



Timberbrook
Forestry, Inc.

PO Box 100
State Road, NC 28676
~~XXXXXXXXXX~~
cell: (336) 244-1686

REQUEST FOR BIDS

STANDING TIMBER – 30 ACRES+/-

The Samuel Hall Tract
Yadkin County, North Carolina

SALE DATE: 11:00 AM – November 20, 2018

TIMBER VOLUMES ESTIMATED: 285,960 Board Feet of Timber & 180 Tons Pulp
(International 1/4" Log Rule)

Poplar	135,230 Board Feet
White Oak	54,610 Board Feet
Red Oak	24,740 Board Feet
Hickory	25,810 Board Feet
Maple	6,940 Board Feet
Sweetgum	11,740 Board Feet
Beech	8,150 Board Feet
Misc. Hardwoods	4,800 Board Feet
Shortleaf Pine	13,940 Board Feet

Location: The Timber for Sale is located on Neelie Road, SR 1152, south of US Highway 421 and west of US Highway 601 in the Yadkinville area of Yadkin County. The access to the timber is along the soil farm road on the property or directly off Neelie Road. See the attached Timber Sale Map for the exact location.

Description: The Timber for Sale is Excellent Poplar, White Oak, Red Oak and other hardwoods with a small amount of yellow pine. The Limits of the Sale Area are defined on the ground by **Orange Flagging** as shown on the attached **Timber Sale Map**. A breakdown of the timber volumes is attached and shown on the **Estimated Timber Volume Summary**. The terrain is gentle to moderately sloped with one stream. **The timber averages 9,700 board feet per acre and is being sold on a Clear Cut Basis. The Access Road must be kept open, smoothed and passable at all times.**

The Sale: The timber will be sold on a **Sealed Bid-Lump Sum Basis**. We will be accepting Bids in our office, by email or by phone until 9:30 AM on **Tuesday November 20, 2018**. Or Bids may be brought by 11:00 AM on the same day to **“the designated place – The Timber Sale Sign at the tract.”** At **11:00 AM on November 20, 2018** all Bids in hand will be opened and made public. The Owners and Timberbrook Forestry, Inc. (agents) reserve the right to reject and refuse any and all bids.

Payment: A 10 percent deposit of the successful bid amount must be made within 72 hours of the Bid opening. **The balance of the purchase price will be due and payable upon delivery of**

an executed Timber Deed or Contract. The Seller pays for the Timber Deed and the Revenue Stamps and the Buyer pays for the Recording Fee. Please review the **Timber Sale Map**, the **Estimated Timber Volume Summary** and the **Conditions of the Sale**, which are attached. I look forward to receiving your bid on November 20th. I hope you will take the opportunity to examine this boundary of timber.

Sincerely,



John W. (Bill) Overbey RF, ACF (Cell Phone: 336-244-1686)
NC Registered Forester #597 email: timberbrookforestry@gmail.com

