40162

rltaylor830@gmail.com

Telephone: 270-401-9594



August 9, 2026

Scott Kaufman
White Tail Properties

Dear Mr. Kaufman:

General Background

On August 6, 2026, I completed a timber inventory 35 acres of forestland on the Raber farm located at 3979 Baker Road, Willisburg, Kentucky. The purpose of the inventory is to determine the volume and value of merchantable timber on Tract 3 of the property.

Volume Measurement Procedure

A 15 basal area, factor, point sample cruise was used. Forty-four variable radius plots were located on a random grid format. Merchantable hardwood sawtimber size trees 13 inches diameter breast height (DBH) and larger were measured as well as cedar 8 inches DBH and larger was evaluated, and tallied at each sample point. For each measured tree: species, DBH, product and product length as well as percentage defect was recorded. Hardwood sawtimber volumes were calculated based on standard form class 78 volume tables for Doyle Rule. For cedar, the Cedar 2/3 Rule for sawtimber as well as cedar roundwood volume formulas were used.

Timber Prices and Value Determination

Stumpage prices are based on local market prices, comparative sale information and Sewell's, Central Kentucky-Stumpage Prices as guidelines. Each tree is assigned a product which is associated with the species, size-diameter and quality such as grade 1, 2, 3 or pallet/tie/construction grade, or veneer and then priced accordingly. See the corresponding attached tables for individual tree, specie-product prices.

Volume and Value Estimate Information

Raber Tract 3 – 35 acres of forestland; 44 plots using a 15 Basal Area Factor Prism

- Estimated number of trees, Hardwood-13"/cedar 8 inches DBH and larger is **74 trees per acre** with a range of 55 to 92 trees/acre at 95% confidence. **Total estimates - 2,586 trees.**
- Estimated volume of sawtimber Hardwood 13"/cedar 12" and larger is **5,295 bd ft per acre** with a range of 3,643 to 6,947 bd ft/ac at 95% confidence level. **Tract estimate 185,320 bdf.**
- The value of both hardwood and cedar sawtimber is **\$1,357 per acre** with a range of \$952 to \$1,763 per acre at 95% confidence level. **Total sawtimber value estimate is \$47,510.**
- In addition, the cedar pulpwood estimate is **7.1 tons/acre valued at \$2,473/tract.**

Call me at 270-401-9594 as needed for any follow-up information.

Ronald L. Taylor

Ronald L. Taylor, ACF, CF

Attachments

Raber Tract 3 Timber Inventory Baker Road

Declination



GN 1.20° E
MN 5.29° W

Bakers Ridge Road

----- Property/Tract Bdy
—— Woodland Boundary
 Forestland- 35 Acres
★ Inventory Plot
8/5/26 DWT

SCALE 1:5000

0 100 200 300 400 500
Feet

Raber Tract Timber Inventory Baker Road

Baker Ridge Road

----- Property/Tract Bdy
—— Woodland Boundary
 Forestland- 35 Acres
★ Inventory Plot
8/5/26 RBT



Tract 3 Baker Road

By Product Group

Stand Number: 1

Area (acres): 35.0

Stand ID: 1

#Points: 44

Product Group	# Trees	Volume	Unit Value-\$	Value -\$
Hardwood Sawtimber	26.6	3,685.8 Board Feet	0.29	1,067.77
Cedar Sawtimber	15.3	1,609.2 Board Feet	0.18	289.65
Cedar Pulpwood	32.0	7.1 Tons	10.00	70.65
Stand Total	73.9			1,428.07

Stand Number: 1

Stand ID: 1

Area (acres): 35.0

#Points: 44

Product Group	# Trees	Volume	Unit Value-\$	Value - \$
Hardwood Sawtimber	930.9	129.0 MBF	289.70	37,371.79
Cedar Sawtimber	535.2	56.3 MBF	180.00	10,137.92
Cedar Pulpwood	1,119.4	247.3 Tons	10.00	2,472.69
Stand Total	2,585.6			49,982.40

Raber Tract 3, Timber Volume Summary Estimates

Hardwood Trees 13 inches DBH & Cedar 12 inches DBH and Larger on 35 acres

<u>Species</u>	<u># Trees</u>	<u>Vol.-Doyle-Bd.ft.</u>	<u>Bd.ft./Tree</u>	<u>% Volume</u>
Red oak group	631	100,710	160	54%
Cedar	535	56,320	105	30%
Hickory	128	12,210	95	7%
White oak group	94	9,410	100	5%
Sycamore	29	2,630	91	1%
Yellow poplar	6	1,670	278	1%
Walnut	19	1,340	71	1%
<u>Misc Species group</u>	<u>24</u>	<u>1,030</u>	<u>43</u>	<u>1%</u>
TOTAL:	1466	185,320	126	100%

