



Timberbrook
Forestry, Inc.

2120 Sand Wedge Court
Pfafftown, NC 27040

Cell: 336-244-1686

REQUEST FOR BIDS

STANDING TIMBER – 20.5 ACRES+/-

The J.P. Hill Tract
Surry County, North Carolina

SALE DATE: 11:00 AM – April 30, 2020

TIMBER VOLUMES ESTIMATED: 216,930 Board Feet of Timber & 130 Tons Pulp
(International 1/4" Log Rule)

Poplar	48,820 Board Feet
White Oak	58,810 Board Feet
Red Oak	49,790 Board Feet
Hickory	1,980 Board Feet
Maple	9,100 Board Feet
White Pine	750 Board Feet
Virginia Pine	39,870 Board Feet
Shortleaf Pine	12,810 Board Feet

Location: The Timber for Sale is located at 3030 Cook School Road, just east of US Highway 52 in the Pilot Mountain area of Surry County. The access to the timber is directly off Cook School Road 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 some older larger yellow pine. The Limits of the Sale Area are defined on the ground by **Pink 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 10, 580 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 email or by phone until 9:30 AM on **Thursday, April 30, 2020**. 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 April 30, 2020** 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 April 30th. 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.

March 2020 Volumes

Hill Timber Tract

Timber Volumes Estimated

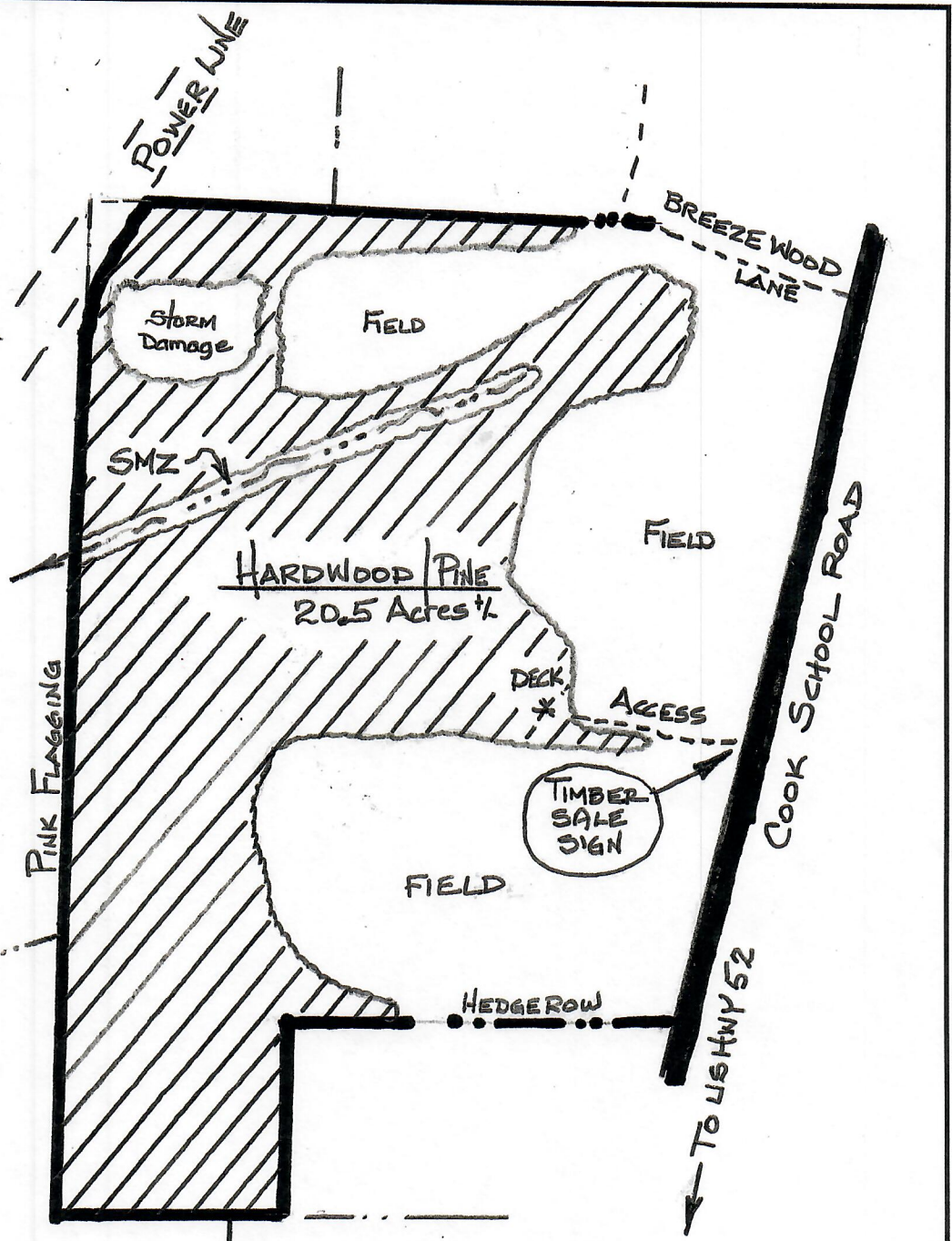
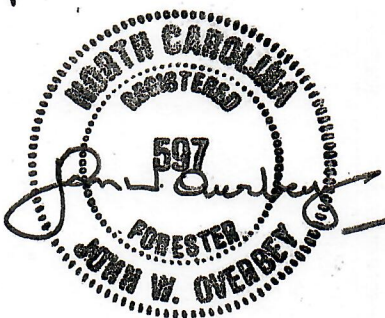
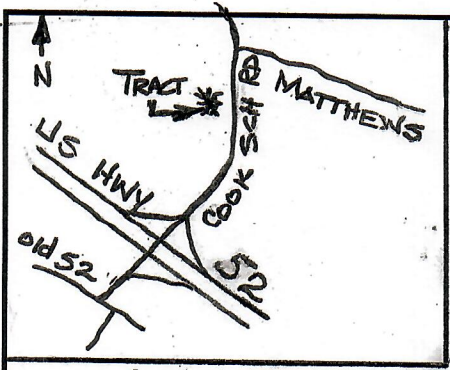
Cook School Road, Surry County, NC

