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John and Mike Meyer
Pleasant Hill Farms

John and Mike,

This letter contains the appraisal of timber value on your farms located in Hamblin Township, Brown County, Indiana. An auction of this property is scheduled in October, 2016 by Halderman Farm Management. The property has been divided into 11 tracts containing over 900 acres of timber and open ground. It has been managed by Donald and Steven Goodwin starting in 1951 to present day and has won national acclaim including being runner up in the National Tree Farm of the Year competition. Management has been based on a cutting cycle of 15 years with cuts occurring every three years to produce a sustained income and insure the quality of timber on the farm. Al Meyer was devoted to making this farm into a living example of how timber is managed not just for the sake of the timber resource but also for the benefit of the owner. Many times over the years timber was cut in order to purchase adjacent properties and grow the farm in size. It's obvious that he was successful in this endeavor even if you have little knowledge of forestry. My father and I have been proud to manage this property over the decades and knowing that it will continue in perpetuity gives us a both a feeling of accomplishment.

The tracts appraisals were based on my knowledge of the property and the cutting cycles of each area. Difficulty occurs in exact measures of each area as sometimes areas overlapped or the cutting was heavier or lighter in a certain year. A tornado also impacted the property disturbing around 40 acres with straight line winds last year affecting 10 acres more. Weather impacts are normal over time and we adapted our cutting schedule to reflect these occurrences. The main tree species on these tracts consist of white oak, red oak, black oak, hickory, poplar, maple, walnut and sycamore. The following is my estimation of the timber value for these farms including pole size timber and growing stock.

Tract 1-5 acres

No marketable timber value at this time.

Tract 2-468 acres

This tract contains approximately \$363,000 in timber value. The last cut on this area was 3 years ago at the south end bordering Green Rd. and yielded \$57,000. The spot directly north of this cut containing 70 acres will be ready any time. This area will continue to support timber harvests every 3 years.

(2)

Tract 3-6.7 acres

This tract contains approximately \$3000 in timber value but lines have yet to be marked so this figure is subject to change.

Tract 4-164 acres

This tract contains approximately \$71,000 in timber value. A 31 acre piece of this tract on the west side of Gold Point Rd. was cut last year yielding \$73,000. The remainder of this area will be ready in 10 years.

Tract (5-8)-207.4 acres

This tract was marked for a moderately heavy cut in blue paint. A total of 2084 trees were marked with 200 trees being veneer white oak. The value of the marked trees and remaining trees unmarked is \$335,000. This tract is ready to be cut now.

Tract 9-37 acres

This tract contains approximately \$18,000 in timber value. Was cut over 10 years ago and should be ready in 5-7 years.

Tracts (10 and 11)-24.2 acres

This tract contains approximately \$17,000 in timber value. Has harvestable inventory and has not been cut in over 15 years.

For all Tracts 1-11 containing over 900 acres I estimate the total value of timber including pole sized and growing stock at \$807,000. The inventory for all marked timber in Tracts 5-8 is attached. These are estimates based on my years involved with this property and if you wish more information as to the exact layout of the timber inventory please feel free to contact me and I will answer any specific questions you have.

Thank you,

Steven S. Goodwin