



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal  
Druggs Creek  
Sale WL-341-2024-W00842-01

District: Western Lane

Date: November 27, 2023

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**Cost Summary**

	<b>Conifer</b>	<b>Hardwood</b>	<b>Total</b>
<b>Gross Timber Sale Value</b>	\$1,866,180.38	\$4,308.15	\$1,870,488.53
		<b>Project Work:</b>	(\$104,945.00)
		<b>Advertised Value:</b>	\$1,765,543.53



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### Timber Description

**Location:** Portions of Section 12 of T16S R8W W.M.

**Stand Stocking:** 60%

Specie Name	AvgDBH	Amortization (%)	Recovery (%)
Douglas - Fir	22	0	97
Western Hemlock / Fir	18	0	97
Alder (Red)	15	0	95

Volume by Grade	2S	3S & 4S 6"-11"	Camprun	Total
Douglas - Fir	3,279	711	0	3,990
Western Hemlock / Fir	172	37	0	209
Red Cedar	0	0	0	0
Alder (Red)	0	0	55	55
<b>Total</b>	3,451	748	55	4,254

**Comments:** Pond Values Used: Local Pond Values, November 2023

Western red cedar:

$\$785.32/\text{MBF} = \$1,190.00/\text{MBF} - \$404.68/\text{MBF}$

Bigleaf maple Stumpage Price =  
 $\$0.00/\text{MBF}$

Pulp Price (Conifer and Hardwood) Price =  $\$2.00/\text{Ton}$

Hauling Cost Allowance = equivalent to  $\$1250$  daily truck cost.

Other Costs (With Profit & Risk to be added):  
None.

Other Costs (No Profit & Risk added):

Equipment wash prior to move-out =  $\$500$

Logger Option Spur Cost =  $18.3 \text{ Stations} * \$157.21/\text{STA} = \$2,877$

Firewood Sorting and Landing Slash Piling =  $\$2,000$

Final Road Maintenance =  $\$26,101$

BLM Road Maintenance and Rock Wear Fees =  $\$18,185$

TOTAL Other Costs (No Profit and Risk added) =  $\$49,663$





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### Logging Costs

<b>Operating Seasons:</b> 2.00	<b>Profit Risk:</b> 12%
<b>Project Costs:</b> \$104,945.00	<b>Other Costs (P/R):</b> \$0.00
<b>Slash Disposal:</b> \$0.00	<b>Other Costs:</b> \$49,663.00

**Miles of Road**

**Road Maintenance:** \$0.00

Dirt	Rock (Contractor)	Rock (State)	Paved
0.0	3.0	0.0	0.0

**Hauling Costs**

Species	\$ / MBF	Trips/Day	MBF / Load
Douglas - Fir	\$0.00	3.0	4.5
Western Hemlock / Fir	\$0.00	3.0	4.0
Alder (Red)	\$0.00	3.0	3.5



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### Logging Costs Breakdown

Logging	Road Maint	Fire Protect	Hauling	Other P/R appl	Profit & Risk	Slash Disposal	Brand & Paint	Other	Total
<b>Douglas - Fir</b>									
\$236.69	\$3.15	\$2.06	\$95.37	\$0.00	\$40.47	\$0.00	\$2.00	\$11.67	\$391.41
<b>Western Hemlock / Fir</b>									
\$236.69	\$3.15	\$2.06	\$107.30	\$0.00	\$41.90	\$0.00	\$2.00	\$11.67	\$404.77
<b>Alder (Red)</b>									
\$236.69	\$3.21	\$2.06	\$125.00	\$0.00	\$44.04	\$0.00	\$2.00	\$11.67	\$424.67

Specie	Amortization	Pond Value	Stumpage	Amortized
Douglas - Fir	\$0.00	\$852.12	\$460.71	\$0.00
Western Hemlock / Fir	\$0.00	\$538.49	\$133.72	\$0.00
Alder (Red)	\$0.00	\$503.00	\$78.33	\$0.00



