



Timberbrook Forestry, Inc.

PO Box 100
State Road, NC 28676
(336) 386-8733
cell: (336) 244-1686

REQUEST FOR BIDS

STANDING TIMBER – 17.6 ACRES+/-

The Johnny Groce Tract

Stokes County, North Carolina

SALE DATE: 11:00 AM – August 18, 2016

TIMBER VOLUMES ESTIMATED: 203,560 Board Feet of Timber and 80 Cords
(International 1/4" Log Rule)

Poplar	51,670 Board Feet
Red Oak	36,390 Board Feet
White Oak	36,920 Board Feet
Maple	11,740 Board Feet
Chestnut Oak	11,060 Board Feet
Hickory	4,990 Board Feet
Misc. Hardwoods	650 Board Feet
Virginia Pine	43,820 Board Feet
Shortleaf Pine	6,320 Board Feet

Location: The Timber for Sale is located on Gentry Farm Road, SR 1168, off the YMCA Camp Road in the Chestnut Grove Community east of NC Hwy 66 in Stokes County, NC. The access to the tract is directly off the paved road along a soil roadway into the property. See the attached **Timber Sale Map** for the exact location.

Description: The Timber for Sale is good quality Poplar, Red Oak and White Oak with Virginia Pine, Shortleaf Pine and other hardwoods. The Limits of the Sale Area are defined on the ground by **Pink Paint and Pink 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 with one hollow to cross. **The timber averages 11,560 board feet per acre and is being sold on a Clear Cut Basis.**

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 **Thursday, August 18, 2016**. 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 August 18, 2016** 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 August 18th I hope you will take the opportunity to examine this boundary of timber.

Sincerely,



John W. 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 PAINTED WITH PINK PAINT, 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 SHALL BE SMOOTHED 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 DECK SHALL BE SOWN IN GRASS AT THE END OF THE LOGGING OPERATION, THE SOIL ACCESS ROAD WILL BE GRADED, SOWED AND MULCHED.

Johnny Groce Tract

Timber Volumes Estimated
Gentry Farm Road, Stokes County, NC

<u>Hardwood/Pine:</u>	<u>Diameter</u>	<u>13,050 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>14.4 Acres+/-</u>			
Poplar			5,930	8,220	12,970	13,630	6,070	1,860	1,920						50,600
Red Oak				4,840	4,600	7,300	8,190	1,480	3,010	2,810					36,390
White Oak				1,070	7,330	5,470	1,410	3,850	4,460	2,520	5,060				36,920
Maple		1,150		620	4,190	2,930	1,630	1,220							11,740
Chestnut Oak			2,090	4,260	3,490	0	1,220								11,060
Hickory		1,150		850	0	0	0	1,220							4,990
Misc. Hardwood				650											650
Shortleaf Pine		1,000	2,190	1,720	0	1,410									6,320
Virginia Pine		2,720	14,900	6,740	1,580	1,650	1,700								29,290
Total By Diameter Class =		6,020	27,650	39,720	31,040	27,030	23,470	7,800	7,450	7,870					9,910

Estimated Total Board Foot Volume

187,960

Hardwood Pulpwood 43 cords
Pine Pulpwood 4 cords

International 1/4 Inch Log Rule: Form Classes Vary

Timber Cruise Method: 10 factor prism: 18 plots

Pine:

<u>Diameter</u>	<u>4,900 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>3.2 Acres+/-</u>			
Virginia Pine	5,280	3,260	5,990											14,530
Poplar			600	470										1,070
Total By Diameter Class =	5,280	3,260	6,590	470										15,600

