



## Range Timber Appraisal

The Range property is comprised of two forested stands. Stand 1 is an immature, regenerating stand stocked with black walnut, black oak, bur oak, shingle oak, northern red oak, black cherry, mockernut hickory, elm, sugar maple, green ash, sassafras, eastern red cedar, pignut hickory, boxelder, hackberry, sycamore, and common persimmon. The average diameter of stems within stand 1 is only 3.5 inches and the stand is entering the stem exclusion phase, with over 1,300 trees per acre. This indicates that this stand should be left to develop for some time prior to some form of forest stand improvement to increase future timber value.

Stand 2 is a mature timber stand stocked with a diverse assemblage of lowland and upland species, primarily maple, hickory, and oak. Dominance of oak species increases in the northern portion of the stand. The timber appraisal focuses on stand 2 where mature timber is stocked.

Dense populations of autumn olive were observed throughout much of the property, most heavily in the upland areas (northern section) of stand 2. Without active management, these populations can be expected to spread. No timber harvest is recommended until these populations have been controlled/eradicated.

### Stand 1

Volume Summary- Stand 1		
Species	All Saw (BF)	
	Acre	Stand
Black walnut	43.0	693.0
Mockernut hickory	33.1	532.8
Stand total	76.1	1,225.8

Stand 1 is currently immature and should be left to develop. There is a total of 1,225.8 board feet of timber in the 16.1 acres of stand 1, comprised of black walnut and mockernut hickory.

Stand 1 is not ready to be harvested and should be left to develop. While the stand is developing, it is strongly recommended to treat populations of invasive species. Populations of invasive species are exceptionally dense in the adjacent stand 2, and without active treatment, can be expected to spread and establish within this stand. Allowing populations of woody invasive shrubs to develop within this stand will hinder the growth and stem form of these small stems, limiting the future harvest value.



## Stand 2

Volume Summary		
Species	All Saw (BF)	
	Acre	Stand
Pin oak	563.6	47,740.6
Red maple	536.6	45,450.1
Shellbark hickory	410.1	34,733.6
Silver maple	409.2	34,656.1
Shagbark hickory	335.1	28,383.1
Bur oak	324.8	27,508.5
Bitternut hickory	314.2	26,609.1
Shingle oak	186.6	15,801.7
Elm	129.1	10,936.4
Pignut hickory	116.2	9,838.8
Sugar maple	80.4	6,813.2
Black oak	64.5	5,465.4
American basswood	56.7	4,801.6
Black walnut	54.1	4,582.2
Hackberry	45.7	3,872.9
White oak	41.2	3,492.8
Post oak	27.0	2,283.3
Sycamore	24.3	2,060.0
Green ash	22.9	1,939.2
Mockernut hickory	14.4	1,222.7
River birch	9.3	791.8
Eastern cottonwood	8.9	755.7
Other	3.5	297.0
Stand Total	3,778.5	320,035.8

Stand 2 has an average 3,778.5 board feet per acre, with pin oak, red maple, shellbark hickory, and silver maple dominating the stocking.

Pin oak has 563.6 bd.ft/acre, red maple has 536.6 bd.ft/acre, shellbark hickory has 410.1 bd.ft/acre, and silver maple has 409.2 bd.ft/acre.

A mixture of oak, maple, and hickory are stocked throughout the stand, with an increase in the stocking of oak hickory in the northern portion of the stand.