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### Summary

**Amortized**

Specie	MBF	Value	Total
Douglas - Fir	0	\$0.00	\$0.00
Western Hemlock / Fir	0	\$0.00	\$0.00
Alder (Red)	0	\$0.00	\$0.00

**Unamortized**

Specie	MBF	Value	Total
Douglas - Fir	3,990	\$460.71	\$1,838,232.90
Western Hemlock / Fir	209	\$133.72	\$27,947.48
Alder (Red)	55	\$78.33	\$4,308.15

**Gross Timber Sale Value**

Recovery: \$1,870,488.53

Prepared By: Griffin Puls

Phone: 541-972-1929

**Druggs Creek**  
**WL-341-2024-W00842-01**  
**Combined Project Costs**

Project 1	Construct and compact sub-grades, Road Improvements, Culverts	\$ 22,833.00
Project 2	Spread and compact rock for Roads	\$ 78,662.00
Project 3	Move In	\$ 3,450.00
TOTAL PROJECT COSTS		\$ 104,945.00

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**Subgrade Construction/Culverts**  
 Processing and Decking Right-of-Way Logs Not Included

<b>Totals</b>	Swamp Cr & 16-8-1	Spur 1a	Spur 1b	Spur 1c	Spur 1d	Spur 1e	<b>TOTAL</b>
Stations	152.1	3.5	2.45	3.95	7.6	12.2	182
Cost/Sta	\$ 55.00	\$ 545.00	\$ 608.00	\$ 528.00	\$ 467.00	\$ 442.00	
<b>Cost</b>	<b>\$ 8,404.22</b>	<b>\$ 1,907.00</b>	<b>\$ 1,489.44</b>	<b>\$ 2,087.00</b>	<b>\$ 3,548.00</b>	<b>\$ 5,398.00</b>	<b>\$ 22,833.00</b>

**Earthwork**

<b>Clearing and Grubbing</b>	Swamp Cr & 16-8-1	Spur 1a	Spur 1b	Spur 1c	Spur 1d	Spur 1e	<b>TOTAL</b>
Acreage		0.24	0.17	0.27	0.52	0.84	2.04
Cost/Acre		\$ 1,726.14	\$ 1,726.14	\$ 1,726.14	\$ 1,726.14	\$ 1,726.14	
<b>Total</b>	<b>\$ -</b>	<b>\$ 415</b>	<b>\$ 293</b>	<b>\$ 467</b>	<b>\$ 898</b>	<b>\$ 1,450</b>	<b>\$ 3,523.00</b>

Excavation yards are bank run from State's design

<b>Construction/Excavation</b>	Swamp Cr & 16-8-1	Spur 1a	Spur 1b	Spur 1c	Spur 1d	Spur 1e	<b>TOTAL</b>
Stations		3.5	2.45	3.95	7.6	12.2	
\$/sta		\$ 157.51	\$ 157.51	\$ 157.51	\$ 157.51	\$ 157.51	
Drift/Excavation Cu Yd w Fluff							
Drift/Excavation \$/yd		\$ 2.84	\$ 2.84	\$ 2.84	\$ 2.84	\$ 2.84	
Landing Construction	\$ 502.22	\$ 502.22	\$ 502.22	\$ 502.22	\$ 502.22	\$ 502.22	6
<b>Subtotal</b>	<b>\$ 502</b>	<b>\$ 1,054</b>	<b>\$ 889</b>	<b>\$ 1,125</b>	<b>\$ 1,700</b>	<b>\$ 2,424</b>	<b>\$ 7,694.00</b>

**Subgrade Treatment**

<b>Compaction w/ Roller Surface Rock</b>	16-8-1	Spur 1a	Spur 1b	Spur 1c	Spur 1d	Spur 1e	<b>TOTAL</b>
Road Stations		3.5	2.45	3.95	7.6	12.2	29.7
Cost/STA		\$ 72.92	\$ 72.92	\$ 72.92	\$ 72.92	\$ 72.92	
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ 256</b>	<b>\$ 179</b>	<b>\$ 289</b>	<b>\$ 555</b>	<b>\$ 890</b>	<b>\$ 2,169</b>

