



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
TOTAL TIMBER VALUE =					\$217,162.00

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
TOTAL TIMBER VALUE =					\$32,806.00

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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
TOTAL TIMBER VALUE =					\$30,498.00

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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
TOTAL TIMBER VALUE =					\$33,484.00

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TIMBER APPRAISAL

Dogwood Lane, LOT 4, 21.0 ACRES

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PRODUCT	TONS		\$/TON		
PINE PULPWOOD	529	@	\$8	=	\$4,232.00
PINE CHIP-N-SAW to a 7" SED	437	@	\$16	=	\$6,992.00
PINE SAWTIMBER to a 10" SED	107	@	\$22	=	\$2,354.00
HARDWOOD PULPWOOD	510	@	\$6	=	\$3,060.00
MIXED HARDWOOD SAWTIMBER to a 10" SED	0	@	\$30	=	\$0.00
TOTAL TIMBER VALUE =					\$16,638.00

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TIMBER APPRAISAL

Dogwood Lane, LOT 5, 38.9 ACRES

*SED = Small End Diameter

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
TOTAL TIMBER VALUE =					\$23,096.00

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TIMBER APPRAISAL

Dogwood Lane, LOT 6, 27.0 ACRES

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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
TOTAL TIMBER VALUE =					\$40,258.00

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Dogwood Lane, LOT 7, 26.3 ACRES

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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
TOTAL TIMBER VALUE =					\$40,368.00

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