

## **2. Property Map, Location, & Description**

**Please note:** One or more maps of the property are attached.

### **Location**

Athens County, Rome Township  
Section 1, Township 6 North, Range 12 West

### **Parcel Identification Number & Area**

K010010008000      80 Acres

### **Property Address & Access**

The Campbell's Manor LLC property, hereinafter referred to as the Campbell's Manor property, is located at 23221 Lightner Road, Guysville, OH 45735. There is a tall stick, painted white, with the number at the entrance. The property is at the end of Boyer Road, a former township road that leads away from Lightner Road (Township Road 147), eastward in the direction of Frost. This road has been in place for decades and is well established. At one time it went all the way to Frost. It is now closed off at the east boundary of the Campbell's Manor property. There are numerous ridgetop trails leading away from the old Boyer Road. There isn't any obstacle to managing the Campbell's Manor property for commercial timber production due to access.

### **Do the Landowners Reside on the Property?**

No.

### **Nearest City or Town**

The nearest named place is Frost, located about 3/4 of a mile east of the Campbell's Manor property.

### **Location (Specific)**

Cutler Quadrangle (USGS topographic map)

Location of (feature):      Old home site on ridgetop

Latitude:                      North 39.27850 Degrees

Longitude:                    West 81.84528 Degrees

Projection (Datum):        NAD83

### **Watershed**

Unnamed streams→Jordan Run→Hocking River→Ohio River

### **Terrain**

The Campbell's Manor property is situated on a broad, centrally located ridge, several side ridges, and several ravines that drain these ridges. The high point is in the south 40-acre piece. The elevation there is about 900 feet above sea level. The lowest points are in the bottoms of a couple of ravines. These are at an elevation of about 680 to 700 feet above sea level. There are

# 1. Objective

## For Landowners Applying for Current Agricultural Use Value (CAUV):

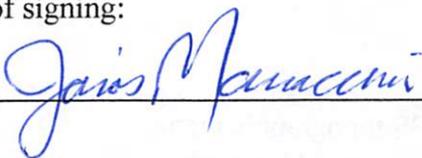
The Ohio Revised Code (ORC 5713.30), regarding Current Agricultural Use Value (CAUV), defines “land devoted exclusively to agricultural use” to include land “devoted exclusively to . . . the production [,] for a commercial purpose [,] of timber.” Landowners enrolling their forestland in CAUV accept commercial production as their goal. For purposes of this plan, “commercial production of timber” is defined as good and proper management that promotes the growth, health, and reproduction of commercial timber species and the value, quality, and productivity of the forest.

### Statement of Objective

I/We, \_\_\_\_\_, hereby affirm my/our objective to manage my/our forestland for the production, for a commercial purpose, of timber. For purposes of this plan, commercial timber production is defined as good and proper management that promotes the growth, health, and reproduction of commercial timber species and the value, quality, and productivity of the forest.

I/We understand that this management plan is to guide me/us in meeting that objective and agree to implement the plan to the best of my/our knowledge and ability. I/We understand also that this plan can be altered or amended to conform to changing conditions in the forest or to changes in my/our non-timber related objectives.

Printed names, signatures, and dates of signing:

JANIS MARRACCINI		1/7/22
Linda Sue Clark		11-7-22
Robert A. Campbell		1-24-22
Matt Richards		1-24-22

## 5. Schedule of Management Activities

<i>Years</i>	<i>Stand(s)</i>	<i>Area (Acres)</i>	<i>Activity</i>	<i>Notes</i>
2022-2024	Any sub-stand or mgmt. unit within Stand 2	11-13	Complete timber stand improvement (TSI), all with the advice and assistance of a good, professional forester or well-qualified forest technician	
2022-2026	Ditto	11-13	Ditto	
2022-2028	Ditto	11-13	Ditto	
2022-2030	Ditto	11-13	Ditto	
2022-2032	Ditto	11-13	Ditto	
2025-2030	1	17	Begin weeding, thinning, and crop tree release, all with the advice and assistance of a professional forester or well-qualified forest technician	
2026-2032	All	80	Re-mark your property boundaries	
Continued next page.				

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:

