



2021 Cropland, Pastureland and Timberland Valuation for Property Tax Purposes



Arkansas Department of Finance and Administration
Assessment Coordination Division

October 15, 2020

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To: The Honorable Cecile Bledsoe
To: The Honorable Jeff Wardlaw

This report is presented pursuant to A.C.A 26-26-407 (4) which requires that ACD report any changes to the agricultural use valuation formula for property tax purposes to Legislative Council by October 15th of each year.

Contained within this report are the guidelines used by ACD in its duties, the calculations used in determining the values, and the statistical information used in the calculations. These values will be used by counties completing their reappraisal cycle in 2021.

No changes were made in the formulas used in these calculations this year.

If you have any questions about any part of A.C.A 26-26-407 (4) or any part of the Agricultural Use Valuation process, please feel free to contact me.

Sincerely,

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Guidelines For The Mass Appraisal Of Cropland, Timberland, and Pastureland In The State Of Arkansas

Developed in 1996 by The State Of Arkansas Assessment Coordination Division of the Department of Finance and Administration in compliance with Arkansas Code 26-26-407
Revised 2020

Statute Highlights cont.

(f)(1) In devising and developing methods of assessing and levying the ad valorem property tax on real property, the Assessment Coordination Division shall annually develop and publish valuation tables and other data which shall be used by county Assessors for assessing lands qualifying under the provisions of this subchapter.

(2)(A) Effective for assessment years beginning January 1, 2008, and every year thereafter, the Assessment Coordination Division shall update the valuation tables for assessing lands qualifying as agricultural land, pasture land, and timber land in time for counties to use the updated tables when they finish their countywide appraisals.

(B) Beginning January 1, 2008, when there is a countywide reappraisal, a county shall assess agricultural land, pasture land, and timber land based upon the updated land values in the valuation tables issued for the assessment year.

(3)(A) Effective for assessment years beginning January 1, 2008, the Assessment Coordination Division by rule shall develop appropriate formulas reflecting the productivity valuation of the land based upon income capability attributable to agricultural land, pasture land, and timber land soils.

(B) Beginning January 1, 2008, and every year thereafter, the Assessment Coordination Division shall develop and calculate capitalization rates by using appropriate long-term federal security rates, risk rates, management rates, and other appropriate financial rates.

(C) However, the capitalization rate developed under subdivision (f) (3) (B) of this section shall not be less than eight percent (8%) nor more than twelve percent (12%).

(4) By October 15 of each year, the Assessment Coordination Division shall report to the Legislative Council any changes to any part of the formula used to determine the value or the capitalization rate.

Soils

The Assessment Coordination Division utilizes the NRCS Soil Survey for each county in the state of Arkansas in its valuation process and for its soil classification. The Soil Survey contains the Land Capability Classification System. This system measures the limitations of soils using eight classes with subclasses. The soil groupings are based on the NRCS Class I being the least limited and VIII being the most restrictive. The sub class describes the type of limitation be it W-water, E-erosion, and S-shallow or unstable soils. NRCS has published a soil survey for each county in Arkansas. These are available online at <http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

Within these surveys each soil is described and is designated a capability class, and a subclass. The survey also provides productivity rates for crop soils and pasture soils. It also provides growth indices for timber soils. The NRCS also produces a soil map for each county which is utilized in the valuation process.

Below is a brief summary of each of the Land Capability Classification System groupings. Please see the Web Soil Survey for a complete description.

ACD Numbers and NRCS LCC Interpretations (The ACD numbers are provided for easy conversion of the LCC scientific classification nomenclature.)

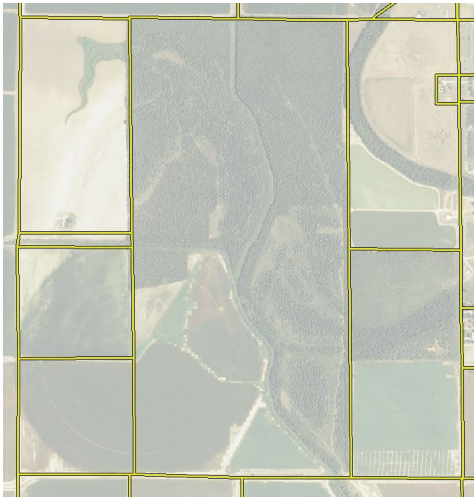
ACD#	LAND CAPABILITY CLASSIFICATION
1	I- Soils have few limitations that restrict use.
2	IIw - Soils have moderate water limitations that reduce the choice of plants or require moderate conservation practices.
3	III _s - Soils are very shallow and suffer from severe limitations that reduce the choice of plants or that require special conservation practices, or both.
4	III _w - Soils have severe water limitations that reduce the choice of plants or that require special conservation practices, or both.
5	II _s - Soils are shallow and have moderate limitations that reduce the choice of plants or require moderate conservation practices.
6	IV _s - Soils are shallow and have severe limitations that reduce the choice of plants or that require careful management, or both.
7	IV _w - Soils have severe water limitations that reduce the choice of plants or that require very careful management, or both.
8	V _w - Soils are not likely to erode, but have water limitations, impractical to remove and limits the use.
9	VI _s - Soils have severe shallow limitations that make them generally unsuitable for cultivation.
10	VI _w - Soils have severe water limitations that make them generally unsuitable for cultivation.
11	VII _s - Soils are shallow and have very severe limitations that make them unsuitable for cultivation.
12	II _e - Soils have moderate limitations to erosion that reduces the choice of plants or that require moderate conservation practices.
13	III _e - Soils have severe limitations to erosion that reduces the choice of plants or that require special conservation practices, or both.
14	IV _e - Soils have very severe limitations to erosion that reduces the choice of plants or that require very careful management, or both.
15	VI _e - Soils have very severe limitations to erosion that make them generally unsuitable for cultivation.
16	VII _e - Soils have very severe limitations to erosion that make them unsuitable for cultivation.
17	VIII- (ROCK OUTCROPS ECT) - Soils and miscellaneous areas that have limitations that nearly preclude their use for commercial crop production.
18	NO CLASS OR MISC. LAND

LETTERS INDICATE LIMITATIONS (PROBLEMS) ASSOCIATED WITH THOSE SOILS.

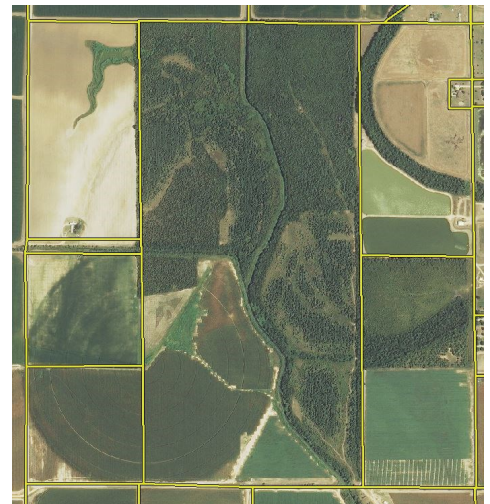
w = WATER PROBLEMS (flooding), e = EROSION PROBLEMS, s = SHALLOW SOILS (limited root zone, or stony soils)

Determining Use

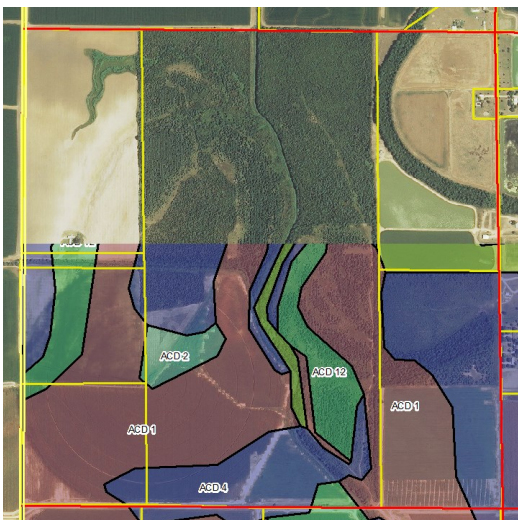
The county or its contractor uses many tools in its valuation process. First it determines the use of the property by identifying and visiting the property. A visual inspection helps determine whether it is crop, pasture, timber or as in many cases a mix of these uses. Sometimes aerial photography and/ or satellite imagery is used for difficult or unusual terrain.



Identifying the property



Determining Use



Applying the soil map to the property to calculate the acreage of each soil by each use on each piece of property

An example of a 40 acre parcel.

Acres	ACD#	Use
20	4	Pasture
10	6	Timber
5	6	Pasture
5	11	Timber

Valuation

According to code 26-26-407 there is a land value developed for each land capability class. In some cases values have been filled into some classes where there has been agricultural activity but productivity data is non-documented. Arkansas Code 26-26-407 clearly indicates that the use valuation of land should be used for agricultural lands. This method is otherwise known as the income approach to value. The basic formula for this is:

$$\text{Income} - \text{Cost} = \text{Net Income} / \text{Capitalization Rate} = \text{Land Value}$$

Each of our categories, Crop, Pasture, and Timber are calculated using their own representative productive output. Crop uses soybeans which can be grown in all four agricultural regions as its base. Pasture uses a mixture of warm and cool season grasses that are traditionally grown for grazing in all four regions as its base. Timber uses a mixture of pine and hardwoods as its base. Each soil has a bushel, AUM (animal unit per month), or a board foot per year productive capability.

In determining values we use ten year rolling averages of crop prices, rental rates, costs, stumpage pricing, and financial securities to help level out large swings that could be the result of a single year of high or low numbers due to outside influences. All values are calculated with a one year delay due to the need for data that is calculated by various federal agencies and industry resources that is not released until the third quarter of each year. This means that the 2021 values are based on data that was captured through the end of 2019, compiled and then published in the third quarter of 2020, applied to our formulas in 2020 and released for use in the reappraisal cycles ending in 2021.

The capitalization rate, or cap rate, is the rate at which you discount future income to determine its present value. Another way of looking at it is the capitalization rate expresses what percentage rate a property's net operating income is to its value.

Valuation—Crop

Crop Income is based on a ten year market price average for soybeans which for this report was \$10.81. This amount is multiplied by the NRCS average bushel per acre of soybeans for each soil type. To adjust for operating costs a 25/75 rental rate split is assumed with the 25 percent applied as net income. It is then divided by the capitalization rate. Below is an example of the formula. (Note: There are 18 soil classes for each use)

SOIL CLASS	AVERAGE SOYBEAN BUSHEL PER ACRE	10 YEAR AVERAGE OF PRICES RECEIVED BY FARMERS	SUM	75/25 SPLIT	CAPITALIZATION RATE	ROUNDED TO THE NEAREST \$5
					8.69%	
ACD 1	39	\$10.81	\$421.59	\$105.40	\$1,212.86	\$1,215
ACD 2	31	\$10.81	\$335.11	\$83.78	\$964.07	\$965
ACD 3	18	\$10.81	\$194.58	\$48.65	\$559.78	\$560

Valuation—Pasture

Pasture Income is based on AUM. Animal Unit Months are a measure of forage productivity in the soil surveys. The value of one animal unit month was developed by taking the state average AUM of 6.5 and dividing it by the 10 yr. Pasture Rent Average \$17.90. This leads to a \$2.78 per AUM value statewide which is the equivalent of the per bushel price for soybeans. The average AUM for each soil class is multiplied by price per AUM and then divided by the capitalization rate. Below is an example of the formula. (Note: There are 18 soil classes for each use)

	AUM	AVG \$ PER AUM	TOTAL	CAPITAL- IZATION RATE	ROUNDED TO NEAREST \$5
				8.00%	
ACD 1	8.4	\$2.78	\$23.35	\$291.90	\$290
ACD 2	7.7	\$2.78	\$21.41	\$267.58	\$270
ACD 3	5.1	\$2.78	\$14.18	\$177.23	\$175

Valuation—Timber

Because of the thirty to forty year growth cycle of marketable timber and the variable growth volumes for each year a discount cash flow model was used to best represent the use value. This model takes into consideration the startup capital for tree planting, herbicidal and fire treatments, as well as income produced through various thinning's of the growth cycle. This results in culmination of information brought back to the present worth of the site.

The timber productivity of each soil is measured by the soils indicator species and site index, as assigned by The Natural Resource and Conservation Service (NRCS). Utilizing the indicator species and the site index as the determining factor for productivity, a discount cash flow determines value for:

Soils with a Site index greater than 90 is Very Productive = Pine High Site

Soils with a Site index of 89 to 70 is Productive = Medium Pine Site

Soils with a Site index of 69 to 50 is Marginal = Low Pine Site

Soils with a Site index 49 and below is Unproductive = Min. Land Value

All Hardwood lands = Hardwood Site Value

The basic formula for Timber is:

$$\begin{array}{r} \text{State average} \\ \text{prices on board} \\ \text{and pulp} \end{array} \times \begin{array}{r} \text{Harvest vol-} \\ \text{umes by soil} \\ \text{type and spe-} \\ \text{cies and board} \\ \text{and or pulp} \end{array} = \begin{array}{r} \text{Income from} \\ \text{thinning and} \\ \text{final harvests} \end{array} - \begin{array}{r} \text{Expenses from} \\ \text{planting thin-} \\ \text{ning etc.} \end{array} / \begin{array}{r} \text{Capitalization} \\ \text{rate} \end{array} = \text{Value}$$

The soils value is then determined by multiplying total acres to determine total value and then calculating a weighted value by soil type for each region. For information regarding the discount cash flow formula for timber land please contact the Assessment Coordination Division, <http://www.arkansas.gov/acd>.

Please remember that the total values presented are then multiplied by the Assessment Rate (20%) as prescribed by law for all property in the state. That determines its Assessed Value. It then needs to be multiplied by your local millage rate to determine a tax amount. Please contact your local county Assessor for more information on this.

FAQ's

Fire Protection Tax

There is levied on all timberlands in this state an annual tax of twenty cents (20¢) per acre to be collected in the manner provided in under Arkansas Code 26-61-103 for deposit into the State Treasury for credit to the State Forestry Fund as special revenues to be used for the maintenance, operation, and improvement of the Arkansas Forestry Commission in its statewide program for the detection, prevention, and suppression of forest fires.