Volume Summary- Stand 2				
	<u>All Saw (BF)</u>			
	Acre	Stand	Price per bd/ft	Total Value
Pin oak	563.6	47,740.6	0.180	\$8,593.30
Red maple	536.6	45,450.1	0.200	\$9,090.01
Shellbark hickory	410.1	34,733.6	0.170	\$5,904.71
Silver maple	409.2	34,656.1	0.20	\$6,931.21
Shagbark hickory	335.1	28,383.1	0.17	\$4,825.13
Bur oak	324.8	27,508.5	0.555	\$15,267.21
Bitternut hickory	314.2	26,609.1	0.170	\$4,523.56
Shingle oak	186.6	15,801.7	0.180	\$2,844.30
Elm	129.1	10,936.4	0.140	\$1,531.10
Pignut hickory	116.2	9,838.8	0.170	\$1,672.60
Sugar maple	80.4	6,813.2	0.270	\$1,839.58
Black oak	64.5	5,465.4	0.205	\$1,120.42
American basswood	56.7	4,801.6	0.125	\$600.19
Black walnut	54.1	4,582.2	1.510	\$6,919.13
Hackberry	45.7	3,872.9	0.140	\$542.21
White oak	41.2	3,492.8	0.555	\$1,938.52
Post oak	27.0	2,283.3	0.555	\$1,267.25
Sycamore	24.3	2,060.0	0.195	\$401.70
Green ash	22.9	1,939.2	0.235	\$455.71
Mockernut hickory	14.4	1,222.7	0.170	\$207.86
River birch	9.3	791.8	0.115	\$91.06
Eastern cottonwood	8.9	755.7	0.115	\$86.90
Other	3.5	297.0	0.115	\$34.15
<b>Stand Total</b>	<b>3,778.5</b>	<b>320,035.8</b>		<b>\$76,687.79</b>

The total value of the timber resource in stand 2 is \$76,687.79. This is the expected value of the timber if the entire property were clear cut of all merchantable timber.

Typically, a timber harvest removed approximately 1/3 of the total volume. Initial timber harvests should also focus on removing undesirable growing stock, low value species, and over-mature stems.

It is strongly recommended that populations of woody invasive shrubs are controlled/eradicated prior to any timber harvesting activity. Soil disturbance and increased light as a result of harvesting will greatly exacerbate the current level of invasion- potentially preventing the regeneration of native tree species across the stand, as well as discouraging growth and stem-form of remaining stems.

