



Timberbrook
Forestry, Inc.

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

REQUEST FOR BIDS

STANDING TIMBER – 40.7 ACRES+/-

The Brown Tract

Yadkin County, North Carolina

SALE DATE: 11:00 AM – March 15, 2018

TIMBER VOLUMES ESTIMATED: 317,450 Board Feet of Timber & 436 Tons Pulp
(International 1/4" Log Rule)

Poplar	94,420 Board Feet
Red Oak	10,970 Board Feet
Hickory	6,510 Board Feet
Maple	9,880 Board Feet
Misc. Hardwoods	3,980 Board Feet
Virginia Pine	88,430 Board Feet
Shortleaf Pine	103,260 Board Feet

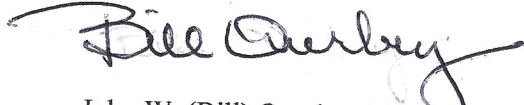
Location: The Timber for Sale is located at the end of Irma Road off the Siloam Road in the East Bend Community of Yadkin County. The access to the timber is at the end of Irma Road and along the soil farm road on the property. (The old Farm Road will be used) See the attached Timber Sale Map for the exact location.

Description: The Timber for Sale is good Poplar, Shortleaf Pine, Virginia Pine and other typical hardwoods. The Limits of the Sale Area are defined on the ground by **Pink Flagging** and Purple or Pink Paint as 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 two branches and a creek to cross in the timber. **The timber averages 7,800 board feet per acre and is being sold on a Clear Cut Basis, EXCEPT NO WHITE OAK WILL BE CUT.** The Access Road must be keep open, smoothed and passable at all times as farming equipment will be using the access road as well.

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, March 15, 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 March 15, 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 March 15th. 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 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. **NO WHITE OAKS SHALL BE CUT.**
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 AT THE END OF THE LOGGING OPERATION

Rodney Brown Timber Tract

Timber Volumes Estimated

Irma Road, Yadkin County, NC

Pine Stand :	14.6 Acres +/-										
	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"+	TOTAL
Virginia Pine	9,400	29,400	16,020	12,850	4,200	4,900	0	0	0	0	71,870
Shortleaf Pine	5,600	19,030	15,830	16,580	6,820	4,900	0	0	0	0	68,760
Poplar		810	3,880	1,110	4,570	1,570	0	0	0	0	11,940
Red Oak				1,040	0	0	0	0	0	2,670	3,710
Maple				980	0	0	0	0	0	1,640	2,620
Hickory					1,430	0	0	0	0	0	1,430
Total By Diameter Class =	15,000	49,240	35,730	32,560	17,020	6,470	0	4,310	0	0	160,330

Total Board Foot Volume =

160,330

Pulpwood

250 Tons

Hardwood/Pine Stand :

22.3 Acres +/-

6,900 BDF/ACRE (AVERAGE)

Diameter	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"+	TOTAL
Poplar	5,440	12,340	18,800	23,080	14,030	4,160	0	0	2,340	0	80,190
Red Oak	1,620	970	1,480	0	1,580	1,610	0	0	0	0	7,260
Maple	1,790	3,300	1,430	740	0	0	0	0	0	0	7,260
Hickory		1,000	700	1,310	0	0	0	0	0	0	5,080
Misc. Hardwoods		700	1,430	1,850	0	0	0	0	0	0	3,980
Virginia Pine	1,240	3,130	3,540	6,600	0	2,050	0	0	0	0	16,560
Shortleaf Pine	1,660	3,070	11,440	7,930	8,580	0	0	0	0	0	32,680
Total By Diameter Class =	2,900	15,050	33,290	38,980	34,250	17,660	8,540	0	0	0	153,010

Total Board Foot Volume =

153,010

Pulpwood

150 Tons

Storm Damaged Stand :

3.8 Acres +/-

1080 BDF/ACRE (AVERAGE)

Diameter	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"+	TOTAL
Poplar	1,820	2,290	2,290	0	0	0	0	0	0	0	2,290
Shortleaf Pine	1,820	2,290	2,290	0	0	0	0	0	0	0	1,820
Total By Diameter Class =	1,820	2,290	2,290	0	0	0	0	0	0	0	4,110

Total Board Foot Volume =

4,110

Pulpwood

36 Gads Tons

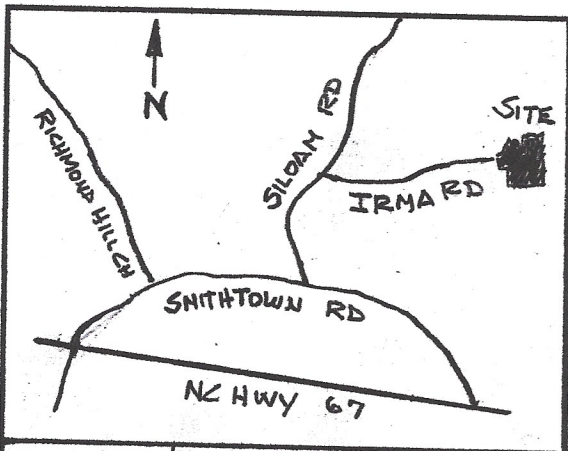
Estimated Timber Volumes: Based on Variable Plot Cruise

