

John Byrd Consulting  
409 N. Davis St.  
Bloomfield, IA 52537

**Timber Appraisal**

**Landowner**

Circle E Ranch LLC  
9225 Cascade Ave #1303  
West Des Moines, IA 50266

**11-29-2025**

**Location of Property:** Sec. 12 T71N R28W Union Co., IA

**Effective Date:** November 29, 2025 **Total Forested Acres:** approx. 337

**Description of Timber Stand:** The timber on this property is mostly upland hardwoods. There is some area containing bottomland hardwoods. Species composition is a mix of upland and bottomland hardwoods including White Oak, Walnut, Red Oak, Hickory, Black Oak, and Elm. The quality of trees based on the species composition is average to above average. I will note that the majority of the trees on this property are in the 10-16 inch DBH range, meaning a harvest would be a good forest management practice to thin the stand and give the smaller diameter trees space to grow. Other forest management activities would greatly improve health and growth of the forest as well. Some areas, where trees have died, do already have some good oak regeneration.

Volumes for November 2025 were determined by taking current volumes and assuming the trees are of sound structure. Prices per board foot are reflecting of what current timber sales are bringing and the quality of the trees. A 10% cull factor is included in the footages below. All volumes are in Scribner scale board foot.

Table 1: (40 acres) This table corresponds to the 40 acres on the map. There is quite a bit of small trees, but also scattered harvestable trees throughout the area. The bigger trees tend to be closer to the ditches and on the hillsides. The harvest potential would indicate that there is approximately **54,681 board feet** of harvestable trees 18 inches in diameter and up. I would recommend harvesting most of the trees 18" DBH and up in order to give the 10–16-inch trees room to grow. This information is an estimate using the best information available.

	HARVEST POTENTIAL 18"+ DBH					
	Trees / Acre	BD FT/ac	Total Trees	Total BD FT	Price/BD FT	Total \$
WO	5	740	191	29,607	\$.90	\$26,646.30
RO	3	394	108	15,759	\$.40	\$6,303.60
Swamp W. Oak	0	0	0	0	\$.40	
BLO	0	0	0	0	\$.30	
Hickory	0	0	0	0	\$.20	
Bur	0	0	0	0	\$.40	
Walnut	1	156	46	6,247	\$2.00	\$12,494
Hackberry	0	0	0	0	\$.20	
Shingle Oak	0	0	0	0	\$.20	
Red Cedar	0	0	0	0	0	
Cottonwood	0	0	0	0	\$.15	
Cherry	0	0	0	0	\$.20	
Elm	1	77	25	3,068	\$.15	\$460.20
Basswood	0	0	0	0	\$.15	
Silver Maple	0	0	0	0	\$.30	
<b>TOTAL</b>			<b>370</b>	<b>54,681</b>		<b>\$45,904.10</b>

Table 2: (297 acres) This table corresponds to the 297 acres on the map. There is quite a bit of small trees, but also scattered desirable harvestable trees throughout the area. The harvest potential would indicate that there is approximately **390,526 board feet** of harvestable trees 18 inches in diameter and up. I would recommend harvesting most of the trees 18" DBH and up in order to give the 10–16-inch trees room to grow. This information is an estimate using the best information available.

	HARVEST POTENTIAL 18"+ DBH					
	Trees / Acre*	BD FT/ac**	Total Trees	Total BD FT	Price/BD FT	
WO	4	569	1,048	168,923	\$.90	\$152,030.70
RO	2	412	711	122,481	\$.40	\$48,992.40
Swamp W. Oak	0	0	12	3,234	\$.40	\$1,293.60
BLO	0	0	0	0	\$.30	0
Hickory	0	0	14	3,187	\$.20	\$637.40
Bur	0	0	0	0	\$.40	0
Walnut	1	137	281	40,780	\$2.00	\$81,560
Hackberry	0	0	32	6,236	\$.20	\$1,247.20
Shingle Oak	0	0	24	1,729	\$.20	\$345.80
Red Cedar	0	0	0	0	0	0
Cottonwood	0	0	19	7,792	\$.15	\$1,168.80
Cherry	0	0	0	0	\$.20	0
Elm	0	0	24	2,929	\$.15	\$439.35
Basswood	0	0	24	2,929	\$.15	\$439.35
Silver Maple	1	102	198	30,306	\$.30	\$9,091.80
<b>TOTAL</b>			<b>2,387</b>	<b>390,526</b>		<b>\$297,246.40</b>

\*Some of these species are less common so they do not reflect a tree per acre. They do reflect trees on the property when it is multiplied out to include the whole area.

\*\* Some of these species are less common so they do not reflect board foot per acre. They do reflect board foot on the property when it is multiplied out to include the whole area.

## Summary:

The fair market value of the merchantable trees on the property is estimated to be...

Stand 40 acres. \$45,904.10

Stand 297 acres. \$297,246.40

**Total = \$343,150.50**

This is if every marketable tree 18 inches and bigger was harvested on the property. For the most part I would suggest doing some harvesting to encourage forest health and to give the remaining trees a chance to grow to their full potential. In the areas where harvesting is light, there should be some forest management thinning activities prescribed to achieve the trees full potential.

If harvesting is a route you would like to pursue, please have a Forester execute a sale so that the full value and management is achieved. Foresters, like me, market the value of trees statewide to the most reputable loggers and sawmills and protect the landowners investment.

The District Forester for the Iowa DNR could help you to determine cost share for forestry practices if you choose to go this route as well. This can make forest management very affordable and the return on the management investment greater.

Prepared by:

*John C. Byrd*

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John Byrd Consulting

Circle E Ranch LLC