Estimated Total Board Foot Volume

15,600

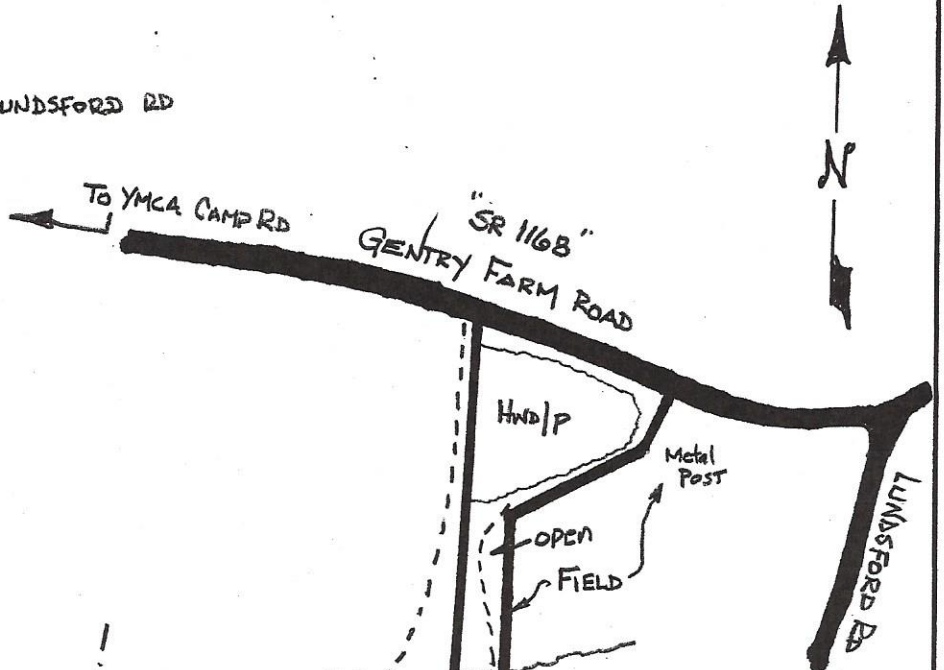
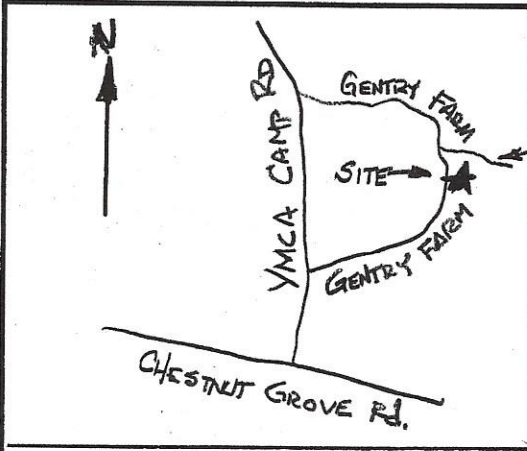
Pine Pulpwood 33 cords

International 1/4 Inch Log Rule: Form Classes Vary

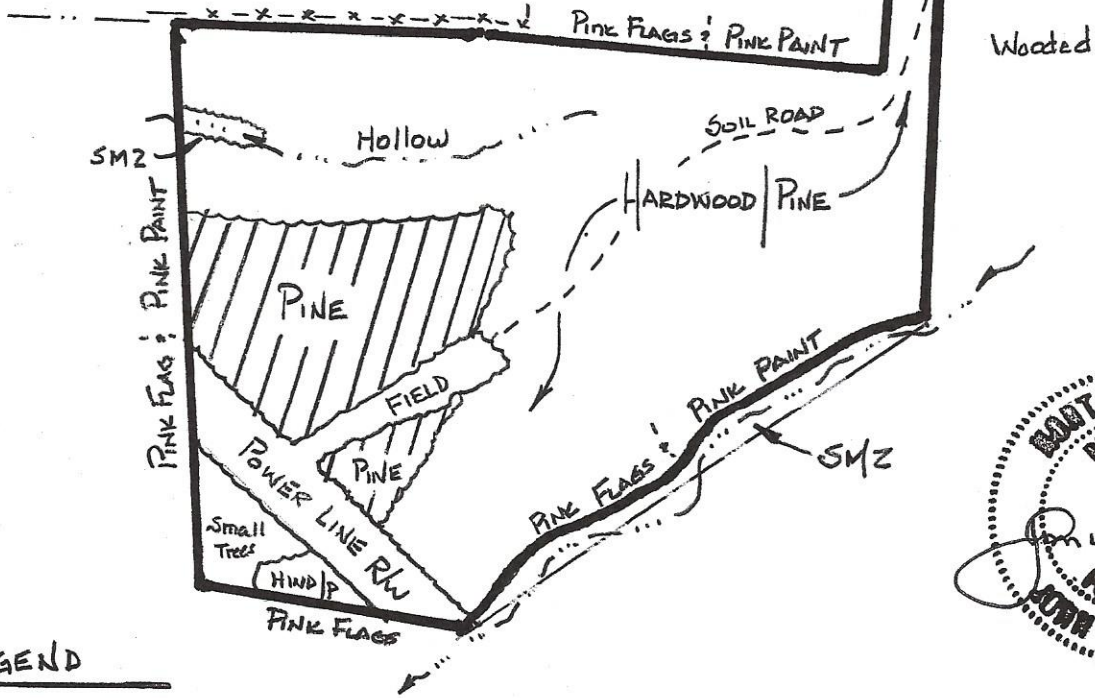
Timber Cruise Method: 10 factor prism: 4 plots

Total Estimated Timber Volume =

203,560



TIMBER SALE AREA
 HARDWOOD/PINE = 14.4 AC
 PINE = 3.2 AC
 TOTAL = 17.6 Acres +/-



COUNTY PIN# 6904 01 17 6092

- LEGEND
- Timber Sale Boundary
 - Branch
 - Soil Road
 - Stream Mgt. Zone

TIMBER SALE MAP	
JOHNNY GROCE TRACT	
STOKES Co	Scale: 1" = 300'
Timberbrook Forestry, Inc.	
PO Box 100 State Road, NC 28676	
(336) 244-1686 cell	

Date: 7/17/16