If a taxpayer's agricultural land, pasture land or timber land goes up in value as a result of a reappraisal are his taxes based upon 20% of the total value of such property, including the increase?

No, such land, by Amd. 79 definition, could not qualify as homestead property, and therefore any increase in assessed value is limited (capped) to not increase annually more than ten percent (10%) of the assessed value of the property for the previous year, but it shall increase by an additional ten percent (10%) each year until it reaches that full assessed value, Ark. Constitution Amd. 79 Sec. 1(b)(1). This provision does not apply with a change in ownership, newly discovered real property, new construction, or substantial improvement to real property, Ark. Constitution Amd. 79 Sec. 1(b)(2).

Does the assessed value of a taxpayers agricultural land, pasture land or timber land cease to increase (freeze) over and above the amount it was immediately before he purchased the property or became disabled or sixty-five (65) years of age?

No, by Amd. 79 definition, agricultural land, pasture land or timber land is not homestead property and therefore the freeze does not apply, Ark. Constitution Amd. 79 Sec. 1(d)(1)(A).

How do we value WRP – CRP lands?

WRP, CRP, and any other agricultural land in conservation programs are classified as agricultural land for property tax purposes and receive no other consideration in value.

What jurisdiction do the BOE and the county court have to hear appeals of taxpayers who disagree with the county assessor as to the assessment on their agricultural land, pasture land, or timber land?

A.C.A 26-27-317 Application for adjustment. (3) The County Equalization does not have jurisdiction over and may not accept or consider a petition or letter under subdivision (a)(1) of this section for the adjustment of the: (B) Valuation of agricultural land. Pasture land, or timberland derived by the guidelines and methods set forth by the Assessment Coordination Department under 26-26-407.

The BOE may reclassify use upon proof of change in use of the land or upon proof that the land is not eligible for classification under this section.

Neither the BOE nor the county court may change the value of such land because the value is established by the ACD, ACA 16-26-407. In almost all cases any dispute over use can be resolved by contacting your county Assessor.

DELTA

CROP

	AVERAGE SOYBEAN BUSHEL PER ACRE	10 YEAR AVERAGE OF PRICES RECEIVED BY FARMERS	SUM	75/25 SPLIT	CAPITALI- ZATION RATE 8.69%	ROUNDED TO THE NEAREST \$5	OLD RATE ROUNDED TO THE NEAREST \$5	DIFF	% DIFF
ACD 1	39	\$10.81	\$421.59	\$105.40	\$1,212.86	\$1,215	\$1,200	\$15	1%
ACD 2	35	\$10.81	\$378.35	\$94.59	\$1,088.46	\$1,090	\$1,080	\$10	1%
ACD 3	18	\$10.81	\$194.58	\$48.65	\$559.78	\$560	\$555	\$5	1%
ACD 4	32	\$10.81	\$345.92	\$86.48	\$995.17	\$995	\$985	\$10	1%
ACD 5	30	\$10.81	\$324.30	\$81.08	\$932.97	\$935	\$925	\$10	1%
ACD 6	14	\$10.81	\$151.34	\$37.84	\$435.39	\$435	\$430	\$5	1%
ACD 7	29	\$10.81	\$313.49	\$78.37	\$901.87	\$900	\$895	\$5	1%
ACD 8	29	\$10.81	\$313.49	\$78.37	\$901.87	\$900	\$895	\$5	1%
ACD 9	14	\$10.81	\$151.34	\$37.84	\$435.39	\$435	\$430	\$5	1%
ACD 10	29	\$10.81	\$313.49	\$78.37	\$901.87	\$900	\$895	\$5	1%
ACD 11	14	\$10.81	\$151.34	\$37.84	\$435.39	\$435	\$430	\$5	1%
ACD 12	31	\$10.81	\$335.11	\$83.78	\$964.07	\$965	\$955	\$10	1%
ACD 13	24	\$10.81	\$259.44	\$64.86	\$746.38	\$745	\$740	\$5	1%
ACD 14	22	\$10.81	\$237.82	\$59.46	\$684.18	\$685	\$680	\$5	1%
ACD 15						\$325	\$325	\$0	0%
ACD 16						\$265	\$265	\$0	0%
ACD 17						\$190	\$190	\$0	0%
ACD 18						\$125	\$125	\$0	0%

SOURCES:

NATURAL RESOURCES CONSERVATION SERVICE
 USDA - ARKANSAS AGRICULTURAL STATISTICS

DELTA

PASTURE

	AUM	AVG \$ PER AUM	TOTAL	CAPITAL- IZATION RATE 8.00%	ROUNDED TO NEAREST \$5	OLD RATE ROUNDED TO THE NEAREST \$5	DIFF	% DIFF
ACD 1	9.9	\$2.78	\$27.52	\$344.03	\$345	\$345	\$0	0%
ACD 2	8.4	\$2.78	\$23.35	\$291.90	\$290	\$290	\$0	0%
ACD 3	5.2	\$2.78	\$14.46	\$180.70	\$180	\$180	\$0	0%
ACD 4	7.4	\$2.78	\$20.57	\$257.15	\$255	\$255	\$0	0%
ACD 5	7.1	\$2.78	\$19.74	\$246.73	\$245	\$245	\$0	0%
ACD 6	4.1	\$2.78	\$11.40	\$142.48	\$140	\$140	\$0	0%
ACD 7	6.7	\$2.78	\$18.63	\$232.83	\$235	\$235	\$0	0%
ACD 8	5.5	\$2.78	\$15.29	\$191.13	\$190	\$190	\$0	0%
ACD 9	4	\$2.78	\$11.12	\$139.00	\$140	\$140	\$0	0%
ACD 10	5.5	\$2.78	\$15.29	\$191.13	\$190	\$190	\$0	0%
ACD 11	3.5	\$2.78	\$9.73	\$121.63	\$120	\$120	\$0	0%
ACD 12	8.8	\$2.78	\$24.46	\$305.80	\$305	\$305	\$0	0%
ACD 13	7.7	\$2.78	\$21.41	\$267.58	\$270	\$270	\$0	0%
ACD 14	6.2	\$2.78	\$17.24	\$215.45	\$215	\$215	\$0	0%
ACD 15	4.7	\$2.78	\$13.07	\$163.33	\$165	\$165	\$0	0%
ACD 16	4.7	\$2.78	\$13.07	\$163.33	\$165	\$165	\$0	0%
ACD 17	4.7	\$2.78	\$13.07	\$163.33	\$165	\$165	\$0	0%
ACD 18					\$75	\$75	\$0	0%

SOURCES:

NATURAL RESOURCES CONSERVATION SERVICE
 USDA - ARKANSAS AGRICULTURAL STATISTICS

DELTA PINEHIGH SITE

Estimated Timberland Value for Timber Production in Arkansas (High-Site Pine)

Step 1 - Investment Expenses, excluding Annual Property Tax--Harvest Age, 30 Years):

<u>Out-of-Pocket Expenses:</u>								
<u>Age</u>	<u>Activity</u>	<u>Expense</u>	<u>Fed. Tax Deductible</u>	<u>Fed. Tax Benefit</u>	<u>Net Expense excl. Taxes</u>	<u>Accrued Interest on</u>		<u>Acc. Total at Harvest</u>
						<u>Fed. Benefit</u>	<u>Net Out.</u>	
0	Prep./Plant	\$ 188	No	\$0	\$188	\$0	\$1,889	\$2,077
3	Spray	\$ 56	Yes	\$20	\$36	\$150	\$279	\$145
8	PCT	\$ 131	Yes	\$46	\$85	\$221	\$410	\$229
18	Fert.	\$ 79	Yes	\$28	\$51	\$44	\$83	\$62
26	Fert.		Yes	\$0	\$0	\$0	\$0	\$0
Subtotal:		\$454	-	\$93	\$361	\$415	\$2,660	\$2,513
Annual Expenses:								
Adminstration/management.:		\$10	Yes	\$4	\$7	\$32	\$60	\$31
Subtotal (30 yrs.):		\$300	"	\$105	\$195	\$334	\$619	\$376
Total:		\$754	-	\$198	\$556	\$749	\$3,280	\$2,889

**Interest rate used in computations is:

8.00%

95

Step. 2 - Revenues and Federal and State Tax Treatment

<u>Stand Age</u>	<u>Harvest Volume</u>	<u>Stumpage Price</u>	<u>Harvest Revenue</u>	<u>State and Federal Tax Payments:</u>		<u>Net Income After Tax</u>	<u>Accrued Interest on Net</u>	<u>Total Income</u>
				<u>Arkansas State Income Tax @ 7%</u>	<u>Fed. Income Tax @ 35%</u>			
16	9.21 (Cords)	\$ 21	\$190	(\$13)	-	\$177	-	-
23	3.78 (MBF Doyle)	\$ 245	\$928	(\$65)	-	\$863	-	-
					(\$325)	\$538	\$404	\$942
30	16.45 (MBF Doyle)	\$ 245	\$4,035	(\$282)	-	\$3,753	-	-
					(\$1,253)	\$2,500	\$0	\$2,500
Total:		-	\$5,154	(\$361)	(\$1,645)	\$2,610	\$632	\$3,781

¹ Less Site Prep/Plant Expense and adjusted for fed. tax deduction.

DELTA PINEHIGHSITE

Step 3 - Estimated Timberland Value per Acre

1. Total Income including accrued interest on net thinning income to final harvest:	\$3,781
2. Out-of-pocket expenses (silvicultural activities and taxes) and accrued interest:	(\$2,889)
3. Net income before property tax:	\$892
4. Present value of net income before property tax:	\$89
5. Annual ad valorem property taxes:	
Property tax rate: 50 mills @ 20% assessment ratio	1.00%
Annual property tax payment:	(\$0.82)
Annual property tax payment adjusted for fed. inc. tax deduction:	(\$0.53)
Total property tax payments per harvest cycle:	(\$16)
Accrued interest on out-of-pocket tax payments per harvest cycle:	\$51
6. Land value after property tax (adj. for income tax deduction):	\$82

Step 4 - Tax Burden on High Site Pine Forest Land

	Total Tax Payments:		Out-of-Pocket Expenses		Total
	State	Federal	Taxes	Accrued Interest	
Cost-increasing:					
Property taxes on land:	\$25	-	\$16	\$51	\$67
Subtotal:	\$25	-	\$16	\$51	\$67
Revenue-reducing:					
Arkansas State Income Tax on harvest revenue @ 7.0%	\$361	-	\$235	-	\$235
Federal Income Tax on harvest revenue @ 35.0%	-	\$1,645	\$1,645	-	\$1,645
Subtotal:	\$361	\$1,645	\$1,879	-	\$1,879
Totals:	\$385	\$1,645	\$1,895	\$51	\$1,946
Tax burden as percent of gross revenues:	7.5%	31.9%	36.8%	1.0%	37.8%

DELTA PINEMEDSITE

Estimated Timberland Value for Timber Production in Arkansas (Medium-Site Pine)

Step 1 - Investment Expenses, excluding Annual Property Tax--Harvest Age, 32 Years):

<u>Out-of-Pocket Expenses:</u>							
<u>Age</u>	<u>Activity</u>	<u>Expense</u>	<u>Fed. Tax Deductible</u>	<u>Fed. Tax Benefit</u>	<u>Net Expense excl. Taxes</u>	<u>Accrued Interest on Fed. Benefit</u>	<u>Acc. Total at Harvest</u>
0	Prep./Plant		No	\$0	\$0	\$0	\$0
3	Spray		Yes	\$0	\$0	\$0	\$0
8	PCT		Yes	\$0	\$0	\$0	\$0
19	Fert.		Yes	\$0	\$0	\$0	\$0
26	Fert.	-	Yes	\$0	\$0	\$0	\$0
Subtotal:		\$0	-	\$0	\$0	\$0	\$0
Annual Expenses:							
Adminstration/management.:		\$8	Yes	\$3	\$5	\$31	\$29
Subtotal (32 yrs.):		\$256	"	\$90	\$166	\$328	\$358
Total:		\$256	-	\$90	\$166	\$328	\$358

**Interest rate used in computations is:

8.00%

95

Step. 2 - Revenues and Federal and State Tax Treatment

<u>Stand Age</u>	<u>Harvest Volume</u>	<u>Stumpage Price</u>	<u>Harvest Revenue</u>	<u>State and Federal Tax Payments:</u>		<u>Net Income After Tax</u>	<u>Accrued Interest on Net</u>	<u>Total Income</u>
				<u>Arkansas State Income Tax @ 7%</u>	<u>Fed. Income Tax @ 35%</u>			
18	8.03 (Cords)	\$20.68	\$166	(\$12)	-	\$154	-	-
32	13.59 (MBF Doyle)	\$245	\$3,334	(\$233)	(\$58) ¹	\$3,101	\$199	\$295
					(\$1,167) ¹	\$1,934	\$0	\$1,934
Total:		-	\$3,500	(\$245)	(\$1,225)	\$2,030	\$199	\$2,229

¹ Less Site Prep/Plant Expense and adjusted for fed. tax deduction.

