



# Timberbrook Forestry, Inc.

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

## REQUEST FOR BIDS

### STANDING TIMBER – 78.8 ACRES+/-

#### *The Phillips Family Tract*

#### *Yadkin County, North Carolina*

**SALE DATE: 11:00 AM – November 14, 2017**

**TIMBER VOLUMES ESTIMATED:**

	1,273,060 Board Feet of Timber & 4,845 Tons (International 1/4" Log Rule) (Pine Pulp)
Loblolly Pine .....	1,270,750 Board Feet
Poplar .....	2,310 Board Feet

**Location:** The Timber for Sale is located off Richmond Hill Church Road northwest of East Bend in Yadkin County, NC. The access to the timber is along a soil and gravel farm road which runs along the entire tract. See the attached Timber Sale Map for the exact location.

**Description:** The Timber for Sale is a Loblolly Pine plantation of which a portion was thinned 8 years ago and is on fairly level ground. The Limits of the Sale Area are defined on the ground by **Orange Flagging** and shown on the attached **Timber Sale Map**. A breakdown of the timber volumes are attached and shown on the **Estimated Timber Volume Summary**. The terrain is gentle to moderately sloped one branch to cross and two forded branches. **The timber averages 16,155 board feet per acre and 61 Tons and is being sold on a Clear Cut Basis. The Access Road must be keep open, smoothed and passable at all times as farming equipment will be using the access road as well. Open areas around the pine stands must be kept cleared of debris.**

**The Sale:** The timber will be sold on a **Sealed Bid-Lump Sum Basis**. We will be accepting Bids in our office, by mail or by phone until 9:30 AM on **Tuesday, November 14, 2017**. 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 14, 2017** 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. **A \$2,500 Performance Bond will be posted for the guarantee of the maintenance of the Access Road.**

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 14th . 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

### 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 ORANGE FLAGGING, 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. TRUCK ROAD FORDS SHALL HAVE MAT MATERIAL AND 3" SURGE STONE TO STABILIZE THE CROSSING.  
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 AT THE END OF THE LOGGING OPERATION



The Phillips Family Timber Tract

Total Acres = 78.8 Acres+/-

Timber Volumes Estimated  
Off Richmond Hill Church Road Yadkin County, NC

**Loblolly Pine: Area 1**      **3.2** **Acres+/-**      **20,215** **BDFT/ACRE (AVERAGE)**

<b><u>Diameter</u></b>	<b><u>10"</u></b>	<b><u>12"</u></b>	<b><u>14"</u></b>	<b><u>16"</u></b>	<b><u>18"</u></b>	<b><u>20"</u></b>	<b><u>22"</u></b>	<b><u>24"</u></b>	<b><u>26"</u></b>	<b><u>28"+</u></b>	<b><u>TOTAL</u></b>
Loblolly Pine	11,720	34,460	10,850	7,660							64,690
Poplar	650	1,300	360								2,310
<b>Total By Diameter Class =</b>	<b>12,370</b>	<b>35,760</b>	<b>11,210</b>	<b>7,660</b>							<b>64,690</b>

Pine Pulpwood      239 Tons  
 Soft Hardwood Pulp      6 Tons

**Total Board Foot Volume = 64,690**

**Loblolly Pine: Area 2**      **39.1** **Acres+/-**      **17,258** **BDFT/ACRE (AVERAGE)**

<b><u>Diameter</u></b>	<b><u>10"</u></b>	<b><u>12"</u></b>	<b><u>14"</u></b>	<b><u>16"</u></b>	<b><u>18"</u></b>	<b><u>20"</u></b>	<b><u>22"</u></b>	<b><u>24"</u></b>	<b><u>26"</u></b>	<b><u>28"+</u></b>	<b><u>TOTAL</u></b>
Loblolly Pine	37,800	335,900	187,080	104,240	9,790						674,810
<b>Total By Diameter Class =</b>	<b>37,800</b>	<b>335,900</b>	<b>187,080</b>	<b>104,240</b>							<b>674,810</b>

Pine Pulpwood      1580 Tons

**Total Board Foot Volume = 674,810**

**Virginia Pine: Area 3**      **2.4** **Acres+/-**

Pine Pulpwood      104 Tons

**Loblolly Pine: Area 4**      **34.1** **Acres+/-**      **15,650** **BDFT/ACRE (AVERAGE)**

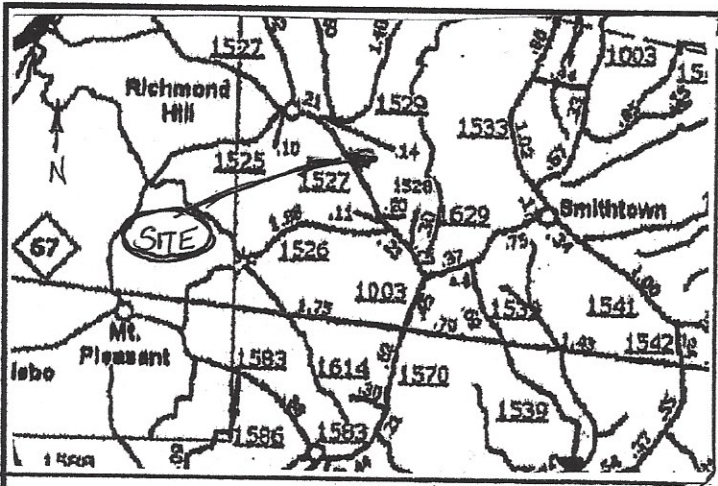
<b><u>Diameter</u></b>	<b><u>10"</u></b>	<b><u>12"</u></b>	<b><u>14"</u></b>	<b><u>16"</u></b>	<b><u>18"</u></b>	<b><u>20"</u></b>	<b><u>22"</u></b>	<b><u>24"</u></b>	<b><u>26"</u></b>	<b><u>28"+</u></b>	<b><u>TOTAL</u></b>
Loblolly Pine	186,580	294,230	52,750								533,560
<b>Total By Diameter Class =</b>	<b>186,580</b>	<b>294,230</b>	<b>52,750</b>	<b>0</b>							<b>533,560</b>

