

Hall Brook Headwaters Estimated Timber Valuation

Prepared By
F&W FORESTRY SERVICES INCORPORATED

Lunenburg, Essex County, Vermont
August, 2025

131 Total GIS Acres
131 Commercial (Forested) Acres

Species	Volume	Unit Price Range			Total Value
	MBF/CD	Low	High	Likely	Likely
Sawtimber - MBF					
Sugar Maple	127	300.00	400.00	350.00	44,500
Spruce/Fir	154	140.00	200.00	175.00	27,000
White Ash	36	275.00	375.00	325.00	11,700
Sugar Maple Pallet	97	65.00	115.00	85.00	8,200
Yellow Birch	9	275.00	375.00	325.00	2,900
Black Cherry	12	175.00	250.00	225.00	2,700
Yellow Birch Pallet	20	60.00	85.00	75.00	1,500
Hardwood Pallet	16	50.00	75.00	60.00	1,000
Hemlock	9	45.00	85.00	65.00	600
White Birch	1	100.00	175.00	150.00	200
Pulpwood - Cords					
Hardwood	2,640	12.00	20.00	15.00	39,600
Spruce/Fir	101	3.00	7.00	5.00	500
Hemlock	10	5.00	10.00	7.00	100

Totals					
Sawtimber Total	481	MBF			\$100,300
Sawtimber Per Acre	3.672	MBF			\$765.65
Sawtimber Per Comm. Acre	3.672	MBF			\$765.65
Cordwood Total	2,751	Cords			\$40,200
Cordwood Per Acre	21.0	Cords			\$306.87
Cordwood Per Comm. Acre	21.0	Cords			\$306.87
Total Per Comm. Acre					\$1,072.52

Total Value	<u>Low</u>	<u>High</u>	<u>Likely</u>
	\$115,000	\$170,000	\$140,500

BASED ON JUNE 2023 INVENTORY CRUISE BY F&W FORESTRY SERVICES, INC., ADJUSTED FOR 2 GROWING SEASONS USING FIA DATA FROM ESSEX COUNTY, VT

Volumes were taken on 36 plots using a 10 factor prism on a 410' x 410' grid.

Inventory resulted in a statistical error of ±30% for all sawlog products and ±13.7% for all products combined at the 95% Confidence Level

The volumes and values reflect estimated total value of merchantable timber.

The volumes and values are not a liquidation value.

Prices are averages for the area and are adjusted to reflect, access, quality and operability of the site.

PRICES REFLECTED IN THIS CHART ARE STUMPAGE VALUES. STUMPAGE IS DEFINED AS THE VALUE OF THE TIMBER RESOURCE PAID TO A LANDOWNER AFTER LOGGING COSTS ARE DEDUCTED.