DELTA PINEMEDSITE

Step 3 - Estimated Timberland Value per Acre

1. Total Income including accrued interest on net thinning income to final harvest:	\$2,229
2. Out-of-pocket expenses (silvicultural activities and taxes) and accrued interest:	(\$358)
3. Net income before property tax:	\$1,871
4. Present value of net income before property tax:	\$157
5. Annual ad valorem property taxes:	
Property tax rate: 50 mills @ 20% assessment ratio	1.00%
Annual property tax payment:	(\$1.45)
Annual property tax payment adjusted for fed. inc. tax deduction:	(\$0.94)
Total property tax payments per harvest cycle:	(\$30)
Accrued interest on out-of-pocket tax payments per harvest cycle:	\$110
6. Land value after property tax (adj. for income tax deduction):	\$145

Step 4 - Tax Burden on Medium Site Pine Forest Land

	Total Tax Payments:		Out-of-Pocket Expenses		Total
	State	Federal	Taxes	Accrued Interest	
Cost-increasing:					
Property taxes on land:	\$46	-	\$30	\$110	\$141
Subtotal:	\$46	-	\$30	\$110	\$141
Revenue-reducing:					
Arkansas State Income Tax on harvest revenue @ 7.0%	\$245	-	\$159	-	\$159
Federal Income Tax on harvest revenue @ 35.0%	-	\$1,225	\$1,225	-	\$1,225
Subtotal:	\$245	\$1,225	\$1,384	-	\$1,384
Totals:	\$291	\$1,225	\$1,415	\$110	\$1,525
Tax burden as percent of gross revenues:	8.3%	35.0%	40.4%	3.2%	43.6%

DELTA PINELOWSITE

Estimated Timberland Value for Timber Production in Arkansas (Low Site Pine)

Step 1 - Investment Expenses, excluding Annual Property Tax--Harvest Age, 34 Years):

<u>Out-of-Pocket Expenses:</u>								
<u>Age</u>	<u>Activity</u>	<u>Expense</u>	<u>Fed. Tax Deductible</u>	<u>Fed. Tax Benefit</u>	<u>Net Expense excl. Taxes</u>	<u>Accrued Interest on Fed. Benefit</u>	<u>Net Out.</u>	<u>Acc. Total at Harvest</u>
0	Prep./Plant	\$0	No	\$0	\$0	\$0	\$0	\$0
3	Spray	\$0	Yes	\$0	\$0	\$0	\$0	\$0
8	PCT	\$0	Yes	\$0	\$0	\$0	\$0	\$0
19	Fert.	\$0	Yes	\$0	\$0	\$0	\$0	\$0
24	Fert.	\$0	Yes	\$0	\$0	\$0	\$0	\$0
Subtotal:		\$0	-	\$0	\$0	\$0	\$0	\$0
Annual Expenses:								
Adminstration/management.:		\$0	Yes	\$0	\$0	\$0	\$0	\$0
Subtotal (34 yrs.):		\$0	"	\$0	\$0	\$0	\$0	\$0
Total:		\$0	-	\$0	\$0	\$0	\$0	\$0

**Interest rate used in computations is:

8.00%

95

Step. 2 - Revenues and Federal and State Tax Treatment

<u>Stand Age</u>	<u>Harvest Volume</u>	<u>Stumpage Price</u>	<u>Harvest Revenue</u>	<u>State and Federal Tax Payments:</u>		<u>Net Income After Tax</u>	<u>Accrued Interest on Net</u>	<u>Total Income</u>
				<u>Arkansas State Income Tax @ 7%</u>	<u>Fed. Income Tax @ 35%</u>			
		\$21	\$0	\$0	-	\$0	-	-
	(Cords)				\$0	\$0	\$0	\$0
34	11.16	\$245	\$2,738	(\$192)		\$2,546	-	-
	(MBF Doyle)				(\$958)	\$1,588	\$0	\$1,588
Total:		-	\$2,738	(\$192)	(\$958)	\$1,588	\$0	\$1,588

DELTA PINELOWSITE

Step 3 - Estimated Timberland Value per Acre

1. Total Income including accrued interest on net thinning income to final harvest:	\$1,588
2. Out-of-pocket expenses (silvicultural activities and taxes) and accrued interest:	\$0
3. Net income before property tax:	\$1,588
4. Present value of net income before property tax:	\$112
5. Annual ad valorem property taxes:	
Property tax rate: 50 mills @ 20% assessment ratio	1.00%
Annual property tax payment:	(\$1.04)
Annual property tax payment adjusted for fed. inc. tax deduction:	(\$0.67)
Total property tax payments per harvest cycle:	(\$23)
Accrued interest on out-of-pocket tax payments per harvest cycle:	\$96
6. Land value after property tax (adj. for income tax deduction):	\$104

Step 4 - Tax Burden on Low Site Pine Forest Land

	Total Tax Payments:		Out-of-Pocket Expenses		
	State	Federal	Taxes	Accrued Interest	Total
Cost-increasing:					
Property taxes on land:	\$35	-	\$23	\$96	\$119
Subtotal:	\$35	-	\$23	\$96	\$119
Revenue-reducing:					
Arkansas State Income Tax on harvest revenue @ 7.0%	\$192	-	\$125	-	\$125
Federal Income Tax on harvest revenue @ 35.0%	-	\$958	\$958	-	\$958
Subtotal:	\$192	\$958	\$1,083	-	\$1,083
Totals:	\$227	\$958	\$1,106	\$96	\$1,202
Tax burden as percent of gross revenues:	8.3%	35.0%	40.4%	3.5%	43.9%

DELTA HARDWOOD

Estimated Timberland Value for Timber Production in Arkansas (MIXED HARDWOOD)

Step 1 - Investment Expenses, excluding Annual Property Tax--Harvest Age, 40 Years):

<u>Out-of-Pocket Expenses:</u>								
<u>Age</u>	<u>Activity</u>	<u>Expense</u>	<u>Fed. Tax Deductible</u>	<u>Fed. Tax Benefit</u>	<u>Net Expense excl. Taxes</u>	<u>Accrued Interest on Fed. Benefit Net Out.</u>		<u>Acc. Total at Harvest</u>
0	Prep./Plant	\$0	No	\$0	\$0	\$0	\$0	\$0
3	Spray	\$0	Yes	\$0	\$0	\$0	\$0	\$0
8	PCT	\$0	Yes	\$0	\$0	\$0	\$0	\$0
17	Fert.	\$0	Yes	\$0	\$0	\$0	\$0	\$0
24	Fert.	\$0	Yes	\$0	\$0	\$0	\$0	\$0
Subtotal:		\$0	-	\$0	\$0	\$0	\$0	\$0
Annual Expenses:								
Adminstration/management.:		\$0	Yes	\$0	\$0	\$0	\$0	\$0
Subtotal (40 yrs.):		\$0	"	\$0	\$0	\$0	\$0	\$0
Total:		\$0	-	\$0	\$0	\$0	\$0	\$0

**Interest rate used in computations is:

8.00%

95

Step. 2 - Revenues and Federal and State Tax Treatment

<u>Stand Age</u>	<u>Harvest Volume</u>	<u>Stumpage Price</u>	<u>Harvest Revenue</u>	<u>State and Federal Tax Payments:</u>		<u>Net Income After Tax</u>	<u>Accrued Interest on Net</u>	<u>Total Income</u>
				<u>Arkansas State Income Tax @ 7%</u>	<u>Fed. Income Tax @ 35%</u>			
40	3.42 (Cords)	\$ 35	\$119	(\$8)	-	\$111	-	-
40	9.78 (MBF Doyle)	\$ 334	\$3,264	(\$228)	-	\$3,036	\$0	\$69
					(\$1,142)	\$1,893	\$0	\$1,893
Total:		-	\$3,383	(\$237)	(\$1,184)	\$1,962	\$0	\$1,962

DELTA HARDWOOD

Step 3 - Estimated Timberland Value per Acre

1. Total Income including accrued interest on net thinning income to final harvest:	\$1,962
2. Out-of-pocket expenses (silvicultural activities and taxes) and accrued interest:	\$0
3. Net income before property tax:	\$1,962
4. Present value of net income before property tax:	\$83
5. Annual ad valorem property taxes:	
Property tax rate: 50 mills @ 20% assessment ratio	1.00%
Annual property tax payment:	(\$0.77)
Annual property tax payment adjusted for fed. inc. tax deduction:	(\$0.50)
Total property tax payments per harvest cycle:	(\$20)
Accrued interest on out-of-pocket tax payments per harvest cycle:	\$127
6. Land value after property tax (adj. for income tax deduction):	\$77

Step 4 - Tax Burden on MIXED HARDWOOD Site Forest Land

	Total Tax Payments:		Out-of-Pocket Expenses		
	State	Federal	Taxes	Accrued Interest	Total
Cost-increasing:					
Property taxes on land:	\$31	-	\$20	\$127	\$147
Subtotal:	\$31	-	\$20	\$127	\$147
Revenue-reducing:					
Arkansas State Income Tax on harvest revenue @ 7.0%	\$237	-	\$154	-	\$154
Federal Income Tax on harvest revenue @ 35.0%	-	\$1,184	\$1,184	-	\$1,184
Subtotal:	\$237	\$1,184	\$1,338	-	\$1,338
Totals:	\$268	\$1,184	\$1,358	\$127	\$1,486
Tax burden as percent of gross revenues:	7.9%	35.0%	40.1%	3.8%	43.9%

DCF's Harvest Volume by Region

<u>Delta Region:</u> DCF Classification	Type of Harvest	Age @ Harvest	Species	Product Classific.	Yield/yr	Units	Total Vol. @ Harvest	Percent Harvested	Harvest Volume
Marginal Pine Site	Final Hvst	34	Pine	Sawtimber	1.15	cds	39.1	100.0%	11.16
Medium Pine Site	C. Thinning	18	Pine	Pulpwood	1.49	cds	26.8	30.0%	8.03
Medium Pine Site	Final Hvst	32	Pine	Sawtimber	1.49	cds	47.6	100.0%	13.59
High Pine Site	C. Thinning	16	Pine	Pulpwood	1.92	cds	30.7	30.0%	9.21
High Pine Site	C. Thinning	23	Pine	Sawtimber	1.92	cds	44.1	30.0%	3.78
High Pine Site	Final Hvst	30	Pine	Sawtimber	1.92	cds	57.6	100.0%	16.45
Hardwood Land	Final Harvest	40	HDWD	Sawtimber	244.44	bd. ft.	9.8	100.0%	9.78
Hardwood Land	Final Harvest	40	HDWD	Pulpwood	0.09	cds	3.4	100.0%	3.42

DELTA REGION TIMBER:

Cap Rate= 8.00%

ACD#	Previous Value/Acre	Current Value/Acre	Var/Ac
1	\$75	\$80	7%
2	\$85	\$90	6%
3	\$85	\$90	6%
4	\$95	\$95	0%
5	\$75	\$75	0%
6	\$95	\$100	5%
7	\$80	\$80	0%
8	\$85	\$90	6%
9	\$105	\$105	0%
10	\$95	\$95	0%
11	\$110	\$110	0%
12	\$110	\$115	5%
13	\$130	\$130	0%
14	\$125	\$125	0%
15	\$120	\$120	0%
16	\$105	\$105	0%
17	\$95	\$95	0%
18	\$65	\$65	0%
			2%

OUACHITA

CROP

	AVERAGE SOYBEAN BUSHEL PER ACRE	10 YEAR AVG OF PRICES RECEIVED BY FARMERS	SUM	75/25 SPLIT	CAPITALI- ZATION RATE	OLD RATE ROUNDED TO THE NEAREST \$5	OLD RATE ROUNDED TO THE NEAREST \$5	DIFF	% DIFF
					8.69%				
ACD 1	39	\$10.81	\$421.59	\$105.40	\$1,212.86	\$1,215	\$1,200	\$15	1%
ACD 2	31	\$10.81	\$335.11	\$83.78	\$964.07	\$965	\$955	\$10	1%
ACD 3	18	\$10.81	\$194.58	\$48.65	\$559.78	\$560	\$555	\$5	1%
ACD 4	28	\$10.81	\$302.68	\$75.67	\$870.77	\$870	\$860	\$10	1%
ACD 5	18	\$10.81	\$194.58	\$48.65	\$559.78	\$560	\$555	\$5	1%
ACD 6	18	\$10.81	\$194.58	\$48.65	\$559.78	\$560	\$555	\$5	1%
ACD 7	28	\$10.81	\$302.68	\$75.67	\$870.77	\$870	\$860	\$10	1%
ACD 8	28	\$10.81	\$302.68	\$75.67	\$870.77	\$870	\$860	\$10	1%
ACD 9	18	\$10.81	\$194.58	\$48.65	\$559.78	\$560	\$555	\$5	1%
ACD 10	28	\$10.81	\$302.68	\$75.67	\$870.77	\$870	\$860	\$10	1%
ACD 11	15	\$10.81	\$162.15	\$40.54	\$466.48	\$465	\$460	\$5	1%
ACD 12	28	\$10.81	\$302.68	\$75.67	\$870.77	\$870	\$860	\$10	1%
ACD 13	20	\$10.81	\$216.20	\$54.05	\$621.98	\$620	\$615	\$5	1%
ACD 14	20	\$10.81	\$216.20	\$54.05	\$621.98	\$620	\$615	\$5	1%
ACD 15						\$345	\$345	\$0	0%
ACD 16						\$270	\$270	\$0	0%
ACD 17						\$210	\$210	\$0	0%
ACD 18						\$125	\$125	\$0	0%

SOURCES:

NATURAL RESOURCES CONSERVATION SERVICE
 USDA - ARKANSAS AGRICULTURAL STATISTICS

ASSESSMENT COORDINATION DIVISION

OUACHITA

PASTURE

	AUM	AVG \$ PER AUM	TOTAL	CAPITAL- IZATION RATE 8.00%	ROUNDED TO NEAREST \$5	OLD RATE ROUNDED TO THE NEAREST \$5	DIFF	% DIFF
ACD 1	8.4	\$2.78	\$23.35	\$291.90	\$290	\$290	\$0	0%
ACD 2	7.7	\$2.78	\$21.41	\$267.58	\$270	\$270	\$0	0%
ACD 3	5.1	\$2.78	\$14.18	\$177.23	\$175	\$175	\$0	0%
ACD 4	6.3	\$2.78	\$17.51	\$218.93	\$220	\$220	\$0	0%
ACD 5	5.1	\$2.78	\$14.18	\$177.23	\$175	\$175	\$0	0%
ACD 6	4.2	\$2.78	\$11.68	\$145.95	\$145	\$145	\$0	0%
ACD 7	6.7	\$2.78	\$18.63	\$232.83	\$235	\$235	\$0	0%
ACD 8	6.1	\$2.78	\$16.96	\$211.98	\$210	\$210	\$0	0%
ACD 9	3.9	\$2.78	\$10.84	\$135.53	\$135	\$135	\$0	0%
ACD 10	6.7	\$2.78	\$18.63	\$232.83	\$235	\$235	\$0	0%
ACD 11	4.2	\$2.78	\$11.68	\$145.95	\$145	\$145	\$0	0%
ACD 12	6.9	\$2.78	\$19.18	\$239.78	\$240	\$240	\$0	0%
ACD 13	6.4	\$2.78	\$17.79	\$222.40	\$220	\$220	\$0	0%
ACD 14	5.1	\$2.78	\$14.18	\$177.23	\$175	\$175	\$0	0%
ACD 15	4.2	\$2.78	\$11.68	\$145.95	\$145	\$145	\$0	0%
ACD 16	4.2	\$2.78	\$11.68	\$145.95	\$145	\$145	\$0	0%
ACD 17	4.2	\$2.78	\$11.68	\$145.95	\$145	\$145	\$0	0%
ACD 18					\$75	\$75	\$0	0%