Pine Pulpwood      3020 Tons

**Total Board Foot Volume = 533,560**

**Total Estimated Tons = 4845 Tons**      **Total Estimated Board Foot Volume = 1,273,060**

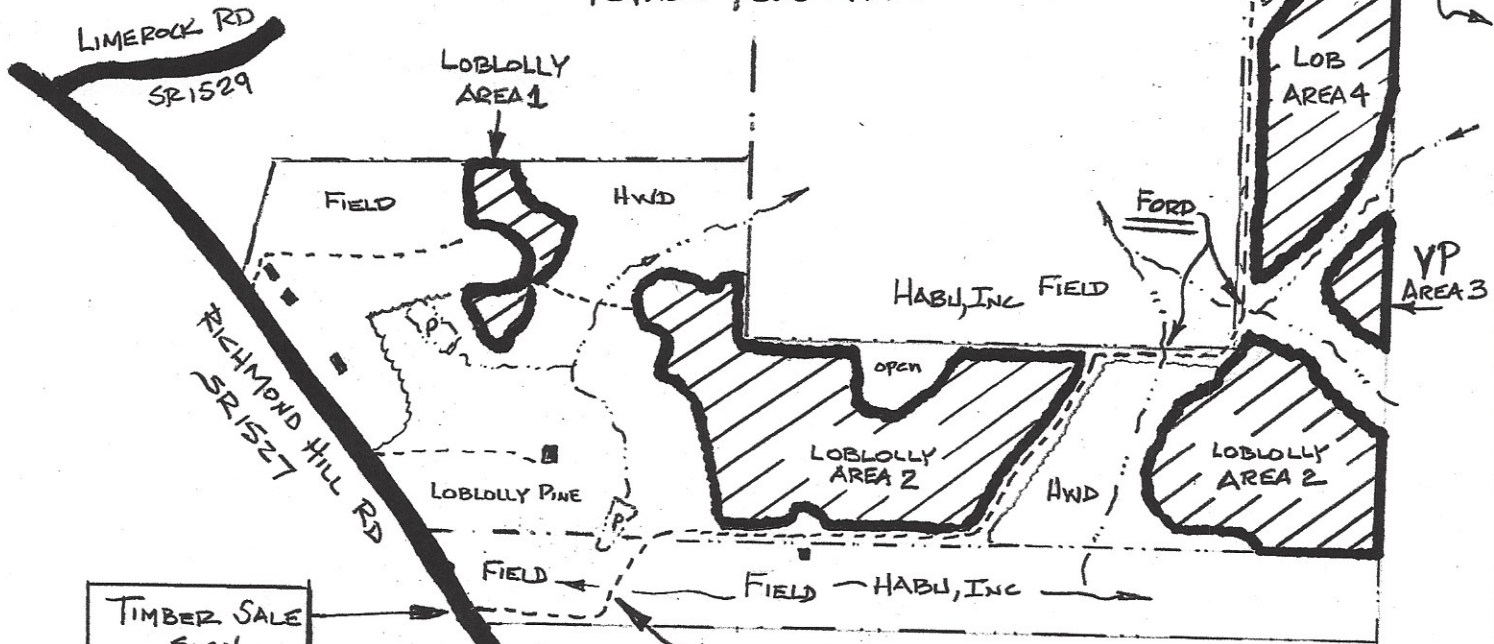
Estimated Timber Volumes: Based on Variable Plot Cruise  
 Timber Volumes are in the International 1/4" Log Rule



Vicinity Map



LOBLOLLY AREA 1 = 3.2 AC.  
 LOBLOLLY AREA 2 = 39.1 AC  
 VIRGINIA PINE AREA 3 = 2.4 AC  
 LOBLOLLY AREA 4 = 34.1 AC  
  
 TOTAL = 78.8 Acres ±



LEGEND

- TIMBER SALE BOUNDARY (ORANGE FLAGGING)
- SOIL ROAD
- Branch
- Pond
- Structures

PIN#s 5921 80 3726  
 5931 03 7431  
 5921 80 6302

<b>TIMBER SALE MAP</b>	
THE PHILLIPS FAMILY	
YADKIN COUNTY, NC	Scale: 1" = 800'
<b>Timberbrook Forestry, Inc.</b>	
PO Box 100 State Road, NC 28676	
(336) 244-1868 cell	

Date: OCTOBER 12, 2017