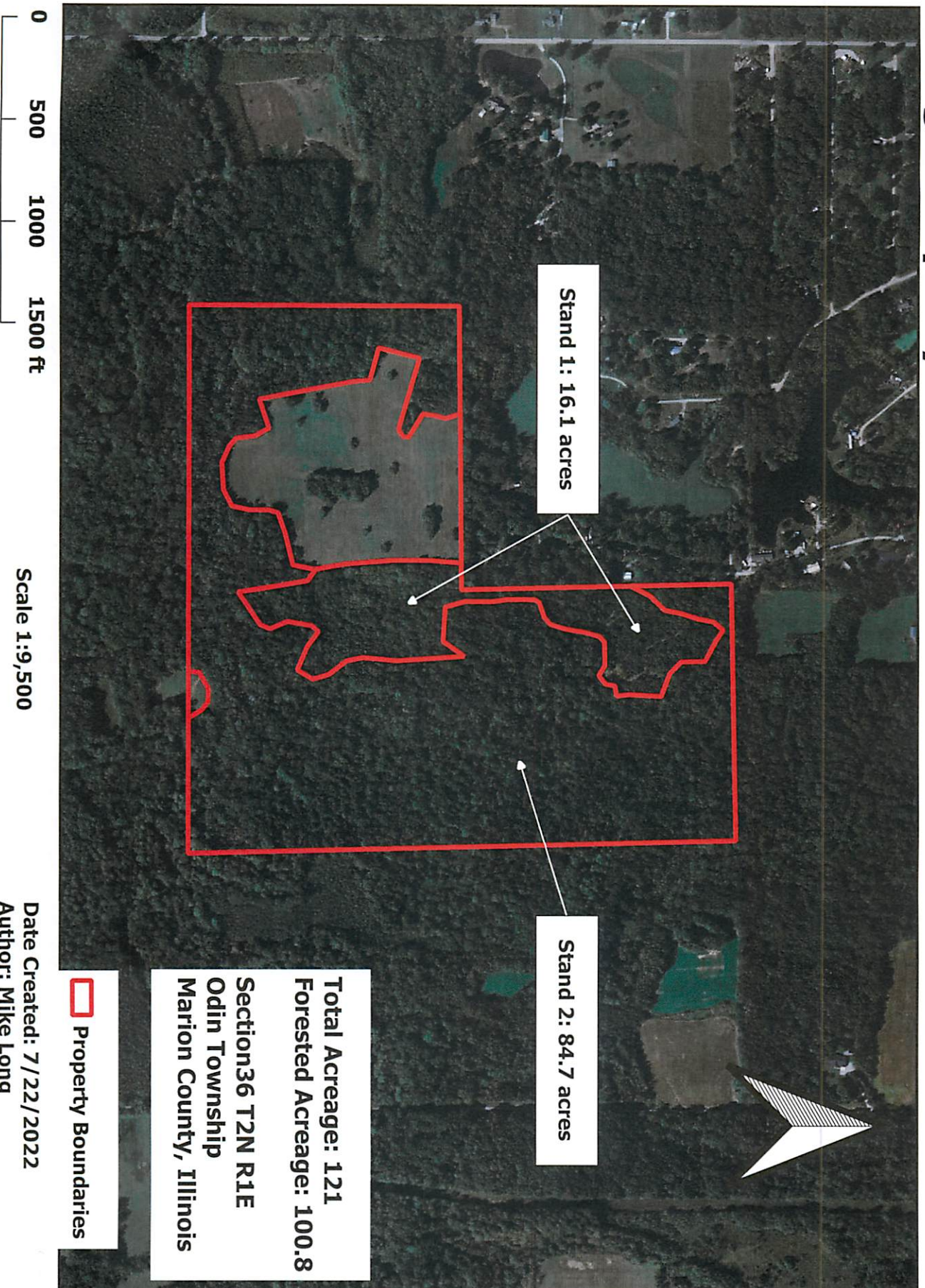


Once invasive species have been controlled, areas stocked in lowland hardwoods can either be clear cut to create wildlife habitat and an even-aged forest type, or selectively harvested via single-tree and group-selection. Areas stocked in oak hickory should be harvested via group selection to create canopy gaps for oak regeneration.

These prices are estimates and are based on changing market conditions.

