

## Section 2b—Location & Area

**Athens County, Rome Township**  
Section 32, Township 6 North, Range 11 West  
**126.232 Acres Total**

### Parcel Identification Numbers & Area (in Acres)

<i>Parcel ID No.</i>	<i>Area</i>	<i>Area Proposed for OFTL (Acres)*</i>
K010010000600	114.682 Acres	113.6 Acres
<u>K010010000504</u>	<u>11.550 Acres</u>	<u>0 Acres</u>
<b>Total</b>	<b>126.232 Acres</b>	<b>113.6 Acres</b>

\*OFTL = Ohio Forest Tax Law. Area, in acres, is by the map labeled “Ohio Forest Tax Law Map” created by state service forester Cameron Bushong in April-May 2022.

### Notes on Surveys & Acreage

A new survey, completed on January 4, 2022, resulted in a drastic reduction in the calculated acreage of the new Koesters property. Before the new survey, the property was calculated at 167.82 Acres. The acreage by the new survey is 126.232 Acres. The difference, 41.588 Acres in all, is a pretty sizable discrepancy between old and new. We don’t have an explanation as to why the original acreage figure was so grossly in error. However, the error appears to go back to the nineteenth century, this judging from a plat map from 1875. There is more on this topic in Appendix 1—Surveys & Acreage. In any case, we can assume that from here on out, the acreage figures resulting from the new survey will be official. The Athens County courthouse and the Ohio Division of Forestry will use them, as will I in this management plan.

In my forest management plan of May 1, 2009, I made note of the official figure of 167.82 Acres as the total area of the property. However, I made my own estimate of 142 Acres for the total acreage and based my estimate of forestland—124 Acres—on that total. You may compare my estimate of 124 Acres of Forestland to Cameron’s estimate of 113.6 Acres of forestland currently eligible for OFTL. Please keep in mind that Cameron considers some areas (approximately 4.25 Acres in all) to be forestland that I have not, and I have considered some areas (approximately 1.16 Acres in all) to be forestland that he does not. For purposes of certifying forestland under OFTL, Cameron’s estimate prevails.

For this, the current plan, I have calculated the total area of forestland at 108.5 Acres (Stands 1 through 7), woodlands at 13.550 Acres (Stands 8 and 9), and non-forestland at 4.182 Acres (Stands 10 and 11). The woodland acreage may include some acreage that could be added to the acreage of forestland depending upon: 1) Whether the landowner is permitted to manage any area within the Athens County Board of Commissioners’ ingress/egress easement (Stand 10—approximately 2.2 Acres) for commercial timber production; and 2) Whether some part of the bottom fields (Stand 8—11.550 Acres and Stand 9—2.0 Acres) can be considered forestland now

**The middle parts of the property, where slopes are not so steep, were probably used as pastureland by previous owners. A neighbor to the south, 93-year-old Boyd Sidwell, Sr., remembers milking cows in the old barn when he was young. We don't know when the cows came off of the property, but it is likely to have been in the period 1950 to 1975 or 1980.\*\*\* There was a timber cutting on the property as well, this in the period 1983 to 1989. That cutting was also likely a high-grade cutting. This history of farming, grazing, and high-grading is typical for old hill farms in southeastern Ohio. The thing to do now is to work towards the future instead of returning to the practices of the past.**

**\*\*\*A previous owner, 93-year-old Theodore H. Rowell, died in a house fire at Christmastime in 1949. There may not have been anyone in his family to take over the farm after that. His only surviving son, Clyde W. Rowell, worked as a rural letter carrier. I wouldn't rule out that he was also a farmer, though. He died in 1968, and I don't think that he had any of his own children to take over, if he was in fact still a farmer and still the landowner.**

**There are two old buildings on the property, the old barn and a small, old house that Dan Haley called "the Cellar House." This house is now basically uninhabitable. There are also the remnants or sites of four other buildings: 1) The main house, which may have been the house that burned in 1949; 2) A small barn or shed, now in ruins; 3) A building that may have been a school (see the 1875 plat map); and 4) A building that was located on the Old M.&C. Railroad tract. Also, there is an old stone culvert under the railroad right-of-way just to the south of the main entrance to the property.**

**Four of the six buildings or sites of buildings are in the open area next to the entrance and along the old right-of-way. I have called this area Stand 11 and have calculated its area at 1.982 Acres. I should mention that there is an old railroad bridge or overpass over Liton Hill Road (Township Road 463), south of the Koesters property. This overpass is made of stone and I suspect dates from the 1800s. Note that the landowners to the south were named "Linton," not "Liton." The road there should probably be called Linton Road after them.**

