



TIMBER INVENTORY

Brown Estate
Allen County, Kentucky

July 2025

Prepared By:

Luke Biscan, ACF
Dynamic Forest Management, LLC
47 Frontage Road
Glasgow, KY 42141



LUKE BISCAN

(270) 404-4288 BISCANLUKE@AOL.COM

47 FRONTAGE ROAD - GLASGOW, KY 42141

TIMBER SALES — LAND SALES — INVENTORY & APPRAISAL — TIMBER TRESPASS — DRONE FLIGHTS

Timber Inventory Disclaimer

This timber inventory was performed by Luke Biscan, Dynamic Forest Management LLC, 47 Frontage Road, Glasgow, Kentucky 42141, (270) 404-4288, hereinafter called the Forester, and completed for Mills Real Estate and Auction Co., hereinafter called the Client.

Boundary Lines and Acreage: The Client was responsible to provide accurate maps, boundary line descriptions and corners. This inventory was based on the provided materials and the Client's specific objectives. Marketable timber acreage was based on the provided materials, field analysis, topographic maps as well as current and historic aerial photos.

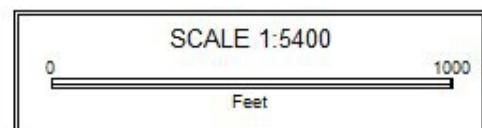
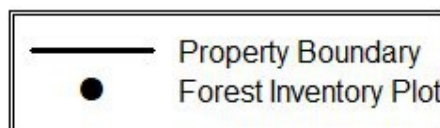
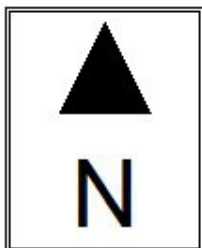
Methodology of Inventory and Analysis: The property was inventoried during July of 2025 by systematic cruising with variable radius sample plots using a 15 factor prism. Preset inventory points and cruise lines were established with a sampling intensity of one plot per 1.4 acres. Tree species, Diameter at Breast Height (DBH), and Merchantable Height were assessed for each marketable tree with a stump diameter of 16" and larger, no lower than 6" from ground level on the uphill side. Every tree that fell within an inventory plot was sounded and visually inspected; volume deductions were made for disease, damage, defect and hollow. The inventory does not deduct any volume for SMZ requirements, cemeteries, or powerline and road ROW. Volume estimates were determined using the Doyle Rule, Form Class 78 (Form Class 80 was used for Yellow Poplar) and represented as boardfeet (bdf). TwoDog, a forest inventory computer program, was used to calculate the volume and species data. The results are summarized within the following sections of this report.