<b>Grade and Shape (Including ditch and culvert cleaning)</b>	Swamp Cr & 16-8-1	Spur 1a	Spur 1b	Spur 1c	Spur 1d	Spur 1e	<b>TOTAL</b>
Road Stations	152.1	3.5	2.45	3.95	7.6	12.2	181.8
Cost/STA	\$ 51.95	\$ 51.95	\$ 51.95	\$ 51.95	\$ 51.95	\$ 51.95	
<b>Subtotal</b>	<b>\$ 7,902</b>	<b>\$ 182</b>	<b>\$ 128</b>	<b>\$ 206</b>	<b>\$ 395</b>	<b>\$ 634</b>	<b>\$ 9,447</b>

<b>Move in Cost</b>	Initial	Between Projects
D-7 Cat	\$ 1,000	\$ 100
Dump Truck	\$ 200	\$ 50
Grader	\$ 800	\$ 50
Small Excavator	\$ 500	\$ 75
Vibratory Roller	\$ 500	\$ 50
Water Truck	\$ 100	\$ 25

<b>Project Cost</b>	\$ 22,833.00
<b>Move in Cost</b>	\$ 3,450
<b>Total Cost</b>	<b>\$ 26,283.00</b>

Due to rounding, the numbers in the table above may not add up to the totals shown.

**Rocking and Compaction**

Rock Source:

