



# Timberbrook Forestry, Inc.

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State Road, NC 28676  
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## REQUEST FOR BIDS

### STANDING TIMBER – 6.3 ACRES+/-

#### *The Shugart Tract*

*Yadkin County, North Carolina*

**SALE DATE: 11:00 AM – November 7, 2017**

**TIMBER VOLUMES ESTIMATED:** 210,310 Board Feet of Timber  
(International ¼” Log Rule)

Loblolly Pine .....	177,460 Board Feet
Poplar .....	23,940 Board Feet
White Oak .....	4,010 Board Feet
Red Oak .....	2,200 Board Feet
Hickory .....	800 Board Feet
Maple .....	350 Board Feet
Beech .....	1,000 Board Feet
Shortleaf Pine .....	550 Board Feet

**Location:** The Timber for Sale is located off Shugart Mill Road north of Yadkinville in Yadkin County, NC. The access to the timber is along a soil farm road which runs from Shugart Mill Road along a field to the Deck Site at the western corner of the field. See the attached Timber Sale Map for the exact location.

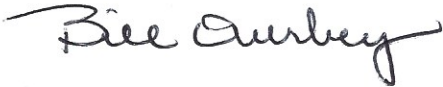
**Description:** The Timber for Sale is a Loblolly Pine plantation and the Hardwood Trees marked with Pink Paint along the Skid Trail Route and inside the Sale Boundary. The Limits of the Sale Area are defined on the ground by **Orange Flagging** and shown on the attached **Timber Sale Map**. A breakdown of the timber volumes are attached and shown on the **Estimated Timber Volume Summary**. The terrain is gentle to moderately sloped with a creek and a branch to cross to access the timber. **The timber averages 30,170 board feet per acre 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.**

**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 7, 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 7, 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.

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 7th . 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 **ONE 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. 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 Shugart Timber Tract

Total Acres = 6.4 Acres+/-

Timber Volumes Estimated  
Off Shugart Mill Road, Yadkin County, NC

Loblolly Pine: Area

6.3 Acres+/-

30.170 BDFT/ACRE (AVERAGE)

<u>Diameter</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>TOTAL</u>
Loblolly Pine	9,680	44,140	57,420	44,930	16,340	3,310	1,640				177,460
Poplar	740	3,740	4,150	2,680	1,310						12,620
<b>Total By Diameter Class =</b>	<b>10,420</b>	<b>47,880</b>	<b>61,570</b>	<b>44,930</b>	<b>17,650</b>	<b>3,310</b>	<b>1,640</b>				

**Total Board Foot Volume = 190,080**

100% Tally Area

Trees Marked with Pink Paint

<u>Diameter</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>TOTAL</u>
Poplar			110	1,060	630	740	1,220	3,480	2,270	1,810	11,320
White Oak					230	0	290	1,050	1,150	1,290	4,010
Red Oak								560	590	1,050	2,200
Hickory		70	0	110	620						800
Maple				130	0			330	0	670	350
Beech						220					1,000
Shortleaf Pine				160	0						550
<b>Total By Diameter Class =</b>	<b>0</b>	<b>0</b>	<b>110</b>	<b>1,060</b>	<b>390</b>	<b>220</b>	<b>290</b>	<b>330</b>	<b>0</b>	<b>670</b>	<b>20,230</b>

**Total Board Foot Volume = 20,230**

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

Total Estimated Timber Volume = 210,310



# TIMBER SALE MAP

Yadkin  
Printed October 20, 2017  
See Below for Disclaimer



Centerlines	
< Null >	
CITY	
INTERSTATE	
PRIVATE	
STATE ROAD	
US HIGHWAY	
private	
County Boundary	
Parcels	
Town Limits	
< all other values >	
BOONVILLE	
BOONVILLE ETJ	
EAST BEND	
JONESVILLE	
JONESVILLE ETJ	
YADKINVILLE	
YADKINVILLE ETJ	

TIMBER SALE  
SIGN  
GATE

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TIMBER SALE BOUNDARY FLAGGED IN ORANGE FLAGGING  
\* TREES PAINTED WITH PINK PAINT ALONG SKIP TRAIL  
ACCESS AND AT THE PINE STANDS MAY BE CUT

10/20/17