

# TIMBER VOLUME AND VALUATION

## Freeman Brook Forest Estimated Timber Valuation

Prepared By

**F&W FORESTRY SERVICES INCORPORATED**

Shrewsbury, Rutland County, Vermont  
April 2023

292 Total Acres  
268 Commercial (Forested) Acres

Species	Volume MBF/CD	Unit Price Range			Total Value
		Low	High	Likely	Likely
<b>Sawtimber - MBF</b>					
Sugar Maple	294	325.00	400.00	375.00	110,200
Spruce/Fir	694	110.00	140.00	125.00	86,700
Red Maple	433	175.00	225.00	200.00	86,500
Yellow Birch	90	300.00	350.00	325.00	29,400
White Ash	87	250.00	350.00	325.00	28,300
Sugar Maple Veneer	21	900.00	1,100.00	1,000.00	21,100
Pallet	287	30.00	60.00	40.00	11,500
Black Cherry	40	175.00	250.00	225.00	9,000
Sugar Maple Pallet	147	40.00	75.00	50.00	7,300
Yellow Birch Veneer	7	650.00	800.00	750.00	5,000
Yellow Birch Pallet	92	30.00	60.00	50.00	4,600
Hemlock	41	30.00	60.00	45.00	1,900
White Birch	14	50.00	100.00	85.00	1,200
Aspen	5	30.00	50.00	40.00	200
<b>Pulpwood - Cords</b>					
Hardwood	5,509	10.00	15.00	12.00	66,100
Spruce/Fir	518	2.00	5.00	4.00	2,100
Hemlock	100	6.00	10.00	8.00	800

<b>Totals</b>					
Sawtimber Total	2,252	MBF			\$402,900
Sawtimber Per Acre	7.708	MBF			\$1,378.99
Sawtimber Per Comm. Acre	8.403	MBF			\$1,503.36
Cordwood Total	6,127	Cords			\$69,000
Cordwood Per Acre	21.0	Cords			\$236.16
Cordwood Per Comm. Acre	22.9	Cords			\$257.46
Total Per Comm. Acre					\$1,760.82

<b>Total Value</b>	<u>Low</u>	<u>High</u>	<u>Likely</u>
	\$403,000	\$537,000	\$471,900

BASED ON NOVEMBER 2022 INVENTORY CRUISE BY F&W FORESTRY SERVICES

The inventory consisted of 55 plots taken on a 473' x 473' grid using a 15 factor prism

Statistical Error: ±13.8% for all sawlog products and ±12.3% for all products combine 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.