Commercial

<b>Rock Quantity (Inplace)</b>							
<b>Base Rock</b>	Swamp Cr & 16-8-1	Spur 1a	Spur 1b	Spur 1c	Spur 1d	Spur 1e	<b>TOTAL</b>
Rock Size	3"-0"	3"-0"	3"-0"	3"-0"	3"-0"	3"-0"	
Stations		3.50	2.45	3.95	7.60	12.20	30.00
Approx yds/sta		33	33	33	33	22	
<b>Subtotal base (cu. yds)</b>	<b>0</b>	<b>120</b>	<b>80</b>	<b>130</b>	<b>250</b>	<b>270</b>	<b>850</b>
<b>Cap Rock</b>	Swamp Cr & 16-8-1	Spur 1a	Spur 1b	Spur 1c	Spur 1d	Spur 1e	<b>TOTAL</b>
Rock Size	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	
Stations		3.50	2.45	3.95	7.60	12.20	30.00
Approx yds/sta		11	11	11	11	11	
<b>Subtotal cap (cu. yds)</b>	<b>0</b>	<b>40</b>	<b>30</b>	<b>40</b>	<b>80</b>	<b>130</b>	<b>320</b>
<b>Landings</b>	Swamp Cr & 16-8-1	Spur 1a	Spur 1b	Spur 1c	Spur 1d	Spur 1e	<b>TOTAL</b>
Rock Size	Pit Run	Pit Run	Pit Run	Pit Run	Pit Run	Pit Run	
# of landings	1.00	1.00	1.00	1.00	1.00	1.00	6.00
Approx yds/sta	30	40	40	40	40	40	
<b>Subtotal (cu. yds)</b>	<b>30</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>230</b>
<b>Turnout/Around Rock</b>	Swamp Cr & 16-8-1	Spur 1a	Spur 1b	Spur 1c	Spur 1d	Spur 1e	<b>TOTAL</b>
Rock Size	3"-0"	3"-0"	3"-0"	3"-0"	3"-0"	3"-0"	
Turnouts and Turn-Arounds	1			1	1	1	4.00
Approx cu. yds	40			20	20	20	
<b>Subtotal</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>100</b>
<b>Spot and Curve Widening Rock</b>	Swamp Cr & 16-8-1	Spur 1a	Spur 1b	Spur 1c	Spur 1d	Spur 1e	<b>TOTAL</b>
Rock Size	1 1/2"-0"	3"-0"	3"-0"	3"-0"	3"-0"	3"-0"	
Number of Points	20				1	1	22
Approx cu. yds	10				40	40	
<b>Subtotal</b>	<b>200</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>40</b>	<b>280</b>
<b>ROCK COST (Rock + Delivery)</b>							
<b>Road Segment/Name</b>	Swamp Cr & 16-8-1	Spur 1a	Spur 1b	Spur 1c	Spur 1d	Spur 1e	<b>TOTAL</b>
<b>Base Rock</b>	3"-0"	3"-0"	3"-0"	3"-0"	3"-0"	3"-0"	
Approx cu. yds	0	120	80	130	250	270	850
Cost/yd (includes load/spread)	\$ 41.44	\$ 41.44	\$ 41.44	\$ 41.44	\$ 41.44	\$ 41.44	
