

TIMBER APPRAISAL FOR THE DON LUGGE, KIM LUGGE, SUE HALVORSON, AND SCOTT HALVORSON PROPERTY

A timber appraisal was conducted July 13, 2022 on the Don and Kim Lugge and Sue and Scott Halvorson property on a total of 96.7 acres of total property and 80.9 acres of commercial merchantable (merchantable trees are considered 22 inches and larger measured 4.5 feet above ground) forested property (15.8 acres includes Long Lake, sapling trees, and crop fields). The location is approximately as follows: The West ½ of the Northeast ¼ Township 5 North, Range 4 West of Section 34, Old Ripley Township, Bond County, Illinois. The forest is oak – hickory upland forest (63.6 acres) and mixed bottomland forest (17.3 acres). The forest is in overall good condition with some natural regeneration occurring. Annual cumulative growth rate is about 2-4% per year or better. These estimates are for all trees commercially valuable and are not necessarily for forest management practices.

Species	No. of Trees	Est. Total Vol.*	Est. \$/bd. ft.	Est. Value (\$)
Black Oak	691	102,440	.25	25,610.00
White Oak	557	72,400	.58	41,992.00
Shingle Oak	175	24,980	.25	6245.00
Northern Red Oak	95	14,130	.30	4239.00
Hickory	388	30,490	.20	6098.00
Cottonwood	46	22,120	.15	3318.00
Sycamore	43	11,190	.20	2238.00
Bur Oak	47	11,110	.40	4444.00
Green Ash	153	23,000	.25	5750.00
Black Walnut	74	8720	1.20	10,464.00
Post Oak	33	830	.20	166.00
Sassafras	33	1460	.20	292.00
Elm	58	3320	.20	664.00
Silver Maple	38	11,350	.20	2270.00
Hackberry	55	2500	.20	500.00
Total	2506	343,760	Avg. .34	\$115,396.00

*Doyle Rule

Average value per acre = \$754.36

Average board feet per tree = 137 bd. Ft.

Total Value of all Merchantable Timber = \$115,396.00

Total Value of Merchantable Timber Ready to Harvest = \$61,028.00,
179,490 board feet

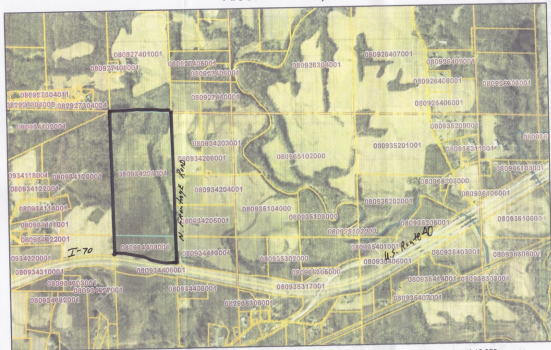
This is only an estimate and actual numbers may vary, specially the less frequent occurring species. Prices and markets are subject to change. Estimates were based on current markets. Number of trees is total trees in forest and not necessarily commercial value.

Respectfully Submitted,

William A. Calvert

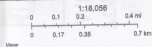
William A. Calvert
14419 Rod and Gun Road
Breeze, IL 62230
(618) 526-4251
July 23, 2022

ArcGIS Web Map



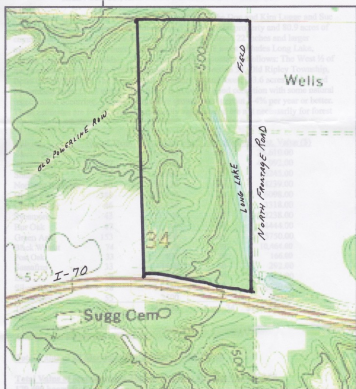
6/27/2022 1:24:54 PM Scott Halldorson et al,

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 Parcel Line Sub Line 400
 Road ROW Section Line



Scott Halvorson ET AL,

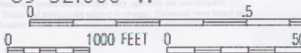
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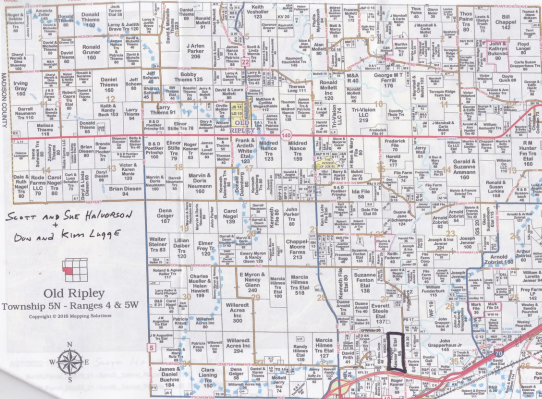
WGS84 89°32.000' W

MN TN

3°



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SCOTT AND SUE HALVORSON
+
DON AND KIM LAGNE



Old Ripley

Township 5N - Ranges 4 & 5W

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