SOURCES:

NATURAL RESOURCES CONSERVATION SERVICE
 USDA - ARKANSAS AGRICULTURAL STATISTICS

ASSESSMENT COORDINATION DIVISION

OUACHITA PINEHIGH SITE

Estimated Timberland Value for Timber Production in Arkansas (High-Site Pine)

Step 1 - Investment Expenses, excluding Annual Property Tax--Harvest Age, 30 Years):

<u>Out-of-Pocket Expenses:</u>								
<u>Age</u>	<u>Activity</u>	<u>Expense</u>	<u>Fed. Tax Deductible</u>	<u>Fed. Tax Benefit</u>	<u>Net Expense excl. Taxes</u>	<u>Accrued Interest on</u>		<u>Acc. Total at Harvest</u>
						<u>Fed. Benefit</u>	<u>Net Out.</u>	
0	Prep./Plant	\$188	No	\$0	\$188	\$0	\$1,889	\$2,077
3	Spray	\$56	Yes	\$20	\$36	\$150	\$279	\$145
8	PCT	\$131	Yes	\$46	\$85	\$221	\$410	\$229
18	Fert.	\$79	Yes	\$28	\$51	\$44	\$83	\$62
26	Fert.		Yes	\$0	\$0	\$0	\$0	\$0
Subtotal:		\$454	-	\$93	\$361	\$415	\$2,660	\$2,513
Annual Expenses:								
Adminstration/management.:		\$10	Yes	\$4	\$7	\$32	\$60	\$31
Subtotal (30 yrs.):		\$300	"	\$105	\$195	\$334	\$619	\$376
Total:		\$754	-	\$198	\$556	\$749	\$3,280	\$2,889
**Interest rate used in computations is:			8.0%					

Step. 2 - Revenues and Federal and State Tax Treatment

<u>Stand Age</u>	<u>Harvest Volume</u>	<u>Stumpage Price</u>	<u>Harvest Revenue</u>	<u>State and Federal Tax Payments:</u>		<u>Net Income After Tax</u>	<u>Accrued Interest on Net</u>	<u>Total Income</u>
				<u>Arkansas State Income Tax @ 7%</u>	<u>Fed. Income Tax @ 35%</u>			
16	9.21 (Cords)	\$ 22	\$205	(\$14)	-	\$191	-	-
					(\$72) ¹	\$119	\$246	\$365
23	3.78 (MBF Doyle)	\$ 257	\$973	(\$68)	-	\$905	-	-
					(\$341) ¹	\$564	\$424	\$988
30	16.45 (MBF Doyle)	\$ 257	\$4,231	(\$296)	-	\$3,935	-	-
					(\$1,322) ¹	\$2,613	\$0	\$2,613
Total:		-	\$5,409	(\$379)	(\$1,734)	\$2,732	\$669	\$3,966

¹ Less Site Prep/Plant Expense and adjusted for fed. tax deduction.

OUACHITA PINEHIGHSITE

Step 3 - Estimated Timberland Value per Acre

1. Total Income including accrued interest on net thinning income to final harvest:	\$3,966
2. Out-of-pocket expenses (silvicultural activities and taxes) and accrued interest:	(\$2,889)
3. Net income before property tax:	\$1,077
4. Present value of net income before property tax:	\$107
5. Annual ad valorem property taxes:	
Property tax rate: 50 mills @ 20% assessment ratio	1.00%
Annual property tax payment:	(\$0.99)
Annual property tax payment adjusted for fed. inc. tax deduction:	(\$0.65)
Total property tax payments per harvest cycle:	(\$19)
Accrued interest on out-of-pocket tax payments per harvest cycle:	\$62
6. Land value after property tax (adj. for income tax deduction):	\$99

Step 4 - Tax Burden on High Site Pine Forest Land

	Total Tax Payments:		Out-of-Pocket Expenses		
	State	Federal	Taxes	Accrued Interest	Total
Cost-increasing:					
Property taxes on land:	\$30	-	\$19	\$62	\$81
Subtotal:	\$30	-	\$19	\$62	\$81
Revenue-reducing:					
Arkansas State Income Tax on harvest revenue @ 7.0%	\$379	-	\$246	-	\$246
Federal Income Tax on harvest revenue @ 35.0%	-	\$1,734	\$1,734	-	\$1,734
Subtotal:	\$379	\$1,734	\$1,980	-	\$1,980
Totals:	\$408	\$1,734	\$2,000	\$62	\$2,061
Tax burden as percent of gross revenues:	7.6%	32.1%	37.0%	1.1%	38.1%

OUACHITA PINEMEDSITE

Estimated Timberland Value for Timber Production in Arkansas (Medium-Site Pine)

Step 1 - Investment Expenses, excluding Annual Property Tax--Harvest Age, 32 Years):

<u>Out-of-Pocket Expenses:</u>							
<u>Age</u>	<u>Activity</u>	<u>Expense</u>	<u>Fed. Tax Deductible</u>	<u>Fed. Tax Benefit</u>	<u>Net Expense excl. Taxes</u>	<u>Accrued Interest on Fed. Benefit</u>	<u>Acc. Total at Harvest</u>
0	Prep./Plant		No	\$0	\$0	\$0	\$0
3	Spray		Yes	\$0	\$0	\$0	\$0
8	PCT		Yes	\$0	\$0	\$0	\$0
19	Fert.	\$0	Yes	\$0	\$0	\$0	\$0
26	Fert.	\$0	Yes	\$0	\$0	\$0	\$0
Subtotal:		\$0	-	\$0	\$0	\$0	\$0
Annual Expenses:							
Adminstration/management.:		\$8	Yes	\$3	\$5	\$31	\$29
Subtotal (32 yrs.):		\$256	"	\$90	\$166	\$328	\$358
Total:		\$256	-	\$90	\$166	\$328	\$358
**Interest rate used in computations is:			8.0%				

Step. 2 - Revenues and Federal and State Tax Treatment

<u>Stand Age</u>	<u>Harvest Volume</u>	<u>Stumpage Price</u>	<u>Harvest Revenue</u>	<u>State and Federal Tax Payments:</u>		<u>Net Income After Tax</u>	<u>Accrued Interest on Net</u>	<u>Total Income</u>
				<u>Arkansas State Income Tax@ 7%</u>	<u>Fed. Income Tax @ 35%</u>			
18	8.03	\$22.28	\$179	(\$13)	-	\$166	-	-
	(Cords)				(\$63)	\$104	\$214	\$318
32	13.59	\$257.22	\$3,496	(\$245)	-	\$3,251	-	-
	(MBF Doyle)				(\$1,224)	\$2,028	\$0	\$2,028
Total:		-	\$3,675	(\$257)	(\$1,286)	\$2,131	\$214	\$2,345

¹ Less Site Prep/Plant Expense and adjusted for fed. tax deduction.

OUACHITA PINEMEDSITE

Step 3 - Estimated Timberland Value per Acre

1. Total Income including accrued interest on net thinning income to final harvest:	\$2,345
2. Out-of-pocket expenses (silvicultural activities and taxes) and accrued interest:	(\$358)
3. Net income before property tax:	\$1,987
4. Present value of net income before property tax:	\$167
5. Annual ad valorem property taxes:	
Property tax rate: 50 mills @ 20% assessment ratio	1.00%
Annual property tax payment:	(\$1.54)
Annual property tax payment adjusted for fed. inc. tax deduction:	(\$1.00)
Total property tax payments per harvest cycle:	(\$32)
Accrued interest on out-of-pocket tax payments per harvest cycle:	\$117
6. Land value after property tax (adj. for income tax deduction):	\$154

Step 4 - Tax Burden on Medium Site Pine Forest Land

	Total Tax Payments:		Out-of-Pocket Expenses		Total
	State	Federal	Taxes	Accrued Interest	
Cost-increasing:					
Property taxes on land:	\$49	-	\$32	\$117	\$149
Subtotal:	\$49	-	\$32	\$117	\$149
Revenue-reducing:					
Arkansas State Income Tax on harvest revenue @ 7.0%	\$257	-	\$167	-	\$167
Federal Income Tax on harvest revenue @ 35.0%	-	\$1,286	\$1,286	-	\$1,286
Subtotal:	\$257	\$1,286	\$1,453	-	\$1,453
Totals:	\$306	\$1,286	\$1,485	\$117	\$1,603
Tax burden as percent of gross revenues:	8.3%	35.0%	40.4%	3.2%	43.6%

OUACHITA PINELOWSITE

Estimated Timberland Value for Timber Production in Arkansas (Low Site Pine)

Step 1 - Investment Expenses, excluding Annual Property Tax--Harvest Age, 34 Years):

<u>Out-of-Pocket Expenses:</u>								
<u>Age</u>	<u>Activity</u>	<u>Expense</u>	<u>Fed. Tax Deductible</u>	<u>Fed. Tax Benefit</u>	<u>Net Expense excl. Taxes</u>	<u>Accrued Interest on Fed. Benefit</u>	<u>Net Out.</u>	<u>Acc. Total at Harvest</u>
0	Prep./Plant	\$0	No	\$0	\$0	\$0	\$0	\$0
3	Spray	\$0	Yes	\$0	\$0	\$0	\$0	\$0
8	PCT	\$0	Yes	\$0	\$0	\$0	\$0	\$0
19	Fert.	\$0	Yes	\$0	\$0	\$0	\$0	\$0
24	Fert.	\$0	Yes	\$0	\$0	\$0	\$0	\$0
Subtotal:		\$0	-	\$0	\$0	\$0	\$0	\$0
Annual Expenses:								
Adminstration/management.:		\$0	Yes	\$0	\$0	\$0	\$0	\$0
Subtotal (34 yrs.):		\$0	"	\$0	\$0	\$0	\$0	\$0
Total:		\$0	-	\$0	\$0	\$0	\$0	\$0

**Interest rate used in computations is: 8.0%

Step. 2 - Revenues and Federal and State Tax Treatment

<u>Stand Age</u>	<u>Harvest Volume</u>	<u>Stumpage Price</u>	<u>Harvest Revenue</u>	<u>State and Federal Tax Payments:</u>		<u>Net Income After Tax</u>	<u>Accrued Interest on Net</u>	<u>Total Income</u>
				<u>Arkansas State Income Tax@ 7%</u>	<u>Fed. Income Tax @ 35%</u>			
		\$22	\$0	\$0	-	\$0	-	-
	(Cords)				\$0	\$0	\$0	\$0
34	11.16	\$257	\$2,870	(\$201)		\$2,669	-	-
	(MBF Doyle)				(\$1,005)	\$1,665	\$0	\$1,665
Total:		-	\$2,870	(\$201)	(\$1,005)	\$1,665	\$0	\$1,665

OUACHITA PINELOWSITE

Step 3 - Estimated Timberland Value per Acre

1. Total Income including accrued interest on net thinning income to final harvest:	\$1,665
2. Out-of-pocket expenses (silvicultural activities and taxes) and accrued interest:	\$0
3. Net income before property tax:	\$1,665
4. Present value of net income before property tax:	\$117
5. Annual ad valorem property taxes:	
Property tax rate: 50 mills @ 20% assessment ratio	1.00%
Annual property tax payment:	(\$1.09)
Annual property tax payment adjusted for fed. inc. tax deduction:	(\$0.71)
Total property tax payments per harvest cycle:	(\$24)
Accrued interest on out-of-pocket tax payments per harvest cycle:	\$101
6. Land value after property tax (adj. for income tax deduction):	\$109

Step 4 - Tax Burden on Low Site Pine Forest Land

	Total Tax Payments:		Out-of-Pocket Expenses		Total
	State	Federal	Taxes	Accrued Interest	
Cost-increasing:					
Property taxes on land:	\$37	-	\$24	\$101	\$125
Subtotal:	\$37	-	\$24	\$101	\$125
Revenue-reducing:					
Arkansas State Income Tax on harvest revenue @ 7.0%	\$201	-	\$131	-	\$131
Federal Income Tax on harvest revenue @ 35.0%	-	\$1,005	\$1,005	-	\$1,005
Subtotal:	\$201	\$1,005	\$1,135	-	\$1,135
Totals:	\$238	\$1,005	\$1,159	\$101	\$1,260
Tax burden as percent of gross revenues:	8.3%	35.0%	40.4%	3.5%	43.9%

OUACHITA HARDWOOD

Estimated Timberland Value for Timber Production in Arkansas (MIXED HARDWOOD)

Step 1 - Investment Expenses, excluding Annual Property Tax--Harvest Age, 40 Years):

<u>Out-of-Pocket Expenses:</u>								
<u>Age</u>	<u>Activity</u>	<u>Expense</u>	<u>Fed. Tax Deductible</u>	<u>Fed. Tax Benefit</u>	<u>Net Expense excl. Taxes</u>	<u>Accrued Interest on</u>		<u>Acc. Total at Harvest</u>
						<u>Fed. Benefit</u>	<u>Net Out.</u>	
0	Prep./Plant	\$0	No	\$0	\$0	\$0	\$0	\$0
3	Spray	\$0	Yes	\$0	\$0	\$0	\$0	\$0
8	PCT	\$0	Yes	\$0	\$0	\$0	\$0	\$0
17	Fert.	\$0	Yes	\$0	\$0	\$0	\$0	\$0
24	Fert.	\$0	Yes	\$0	\$0	\$0	\$0	\$0
Subtotal:		\$0	-	\$0	\$0	\$0	\$0	\$0
Annual Expenses:								
Adminstration/management.:		\$0	Yes	\$0	\$0	\$0	\$0	\$0
Subtotal (40 yrs.):		\$0	"	\$0	\$0	\$0	\$0	\$0
Total:		\$0	-	\$0	\$0	\$0	\$0	\$0