CONDITIONS OF THE SALE

1. A **TWO YEAR** CUTTING PERIOD FROM THE DATE OF THE TIMBER DEED.
2. SKIDDING, LOADING, AND DECKING OPERATIONS MUST BE CONDUCTED IN THE TIMBER SALE AREA, OR IN AREAS APPROVED BY THE LAND OWNERS. ALL LOGGING DEBRIS MUST BE KEPT IN THE TIMBER SALE AREA AND THE DISTURBED DECK AREA SOWN IN GRASS.
3. NO LOGGING DEBRIS (TREES, LIMBS, ETC.) SHALL BE LEFT OUTSIDE THE SALE AREA. NO LOGGING DEBRIS SHALL BE LEFT IN THE OPEN FIELDS. DAMAGE TO THE CROPS WILL BE THE LOGGERS RESPONSIBILITY.
4. REQUIREMENTS CONCERNING STREAM OBSTRUCTION AS FOUND IN THE GENERAL STATUTES OF NORTH CAROLINA MUST BE HONORED. THE LOGGER IS REQUIRED TO FOLLOW THE BEST MANAGEMENT PRACTICES (BMP'S), AS ESTABLISHED BY THE STATE OF NORTH CAROLINA. FAILURE TO DO SO WILL BE THE BUYERS RESPONSIBILITY.
5. ANY TREES FLAGGED WITH PINK FLAGGING AND PAINTED, OR ANY TREES OUTSIDE THE TIMBER SALE AREA, THAT ARE CUT WILL BE SCALED ON THE INTERNATIONAL 1/4 INCH LOG RULE FC-78, AND BE PAID FOR AT A RATE OF \$400.00., PER THOUSAND FOR SAWTIMBER AND \$35.00 PER CORD FOR PULPWOOD.
6. UNAUTHORIZED LOGGING DAMAGE TO PERMANENT FENCING, CROPS, OPEN LAND OR OTHER EQUIPMENT OR BUILDINGS WILL BE THE FINANCIAL RESPONSIBILITY OF THE BUYER.
7. NEITHER THE LANDOWNERS NOR TIMBERBROOK FORESTRY, INC. SHALL BE RESPONSIBLE FOR ANY PERSONAL INJURY OR DAMAGE TO THE LOGGERS EQUIPMENT, WHICH MIGHT OCCUR ON THIS PROPERTY DURING THE LOGGING OPERATION.
8. THE LOGGING CONTRACTOR SHALL NOTIFY TIMBERBROOK FORESTRY, INC. WHEN HE IS READY TO MOVE ON THE TRACT AND AT LEAST TWO (2) DAYS BEFORE LOGGING ACTIVITIES ARE TO BE COMPLETED.
9. CULVERTS SHALL BE PLACED IN EACH STREAM CROSSING OR TEMPORARY BRIDGES USED TO SPAN THE STREAM CROSSING. SILT SCREEN FENCING, GRASS SEED AND STRAW SHALL BE USED TO STABILIZE ANY DISTURBED AREA WITHIN THE STREAM MANAGEMENT ZONE IMMEDIATELY AFTER THE CULVERT IS INSTALLED. ALL TREES SHALL BE FELLED AWAY FROM STREAM COURSES WHERE POSSIBLE. NO LARGE LIMBS SHALL BE LEFT IN THE STREAM COURSE.
10. TRASH ESTABLISHED AS A RESULT OF THE LOGGING OPERATION MUST BE CLEANED UP ON AN ONGOING BASIS AROUND THE LOADING AREAS AND OTHER AREAS WITHIN THE TIMBER SALE AREA. ALL TRASH MUST BE REMOVED FROM THE TIMBER SALE AREA BEFORE THE LOGGER REMOVES THE EQUIPMENT FROM THE SITE. THE LOGGER WILL NOT BE RESPONSIBLE FOR TRASH THAT IS PRESENT ON THE SITE WHEN LOGGING BEGINS.
11. THE ACCESS LEADING INTO THE TRACT MUST BE KEEP SMOOTHED AND OPEN DURING THE ENTIRE LOGGING OPERATION AND LEFT IN A SIMILAR CONDITION AT THE END OF THE LOGGING OPERATION AS WHEN THE LOGGING BEGAN.
A 50 FOOT MINIMUM GRAVEL APRON SHALL BE INSTALLED AT THE ACCESS ON THE ROAD.
12. THE LOGGING DECKS SHALL BE SOWN IN GRASS AND STRAWED AT THE END OF THE LOGGING OPERATION.

September 2018 Volumes

Hall Timber Tract

Timber Volumes Estimated

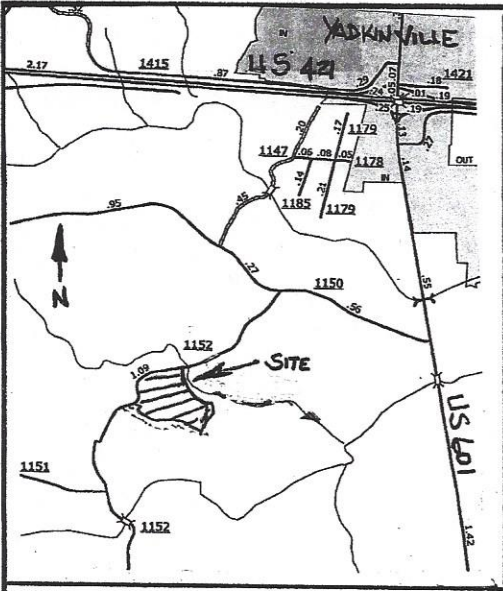
Neelie Road, Yadkin County, NC

<u>Hardwood Stand :</u>	<u>Diameter</u>	<u>9,700 BDF/ACRE (AVERAGE)</u>													<u>TOTAL</u>
		<u>10"</u>	<u>12"</u>	<u>14"</u>	<u>16"</u>	<u>18"</u>	<u>20"</u>	<u>22"</u>	<u>24"</u>	<u>26"</u>	<u>28"+</u>	<u>30 Acres+/-</u>			
Poplar			4,920	16,210	28,070	36,120	22,020	14,230	5,380	6,540	1,740				135,230
Red Oak				790	4,280	2,300	7,740	1,300	2,440	3,610	2,280				24,740
White Oak				1,930	3,450	7,870	15,630	13,720	7,440	4,570					54,610
Maple				1,620	1,900	2,370	0	1,050							6,940
Hickory		720		1,540	2,800	7,440	860	3,510	4,030	1,150	1,390	2,370			25,810
Beech				580	2,230	3,330	0	880	1,130						8,150
Sweetgum							5,070	1,280	0	3,070	1,370	0	950		11,740
Misc Hardwoods		910	730	1,160	2,000	4,620	1,590								11,740
Shortleaf Pine			1,100	1,400	5,230	4,620	1,590								4,800
Total By Diameter Class =		1,630	11,320	28,540	60,430	56,190	48,920	31,200	14,910	11,540	7,340				13,940
Hardwood Pulp															
															285,960