**Notes**

---

---

---

---

---

---

---

---

## 5. Schedule of Management Activities

<i>Years</i>	<i>Stand(s)</i>	<i>Area (Acres)</i>	<i>Activity</i>	<i>Notes</i>
2022-2025	All	126.232	Locate and mark your property boundaries by applying brightly colored paint to trees and fenceposts along the perimeter at a distance of no more than 50 or 60 feet between marks	
2022-2028	8 & 9	13.550	Cut grapevines; eradicate non-native, invasive species; and complete crop tree release, taking care especially to promote the growth and reproduction of black walnut	
2022-2032	Available areas in Stands 8 & 9	<13.550	If desired, plant timber-producing and mast-bearing trees such as white oak, chinkapin oak, swamp white oak, bur oak, northern red oak, Shumard oak, pin oak, shagbark hickory, bitternut hickory, and persimmon, as well as small trees and shrubs for wildlife	
2022-2028	Wherever needed	Wherever needed	Do your best to eradicate ailanthus or tree-of-heaven and bush honeysuckle	
2022-2032	Wherever needed	Wherever needed	Cut, treat, and otherwise control all other non-native, invasive species so as to promote the growth and reproduction of native plants	

group selection are large enough (one-half to one acre or more), trees that are intolerant of shade, such as cherry, yellow-poplar, walnut, red oak, and pine, may also be able to reproduce and grow. The single-tree and group-selection method promotes the development of uneven-aged stands.

- The **shelterwood method**, in which certain larger trees are left in the woods so as to provide shelter for a new generation of trees. In a typical shelterwood cutting, those larger trees are removed in a later harvest.
- The **seed-tree method**, in which fewer large trees, always of preferred species, are left so as to produce the seed necessary to regenerate the stand. The seed-tree method is seldom used in Ohio because our forests are regenerated satisfactorily by other methods.
- **Clearcutting**, in which every tree greater than 2 to 4 inches in diameter is cut, regardless of species, size, quality, value, or location. Clearcutting (a form of even-aged management) is appropriate when you are trying to regenerate trees that are more nearly intolerant of shade, such as oak, pine, cherry, and yellow-poplar.

Remember, these systems or methods can be mixed and matched on any given piece of property. It's never all or nothing. The most important thing to remember is that if you manage your woods well and avoid high-grading, your woods will pay you dividends for as long as you own your land.

A forester can help you make decisions and can help you improve the value, quality, and productivity of your woods. Be sure to talk to a forester before you do any cutting in your woods. You might also have a look at various publications regarding timber sales, including the following:

- **Marketing Timber** by William L. Hoover, Purdue University Cooperative Extension Service, Department of Forestry and Natural Resources FNR-111 (July 2002), 12pp.
- **Tips on How to Get the Most from Your Timber Harvest** by William L. Hoover and John R. Seifert, Purdue University Cooperative Extension Service, Department of Forestry and Natural Resources FNR-138 (June 2002), 4pp.

As a professional forester, I am available to help you in the implementation of your forest management plan and the management of your woods. If you have questions or need further advice and assistance, please contact me. Good luck in your efforts and with the management of your land and forests.

**Terence E. Hanley, B.S.F.**, Professional Forestry LLC, P.O. Box 5622, Athens, OH 45701; telephone: (740) 592-5152; email: professionalforestry@yahoo.com

2022-2032	Along roads and trails	—	Undertake efforts to control and repair erosion, rutting, and other damage to soils and sites; be sure to consult with natural resources professionals in your work	
2022-2032	1-7	≥5 acres per year	At a rate of at least 5 acres per year, begin cutting to improve your woods, including grapevine control and other weeding, plus thinning, crop tree release, and cull tree removal, all with the advice and assistance of a professional forester or well-qualified forest technician; begin work in areas that have the greatest potential, i.e., on good growing sites, in stands of poletimber and small sawtimber; and/or in areas with a good species composition, especially walnut, cherry, oak, hickory, sugar maple, and yellow-poplar	
2031-2032	All	126.232	Update your forest management plan so as to maintain your status under CAUV or OFTL	
Record your other forest management activities in the following blank blocks. Feel free to add more pages and to include management recommendations made by other natural resources professionals regarding non-timber forest products or specialty forest products, wildlife habitat, pollinator habitat, etc.				





# Ohio Forest Tax Law Map

*Kevin J. Koesters*

*Case Record # 05-1348*



 Approximate Property Boundary

 OFTL Eligible Acres

7262 Frost Road  
Coolville, OH 45723  
Section 32, Rome Township, Athens County

**OFTL Eligible**

<u>Parcel ID</u>	<u>Legal Acres</u>	<u>Acres</u>
K010010000600	- 114.682 acres	- 113.6 acres
K010010000504	- 11.550 acres	- 0.0 acres

**126.232 total acres**

**113.6 OFTL Eligible Acres**