**Interest rate used in computations is: 8.00%

Step. 2 - Revenues and Federal and State Tax Treatment

<u>Stand Age</u>	<u>Harvest Volume</u>	<u>Stumpage Price</u>	<u>Harvest Revenue</u>	<u>State and Federal Tax Payments:</u>		<u>Net Income After Tax</u>	<u>Accrued Interest on Net</u>	<u>Total Income</u>
				<u>Arkansas State Income Tax @ 7%</u>	<u>Fed. Income Tax @ 35%</u>			
40	3.42 (Cords)	\$ 43	\$146	(\$10)	-	\$136	-	-
40	9.78 (MBF Doyle)	\$ 353	\$3,454	(\$242)	-	\$3,212	\$0	\$85
					(\$1,209)	\$2,003	\$0	\$2,003
Total:		-	\$3,600	(\$252)	(\$1,260)	\$2,088	\$0	\$2,088

OUACHITA HARDWOOD

Step 3 - Estimated Timberland Value per Acre

1. Total Income including accrued interest on net thinning income to final harvest:	\$2,088
2. Out-of-pocket expenses (silvicultural activities and taxes) and accrued interest:	\$0
3. Net income before property tax:	\$2,088
4. Present value of net income before property tax:	\$89
5. Annual ad valorem property taxes:	
Property tax rate: 50 mills @ 20% assessment ratio	1.00%
Annual property tax payment:	(\$0.82)
Annual property tax payment adjusted for fed. inc. tax deduction:	(\$0.53)
Total property tax payments per harvest cycle:	(\$21)
Accrued interest on out-of-pocket tax payments per harvest cycle:	\$136
6. Land value after property tax (adj. for income tax deduction):	\$82

Step 4 - Tax Burden on MIXED HARDWOOD Site Forest Land

	Total Tax Payments:		Out-of-Pocket Expenses		Total
	State	Federal	Taxes	Accrued Interest	
Cost-increasing:					
Property taxes on land:	\$33	-	\$21	\$136	\$157
Subtotal:	\$33	-	\$21	\$136	\$157
Revenue-reducing:					
Arkansas State Income Tax on harvest revenue @ 7.0%	\$252	-	\$164	-	\$164
Federal Income Tax on harvest revenue @ 35.0%	-	\$1,260	\$1,260	-	\$1,260
Subtotal:	\$252	\$1,260	\$1,424	-	\$1,424
Totals:	\$285	\$1,260	\$1,445	\$136	\$1,581
Tax burden as percent of gross revenues:	7.9%	35.0%	40.1%	3.8%	43.9%

DCF's Harvest Volume by Region

<u>Ouachita Region</u> DCF Classification	Type of Harvest	Age @ Harvest	Species	Product Classific.	Yield/yr	Units	Total Vol. @ Harvest	Percent Harvested	Harvest Volume
Marginal Pine Site	Final Hvst	34	Pine	Sawtimber	1.15	cds	39.1	100.0%	11.16
Medium Pine Site	C. Thinning	18	Pine	Pulpwood	1.49	cds	26.8	30.0%	8.03
Medium Pine Site	Final Hvst	32	Pine	Sawtimber	1.49	cds	47.6	100.0%	13.59
High Pine Site	C. Thinning	16	Pine	Pulpwood	1.92	cds	30.7	30.0%	9.21
High Pine Site	C. Thinning	23	Pine	Sawtimber	1.92	cds	44.1	30.0%	3.78
High Pine Site	Final Hvst	30	Pine	Sawtimber	1.92	cds	57.6	100.0%	16.45
Hardwood Land	Final Harvest	40	HDWD	Sawtimber	244.44	bd. ft.	9.8	100.0%	9.78
Hardwood Land	Final Harvest	40	HDWD	Pulpwood	0.09	cds	3.4	100.0%	3.42

OUACHITA REGION TIMBER:

Cap Rate= 8.00%

ACD#	Previous Value/Acre	Current Value/Acre	Var/Ac
1	\$80	\$80	0%
2	\$145	\$145	0%
3	\$80	\$80	0%
4	\$100	\$100	0%
5	\$85	\$85	0%
6	\$110	\$110	0%
7	\$95	\$95	0%
8	\$90	\$95	6%
9	\$115	\$115	0%
10	\$90	\$90	0%
11	\$120	\$120	0%
12	\$140	\$140	0%
13	\$140	\$140	0%
14	\$135	\$135	0%
15	\$125	\$125	0%
16	\$135	\$130	-4%
17	\$90	\$90	0%
18	\$70	\$70	0%
			0%

OZARK

CROP

	AVERAGE SOYBEAN BUSHEL PER ACRE	10 YEAR AVG OF PRICES RECEIVED BY FARMERS	SUM	75/25 SPLIT	CAPITALI- ZATION RATE 8.69%	OLD RATE ROUNDED TO THE NEAREST \$5	OLD RATE ROUNDED TO THE NEAREST \$5	DIFF	% DIFF
ACD 1	38	\$10.81	\$410.78	\$102.70	\$1,181.76	\$1,180	\$1,170	\$10	1%
ACD 2	31	\$10.81	\$335.11	\$83.78	\$964.07	\$965	\$955	\$10	1%
ACD 3	23	\$10.81	\$248.63	\$62.16	\$715.28	\$715	\$710	\$5	1%
ACD 4	29	\$10.81	\$313.49	\$78.37	\$901.87	\$900	\$895	\$5	1%
ACD 5	23	\$10.81	\$248.63	\$62.16	\$715.28	\$715	\$710	\$5	1%
ACD 6	15	\$10.81	\$162.15	\$40.54	\$466.48	\$465	\$460	\$5	1%
ACD 7	28	\$10.81	\$302.68	\$75.67	\$870.77	\$870	\$860	\$10	1%
ACD 8	28	\$10.81	\$302.68	\$75.67	\$870.77	\$870	\$860	\$10	1%
ACD 9	15	\$10.81	\$162.15	\$40.54	\$466.48	\$465	\$460	\$5	1%
ACD 10	28	\$10.81	\$302.68	\$75.67	\$870.77	\$870	\$860	\$10	1%
ACD 11	15	\$10.81	\$162.15	\$40.54	\$466.48	\$465	\$460	\$5	1%
ACD 12	28	\$10.81	\$302.68	\$75.67	\$870.77	\$870	\$860	\$10	1%
ACD 13	20	\$10.81	\$216.20	\$54.05	\$621.98	\$620	\$615	\$5	1%
ACD 14	20	\$10.81	\$216.20	\$54.05	\$621.98	\$620	\$615	\$5	1%
ACD 15						\$345	\$345	\$0	0%
ACD 16						\$270	\$270	\$0	0%
ACD 17						\$210	\$210	\$0	0%
ACD 18						\$125	\$125	\$0	0%

SOURCES:

NATURAL RESOURCES CONSERVATION SERVICE
 USDA - ARKANSAS AGRICULTURAL STATISTICS

OZARK

PASTURE

	AUM	AVG \$ PER AUM	TOTAL	CAPITAL- IZATION RATE 8.00%	ROUNDED TO NEAREST \$5	OLD RATE ROUNDED TO THE NEAREST \$5	DIFF	% DIFF
ACD 1	9.8	\$2.78	\$27.24	\$340.55	\$340	\$340	\$0	0%
ACD 2	8	\$2.78	\$22.24	\$278.00	\$280	\$280	\$0	0%
ACD 3	6.1	\$2.78	\$16.96	\$211.98	\$210	\$210	\$0	0%
ACD 4	6.3	\$2.78	\$17.51	\$218.93	\$220	\$220	\$0	0%
ACD 5	6.6	\$2.78	\$18.35	\$229.35	\$230	\$230	\$0	0%
ACD 6	4.4	\$2.78	\$12.23	\$152.90	\$155	\$155	\$0	0%
ACD 7	6.5	\$2.78	\$18.07	\$225.88	\$225	\$225	\$0	0%
ACD 8	6.6	\$2.78	\$18.35	\$229.35	\$230	\$230	\$0	0%
ACD 9	4.2	\$2.78	\$11.68	\$145.95	\$145	\$145	\$0	0%
ACD 10	6.5	\$2.78	\$18.07	\$225.88	\$225	\$225	\$0	0%
ACD 11	3.1	\$2.78	\$8.62	\$107.73	\$110	\$110	\$0	0%
ACD 12	7.8	\$2.78	\$21.68	\$271.05	\$270	\$270	\$0	0%
ACD 13	6.6	\$2.78	\$18.35	\$229.35	\$230	\$230	\$0	0%
ACD 14	5.2	\$2.78	\$14.46	\$180.70	\$180	\$180	\$0	0%
ACD 15	4.4	\$2.78	\$12.23	\$152.90	\$155	\$155	\$0	0%
ACD 16	3.7	\$2.78	\$10.29	\$128.58	\$130	\$130	\$0	0%
ACD 17	3.7	\$2.78	\$10.29	\$128.58	\$130	\$130	\$0	0%
ACD 18					\$75	\$75	\$0	0%

SOURCES:

NATURAL RESOURCES CONSERVATION SERVICE
 USDA - ARKANSAS AGRICULTURAL STATISTICS

OZARK PINEHIGHSITE

Estimated Timberland Value for Timber Production in Arkansas (High-Site Pine)

Step 1 - Investment Expenses, excluding Annual Property Tax--Harvest Age, 30 Years):

<u>Out-of-Pocket Expenses:</u>								
<u>Age</u>	<u>Activity</u>	<u>Expense</u>	<u>Fed. Tax Deductible</u>	<u>Fed. Tax Benefit</u>	<u>Net Expense excl. Taxes</u>	<u>Accrued Interest on Fed. Benefit</u>		<u>Acc. Total at Harvest</u>
0	Prep./Plant	\$ 188	No	\$0	\$188	\$0	\$1,889	\$2,077
3	Spray	\$ 56	Yes	\$20	\$36	\$150	\$279	\$145
8	PCT	\$ 131	Yes	\$46	\$85	\$221	\$410	\$229
18	Fert.	\$ 79	Yes	\$28	\$51	\$44	\$83	\$62
26	Fert.		Yes	\$0	\$0	\$0	\$0	\$0
Subtotal:		\$454	-	\$93	\$361	\$415	\$2,660	\$2,513
Annual Expenses:								
Administration/management.:		\$10	Yes	\$4	\$7	\$32	\$60	\$31
Subtotal (30 yrs.):		\$300	"	\$105	\$195	\$334	\$619	\$376
Total:		\$754	-	\$198	\$556	\$749	\$3,280	\$2,889
**Interest rate used in computations is:			8.00%					

Step 2 - Revenues and Federal and State Tax Treatment

<u>Stand Age</u>	<u>Harvest Volume</u>	<u>Stumpage Price</u>	<u>Harvest Revenue</u>	<u>State and Federal Tax Payments:</u>		<u>Net Income After Tax</u>	<u>Accrued Interest on Net</u>	<u>Total Income</u>
				<u>Arkansas State Income Tax @ 7%</u>	<u>Fed. Income Tax @ 35%</u>			
16	9.21	\$19.09	\$176	(\$12)	-	\$163	-	-
	(Cords)				(\$62)	\$102	\$211	\$312
23	3.78	\$233.48	\$883	(\$62)	-	\$821	-	-
	(MBF Doyle)				(\$309)	\$512	\$385	\$897
30	16.45	\$233.48	\$3,840	(\$269)	-	\$3,571	-	-
	(MBF Doyle)				(\$1,185)	\$2,386	\$0	\$2,386
Total:		-	\$4,899	(\$343)	(\$1,556)	\$3,001	\$595	\$3,596

¹ Less Site Prep/Plant Expense and adjusted for fed. tax deduction.

OZARK PINEHIGHSITE

Step 3 - Estimated Timberland Value per Acre

1. Total Income including accrued interest on net thinning income to final harvest:	\$3,596
2. Out-of-pocket expenses (silvicultural activities and taxes) and accrued interest:	(\$2,889)
3. Net income before property tax:	\$707
4. Present value of net income before property tax:	\$70
5. Annual ad valorem property taxes:	
Property tax rate: 50 mills @ 20% assessment ratio	1.00%
Annual property tax payment:	(\$0.65)
Annual property tax payment adjusted for fed. inc. tax deduction:	(\$0.42)
Total property tax payments per harvest cycle:	(\$13)
Accrued interest on out-of-pocket tax payments per harvest cycle:	\$40
6. Land value after property tax (adj. for income tax deduction):	\$65

Step 4 - Tax Burden on High Site Pine Forest Land

	Total Tax Payments:		Out-of-Pocket Expenses		
	State	Federal	Taxes	Accrued Interest	Total
Cost-increasing:					
Property taxes on land:	\$20	-	\$13	\$40	\$53
Subtotal:	\$20	-	\$13	\$40	\$53
Revenue-reducing:					
Arkansas State Income Tax on harvest revenue @ 7.0%	\$343	-	\$223	-	\$223
Federal Income Tax on harvest revenue @ 35.0%	-	\$1,556	\$1,556	-	\$1,556
Subtotal:	\$343	\$1,556	\$1,779	-	\$1,779
Totals:	\$363	\$1,556	\$1,791	\$40	\$1,832
Tax burden as percent of gross revenues:	7.4%	31.8%	36.6%	0.8%	37.4%

OZARK PINEMEDSITE

Estimated Timberland Value for Timber Production in Arkansas (Medium-Site Pine)

Step 1 - Investment Expenses, excluding Annual Property Tax--Harvest Age, 32 Years):

<u>Out-of-Pocket Expenses:</u>							
<u>Age</u>	<u>Activity</u>	<u>Expense</u>	<u>Fed. Tax Deductible</u>	<u>Fed. Tax Benefit</u>	<u>Net Expense excl. Taxes</u>	<u>Accrued Interest on Fed. Benefit</u>	<u>Acc. Total at Harvest</u>
0	Prep./Plant		No	\$0	\$0	\$0	\$0
3	Spray		Yes	\$0	\$0	\$0	\$0
8	PCT		Yes	\$0	\$0	\$0	\$0
18	Fert.		Yes	\$0	\$0	\$0	\$0
26	Fert.		Yes	\$0	\$0	\$0	\$0
Subtotal:		\$0	-	\$0	\$0	\$0	\$0
Annual Expenses:							
Administration/management.:		\$8	Yes	\$3	\$5	\$31	\$29
Subtotal (32 yrs.):		\$256	"	\$90	\$166	\$328	\$358
Total:		\$256	-	\$90	\$166	\$328	\$358
**Interest rate used in computations is:			8.00%				

Step 2 - Revenues and Federal and State Tax Treatment

<u>Stand Age</u>	<u>Harvest Volume</u>	<u>Stumpage Price</u>	<u>Harvest Revenue</u>	<u>State and Federal Tax Payments:</u>		<u>Net Income After Tax</u>	<u>Accrued Interest on Net</u>	<u>Total Income</u>
				<u>Arkansas State Income Tax@ 7%</u>	<u>Fed. Income Income Tax@ 35%</u>			
18	8.03	\$19.09	\$153	(\$11)	-	\$142	-	-
	(Cords)				(\$54) ¹	\$89	\$183	\$272
32	13.59	\$233.48	\$3,173	(\$222)	-	\$2,951	-	-
	(MBF Doyle)				(\$1,111) ¹	\$1,840	\$0	\$1,840
Total:		-	\$3,326	(\$233)	(\$1,164)	\$1,929	\$183	\$2,113

¹ Less Site Prep/Plant Expense and adjusted for fed. tax deduction.