<b>Subtotal Cost</b>	\$ -	\$ 4,973	\$ 3,315	\$ 5,387	\$ 10,360	\$ 11,189	\$ 35,224
<b>Cap Rock</b>	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	
Approx cu. yds	0	40	30	40	80	130	320
Cost/yd (includes load/spread)	\$ 42.14	\$ 42.14	\$ 42.14	\$ 42.14	\$ 42.14	\$ 42.14	
<b>Subtotal Cost</b>	\$ -	\$ 1,686	\$ 1,264	\$ 1,686	\$ 3,371	\$ 5,478	\$ 13,485
<b>Landing Rock</b>	Pit Run	Pit Run	Pit Run	Pit Run	Pit Run	Pit Run	
Approx cu. yds	30	40	40	40	40	40	230
Cost/yd (includes load/spread)	\$ 37.94	\$ 37.94	\$ 37.94	\$ 37.94	\$ 37.94	\$ 37.94	
<b>Subtotal Cost</b>	\$ 1,138.20	\$ 1,517.60	\$ 1,517.60	\$ 1,517.60	\$ 1,517.60	\$ 1,517.60	\$ 8,728
<b>Turnout/Around Rock</b>	3"-0"	3"-0"	3"-0"	3"-0"	3"-0"	3"-0"	
Approx cu. yds	40	0	0	20	20	20	100
Cost/yd (includes load/spread)	\$ 41.44	\$ 41.44	\$ 41.44	\$ 41.44	\$ 41.44	\$ 41.44	
<b>Subtotal Cost</b>	\$ 1,657.60	\$ -	\$ -	\$ 828.80	\$ 828.80	\$ 828.80	\$ 4,145
<b>Spot and Curve Widening Rock</b>	1 1/2"-0"	3"-0"	3"-0"	3"-0"	3"-0"	3"-0"	
Approx cu. yds	200	0	0	0	40	40	280
Cost/yd (includes load/spread)	\$ 42.14	\$ 41.44	\$ 41.44	\$ 41.44	\$ 41.44	\$ 41.44	
<b>Subtotal Cost</b>	\$ 8,428.00	\$ -	\$ -	\$ -	\$ 1,657.60	\$ 1,657.60	\$ 11,744
Grand total quarry approx yds	270	200	150	230	430	500	1780
<b>Total Quarry Rock Cost</b>	\$ 11,224	\$ 8,176	\$ 6,097	\$ 9,419	\$ 17,735	\$ 20,671	\$ 73,322
<b>Compaction w/Processing (Stations)</b>	Swamp Cr & 16-8-1	Spur 1a	Spur 1b	Spur 1c	Spur 1d	Spur 1e	<b>TOTAL</b>
Cost/cu. Yds	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	
<b>Subtotal Processing</b>	\$ 810	\$ 600	\$ 450	\$ 690	\$ 1,290	\$ 1,500	\$ 5,340
<b>\$/yd<sup>3</sup> rock in place &amp; compacted</b>	Swamp Cr & 16-8-1	Spur 1a	Spur 1b	Spur 1c	Spur 1d	Spur 1e	<b>Total</b>
<b>Total Rock Costs</b>	<b>\$12,034</b>	<b>\$8,776</b>	<b>\$6,547</b>	<b>\$10,109</b>	<b>\$19,025</b>	<b>\$22,171</b>	<b>\$ 78,662</b>

Move-in included in subgrade construction  
 Due to rounding, the numbers in the table above may not add up to the totals shown.

