



Timberbrook Forestry

2120 Sand Wedge Court
Pfafftown, NC 27040

336-244-1686 : cell

REQUEST FOR BIDS

STANDING TIMBER – 15.8 ACRES+/-

The Prose Tracts
Alleghany County, North Carolina

SALE DATE: 11:00 AM – May 17, 2022

TIMBER VOLUMES ESTIMATED: 385,860 Board Feet Total
(International ¼ Inch Log Rule)

White Pine Tract – 11 Acres+/- : 202,240 Board Feet

White Pine 200,290 Board Feet
Poplar 1,950 Board Feet

White Pine Tracts – 4 Acres & a 100% Tally area: 183,620 Board Feet

White Pine 186,620 Board Feet

Location: The Timber for Sale is located on both sides of Cleary Road about 2.2 miles southwest of Airbellows Road. The Access for the southeast side of Cleary Road is through a gate at the road and across the field. The Access to the northwest side of Cleary Road is through a gate in the curve of the road and across the field. (There will be only one deck on each side of the road) See the attached Timber Sale Map for the exact location.

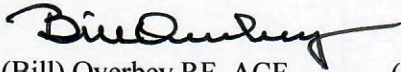
Description: The Timber for Sale is Excellent Quality White Pine, Poplar and some Poplar. The Limits of the Sale Area are defined on the ground by **Orange Flagging** as shown on the attached **Timber Sale Map**. A breakdown of the timber volumes is attached and shown on the **Estimated Timber Volume Summary**. The terrain is moderately sloped with one stream to cross. **The Timber For Sale 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 **Tuesday, May 17, 2022**. Or Bids may be brought by 11:00 AM on the same day to **“the designated place – “The Gate at the Meadowfork Rd Tract the Sherrill Tract”** At **11:00 AM on May 17, 2022** 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 May 17th. I hope you will take the opportunity to examine this boundary of timber.

Sincerely,



John W. (Bill) Overbey RF, ACF
NC Registered Forester #597

(Cell Phone: 336-244-1686)

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 BUYER'S RESPONSIBILITY.
5. ANY TREES THAT ARE CUT THAT ARE FLAGGED IN PINK FLAGGING OR 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. ALL LOGGING DEBRIS SHALL BE PUSHED OUT OF THE FIELD.

Prose Timber Tracts

Timber Volumes Estimated

Cleary Road, Alleghany County, NC

Southeast Side of Cleary Road

White Pine Stand

18,200 BDFT/ACRE (AVERAGE)

Diameter	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"+	Total
White Pine	19,420	45,360	80,800	32,840	12,980	4,660	2,070	2,160				200,290
Poplar		1,950										1,950
Total By Diameter Class =	19,420	47,310	80,800	32,840	12,980	4,660	2,070	2,160				202,240

Total Estimated Board Foot Volume =

202,240

Northwest side of Cleary Road

White Pine Stand

36,900 BDFT/ACRE (AVERAGE)

(2 separate stands combined)

Diameter	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"+	Total
White Pine	2,430	4,950	13,120	28,290	32,230	28,080	21,100	15,710	1,900			147,810
Total By Diameter Class =	2,430	4,950	13,120	28,290	32,230	28,080	21,100	15,710	1,900			147,810

Total Estimated Board Foot Volume =

147,810

100% Tally White Pine

0.8 Acres+/-

Diameter	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"+	Total
White Pine	1,070	2,230	3,820	6,400	7,040	7,470	4,950	2,830				35,810
Total By Diameter Class =	1,070	2,230	3,820	6,400	7,040	7,470	4,950	2,830				35,810

Only Trees Painted with WHITE PAINT are to be Cut

Estimated Grand Total Timber Volume on both Tracts = 385,860 Bd Ft.

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International 1/4 Inch Log Rule - Form Class 78
10 Factor Cruise Prism - 20 plots