OZARK PINEMEDSITE

Step 3 - Estimated Timberland Value per Acre

1. Total Income including accrued interest on net thinning income to final harvest:	\$2,113
2. Out-of-pocket expenses (silvicultural activities and taxes) and accrued interest:	(\$358)
3. Net income before property tax:	\$1,755
4. Present value of net income before property tax:	\$147
5. Annual ad valorem property taxes:	
Property tax rate: 50 mills @ 20% assessment ratio	1.00%
Annual property tax payment:	(\$1.36)
Annual property tax payment adjusted for fed. inc. tax deduction:	(\$0.88)
Total property tax payments per harvest cycle:	(\$28)
Accrued interest on out-of-pocket tax payments per harvest cycle:	\$104
6. Land value after property tax (adj. for income tax deduction):	\$136

Step 4 - Tax Burden on Medium Site Pine Forest Land

	Total Tax Payments:		Out-of-Pocket Expenses		Total
	State	Federal	Taxes	Accrued Interest	
Cost-increasing:					
Property taxes on land:	\$44	-	\$28	\$104	\$132
Subtotal:	\$44	-	\$28	\$104	\$132
Revenue-reducing:					
Arkansas State Income Tax on harvest revenue @ 7.0%	\$233	-	\$151	-	\$151
Federal Income Tax on harvest revenue @ 35.0%	-	\$1,164	\$1,164	-	\$1,164
Subtotal:	\$233	\$1,164	\$1,316	-	\$1,316
Totals:	\$276	\$1,164	\$1,344	\$104	\$1,447
Tax burden as percent of gross revenues:	8.3%	35.0%	40.4%	3.1%	43.5%

OZARK PINELOWSITE

Estimated Timberland Value for Timber Production in Arkansas (Low Site Pine)

Step 1 - Investment Expenses, excluding Annual Property Tax--Harvest Age, 34 Years):

<u>Out-of-Pocket Expenses:</u>								
<u>Age</u>	<u>Activity</u>	<u>Expense</u>	<u>Fed. Tax Deductible</u>	<u>Fed. Tax Benefit</u>	<u>Net Expense excl. Taxes</u>	<u>Accrued Interest on Fed. Benefit</u>	<u>Net Out.</u>	<u>Acc. Total at Harvest</u>
0	Prep./Plant	\$0	No	\$0	\$0	\$0	\$0	\$0
3	Spray	\$0	Yes	\$0	\$0	\$0	\$0	\$0
8	PCT	\$0	Yes	\$0	\$0	\$0	\$0	\$0
19	Fert.	\$0	Yes	\$0	\$0	\$0	\$0	\$0
24	Fert.	\$0	Yes	\$0	\$0	\$0	\$0	\$0
Subtotal:		\$0	-	\$0	\$0	\$0	\$0	\$0
Annual Expenses:								
Administration/management.:		\$0	Yes	\$0	\$0	\$0	\$0	\$0
Subtotal (34 yrs.):		\$0	"	\$0	\$0	\$0	\$0	\$0
Total:		\$0	-	\$0	\$0	\$0	\$0	\$0

**Interest rate used in computations is: 8.00%

Step 2 - Revenues and Federal and State Tax Treatment

<u>Stand Age</u>	<u>Harvest Volume</u>	<u>Stumpage Price</u>	<u>Harvest Revenue</u>	<u>State and Federal Tax Payments:</u>		<u>Net Income After Tax</u>	<u>Accrued Interest on Net</u>	<u>Total Income</u>
				<u>Arkansas State Income Tax@ 7%</u>	<u>Fed. Income Income Tax@ 35%</u>			
			\$0	\$0	-	\$0	-	-
					\$0	\$0	\$0	\$0
34	11.16	\$233	\$2,605	(\$182)		\$2,423	-	-
	(MBF Doyle)				(\$912) ¹	\$1,511	\$0	\$1,511
Total:		-	\$2,605	(\$182)	(\$912)	\$1,511	\$0	\$1,511

¹ Less Site Prep/Plant Expense and adjusted for fed. tax deduction.

OZARK PINELOWSITE

Step 3 - Estimated Timberland Value per Acre

1. Total Income including accrued interest on net thinning income to final harvest:	\$1,511
2. Out-of-pocket expenses (silvicultural activities and taxes) and accrued interest:	\$0
3. Net income before property tax:	\$1,511
4. Present value of net income before property tax:	\$107
5. Annual ad valorem property taxes:	
Property tax rate: 50 mills @ 20% assessment ratio	1.00%
Annual property tax payment:	(\$0.99)
Annual property tax payment adjusted for fed. inc. tax deduction:	(\$0.64)
Total property tax payments per harvest cycle:	(\$22)
Accrued interest on out-of-pocket tax payments per harvest cycle:	\$92
6. Land value after property tax (adj. for income tax deduction):	\$99

Step 4 - Tax Burden on Low Site Pine Forest Land

	Total Tax Payments:		Out-of-Pocket Expenses		Total
	State	Federal	Taxes	Accrued Interest	
Cost-increasing:					
Property taxes on land:	\$34	-	\$22	\$92	\$114
Subtotal:	\$34	-	\$22	\$92	\$114
Revenue-reducing:					
Arkansas State Income Tax on harvest revenue @ 7.0%	\$182	-	\$119	-	\$119
Federal Income Tax on harvest revenue @ 35.0%	-	\$912	\$912	-	\$912
Subtotal:	\$182	\$912	\$1,030	-	\$1,030
Totals:	\$216	\$912	\$1,052	\$92	\$1,144
Tax burden as percent of gross revenues:	8.3%	35.0%	40.4%	3.5%	43.9%

OZARK HARDWOOD

Estimated Timberland Value for Timber Production in Arkansas (MIXED HARDWOOD)

Step 1 - Investment Expenses, excluding Annual Property Tax--Harvest Age, 40 Years):

<u>Out-of-Pocket Expenses:</u>								
<u>Age</u>	<u>Activity</u>	<u>Expense</u>	<u>Fed. Tax Deductible</u>	<u>Fed. Tax Benefit</u>	<u>Net Expense excl. Taxes</u>	<u>Accrued Interest on Fed. Benefit</u>	<u>Net Out.</u>	<u>Acc. Total at Harvest</u>
0	Prep./Plant	\$0	No	\$0	\$0	\$0	\$0	\$0
3	Spray	\$0	Yes	\$0	\$0	\$0	\$0	\$0
8	PCT	\$0	Yes	\$0	\$0	\$0	\$0	\$0
17	Fert.	\$0	Yes	\$0	\$0	\$0	\$0	\$0
24	Fert.	\$0	Yes	\$0	\$0	\$0	\$0	\$0
Subtotal:		\$0	-	\$0	\$0	\$0	\$0	\$0
Annual Expenses:								
Administration/management.:		\$0	Yes	\$0	\$0	\$0	\$0	\$0
Subtotal (40 yrs.):		\$0	"	\$0	\$0	\$0	\$0	\$0
Total:		\$0	-	\$0	\$0	\$0	\$0	\$0

**Interest rate used in computations is: 8.00%

Step. 2 - Revenues and Federal and State Tax Treatment

<u>Stand Age</u>	<u>Harvest Volume</u>	<u>Stumpage Price</u>	<u>Harvest Revenue</u>	<u>State and Federal Tax Payments:</u>		<u>Net Income After Tax</u>	<u>Accrued Interest on Net</u>	<u>Total Income</u>
				<u>Arkansas State Income Tax@ 7%</u>	<u>Fed. Income Tax @ 35%</u>			
40	3.42 (Cords)	\$ 27	\$92	(\$6)	-	\$85	-	-
40	9.78 (MBF Doyle)	\$ 314	\$3,075	(\$215)	-	\$2,859	\$0	\$53
					(\$1,076)	\$1,783	\$0	\$1,783
Total:		-	\$3,167	(\$222)	(\$1,108)	\$1,837	\$0	\$1,837

OZARK HARDWOOD

Step 3 - Estimated Timberland Value per Acre

1. Total Income including accrued interest on net thinning income to final harvest:	\$1,837
2. Out-of-pocket expenses (silvicultural activities and taxes) and accrued interest:	\$0
3. Net income before property tax:	\$1,837
4. Present value of net income before property tax:	\$78
5. Annual ad valorem property taxes:	
Property tax rate: 50 mills @ 20% assessment ratio	1.00%
Annual property tax payment:	(\$0.72)
Annual property tax payment adjusted for fed. inc. tax deduction:	(\$0.47)
Total property tax payments per harvest cycle:	(\$19)
Accrued interest on out-of-pocket tax payments per harvest cycle:	\$119
6. Land value after property tax (adj. for income tax deduction):	\$72

Step 4 - Tax Burden on MIXED HARDWOOD Site Forest Land

	Total Tax Payments:		Out-of-Pocket Expenses		Total
	State	Federal	Taxes	Accrued Interest	
Cost-increasing:					
Property taxes on land:	\$29	-	\$19	\$119	\$138
Subtotal:	\$29	-	\$19	\$119	\$138
Revenue-reducing:					
Arkansas State Income Tax on harvest revenue @ 7.0%	\$222	-	\$144	-	\$144
Federal Income Tax on harvest revenue @ 35.0%	-	\$1,108	\$1,108	-	\$1,108
Subtotal:	\$222	\$1,108	\$1,252	-	\$1,252
Totals:	\$251	\$1,108	\$1,271	\$119	\$1,390
Tax burden as percent of gross revenues:	7.9%	35.0%	40.1%	3.8%	43.9%

DCF's Harvest Volume by Region

Ozark Region									
DCF Classification	Type of Harvest	Age @ Harvest	Species	Product Classific.	Yield/yr	Units	Total Vol. @ Harvest	Percent Harvested	Harvest Volume
Marginal Pine Site	Final Hvst	34	Pine	Sawtimber	1.15	cds	39.1	100.0%	11.16
Medium Pine Site	C. Thinning	18	Pine	Pulpwood	1.49	cds	26.8	30.0%	8.03
Medium Pine Site	Final Hvst	32	Pine	Sawtimber	1.49	cds	47.6	100.0%	13.59
High Pine Site	C. Thinning	16	Pine	Pulpwood	1.92	cds	30.7	30.0%	9.21
High Pine Site	C. Thinning	23	Pine	Pulpwood	1.92	cds	44.1	30.0%	3.78
High Pine Site	Final Hvst	30	Pine	Sawtimber	1.92	cds	57.6	100.0%	16.45
Hardwood Land	Final Harvest	40	HDWD	Sawtimber	244.44	bd. ft.	9.8	100.0%	9.78
Hardwood Land	Final Harvest	40	HDWD	Pulpwood	0.09	cds	3.4	100.0%	3.42

OZARK REGION:

Cap Rate= 8.00%

ACD#	Previous Value/Acre	Current Value/Acre	Var/Ac
1	\$60	\$60	0%
2	\$115	\$110	-4%
3	\$100	\$100	0%
4	\$100	\$100	0%
5	\$70	\$70	0%
6	\$105	\$110	5%
7	\$75	\$80	7%
8	\$95	\$100	5%
9	\$105	\$105	0%
10	\$70	\$70	0%
11	\$105	\$105	0%
12	\$125	\$125	0%
13	\$120	\$120	0%
14	\$110	\$110	0%
15	\$110	\$110	0%
16	\$105	\$105	0%
17	\$65	\$65	0%
18	\$60	\$60	0%
			1%

SOUTHWEST

CROP

	AVERAGE SOYBEAN BUSHEL PER ACRE	10 YEAR AVERAGE OF PRICES RECEIVED BY FARMERS	SUM	75/25 SPLIT	CAPITALI- ZATION RATE 8.69%	ROUNDED TO THE NEAREST \$5	OLD RATE ROUNDED TO THE NEAREST \$5	DIFF	% DIFF
ACD 1	36	\$10.81	\$389.16	\$97.29	\$1,119.56	\$1,120	\$1,110	\$10	1%
ACD 2	31	\$10.81	\$335.11	\$83.78	\$964.07	\$965	\$955	\$10	1%
ACD 3	20	\$10.81	\$216.20	\$54.05	\$621.98	\$620	\$615	\$5	1%
ACD 4	27	\$10.81	\$291.87	\$72.97	\$839.67	\$840	\$830	\$10	1%
ACD 5	20	\$10.81	\$216.20	\$54.05	\$621.98	\$620	\$615	\$5	1%
ACD 6	15	\$10.81	\$162.15	\$40.54	\$466.48	\$465	\$460	\$5	1%
ACD 7	29	\$10.81	\$313.49	\$78.37	\$901.87	\$900	\$895	\$5	1%
ACD 8	29	\$10.81	\$313.49	\$78.37	\$901.87	\$900	\$895	\$5	1%
ACD 9	15	\$10.81	\$162.15	\$40.54	\$466.48	\$465	\$460	\$5	1%
ACD 10	29	\$10.81	\$313.49	\$78.37	\$901.87	\$900	\$895	\$5	1%
ACD 11	15	\$10.81	\$162.15	\$40.54	\$466.48	\$465	\$460	\$5	1%
ACD 12	27	\$10.81	\$291.87	\$72.97	\$839.67	\$840	\$830	\$10	1%
ACD 13	21	\$10.81	\$227.01	\$56.75	\$653.08	\$655	\$645	\$10	2%
ACD 14	21	\$10.81	\$227.01	\$56.75	\$653.08	\$655	\$645	\$10	2%
ACD 15						\$345	\$345	\$0	0%
ACD 16						\$270	\$270	\$0	0%
ACD 17						\$210	\$210	\$0	0%
ACD 18						\$125	\$125	\$0	0%