State Timber Sale Contract  
 WL-341-2024-W00842-01  
 Druggs Creek

**Final Road Maintenance Cost Summary**

<b>Totals</b>	Swamp Cr & 16-8-1	Spur 1a	Spur 1b	Spur 1c	Spur 1d	Spur 1e	<b>TOTAL</b>
Stations	225.95	3.5	2.45	3.95	7.6	12.2	
Cost/Sta	\$ 102.72	\$ 80.49	\$ 92.74	\$ 77.24	\$ 65.08	\$ 60.12	
<b>Total Cost</b>	<b>\$ 23,209.12</b>	<b>\$ 281.72</b>	<b>\$ 227.20</b>	<b>\$ 305.08</b>	<b>\$ 494.59</b>	<b>\$ 733.42</b>	<b>\$ 25,251</b>

<b>Spot Rocking</b>	Swamp Cr & 16-8-1	Spur 1a	Spur 1b	Spur 1c	Spur 1d	Spur 1e	<b>TOTAL</b>
Total Yds	270						270
Rock Size	1 1/2"-0"						
\$/yd	\$42.14						
Subtotal	\$ 11,378	\$ -	\$ -	\$ -	\$ -	\$ -	<b>\$ 11,378</b>

<b>Grade,Shape &amp; Pull Ditches</b>	Swamp Cr & 16-8-1	Spur 1a	Spur 1b	Spur 1c	Spur 1d	Spur 1e	<b>TOTAL</b>
Stations	225.95	3.50	2.45	3.95	7.60	12.20	
\$/STA	\$ 51.92	\$ 51.92	\$ 51.92	\$ 51.92	\$ 51.92	\$ 51.92	
Subtotal	\$ 11,731	\$ 182	\$ 127	\$ 205	\$ 395	\$ 633	<b>\$ 13,273</b>

<b>Landing clean up</b>	Swamp Cr & 16-8-1	Spur 1a	Spur 1b	Spur 1c	Spur 1d	Spur 1e	<b>TOTAL</b>
Stations	1.00	1.00	1.00	1.00	1.00	1.00	6
\$/STA	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	
Subtotal	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	<b>\$ 600</b>

<b>Move In</b>	Initial	Between Proj.
Grader	\$ 500.00	\$ 100.00
Dump Truck	\$ 200.00	\$ 50.00

Move in costs associated with one entry for the entire project.

**Note:**

120 cubic yards of replacement rock are allocated for Weyerhaeuser owner portions of the 16-7-6 Road.

100 cubic yards of replacement rock are allocated for Bureau of Land Management owned portions of the 16-8-1 and 16-7-6 Roads.

50 cubic yards of replacement rock are allocated for Oregon Department of Forestry owned portions of the 16-8-1 Road.

**Total Final Maintenance Costs** **\$ 26,101**

**"Other Costs" with Profit and Risk to be Added:**

None

**Total "Other Costs" with Profit and Risk to be Added:**

\$0

**"Other Costs" With No Additional Profit and Risk**

	<u>Units</u>	<u>Quantity</u>	<u>Cost/Unit</u>	<u>Total Cost</u>
Equipment wash prior to move-out	Operation			\$ 500
Logger Option Road Cost	Stations	18.3	\$ 157.21	\$ 2,877
Firewood sorting and landing slash piling	Operation			\$ 2,000
BLM Road Use Fees	Operation			\$ 18,185
Final Road Maintenance	Operation			\$ 26,101
<b>Total "Other Costs" With No Additional Profit and Risk:</b>				<b>\$ 49,663</b>
<b>Cost per MBF</b>	4,286 MBF			<b>\$ 11.59</b>

**Note:**

Includes rocking and maintenance on Weyerhaeuser and BLM owned roads.



# Cruise Report

Druggs Creek  
SALE #341-2024-W00842-01

**Sale Area:** Portions of Section 12, T16S, R8W, W.M., Lane County, Oregon. There are 92.8 acres of harvestable timber in this sale. There are approximately 9.2 acres of stream buffers, 2.9 acres of green tree retention areas, and 1.7 acres in an inner gorge retention area. Acres were determined using a combination of aerial photos, GPS, GIS, and topographic maps.