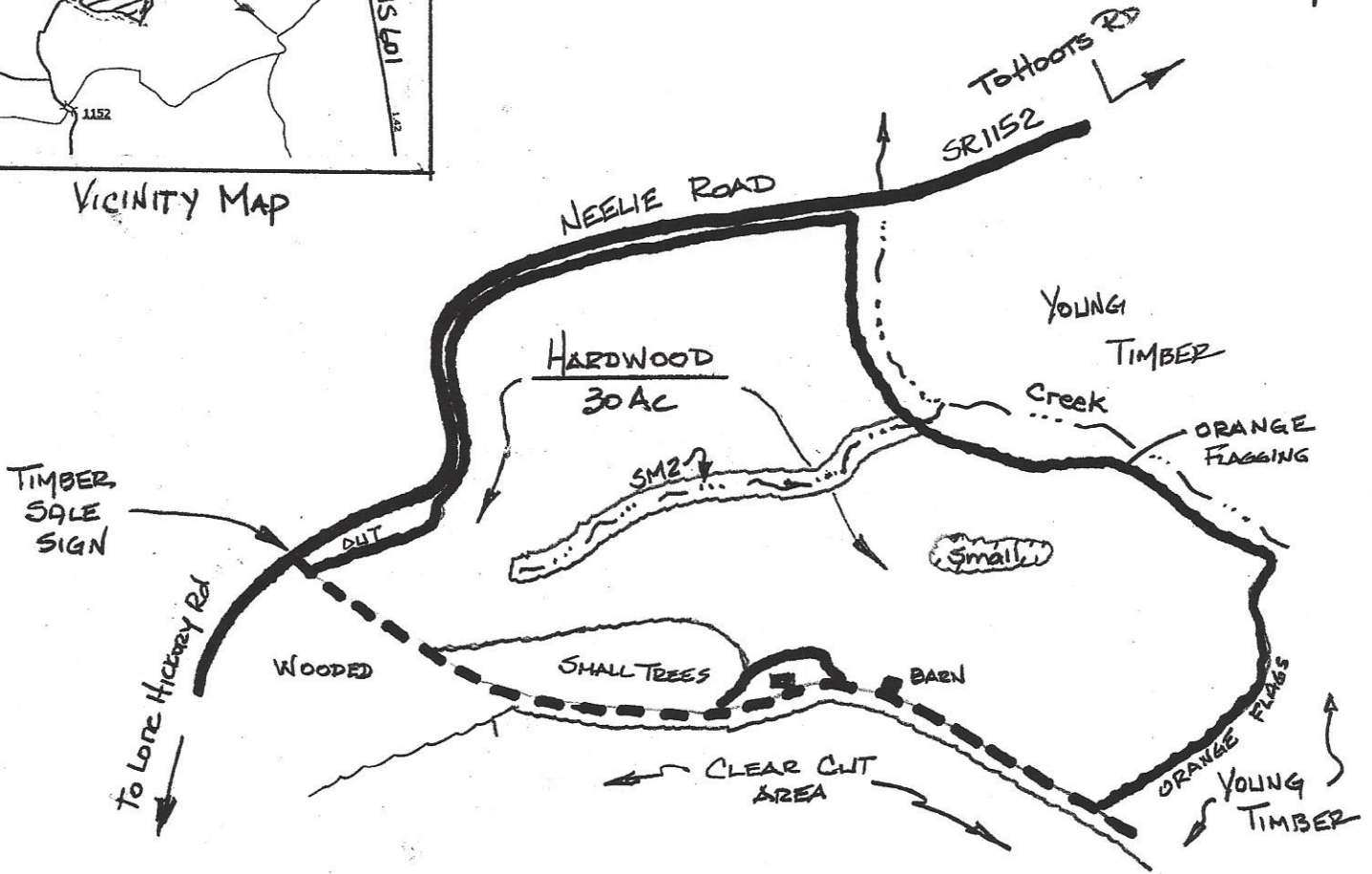
Estimated Timber Volumes: Based on Variable Plot Cruise

Timber Volumes are in the **International 1/4" Log Rule**

Grand Total Estimated Timber Volume = 285,960
 Board Feet of Timber



VICINITY MAP



LEGEND

- TIMBER SALE AREA "orange flags"
- Branch
- SOIL Road
- SMZ Stream Mgt Zone

John W. Overbey
 JOHN W. OVERBEY RF 597

PIN # 5806 00 50 9630
 (Portion)

Date: 10/12/18

TIMBER SALE MAP	
HALL TRACT	
YADKIN COUNTY	Scale: 1" = 400
Timberbrook Forestry, Inc.	
PO Box 100 State Road, NC 28676	
(336) 244-1686 cell	