SOURCES:

NATURAL RESOURCES CONSERVATION SERVICE
 USDA - ARKANSAS AGRICULTURAL STATISTICS

ASSESSMENT COORDINATION DIVISION

SOUTHWEST

PASTURE

	AUM	AVG \$ PER AUM	TOTAL	CAPITAL- IZATION RATE 8.00%	ROUNDED TO NEAREST \$5	OLD RATE ROUNDED TO THE NEAREST \$5	DIFF	% DIFF
ACD 1	9.1	\$2.78	\$25.30	\$316.23	\$315	\$315	\$0	0%
ACD 2	8.1	\$2.78	\$22.52	\$281.48	\$280	\$280	\$0	0%
ACD 3	6.1	\$2.78	\$16.96	\$211.98	\$210	\$210	\$0	0%
ACD 4	7.2	\$2.78	\$20.02	\$250.20	\$250	\$250	\$0	0%
ACD 5	5.2	\$2.78	\$14.46	\$180.70	\$180	\$180	\$0	0%
ACD 6	5.2	\$2.78	\$14.46	\$180.70	\$180	\$180	\$0	0%
ACD 7	6.8	\$2.78	\$18.90	\$236.30	\$235	\$235	\$0	0%
ACD 8	5.5	\$2.78	\$15.29	\$191.13	\$190	\$190	\$0	0%
ACD 9	4	\$2.78	\$11.12	\$139.00	\$140	\$140	\$0	0%
ACD 10	5	\$2.78	\$13.90	\$173.75	\$175	\$175	\$0	0%
ACD 11	4.5	\$2.78	\$12.51	\$156.38	\$155	\$155	\$0	0%
ACD 12	7.9	\$2.78	\$21.96	\$274.53	\$275	\$275	\$0	0%
ACD 13	7.2	\$2.78	\$20.02	\$250.20	\$250	\$250	\$0	0%
ACD 14	6	\$2.78	\$16.68	\$208.50	\$210	\$210	\$0	0%
ACD 15	4.8	\$2.78	\$13.34	\$166.80	\$145	\$145	\$0	0%
ACD 16	3	\$2.78	\$8.34	\$104.25	\$105	\$105	\$0	0%
ACD 17	3	\$2.78	\$8.34	\$104.25	\$105	\$105	\$0	0%
ACD 18					\$75	\$75	\$0	0%

SOURCES:

NATURAL RESOURCES CONSERVATION SERVICE
 USDA - ARKANSAS AGRICULTURAL STATISTICS

ASSESSMENT COORDINATION DIVISION

SOUTHWEST
PINEHIGHSITE

Estimated Timberland Value for Timber Production in Arkansas (High-Site Pine)

Step 1 - Investment Expenses, excluding Annual Property Tax--Harvest Age, 30 Years):

<u>Out-of-Pocket Expenses:</u>								
<u>Age</u>	<u>Activity</u>	<u>Expense</u>	<u>Fed. Tax Deductible</u>	<u>Fed. Tax Benefit</u>	<u>Net Expense excl. Taxes</u>	<u>Accrued Interest on Fed. Benefit</u>	<u>Net Out.</u>	<u>Acc. Total at Harvest</u>
0	Prep./Plant	\$ 188	No	\$0	\$188	\$0	\$1,889	\$2,077
3	Spray	\$ 56	Yes	\$20	\$36	\$150	\$279	\$145
8	PCT	\$ 131	Yes	\$46	\$85	\$221	\$410	\$229
18	Fert.	\$ 79	Yes	\$28	\$51	\$44	\$83	\$62
26	Fert.		Yes	\$0	\$0	\$0	\$0	\$0
Subtotal:		\$454	-	\$93	\$361	\$415	\$2,660	\$2,513
Annual Expenses:								
Adminstration/management.:		\$10	Yes	\$4	\$7	\$32	\$60	\$31
Subtotal (30 yrs.):		\$300	"	\$105	\$195	\$334	\$619	\$376
Total:		\$754	-	\$198	\$556	\$749	\$3,280	\$2,889
**Interest rate used in computations is:			8.00%					

Step. 2 - Revenues and Federal and State Tax Treatment

<u>Stand Age</u>	<u>Harvest Volume</u>	<u>Stumpage Price</u>	<u>Harvest Revenue</u>	<u>State and Federal Tax Payments:</u>			<u>Net Income After Tax</u>	<u>Accrued Interest on Net</u>	<u>Total Income</u>
				<u>Arkansas State Income Tax@ 7%</u>	<u>Fed. Income Tax @ 35%</u>				
16	9.21 (Cords)	\$ 22	\$205	(\$14)	-		\$191	-	-
					(\$72)	1	\$119	\$246	\$365
23	3.78 (MBF Doyle)	\$ 257	\$973	(\$68)	-		\$905	-	-
					(\$341)	1	\$564	\$424	\$988
30	16.45 (MBF Doyle)	\$ 257	\$4,231	(\$296)	-		\$3,935	-	-
					(\$1,322)	1	\$2,613	\$0	\$2,613
Total:		-	\$5,409	(\$379)	(\$1,734)		\$2,732	\$669	\$3,966

¹ Less pro-rated share of Site Prep/Plant Expense and adjusted for fed. tax deduction.

SOUTHWEST
PINEHIGHSITE

Step 3 - Estimated Timberland Value per Acre

1. Total Income including accrued interest on net thinning income to final harvest:	\$3,966
2. Out-of-pocket expenses (silvicultural activities and taxes) and accrued interest:	(\$2,889)
3. Net income before property tax:	\$1,077
4. Present value of net income before property tax:	\$107
5. Annual ad valorem property taxes:	
Property tax rate: 50 mills @ 20% assessment ratio	1.00%
Annual property tax payment:	(\$0.99)
Annual property tax payment adjusted for fed. inc. tax deduction:	(\$0.65)
Total property tax payments per harvest cycle:	(\$19)
Accrued interest on out-of-pocket tax payments per harvest cycle:	\$62
<hr/>	
6. Land value after property tax (adj. for income tax deduction):	\$99

Step 4 - Tax Burden on High Site Pine Forest Land

	Total Tax Payments:		Out-of-Pocket Expenses		Total
	State	Federal	Taxes	Accrued Interest	
Cost-increasing:					
Property taxes on land:	\$30	-	\$19	\$62	\$81
Subtotal:	\$30	-	\$19	\$62	\$81
Revenue-reducing:					
Arkansas State Income Tax on harvest revenue @ 7.0%	\$379	-	\$246	-	\$246
Federal Income Tax on harvest revenue @ 35.0%	-	\$1,734	\$1,734	-	\$1,734
Subtotal:	\$379	\$1,734	\$1,980	-	\$1,980
Totals:	\$408	\$1,734	\$2,000	\$62	\$2,061
Tax burden as percent of gross revenues:	7.6%	32.1%	37.0%	1.1%	38.1%

SOUTHWEST
PINEMEDSITE

Estimated Timberland Value for Timber Production in Arkansas (Medium-Site Pine)

Step 1 - Investment Expenses, excluding Annual Property Tax--Harvest Age, 31 Years):

<u>Out-of-Pocket Expenses:</u>						<u>Accrued Interest on</u>		
<u>Age</u>	<u>Activity</u>	<u>Expense</u>	<u>Fed. Tax Deductible</u>	<u>Fed. Tax Benefit</u>	<u>Net Expense excl. Taxes</u>	<u>Fed. Benefit</u>	<u>Net Out.</u>	<u>Acc. Total at Harvest</u>
0	Prep./Plant		No	\$0	\$0	\$0	\$0	\$0
3	Spray		Yes	\$0	\$0	\$0	\$0	\$0
8	PCT		Yes	\$0	\$0	\$0	\$0	\$0
17	Fert.	\$ -	Yes	\$0	\$0	\$0	\$0	\$0
26	Fert.	\$ -	Yes	\$0	\$0	\$0	\$0	\$0
Subtotal:		\$0	-	\$0	\$0	\$0	\$0	\$0
Annual Expenses:								
Administration/management.:		\$8	Yes	\$3	\$5	\$31	\$57	\$29
Subtotal (32 yrs.):		\$256	"	\$90	\$166	\$328	\$609	\$358
Total:		\$256	-	\$90	\$166	\$328	\$609	\$358
**Interest rate used in computations is:			8.00%					

Step. 2 - Revenues and Federal and State Tax Treatment

<u>Stand Age</u>	<u>Harvest Volume</u>	<u>Stumpage Price</u>	<u>Harvest Revenue</u>	<u>State and Federal Tax Payments:</u>			<u>Net Income After Tax</u>	<u>Accrued Interest on Net</u>	<u>Total Income</u>
				<u>Arkansas State Income Tax@ 7%</u>	<u>Fed. Income Tax @ 35%</u>				
18	8.03	\$22.28	\$179	(\$13)	-		\$166	-	-
	(Cords)				(\$63)	1	\$104	\$214	\$318
32	13.59	\$257.22	\$3,496	(\$245)	-		\$3,251	-	-
	(MBF Doyle)				(\$1,224)	1	\$2,028	\$0	\$2,028
Total:		-	\$3,675	(\$257)	(\$1,286)		\$2,131	\$214	\$2,345

¹ Less pro-rated share of Site Prep/Plant Expense and adjusted for fed. tax deduction.

SOUTHWEST
PINEMEDSITE

Step 3 - Estimated Timberland Value per Acre

1. Total Income including accrued interest on net thinning income to final harvest:	\$2,345
2. Out-of-pocket expenses (silvicultural activities and taxes) and accrued interest:	(\$358)
3. Net income before property tax:	\$1,987
4. Present value of net income before property tax:	\$167
5. Annual ad valorem property taxes:	
Property tax rate: 50 mills @ 20% assessment ratio	1.00%
Annual property tax payment:	(\$1.54)
Annual property tax payment adjusted for fed. inc. tax deduction:	(\$1.00)
Total property tax payments per harvest cycle:	(\$32)
Accrued interest on out-of-pocket tax payments per harvest cycle:	\$117
6. Land value after property tax (adj. for income tax deduction):	\$154

Step 4 - Tax Burden on Medium Site Pine Forest Land

	Total Tax Payments:		Out-of-Pocket Expenses		Total
	State	Federal	Taxes	Accrued Interest	
Cost-increasing:					
Property taxes on land:	\$49	-	\$32	\$117	\$149
Subtotal:	\$49	-	\$32	\$117	\$149
Revenue-reducing:					
Arkansas State Income Tax on harvest revenue @ 7.0%	\$257	-	\$167	-	\$167
Federal Income Tax on harvest revenue @ 35.0%	-	\$1,286	\$1,286	-	\$1,286
Subtotal:	\$257	\$1,286	\$1,453	-	\$1,453
Totals:	\$306	\$1,286	\$1,485	\$117	\$1,603
Tax burden as percent of gross revenues:	8.3%	35.0%	40.4%	3.2%	43.6%

SOUTHWEST
PINELOWSITE

Estimated Timberland Value for Timber Production in Arkansas (Low Site Pine)

Step 1 - Investment Expenses, excluding Annual Property Tax--Harvest Age, 34 Years):

<u>Out-of-Pocket Expenses:</u>								
<u>Age</u>	<u>Activity</u>	<u>Expense</u>	<u>Fed. Tax Deductible</u>	<u>Fed. Tax Benefit</u>	<u>Net Expense excl. Taxes</u>	<u>Accrued Interest on Fed. Benefit</u>		<u>Acc. Total at Harvest</u>
						<u>Net Out.</u>		
0	Prep./Plant	\$0	No	\$0	\$0	\$0	\$0	\$0
3	Spray	\$0	Yes	\$0	\$0	\$0	\$0	\$0
8	PCT	\$0	Yes	\$0	\$0	\$0	\$0	\$0
19	Fert.	\$0	Yes	\$0	\$0	\$0	\$0	\$0
24	Fert.	\$0	Yes	\$0	\$0	\$0	\$0	\$0
Subtotal:		\$0	-	\$0	\$0	\$0	\$0	\$0
Annual Expenses:								
Administration/management.:		\$0	Yes	\$0	\$0	\$0	\$0	\$0
Subtotal (34 yrs.):		\$0	"	\$0	\$0	\$0	\$0	\$0
Total:		\$0	-	\$0	\$0	\$0	\$0	\$0

**Interest rate used in computations is: 8.00%

Step. 2 - Revenues and Federal and State Tax Treatment

<u>Stand Age</u>	<u>Harvest Volume</u>	<u>Stumpage Price</u>	<u>Harvest Revenue</u>	<u>State and Federal Tax Payments:</u>		<u>Net Income After Tax</u>	<u>Accrued Interest on Net</u>	<u>Total Income</u>
				<u>Arkansas State Income Tax@ 7%</u>	<u>Fed. Income Tax @ 35%</u>			
		\$22	\$0	\$0	-	\$0	-	-
	(Cords)				\$0	\$0	\$0	\$0
34	11.16	\$257	\$2,870	(\$201)		\$2,669	-	-
	(MBF Doyle)				(\$1,005)	\$1,665	\$0	\$1,665
Total:		-	\$2,870	(\$201)	(\$1,005)	\$1,665	\$0	\$1,665

SOUTHWEST
PINELOWSITE

Step 3 - Estimated Timberland Value per Acre

1. Total Income including accrued interest on net thinning income to final harvest:	\$1,665
2. Out-of-pocket expenses (silvicultural activities and taxes) and accrued interest:	\$0
3. Net income before property tax:	\$1,665
4. Present value of net income before property tax:	\$117
5. Annual ad valorem property taxes:	
Property tax rate: 50 mills @ 20% assessment ratio	1.00%
Annual property tax payment:	(\$1.09)
Annual property tax payment adjusted for fed. inc. tax deduction:	(\$0.71)
Total property tax payments per harvest cycle:	(\$24)
Accrued interest on out-of-pocket tax payments per harvest cycle:	\$101
6. Land value after property tax (adj. for income tax deduction):	\$109