<u>Hardwood/Pine Stand :</u>	<u>20.5 Acres+/-</u>		<u>10,500 BDFT/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>
Poplar	3,410	4,760	9,870	4,820	5,210	9,460	4,530	0	1,760		43,820
Red Oak		1,440	3,040	5,100	12,000	11,430	10,560	3,840	2,380		49,790
White Oak	2,040	8,610	13,510	12,770	9,500	6,350	4,960	1,070			58,810
Maple	1,440	3,560	880	740	1,310	0	1,170				9,100
Hickory		890	1,090								1,980
White Pine			750								750
Virginia Pine	5,010	10,110	16,120	4,330	4,300						39,870
Shortleaf Pine	2,670	3,250	3,880	1,500	0	0	1,510				12,810
Total By Diameter Class =	14,570	32,620	49,140	29,260	32,320	27,240	22,730	4,910	4,140		
										Total Board Foot Volume =	216,930
Hardwood Pulp	80 Tons										
Pine Pulp	54 Tons										

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

27 PLOTS

Grand Total Estimated Timber Volume =	216,930
Board Feet of Timber	



LEGEND

- Boundary Line
- Branch
- Soil Road
- Edge of timber
- SMZ Stream Mgt. Zone "Blue Flagging"

NOTE: TREES WITH A "PINK" DOT IN THE SMZ MAY BE CUT

SURRY PIN # 595704835773
 TIMBER SALE AREA = 20.5 AC ±

TIMBER SALE MAP	
J P HILL TRACT	
SURRY COUNTY	Scale: 1" = 300
Timberbrook Forestry, Inc. 2120 Sand Wedge Ct. Pfafftown, NC 27040 (336) 244-1686 cell	

Date: MARCH 28, 2020