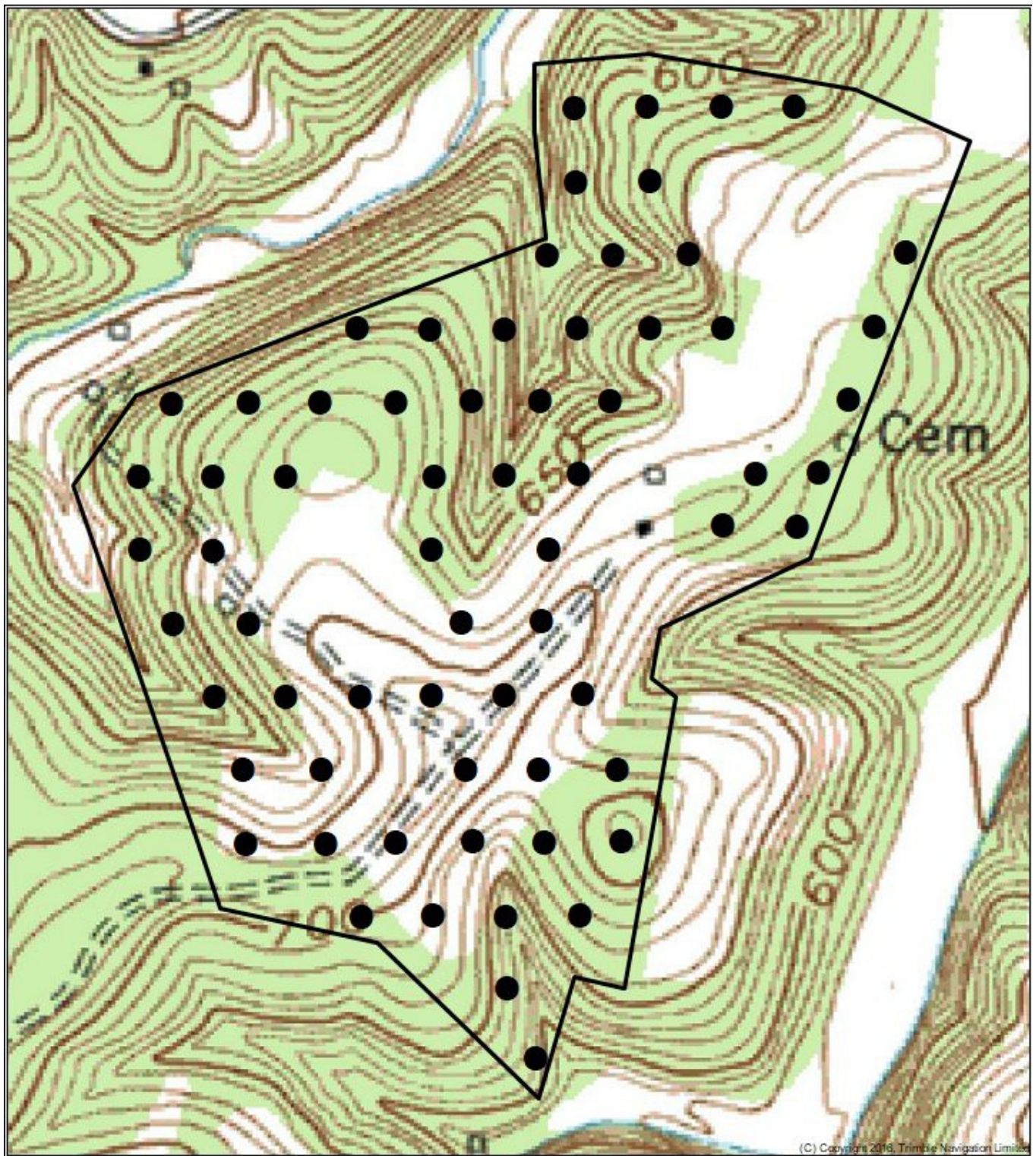
Disclaimer of Estimates: Estimates of volumes made by the Forester are the result of statistical sampling made in accordance with industry standards and with a variety of confidence levels depending upon what is agreed between Client and Forester. Due to the variances and accuracy levels inherent in sampling techniques, marketable timber acreage, and harvest intensity, the volumes reported by Forester are estimates only, based upon Forester's sampling and are expressly declared by Forester to not be precise statements of expected outcomes. Therefore, Client and any party interested in purchasing the timber expressly agrees and understands that volumes reported by Forester may or may not be obtainable.

The Client should contact the Forester with any questions, comments or concerns pertaining to the property, inventory or information provided.

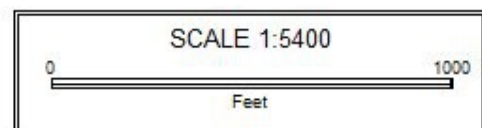
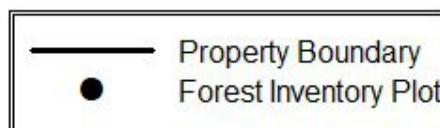
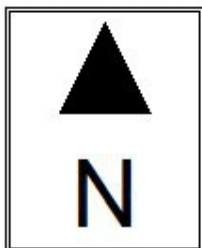
Luke Biscan, ACF

Consulting Forester





(C) Copyright 2016, Trimble Navigation Limited



Summary of Timber Inventory Brown Estate

Estimated Marketable Acreage: 94 +/- acres

Inventory Intensity: 1 plot per 1.4 acres

Inventory Date: July 2025

Topography: Gently sloping

Estimated Total Volume: 1,247,000 board feet +/-10%, Doyle Rule Form Class 78 (Form Class 80 for Yellow Poplar)

	TOTAL				≥16" DBH			≤15" DBH		
SPECIES	VOLUME	AVG	%	\$/SPP	VOLUME	AVG	\$/SPP	VOLUME	AVG	\$/SPP
Yellow Poplar	387,000	340	31		378,000	370		9,000	90	
*Misc. Red Oak	349,000	370	28		344,000	390		5,000	90	
Hickory	269,000	160	22		223,000	220		46,000	70	
White Oak	151,000	330	12		148,000	350		3,000	80	
Hard Maple	23,000	150	2		18,000	230		5,000	60	
Beech	18,000	160	1		17,000	180		1,000	50	
Chinkapin Oak	13,000	120	1		9,000	240		4,000	60	
Ash	10,000	90	1		7,000	130		3,000	50	
Soft Maple	7,000	100	<1		4,000	220		3,000	50	
Black Walnut	6,000	110	<1		3000	300		3,000	80	
Misc. Hardwood	14,000	90	1		6,000	190		8,000	60	
TOTAL	1,247,000	250			1,157,000	320		90,000	70	

***Misc. Red Oak Includes:** Black Oak, Northern Red Oak, Southern Red Oak and Scarlet Oak.

****Misc. Hardwood Includes:** Post Oak, Red Cedar, Sassafras and Sycamore.