Step 4 - Tax Burden on Low Site Pine Forest Land

	Total Tax Payments:		Out-of-Pocket Expenses		Total
	State	Federal	Taxes	Accrued Interest	
Cost-increasing:					
Property taxes on land:	\$37	-	\$24	\$101	\$125
Subtotal:	\$37	-	\$24	\$101	\$125
Revenue-reducing:					
Arkansas State Income Tax on harvest revenue @ 7.0%	\$201	-	\$131	-	\$131
Federal Income Tax on harvest revenue @ 35.0%	-	\$1,005	\$1,005	-	\$1,005
Subtotal:	\$201	\$1,005	\$1,135	-	\$1,135
Totals:	\$238	\$1,005	\$1,159	\$101	\$1,260
Tax burden as percent of gross revenues:	8.3%	35.0%	40.4%	3.5%	43.9%

SOUTHWEST
HARDWOOD

Estimated Timberland Value for Timber Production in Arkansas (MIXED HARDWOOD)

Step 1 - Investment Expenses, excluding Annual Property Tax--Harvest Age, 40 Years):

<u>Out-of-Pocket Expenses:</u>								
<u>Age</u>	<u>Activity</u>	<u>Expense</u>	<u>Fed. Tax Deductible</u>	<u>Fed. Tax Benefit</u>	<u>Net Expense excl. Taxes</u>	<u>Accrued Interest on Fed. Benefit</u>	<u>Net Out.</u>	<u>Acc. Total at Harvest</u>
0	Prep./Plant	\$0	No	\$0	\$0	\$0	\$0	\$0
3	Spray	\$0	Yes	\$0	\$0	\$0	\$0	\$0
8	PCT	\$0	Yes	\$0	\$0	\$0	\$0	\$0
17	Fert.	\$0	Yes	\$0	\$0	\$0	\$0	\$0
24	Fert.	\$0	Yes	\$0	\$0	\$0	\$0	\$0
Subtotal:		\$0	-	\$0	\$0	\$0	\$0	\$0
Annual Expenses:								
Administration/management.:		\$0	Yes	\$0	\$0	\$0	\$0	\$0
Subtotal (40 yrs.):		\$0	"	\$0	\$0	\$0	\$0	\$0
Total:		\$0	-	\$0	\$0	\$0	\$0	\$0

**Interest rate used in computations is: 8.00%

Step. 2 - Revenues and Federal and State Tax Treatment

<u>Stand Age</u>	<u>Harvest Volume</u>	<u>Stumpage Price</u>	<u>Harvest Revenue</u>	<u>State and Federal Tax Payments:</u>		<u>Net Income After Tax</u>	<u>Accrued Interest on Net</u>	<u>Total Income</u>
				<u>Arkansas State Income Tax @ 7%</u>	<u>Fed. Income Tax @ 35%</u>			
40	3.42	\$ 43	\$146	(\$10)	-	\$136	-	-
	(Cords)				(\$51)	\$85	\$0	\$85
40	9.78	\$ 353	\$3,454	(\$242)	-	\$3,212	-	-
	(MBF Doyle)				(\$1,209)	\$2,003	\$0	\$2,003
Total:		-	\$3,600	(\$252)	(\$1,260)	\$2,088	\$0	\$2,088

SOUTHWEST
HARDWOOD

Step 3 - Estimated Timberland Value per Acre

1. Total Income including accrued interest on net thinning income to final harvest:	\$2,088
2. Out-of-pocket expenses (silvicultural activities and taxes) and accrued interest:	\$0
3. Net income before property tax:	\$2,088
4. Present value of net income before property tax:	\$89
5. Annual ad valorem property taxes:	
Property tax rate: 50 mills @ 20% assessment ratio	1.00%
Annual property tax payment:	(\$0.82)
Annual property tax payment adjusted for fed. inc. tax deduction:	(\$0.53)
Total property tax payments per harvest cycle:	(\$21)
Accrued interest on out-of-pocket tax payments per harvest cycle:	\$136
6. Land value after property tax (adj. for income tax deduction):	\$82

Step 4 - Tax Burden on HARDWOOD Site Forest Land

	Total Tax Payments:		Out-of-Pocket Expenses		Total
	State	Federal	Taxes	Accrued Interest	
Cost-increasing:					
Property taxes on land:	\$33	-	\$21	\$136	\$157
Subtotal:	\$33	-	\$21	\$136	\$157
Revenue-reducing:					
Arkansas State Income Tax on harvest revenue @ 7.0%	\$252	-	\$164	-	\$164
Federal Income Tax on harvest revenue @ 35.0%	-	\$1,260	\$1,260	-	\$1,260
Subtotal:	\$252	\$1,260	\$1,424	-	\$1,424
Totals:	\$285	\$1,260	\$1,445	\$136	\$1,581
Tax burden as percent of gross revenues:	7.9%	35.0%	40.1%	3.8%	43.9%

DCF's Harvest Volume by Region

SW Region:	Type of Harvest	Age @ Harvest	Species	Product Classific.	Yield/yr	Units	Total Vol. @ Harvest	Percent Harvested	Harvest Volume
DCF Classification									
Marginal Pine Site	Final Hvst	34	Pine	Sawtimber	1.15	cds	39.1	100.0%	11.16
Medium Pine Site	C. Thinning	18	Pine	Pulpwood	1.49	cds	26.8	30.0%	8.03
Medium Pine Site	Final Hvst	32	Pine	Sawtimber	1.49	cds	47.6	100.0%	13.59
High Pine Site	C. Thinning	16	Pine	Pulpwood	1.92	cds	30.7	30.0%	9.21
High Pine Site	C. Thinning	23	Pine	Sawtimber	1.92	cds	44.1	30.0%	3.78
High Pine Site	Final Hvst	30	Pine	Sawtimber	1.92	cds	57.6	100.0%	16.45
Hardwood Land	Final Harvest	40	HDWD	Sawtimber	244.44	bd. ft.	9.8	100.0%	9.78
Hardwood Land	Final Harvest	40	HDWD	Pulpwood	0.09	cds	3.4	100.0%	3.42

SOUTHWEST REGION TIMBER:

Cap Rate= 8.00%

ACD#	Previous Value/Acre	Current Value/Acre	Var/Ac
1	\$85	\$85	0%
2	\$110	\$105	-5%
3	\$160	\$155	-3%
4	\$115	\$110	-4%
5	\$85	\$85	0%
6	\$160	\$155	-3%
7	\$105	\$100	-5%
8	\$80	\$85	6%
9	\$125	\$125	0%
10	\$80	\$80	0%
11	\$120	\$120	0%
12	\$135	\$130	-4%
13	\$150	\$145	-3%
14	\$155	\$150	-3%
15	\$145	\$140	-3%
16	\$140	\$135	-4%
17	\$85	\$85	0%
18	\$70	\$70	0%
			-2%

CROP AND PASTURE RATES

Crop

Rental Rate Multiplier

Crop Cap Rate Multiplier

soybean prices

2010	10.9
2011	12.3
2012	14.3
2013	13.1
2014	10.6
2015	9.46
2016	9.83
2017	9.77
2018	8.81
2019	9
\$10.81 10 yr	

Soybean average price multiplier

Pasture

Pasture Cap Rate Multiplier

	Delta States	LA	MS	Average	Reported
2008	27	27	18.5	22.75	21.5
2009**	na	na	na	19	19

STATE AVERAGE AUM

7.7	DELTA
5.3	OUACHITA
6	OZARK
6.8	SOUTHWEST
6.5	AVERAGE

PASTURE RENT

16	2010
16	2011
18	2012
18	2013
18	2014
18	2015
20	2016
18	2017
18	2018
19	2019

AVG AUM RENTAL VALUE PER ACRE

17.9 10 yr average

Capitalization Rate

	Crop	Pasture
Safe Rate 10 Year Average of the 30 Year T-Bond	3.19%	3.19%
Industry Risk Rate	3.50%	3.50%
Management Rate	2.00%	1.00%
Capitalization Rate	<input type="text" value="8.69%"/> <input type="text" value="8.69%"/>	<input type="text" value="7.69%"/> <input type="text" value="8.00%"/>

* Arkansas Code 26-26-407 (C) However, the capitalization rate developed under subdivision (f) (3) (B) of this section shall not be less than eight percent (8%) nor more than twelve percent (12%).

Timber Mart-South Stumpage Price Data

YEAR	Doyle Pine Sawtimber		Doyle Oak Sawtimber		Doyle Mixed Hardwood		Average Hardwood		Standard Cord Pine Pulpwood		Standard Cord Hardwood Pulpwood	
	<u>Reg. 1</u>	<u>Reg. 2</u>	<u>Reg. 1</u>	<u>Reg. 2</u>	<u>Reg. 1</u>	<u>Reg. 2</u>	<u>Reg. 1</u>	<u>Reg. 2</u>	<u>Reg. 1</u>	<u>Reg. 2</u>	<u>Reg. 1</u>	<u>Reg. 2</u>
	2010	\$ 284.89	\$ 261.25	\$ 300.91	\$ 237.74	\$ 260.75	\$ 201.95	\$ 280.83	\$ 219.84	\$ 31.84	\$ 25.67	\$ 46.49
2011	\$ 253.34	\$ 221.63	\$ 298.11	\$ 281.84	\$ 222.08	\$ 182.26	\$ 260.09	\$ 232.05	\$ 21.12	\$ 19.32	\$ 29.12	\$ 21.58
2012	\$ 237.48	\$ 208.76	\$ 318.85	\$ 303.28	\$ 254.45	\$ 182.35	\$ 286.65	\$ 242.81	\$ 24.09	\$ 17.47	\$ 38.34	\$ 17.57
2013	\$ 251.42	\$ 214.18	\$ 386.49	\$ 299.78	\$ 258.83	\$ 230.91	\$ 322.66	\$ 265.34	\$ 24.90	\$ 19.08	\$ 41.56	\$ 16.33
2014	\$ 259.83	\$ 234.61	\$ 486.33	\$ 359.54	\$ 299.60	\$ 231.61	\$ 392.96	\$ 295.58	\$ 23.83	\$ 19.51	\$ 55.27	\$ 28.51
2015	\$ 268.55	\$ 244.40	\$ 486.94	\$ 388.33	\$ 301.00	\$ 270.99	\$ 393.97	\$ 329.66	\$ 21.52	\$ 19.59	\$ 51.65	\$ 35.15
2016	\$ 250.78	\$ 244.83	\$ 475.30	\$ 426.13	\$ 344.31	\$ 343.96	\$ 409.81	\$ 385.04	\$ 19.78	\$ 17.18	\$ 39.79	\$ 30.39
2017	\$ 243.98	\$ 227.48	\$ 463.31	\$ 401.63	\$ 282.28	\$ 335.91	\$ 372.79	\$ 368.77	\$ 17.07	\$ 16.80	\$ 36.16	\$ 24.97
2018	\$ 249.83	\$ 231.42	\$ 474.86	\$ 432.69	\$ 302.23	\$ 354.03	\$ 388.54	\$ 393.36	\$ 18.68	\$ 17.58	\$ 40.17	\$ 30.10
2019	\$ 272.06	\$ 246.21	\$ 498.23	\$ 474.69	\$ 349.30	\$ 349.48	\$ 423.76	\$ 412.08	\$ 19.94	\$ 18.63	\$ 49.24	\$ 34.22
10 YEAR AVG	\$ 257.22	\$ 233.48	\$ 418.93	\$ 360.56	\$ 287.48	\$ 268.35	\$ 353.21	\$ 314.45	\$ 22.28	\$ 19.08	\$ 42.78	\$ 26.85

FORESTRY RELATED COSTS

Forestry Costs:	2010	2012	2014	2016	2018	10 Year Average
Planting by Hand	0.1187	0.1144	0.1122	0.1	0.15	
Planting by Machine	0.1469	0.2411	0.14	0.14	0.1900	
Avg	0.1328	0.17775	0.1261	0.12	0.17	
Cost for 604 tree/ac	\$ 80.21	\$ 107.36	\$ 76.16	\$ 72.48	\$ 102.68	
Site Prep	\$ 96.57	\$ 116.01	\$ 66.09	\$ 97.28	\$ 127.42	
Total Establishment	\$ 176.78	\$ 223.37	\$ 142.25	\$ 169.76	\$ 230.10	\$ 188.45
Spraying	\$ 47.68	\$ 55.12	\$ 29.89	\$ 69.53	\$ 77.09	\$ 55.86
PCT	\$ 166.66	\$ 50.27	*	\$ 159.44	\$ 148.40	\$ 131.19
Fertilization	\$ 62.79	\$ 86.33	\$ 79.49	\$ 70.41	\$ 94.79	\$ 78.76
						\$ 454

NOTE:

*Not enough data was present for a PCT number for this years report. An average of the last four reports was used.

Source: Costs and Trends of Southern Forestry Practices, 2018

Adam Maggard, Alabama Cooperative Extension System Specialist
and Assistant Professor, School of Forestry and Wildlife Sciences, Auburn University
Rebecca Barlow, Alabama Cooperative Extension Specialist and Professor,
School of Forestry and Wildlife Sciences, Auburn University

Since 1982, the above source survey of cost of forestry practices in the South has been calculated for even numbered years and published in odd numbered years

Timber Growth/Yield Information

Pine Yields (1/3)

***** Site Index *****						
Marg. Site 65	70	Med Site 80	80	85	High Site 90	95
Average Annual Growth (std. cords)						
1.15	1.26	1.36	1.49	1.62	1.77	1.92

Hardwood Yields (2/3):

Species	Site Index	Cubic Ft. Growth	Bd. Ft. per Cub. Ft.	Annual Growth
W. OAK	70	60	4.07	244.44

- Note:
- (1) Sec. 537.25, Subpart C - Ordination System, Productivity Tables, Table 1, Loblolly Pine, Natural Soil Conservation Service, Little Rock, ARK., amended 11/83.
 - (2) Sec. 537.25, Subpart C - Ordination System, Productivity Tables, Cottonwood, Natural Soil Conservation Service, Little Rock, ARK., amended 7/87.
 - (3) Cubic foot volume converted to cords by using 74 cords/cubic feet. The factor of 74 based on 5,200 lbs per cord (Converting Factors for Southern Pine Products, D. L. Williams & W.C. Hopkins, Louisiana State University & USFS Southern Forest Experimental Station). Mart South)