2/14/2023
Chuck Schwager
East Iowa Real Estate
125 S 2nd St.
Maquoketa, Iowa 52060

Subject: Lois Sullivan Timber Report

I was able to walk and review the timber on the Sullivan farm in Sections 35 and 36 Washington and Section 1 and 2 Van Buren Twp., Jackson County, Iowa.

I have completed 2 timber sales on this farm as follows:

1994 93 trees sold $8,563
2017 115 trees sold $20,100

This timber is located along a series of ravines that drain to the north. There are about 74.3 total forested acres. 484th Ave. is located along the east side of the farm and allows for access to the farm. The timber was pastured in the past but has not been for many years. A creek drainage is located on the east side. Several sink holes were noted on the upland slopes and some very large old hedge tree rows were noted in the old fence rows. The timber has multiple age classes of trees and has not been managed with the exception of harvesting. Wildlife habitat is excellent on the farm with steep rocky bluffs, dense cedar pockets and scattered large oak trees. I have divided the timber into 4 stands as marked on the map.

Stand 1 (8.3 acres)
This block of timber is on the east side on 484th Ave. The timber is located along a steep rocky hillside and has not had trees cut in the past due to difficult access to the site. The timber is dominated with sawtimber red oak, basswood, walnut, hickory, cherry and hackberry. This stand has a current timber value of $12,540.

Stand 2 (39 acres)
This stand is very diverse with steep rocky hillside a nice creek drainage and dense cedar and hedge thickets on the upland sites. The stand has scattered large poor quality, oak and scattered good quality younger walnut trees. Over time this stand will grow very high quality trees. A few low value trees could be sold at anytime but most of the value is 15 years away from harvesting. This stand has a current timber value of $25,350

Stand 3 (25 acres)
This stand is located along a ravine that drains to the north. Trees were harvested from this stand in 2017 but it still has scattered sawtimber; red oak, basswood, black oak, bur oak, cottonwood, white oak, cherry and hickory. This stand could be improved by harvesting low quality species and weeding undesirable trees to allow for replanting with better quality trees. This is an excellent wildlife area due to the isolated nature of the stand. This stand has a current timber value of $20,000

Stand 4 (2 acres)
This stand is located along the west property line of the farm and is a series of small ravines that drain to the west. This stand is dominated with low value trees and has no current timber value.

Stand Summaries

Stand 1	8.3 acres East Side Timber Value	$12,540
Stand 2	39 acres	$25,350
Stand 3	25 acres	$20,000
Stand 4	2 acres	$0
	74.3 total acres	$57,890

Prepared By: Kevin Oetken

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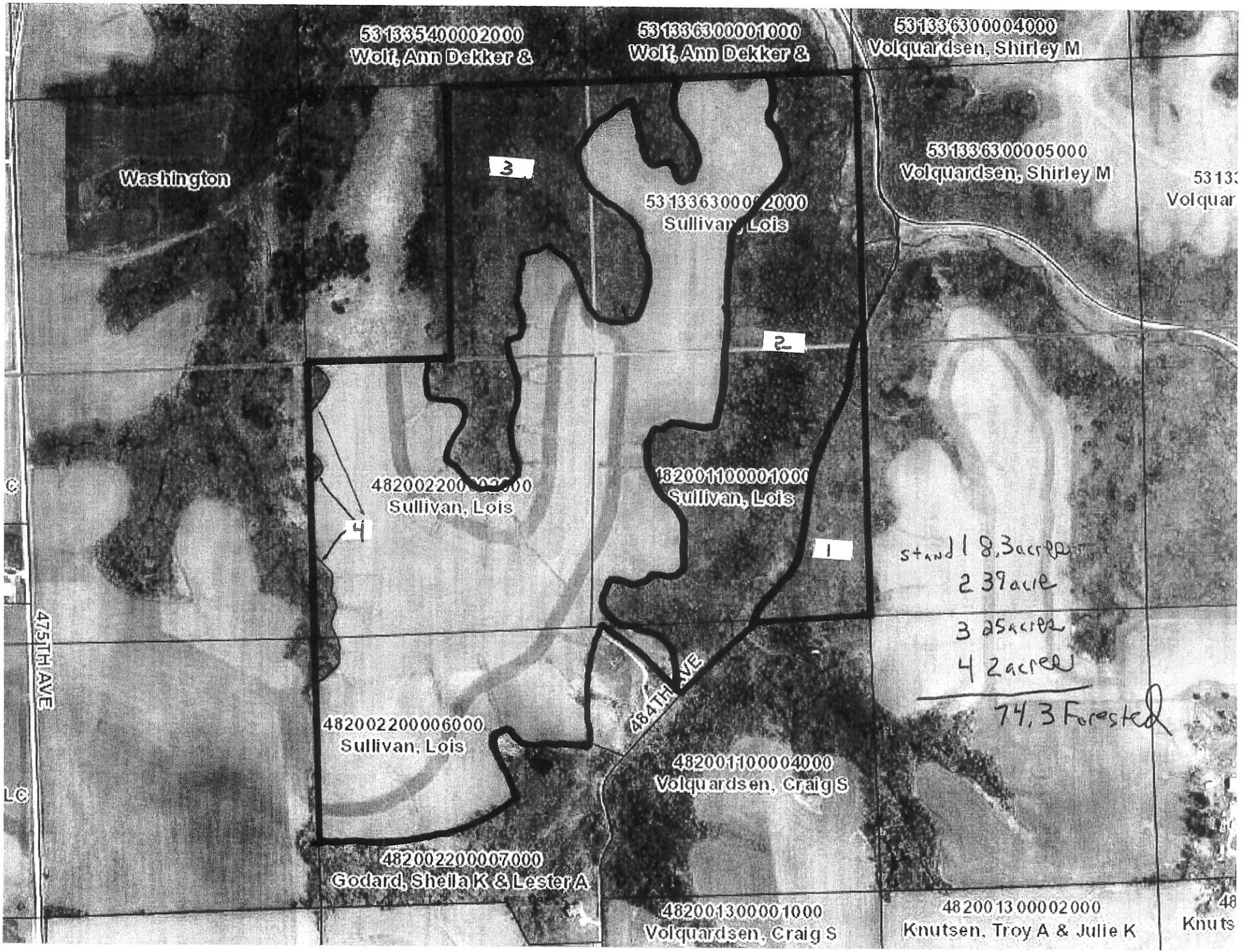
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Wolf, Ann Dekker &
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Wolf, Ann Dekker &
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Volquardsen, Shirley M
53133630000 5000
Volquardsen, Shirley M
Washington
3
53133630000 2000
Sullivan, Lois
2
482002200002000
Sullivan, Lois
482001100001000
Sullivan, Lois
4
1
stand 1 8.3acres
2 3.9acres
3 2.5acres
4 2acres
74.3 Forested
475TH AVE
484TH AVE
482002200006000
Sullivan, Lois
482001100004000
Volquardsen, Craig S
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Godard, Sheila K & Lester A
482001300001000
Volquardsen, Craig S
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Knutsen, Troy A & Julie K