



# HOUNDS CREEK LAND & TIMBER

7066 Poorhouse Road, Victoria, Virginia 23974  
(434)480-1700 HoundsCreekTimber@gmail.com

## TIMBER APPRAISAL

**Dogwood Lane, 214.23 acres, WHOLE TRACT**

\*SED = Small End Diameter

PRODUCT	TONS	\$/TON	
PINE PULPWOOD	5,984	@ \$8	= \$47,872.00
PINE CHIP-N-SAW to a 7" SED	4,228	@ \$16	= \$67,648.00
PINE SAWTIMBER to a 10" SED	1,748	@ \$22	= \$38,456.00
HARDWOOD PULPWOOD	6,136	@ \$6	= \$36,816.00
MIXED HARDWOOD SAWTIMBER to a 10" SED	879	@ \$30	= \$26,370.00
<b>TOTAL TIMBER VALUE</b>			<b>\$217,162.00</b>

Greg Gunn, Forester

January 23, 2026

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## **TIMBER APPRAISAL**

***Dogwood Lane, LOT 1, 29.0 ACRES***

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PRODUCT	TONS		\$/TON	
PINE PULPWOOD	577	@	\$8	= \$4,616.00
PINE CHIP-N-SAW to a 7" SED	827	@	\$16	= \$13,232.00
PINE SAWTIMBER to a 10" SED	159	@	\$22	= \$3,498.00
HARDWOOD PULPWOOD	930	@	\$6	= \$5,580.00
MIXED HARDWOOD SAWTIMBER to a 10" SED	196	@	\$30	= \$5,880.00
<b>TOTAL TIMBER VALUE</b>				<b>\$32,806.00</b>

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## TIMBER APPRAISAL

### **Dogwood Lane, LOT 2, 34.7 ACRES**

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PRODUCT	TONS		\$/TON	
PINE PULPWOOD	384	@	\$8	= \$3,072.00
PINE CHIP-N-SAW to a 7" SED	619	@	\$16	= \$9,904.00
PINE SAWTIMBER to a 10" SED	242	@	\$22	= \$5,324.00
HARDWOOD PULPWOOD	1,758	@	\$6	= \$10,548.00
MIXED HARDWOOD SAWTIMBER to a 10" SED	55	@	\$30	= \$1,650.00
<b>TOTAL TIMBER VALUE</b>				<b>\$30,498.00</b>

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## TIMBER APPRAISAL

**Dogwood Lane, LOT 3, 37.3 ACRES**

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PRODUCT	TONS	\$/TON	
PINE PULPWOOD	1,745	@ \$8	= \$13,960.00
PINE CHIP-N-SAW to a 7" SED	497	@ \$16	= \$7,952.00
PINE SAWTIMBER to a 10" SED	328	@ \$22	= \$7,216.00
HARDWOOD PULPWOOD	726	@ \$6	= \$4,356.00
MIXED HARDWOOD SAWTIMBER to a 10" SED	0	@ \$30	= \$0.00
<b>TOTAL TIMBER VALUE</b>			<b>\$33,484.00</b>

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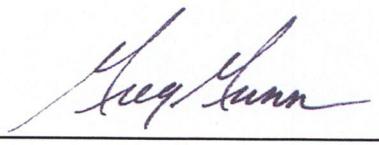
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## TIMBER APPRAISAL

### **Dogwood Lane, LOT 4, 21.0 ACRES**

\*SED = Small End Diameter

PRODUCT	TONS		\$/TON	
PINE PULPWOOD	529	@	\$8	=
PINE CHIP-N-SAW to a 7" SED	437	@	\$16	=
PINE SAWTIMBER to a 10" SED	107	@	\$22	=
HARDWOOD PULPWOOD	510	@	\$6	=
MIXED HARDWOOD SAWTIMBER to a 10" SED	0	@	\$30	=
			<b>TOTAL TIMBER VALUE</b>	<b>=</b>
				<b>\$16,638.00</b>

  
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## TIMBER APPRAISAL

**Dogwood Lane, LOT 5, 38.9 ACRES**

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PRODUCT	TONS	\$/TON	
PINE PULPWOOD	546	@ \$8	= \$4,368.00
PINE CHIP-N-SAW to a 7" SED	263	@ \$16	= \$4,208.00
PINE SAWTIMBER to a 10" SED	222	@ \$22	= \$4,884.00
HARDWOOD PULPWOOD	1,296	@ \$6	= \$7,776.00
MIXED HARDWOOD SAWTIMBER to a 10" SED	62	@ \$30	= \$1,860.00
<b>TOTAL TIMBER VALUE</b>			<b>\$23,096.00</b>

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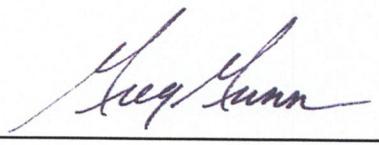
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## TIMBER APPRAISAL

**Dogwood Lane, LOT 6, 27.0 ACRES**

\*SED = Small End Diameter

PRODUCT	TONS		\$/TON	
PINE PULPWOOD	1,043	@	\$8	= \$8,344.00
PINE CHIP-N-SAW to a 7" SED	761	@	\$16	= \$12,176.00
PINE SAWTIMBER to a 10" SED	427	@	\$22	= \$9,394.00
HARDWOOD PULPWOOD	574	@	\$6	= \$3,444.00
MIXED HARDWOOD SAWTIMBER to a 10" SED	230	@	\$30	= \$6,900.00
<b>TOTAL TIMBER VALUE</b>				<b>\$40,258.00</b>

  
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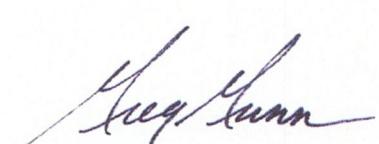
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## TIMBER APPRAISAL

### **Dogwood Lane, LOT 7, 26.3 ACRES**

\*SED = Small End Diameter

PRODUCT	TONS		\$/TON	
PINE PULPWOOD	1,161	@	\$8	= \$9,288.00
PINE CHIP-N-SAW to a 7" SED	823	@	\$16	= \$13,168.00
PINE SAWTIMBER to a 10" SED	263	@	\$22	= \$5,786.00
HARDWOOD PULPWOOD	341	@	\$6	= \$2,046.00
MIXED HARDWOOD SAWTIMBER to a 10" SED	336	@	\$30	= \$10,080.00
<b>TOTAL TIMBER VALUE</b>				<b>\$40,368.00</b>

  
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