**Stand Description:** Druggs Creek is dominated by Douglas-fir and has a small component of western hemlock, western red cedar, red alder, and bigleaf maple. The understory consists primarily of evergreen huckleberry, vine maple, rhododendron, Devil's club, salal, sword fern and some minor hardwood species. The west side of the unit is mostly flat with slopes ranging from 0-50% slopes. The east side is moderately steep with most of the area ranging from 50-80% slopes. There are only perennial streams within the unit boundary that are buffered.

**Computation Procedures:** Volume was computed by utilizing Volume Data from the adjacent Pontius Timber Sales, which was then broken down into species, sort, and grade. Volume was reduced by 10% due to the stand being previously thinned.

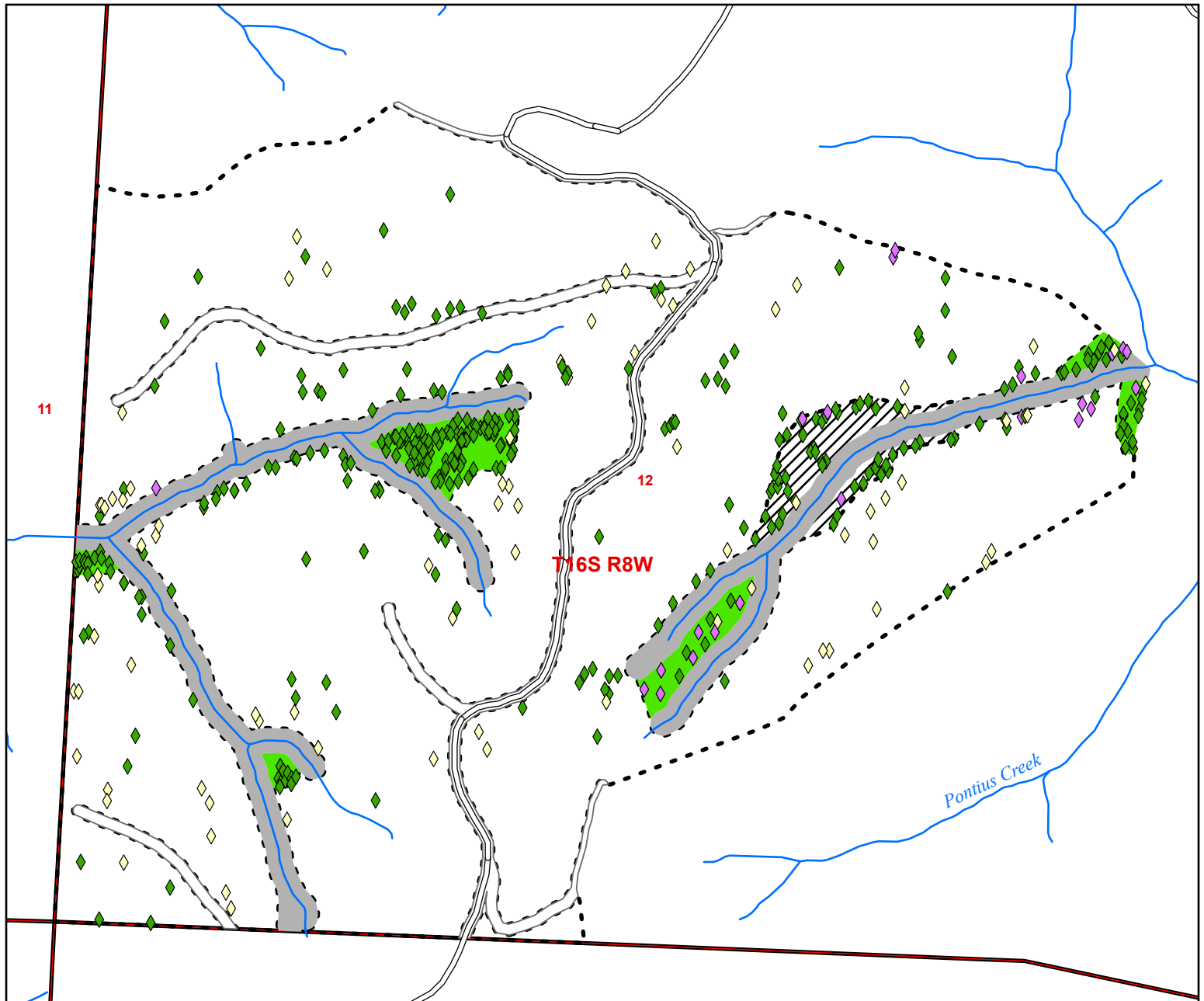
**Volume Table:**

Species	AVG. DBH	Total MBF	Grades by MBF			
			2S	3S	4S	Camp Run
Douglas-fir	22	3990	3279	640	71	--
Western Hemlock	18	209	172	33	4	
Bigleaf Maple	16	32				32
Red Alder	15	55				55
					<b>Total MBF</b>	<b>4286</b>

Merchantable (MBF): 4286

Merchantable (MBF)/Acre: 46

\*Number may differ due to rounding



### Legend

- ODF Ownership
  - All weather
  - Fish Stream
  - Non-Fish Stream
  - Conifer
  - Snag
  - Hardwood
- HarvestType**
- Clearcut - Modified
  - No Harvest - Green Tree Retention in Riparian Buffer
  - No Harvest - Inner Gorge
  - No Harvest - Riparian
  - No Harvest - Existing Road

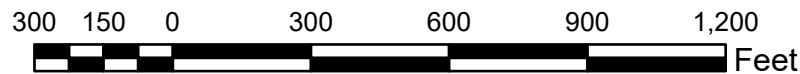
# WILDLIFE LEAVE TREES

OF TIMBER SALE CONTRACT NO. 341-2024-W00842-01  
 DRUGGS CREEK  
 PORTIONS OF SECTION 12 OF T16S R08W,  
 WILLAMETTE MERIDIAN, LANE COUNTY, OREGON

This product is for informational use and may not  
 have been prepared for, or suitable for legal, engineering, or  
 surveying purposes.