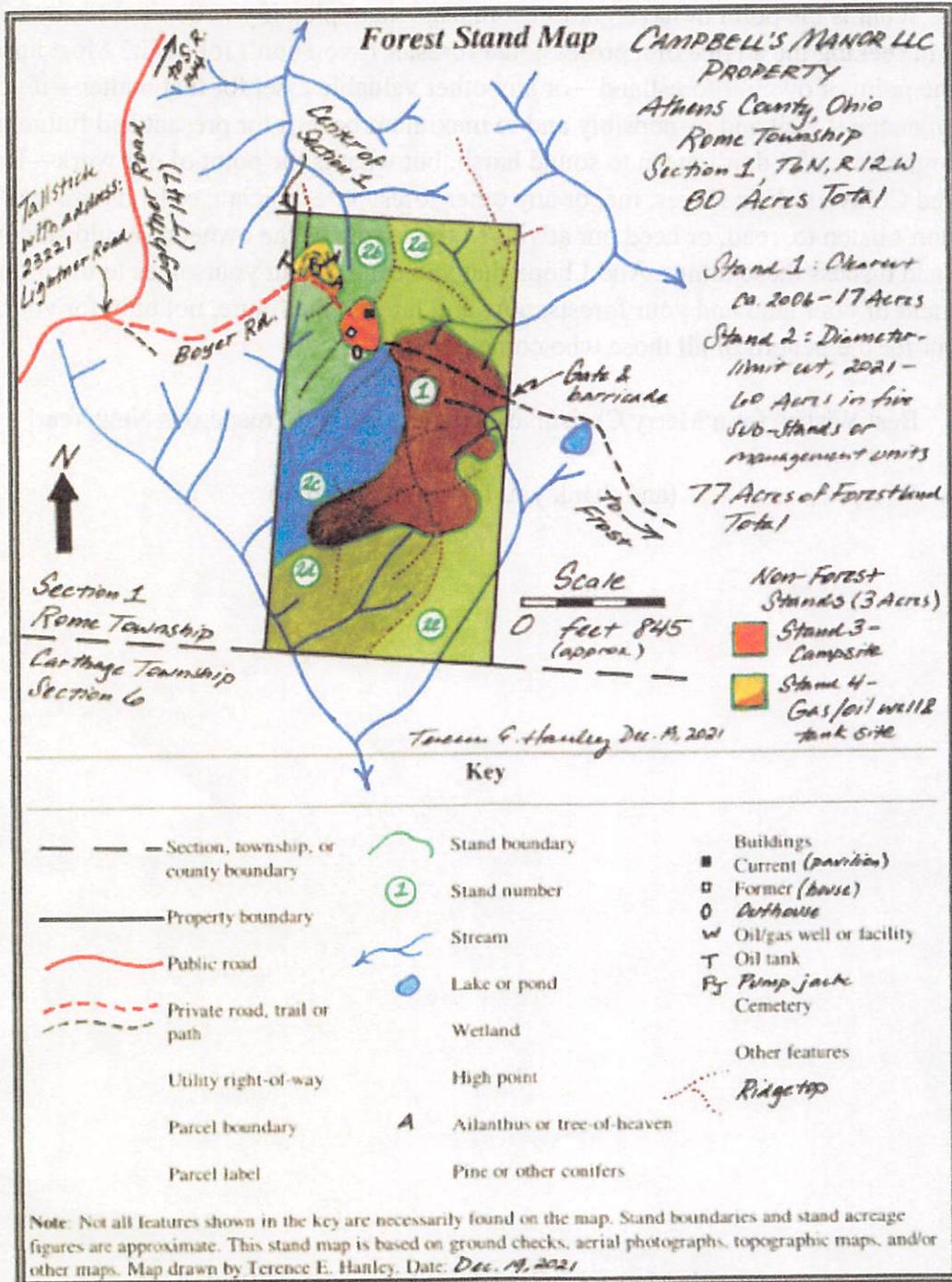
- **Marketing Timber** by William L. Hoover, Purdue University Cooperative Extension Service, Department of Forestry and Natural Resources FNR-111 (July 2002), 12pp.
- **Tips on How to Get the Most from Your Timber Harvest** by William L. Hoover and John R. Seifert, Purdue University Cooperative Extension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

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

**Terence E. Hanley, B.S.F.**  
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(740) 592-5152  
professionalforestry@yahoo.com

From: Terence e. Hanley professionalforestry@yahoo.com  
 Subject: 3-Forest Stand Map  
 Date: Dec 19, 2021 at 3:43:07 PM  
 To: Janis Marraccini janismarraccini@icloud.com  
 Cc: Terence Hanley professionalforestry@yahoo.com

See attached.



2031-2032	All	80	Update your forest management plan as needed in order to maintain your status under CAUV	
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**A final point:** In his forest management plan of 1993, forester Dave Schatz did not recommend a timber harvest. The owners proceeded to high-grade their woods the following year. In his management plan of 2012, consulting forester Jed Coldwell recommended looking at just 17 acres for the possibility of a timber harvest in 2022. The owners proceeded to high-grade their woods, probably 60 acres in all, in 2021. Now it's time, I think, to ask yourselves some questions: What is the point of having a forest management plan if you don't abide by it? What is the point in seeking the advice of a professional forester if you don't follow it? Most importantly, what is the point of owning forestland—or any other valuable asset for that matter—if you're not going to manage it well and responsibly and to maximum benefit for present and future members of your organization? I don't mean to sound harsh, but what is the point of our work—Dave Schatz, Jed Coldwell, Eric Hayes, me, or any other forester, technician, or land manager—if the owners don't listen to, read, or heed our advice? I think you, as the owners, should sit down together and discuss these things. And I hope that you can commit yourselves to the proper management of your land and your forests, now and far into the future, not only for your own benefit but for the benefit of all those who come after you.

Best Wishes for a Merry Christmas and a Happy and Prosperous New Year!

(and thank you for contacting me.)