

Forestate



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Timber Appraisal
for
Chang Ho Park Property
Town of Athens Bradford County
Pennsylvania

Forestate – Robert Moore

100 Thomas Road

Ithaca, NY 14850

I have walked through a two-hundred fifteen acre parcel of land located in Athens Township Pennsylvania. Approximately one hundred and twenty acres of this property are forested.

General observations:

The property is approximately fifty percent (50%) forested. Approximately thirty (30) of the forested acreage is merchantable hardwood timber. This area is concentrated on both sides of a spring fed stream that runs thru the property. The forest type represented is both Oak- Pine- Hickory and Northern Hardwoods. The aspect slopes primarily to the North and is moderate to steep. The soils groups represented are Wellsboro and Oquaga.

Specific observations:

The harvestable timber stand is located on the sides of a spring fed intermittent stream that runs thru the property. It is a mix of red and white oak and sugar maple and white ash. All of very good quality.

A large portion (70+ acres)of the forested acreage is mostly Oak- Pine- Hickory type and not near harvesting.

Approximately twenty acres is in the middle stages of forest succession. It has a good representation of oak and pine.

Summary:

The merchantable timber stand can be harvested at any time. Total value is approximately \$30,000 - \$35,000 range. A managed harvest would attain approximately 50% of the total value.

The 70 acre stand should be left alone to further mature and develop. Consider an improvement cut in 10 - 15 years.

The twenty acre stand should be left to develop further.

If you have any questions, please contact me at your convenience.

Sincerely,



Robert A. Moore