

1/12/2022
Dunne Farm

Subject: Timber Appraisal

The Dunne farm is located in Sections 20 and 21 Richland Twp., T.86N.-R.3E., Jackson County, Iowa. The farm is dominated with a large upland ridge that is row cropped and several larger pasture areas. Farmer's creek flow through the farm northwest corner of the farm. Access to the farm is from the south by a lane from the Bellevue Cascade Road. I have divided the farm into 5 stands as marked on the enclosed map.

Stand 1 (41.2 acres)

This stand is located in the northwest corner of the farm and is pastured with few trees. Farmer's creek flows through the far northwest corner of this stand. This stand has little current timber value.

Stand 2 (11 acres)

This stand is located on the far east end of the farm. This is a timber parcel dominated with walnut, hickory, white oak, bur oak and hackberry. About 34 larger walnut are located in this stand with along with scattered oak sawtimber. A timber harvest could be completed in this stand at anytime. The mature oak and walnut can be harvested. This stand has a current timber value of \$36,450.

Stand 3 (6.5 acres)

This stand is located along a steep bluff above a creek drainage. This stand is dominated with walnut, bur oak, hickory and oak. About 25 mature walnut trees are located in this stand and could be harvested at anytime. This stand has an estimated timber value of \$26,800.

Stand 4 (31.5 acres)

This stand is mostly pasture and located along a creek drainage. The stand has scattered trees to include mostly bur oak, a few walnut, hickory, elm, hackberry and other poor quality trees. This stand has a current value of \$4,500.

Stand 5 (4 acres)

This stand is located along a ravine that drains to the southwest. The stand is dominated with black locust, walnut, bur oak and hackberry. A sale could be completed in this stand to harvest the mature trees. The stand has an estimated value of \$6,000

Stand Summaries

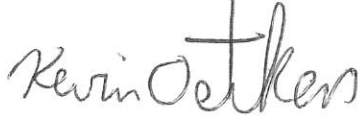
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|---------|------------------|
| Stand 1 | Low Timber Value |
| Stand 2 | \$36,450 |
| Stand 3 | \$26,800 |
| Stand 4 | \$4,500 |
| Stand 5 | \$6,000 |

Total Current timber Value \$73,750

Timber markets are very strong at this time and walnut is very strong. This value reflects current markets prices based on the last 6 months of sales.

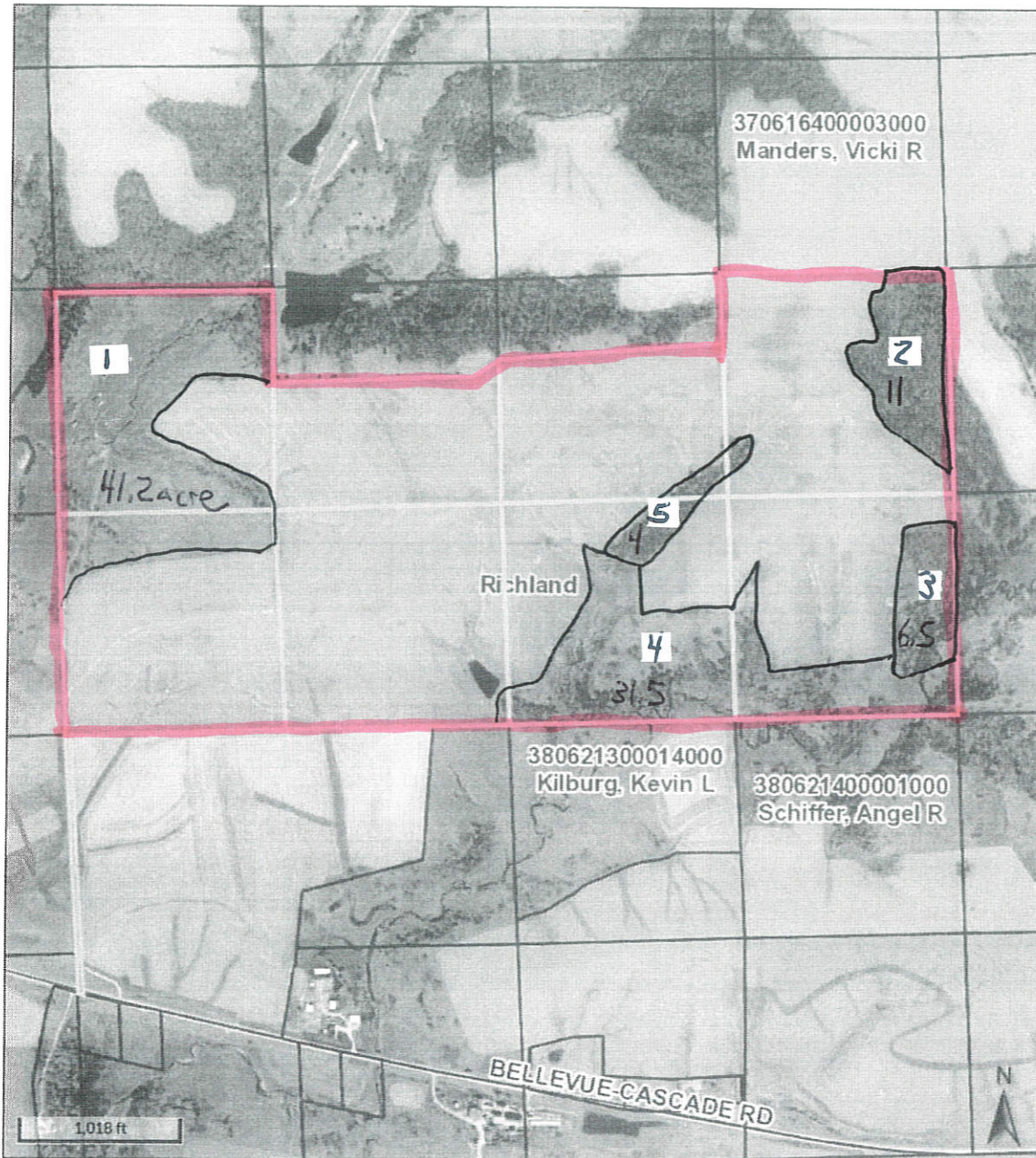
If you have any questions feel free to contact me.

Prepared By:

A handwritten signature in cursive script that reads "Kevin Oetken". The signature is written in black ink and is positioned to the right of the printed text "Prepared By:".

Kevin Oetken

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Overview



Legend

-  Political Township
-  Corporate Limits
-  Parcels
-  Center lines
-  Tree Inventory 20'

NOTICE: This map is compiled for assessment and tax information purposes from official county records. All information shown is for the forgoing purpose and does not represent a survey of land. THIS MAP IS FOR VIEWING PURPOSES NOT A LEGAL DOCUMENT.

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Developed by  **Schneider**
GEOSPATIAL

Dunne Family-Scholtes Farm, LLC

- stand 1 41.2 acres pasture
- 2 11 acres walnut/oak
- 3 6.5 acres walnut/oak
- 4 31.5 acres pasture
- 5 4 acres walnut, locust, oak