

WILLIAMS PROPERTY
42647 WINBERRY CREEK RD.
LOWELL, OREGON 97452

May 2, 2026

DESCRIPTION:

THE TOTAL PROPERTY IS 92.77 ACRES LOCATED IN SE15, T19, R1E, WM, SURVEYED, LANE COUNTY, OREGON. WINBERRY CREEK RD. BORDERS ON THE SOUTH. A SMALL UNNAMED CREEK FOLLOWS THE WEST PROPERTY LINE. ANOTHER SMALL CREEK FOLLOWS THE SOUTHEAST CORNER. APPROXIMATELY 30 ACRES IS PASTURE AND 63 ACRES ARE TIMBERED. A HOMESITE DID EXIST WITH WATER, ELECTRICITY, DRAINFIELD AND ROCKED ROAD. AN OPEN SHED STILL REMAINS.

TIMBER:

THE FOREST IS A MIXED STAND OF PRIMARILY DOUGLAS-FIR AND WESTERN HEMLOCK WITH SMALL AMOUNTS OF WHITE FIR, RED CEDAR, BIG LEAF MAPLE, AND RED ALDER. THE CONIFERS ARE SECOND GROWTH WITH MUCH OF THE STAND UNDER MERCHANTABLE SIZE INCLUDING THE ALDER AND MAPLE. CONIFERS AND HARDWOODS BOTH TEND TO BE SCATTERED AND IN CLUMPS.

CRUISE:

FIXED ONE TWENTIETH ACRE PLOTS WERE USED TO SAMPLE THE STAND. ALL PLOTS WERE CORRECTED FOR SLOPE. ALL PLOT TREES WERE IDENTIFIED FOR SPECIES, DIAMETER, MERCHANTABLE HEIGHT, GRADE AND DEFECT. ESTIMATES FOR HIDDEN DEFECT AND BREAKAGE WERE ADDED INCLUDING SCALE DEFECT. MASON BRUCE & GIRARD VOLUME TABLES FOR 32 FOOT LOGS WAS USED TO DETERMINE VOLUMES. A FORM CLASS OF 72 WAS USED FOR DOUGLAS-FIR, 74 FOR WESTERN HEMLOCK AND WHITE FIR, 68 FOR WESTERN REDCEDAR. THE MINIMUM TREE MEASURED IS 9" AND 16' TALL TO A 6" TOP. HARDWOODS WERE BASED ON STRAIGHTNESS 10"-12" AND AT LEAST ONE 32' HIGH TO AN 8" TOP.

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VOLUMES:

	<u>GROSS</u>	<u>NET</u>
DOUGLAS-FIR	661	608
WESTERN HEMLOCK	231	223
WHITE FIR	17	15
WESTERN REDCEDAR	<u>29</u>	<u>19</u>
TOTALS	938 MBF	865 MBF

--AVE. DOUGLAS-FIR 14.3" DBH (DIAMETER BREAST HEIGHT).

--AVE. WESTERN HEMLOCK 14.5" DBH.

--AVE. WHITE FIR 19" DBH.

--AVE. WESTERN REDCEDAR 15" DBH.

--TOTAL DEFECT VISIBLE AND HIDDEN 9.22%

BIG LEAF MAPLE VOLUME IS ESTIMATED AT 78 MBF.

RED ALDER VOLUME IS ESTIMATED TO BE 11 MBF.

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