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

Grand Total Estimated Timber Volume =

317,450

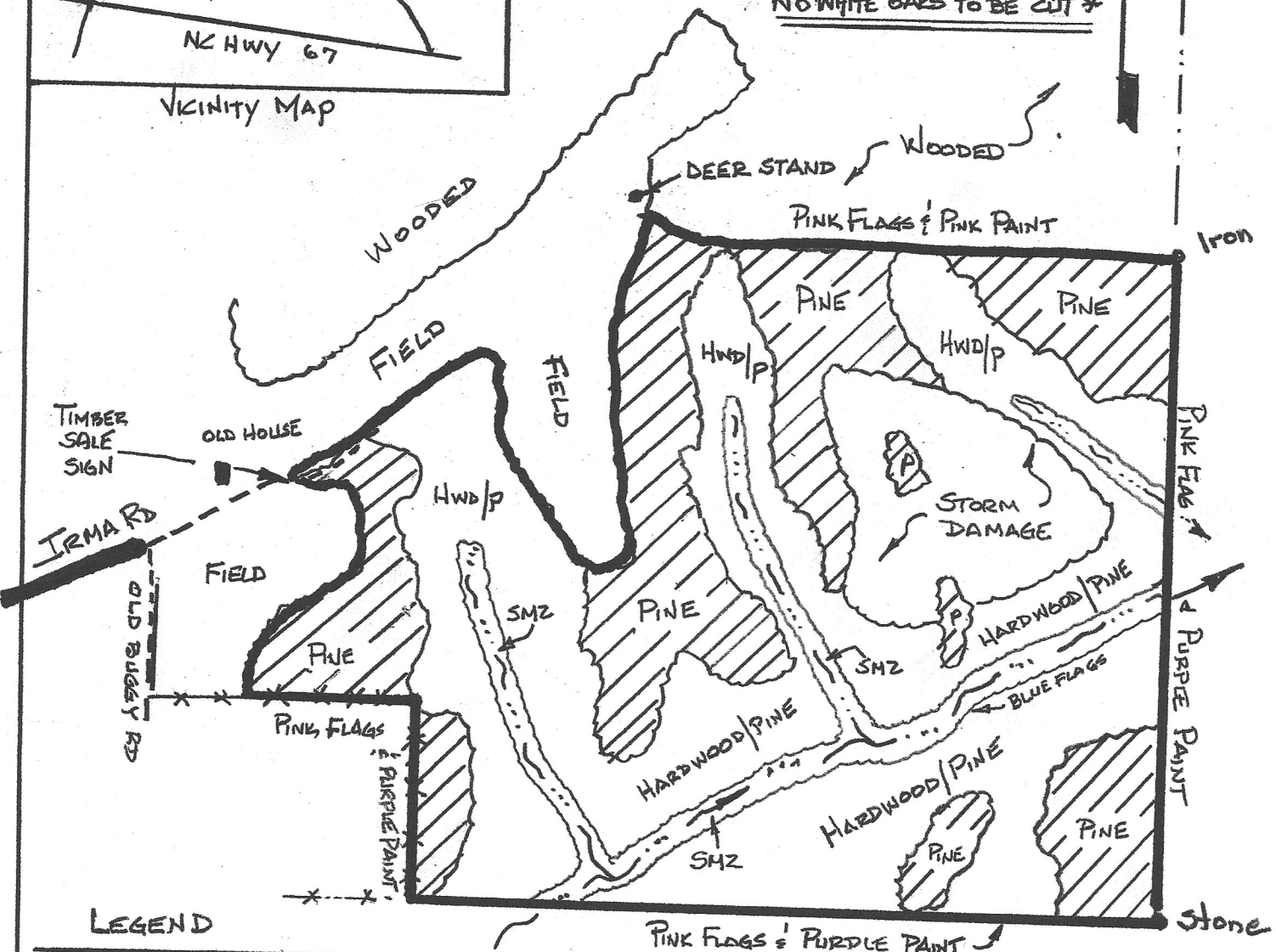
Board Feet of Timber



TIMBER SALE AREA

HARDWOOD/PINE	= 22.3 AC
PINE	= 14.6 AC
STORM DAMAGE	= 3.8 AC
TOTAL	= 40.7 AC

NO WHITE GAKS TO BE CUT



LEGEND

- TIMBER SALE AREA
 - BRANCH
 - SOIL RD
 - Edge of Timber Type
 - PINE
 - SMZ
- Stream Mgt Zone
Date: 2/23/18

PINK FLAGS & PURPLE PAINT
PIN # 5941 00 13 1204

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