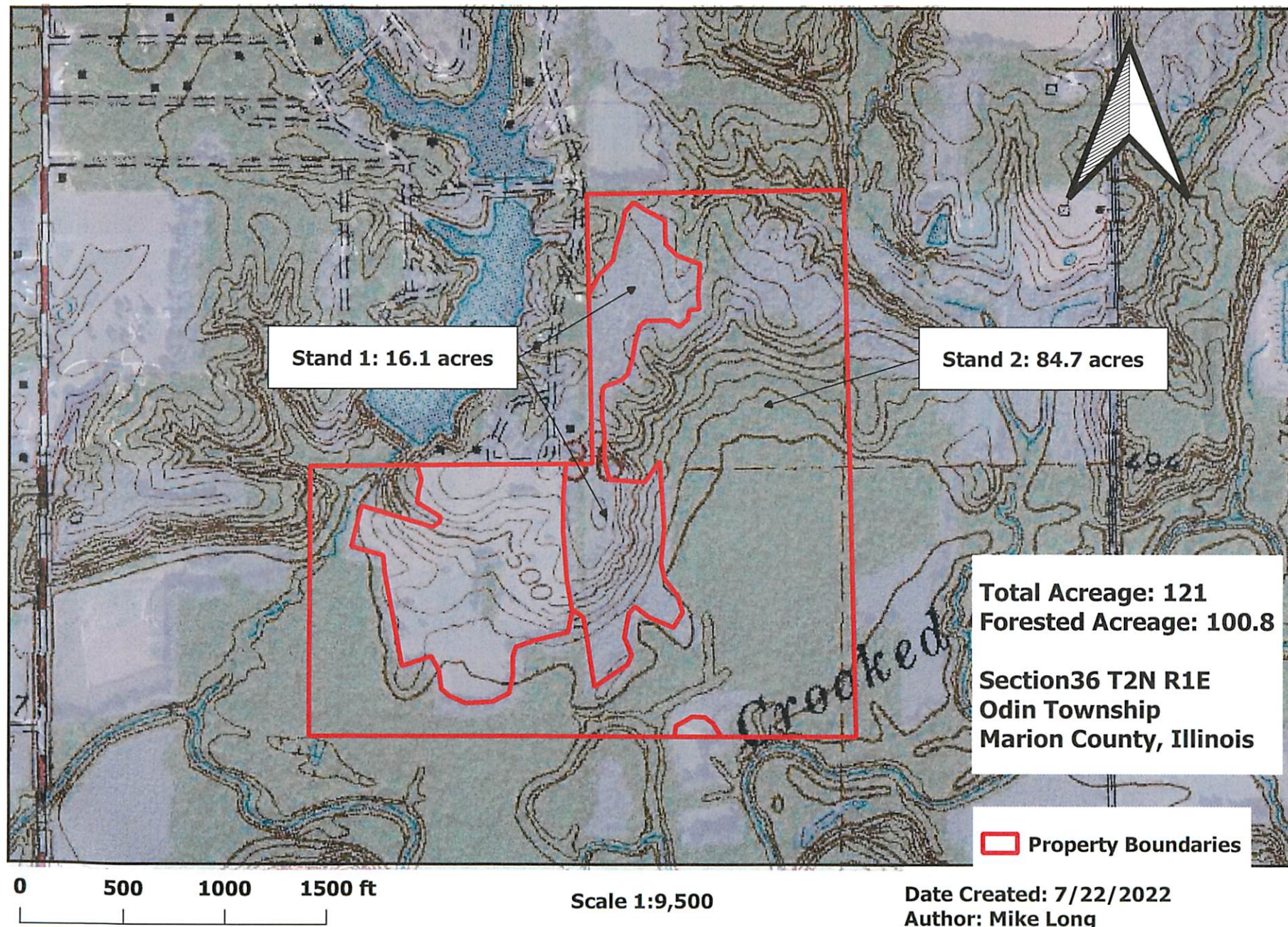


# Range Property





# Range Property Topographic Map





# ILLINOIS TIMBER PRICES

## WINTER 2020-2021

(unchanged from SUMMER 2020)

ILLINOIS DEPARTMENT OF NATURAL RESOURCES - DIVISION OF FOREST RESOURCES

One Natural Resources Way

Springfield, Illinois 62702

Nov. 2020 - Feb. 2021

(unchanged from May 2020 - August 2020)

This report\* is published by the IDNR, Division of Forest Resources in cooperation with timber buyers, mills, forestry consultants and foresters who participate in a semi-annual survey or report sale results. "Stumpage" is the price in the woods on the stump. "FOB" is the price for cut timber/logs delivered to a landing or mill. Ranges of prices paid show highest and lowest reported. The average price paid across Illinois, by species, is the best estimate of market value of timber during the period. Actual prices buyers pay are subject to US and global market and economic conditions combined with local factors such as markets, transportation costs, site conditions, timber accessibility, topography and terrain, distance to markets, tree size and quality, size of sale and other factors. We advise landowners to contact their District Forester's office directly or the forestry division office in Springfield before selling timber.