<u>Red oak group</u>				
Shumard red oak	614	97,010	158	52%
<u>Black oak</u>	<u>17</u>	<u>3,700</u>	<u>216</u>	<u>2%</u>
Red oak group Total	631	100,710	160	54%

<u>White oak group</u>				
White oak	41	6,260	153	3%
<u>Chinkapin white oak</u>	<u>53</u>	<u>3,150</u>	<u>60</u>	<u>2%</u>
White oak group Total:	94	9,410	100	5%

<u>Misc Species group</u>				
Locust	11	540	48	0%
<u>Sassafras</u>	<u>13</u>	<u>490</u>	<u>38</u>	<u>0%</u>
Misc Species group Total:	24	1,030	43	1%

In addition: Cedar pulpwood approximately 1,119 trees, 7.1 tons/acre, Total 247.3 ton

Tract 3 Baker Road

By Product and Species

Stand Number: 1

Area (acres): 35.0

Stand ID: 1

#Points: 44

Product Group**Product**

Species--Volume Table

Trees

Volume

Unit
Value

Value

%
Value**Hardwood Sawtimber****Grade One Saw**

	#	MBF	%	\$/MBF	\$	%
White Oak--Doyle 78	5.5	1.0	1	900.00	886.00	2
Hickory--Doyle 78	17.2	4.6	4	230.00	1,054.69	3
Walnut--Doyle 78	7.6	0.7	1	1,400.00	911.40	2
Shumard Red Oak--Doyle 78	272.6	57.2	44	350.00	20,024.82	54
Black Oak--Doyle 78	2.8	1.5	1	350.00	538.12	1

Grade Two Saw

	#	MBF	%	\$/MBF	\$	%
Hickory--Doyle 78	8.5	1.0	1	175.00	173.47	0
Chinkapin Oak--Doyle 78	8.5	0.8	1	450.00	361.48	1
Shumard Red Oak--Doyle 78	90.8	17.4	14	250.00	4,357.55	12

Grade Three Saw

	#	MBF	%	\$/MBF	\$	%
White Oak--Doyle 78	27.1	3.5	3	240.00	835.91	2
Hickory--Doyle 78	80.6	4.7	4	130.00	604.64	2
Walnut--Doyle 78	11.2	0.7	1	500.00	346.01	1
Chinkapin Oak--Doyle 78	38.8	1.4	1	220.00	299.02	1
Sycamore--Doyle 78	29.2	2.6	2	130.00	341.27	1
Shumard Red Oak--Doyle 78	240.5	20.2	16	170.00	3,436.80	9
Locust--Doyle 78	11.2	0.5	0	110.00	58.93	0
Sassafras--Doyle 78	12.9	0.5	0	110.00	54.11	0

Stave

	#	MBF	%	\$/MBF	\$	%
White Oak--Doyle 78	8.5	1.8	1	700.00	1,258.20	3
Chinkapin Oak--Doyle 78	5.5	1.0	1	700.00	689.11	2

Peeler

	#	MBF	%	\$/MBF	\$	%
Yellow Poplar--Doyle 78	6.1	1.7	1	230.00	384.69	1

Ties/Pallet

	#	MBF	%	\$/MBF	\$	%
Hickory--Doyle 78	22.0	2.0	2	120.00	238.19	1
Shumard Red Oak--Doyle 78	9.6	2.1	2	120.00	257.32	1
Black Oak--Doyle 78	14.3	2.2	2	120.00	260.05	1

Total

930.9	129.0	100	37,371.79	100
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Cedar Sawtimber**Grade Three Saw**

	#	MBF	%	\$/MBF	\$	%
Red Cedar--Cedar 2/3 Rule	535.2	56.3	100	180.00	10,137.92	100

Total

535.2	56.3	100	10,137.92	100
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Cedar Pulpwood**Pulpwood**

	#	Tons	%	\$/Tons	\$	%
Red Cedar--CTONS	1,119.4	247.3	100	10.00	2,472.69	100

Total

1,119.4	247.3	100	2,472.69	100
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Stand Total

2,585.6

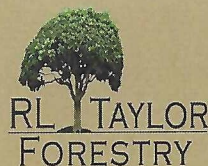
49,982.40



Ron Taylor
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Telephone: 270-401-9594



Invoice

August 9, 2026

Provider

Ronald Taylor
137 Collinbrook Drive
Rineyville, KY 40162

Purchaser

Scott Kaufman
White Tail Properties

Timber inventory and appraised timber value of approximately 35 acres of forestland on Tract 3 of the Raber farm 3979 Baker Road, Willisburg, Kentucky.

Total Due = \$550