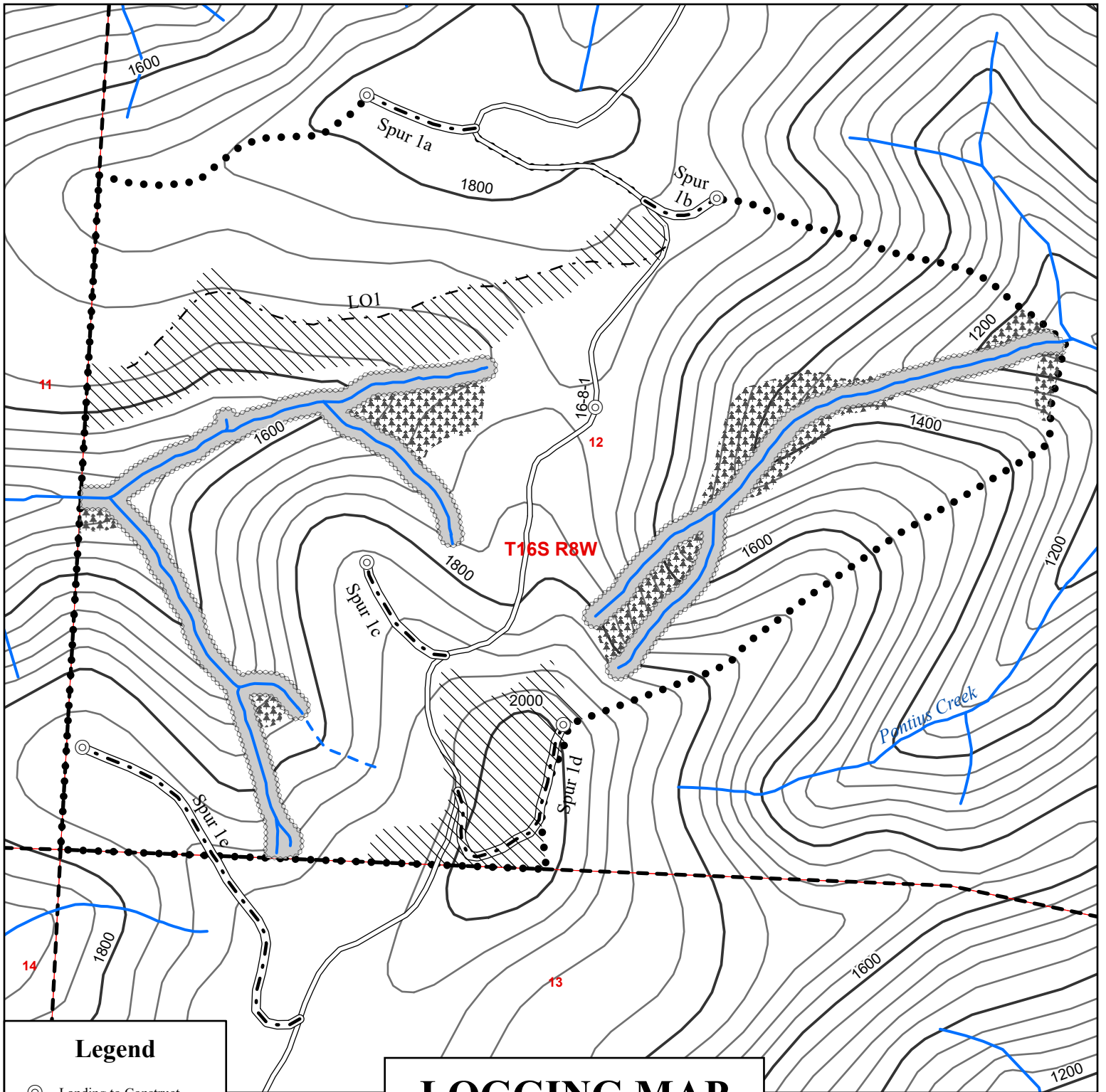


"STEWARDSHIP IN FORESTRY"



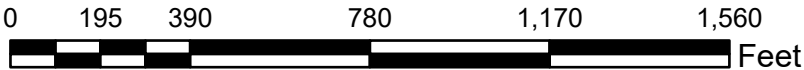
Net Ares: 97.4  
 Scale: 1: 5,000

Sale Unit	Net Acreage	Conifer (Upland)	Hardwood (Upland)	Conifer (Buffers Outside of RMA)	Hardwood (Buffers Outside of RMA)	Conifer (GTRA)	Hardwood (GTRA)	Snags (15+ DBH)	Total Leave Trees	Green Trees Per Acre
1	97.4	125	8	44	3	141	11	80	412	4.23
<b>Totals</b>	<b>97.4</b>	<b>125</b>	<b>8</b>	<b>44</b>	<b>3</b>	<b>141</b>	<b>11</b>	<b>80</b>	<b>412</b>	<b>4.23</b>



# LOGGING MAP

OF TIMBER SALE CONTRACT NO. WL-341-2024-W00842-01  
 DRUGGS CREEK  
 IN PORTIONS OF SECTION 12 OF T16S R08W,  
 WILLAMETTE MERIDIAN, LANE COUNTY, OREGON



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**Legend**

- ⊙ Landing to Construct
- Timber Sale Boundary
- ▨ Stream Buffer
- ▲▲▲ GTR
- ▧ Ground Based
- ▣ ODF Ownership

**Roads**

- All weather
- - - Logger Option Spur
- ▬ Reconstruction

**Streams**

- Fish
- Non-Fish, Perennial
- - - Non-Fish, Seasonal



"STEWARDSHIP IN FORESTRY"



**Yarding**  
 Ground Based: 10%  
 Cable: 90%  
 Net Acres: 93  
 Scale: 1:5,000  
 Contours = 40ft