SPECIES/PRODUCT	LOWEST \$\$	HIGHEST \$\$	AVERAGE PRICE PAID	STUMPAGE
<i>STUMPAGE (standing trees)</i>	<i>statewide</i>	<i>statewide</i>		<i>statewide</i>
Ash Stumpage	100	440 \$		235.00
Basswood Stumpage	100	250 \$		125.00
Beech Stumpage	50	200 \$		125.00
Cottonwood Stumpage	50	300 \$		115.00
Sweet Gum Stumpage	100	270 \$		145.00
Elm and Hackberry Stumpage	50	250 \$		140.00
Hickory Stumpage	80	300 \$		170.00
Cherry Stumpage	150	600 \$		320.00
Soft Maple Stumpage	50	300 \$		200.00
Sugar Maple Stumpage	100	400 \$		270.00
Black Oak Stumpage	50	275 \$		205.00
Pin Oak Stumpage	50	280 \$		180.00
Red Oak Stumpage	100	300 \$		270.00
White Oak Stumpage	275	1000 \$		555.00
Yellow Poplar Stumpage	120	270 \$		200.00
Sycamore Stumpage	90	500 \$		195.00
Black Walnut Stumpage	550	2400 \$		1,510.00
Woods Run Bottomland Stumpage	175	600 \$		280.00
Woods Run Upland Stumpage	150	1000 \$		415.00
Red Oak Veneer Stumpage	250	950 \$		585.00
White Oak Veneer Stumpage	700	2400 \$		1,610.00
Black Walnut Veneer Stumpage	1500	6000 \$		2,800.00
Cherry Veneer Stumpage	400	1000 \$		670.00

SPECIES/PRODUCT	LOWEST \$\$	HIGHEST \$\$	AVERAGE PRICE PAID	LOGS TO MILL
<i>LOGS DELIVERED (at the mill)</i>	statewide	statewide	statewide	
Ash FOB Mill	300	700	\$ 450.00	
Basswood FOB Mill	200	400	\$ 315.00	
Beech FOB Mill	280	420	\$ 375.00	
Cottonwood FOB Mill	150	400	\$ 260.00	
Sweet Gum FOB Mill	150	500	\$ 325.00	
Elm and Hackberry FOB Mill	200	550	\$ 325.00	
Hickory FOB Mill	250	600	\$ 390.00	
Cherry FOB Mill	300	1200	\$ 500.00	
Soft Maple FOB Mill	250	605	\$ 410.00	
Sugar Maple FOB Mill	300	700	\$ 440.00	
Black Oak FOB Mill	180	600	\$ 400.00	
Pin Oak FOB Mill	200	450	\$ 296.00	
Red Oak FOB Mill	350	1000	\$ 410.00	
White Oak FOB Mill	400	1600	\$ 880.00	
Yellow Poplar FOB Mill	280	580	\$ 410.00	
Sycamore FOB Mill	150	450	\$ 295.00	
Black Walnut FOB Mill	900	4450	\$ 3,200.00	
Woods Run Bottomland FOB Mill	200	790	\$ 440.00	
Woods Run Upland FOB Mill	200	900	\$ 670.00	
Red Oak Veneer FOB Mill	400	1200	\$ 860.00	
White Oak Veneer FOB Mill	1450	3100	\$ 2,440.00	
Black Walnut Veneer FOB Mill	1600	7400	\$ 4,600.00	
Cherry Veneer FOB Mill	350	1100	\$ 820.00	

#### APPRAISING YOUR TIMBER:

Timber is worth the most someone is willing to pay for it.

Timber buyers, mills and foresters can measure and assess cut timber or stumpage volume and value. Professional consulting foresters are available for a variety of forest management services, timber scaling, timber appraisals and timber harvest advisement.

Licensed timber buyers can make like offers to appraise timber value.

#### MILL OPERATIONS:

MBF = 1,000 Board Feet; measured in Doyle Scale

Custom Mill Sawing Rate averages \$250 per 1,000 Board Feet

Portable sawmills and sawyers are available for hire.

#### OLDER TIMBER PRICE REPORTS:

Illinois timber prices from 1978 to current can be found at:

[http://web.extension.illinois.edu/forestry/illinois\\_timber\\_prices.cfm](http://web.extension.illinois.edu/forestry/illinois_timber_prices.cfm)

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\*Due to COVID-19 operations and steady market prices timber price surveys were not sent out for this period.