



Timberbrook Forestry, Inc.

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

REQUEST FOR BIDS

STANDING TIMBER – 41.9 ACRES+/-

The Samuel Hall Tract
Yadkin County, North Carolina

SALE DATE: 11:00 AM – April 26, 2018

TIMBER VOLUMES ESTIMATED: 565,760 Board Feet of Timber & 160 Tons Pulp
(International 1/4" Log Rule)

Poplar	295,930 Board Feet
White Oak	50,440 Board Feet
Red Oak	58,560 Board Feet
Hickory	27,630 Board Feet
Maple	13,860 Board Feet
Sweetgum	41,290 Board Feet
Beech	26,970 Board Feet
Walnut & Ash	18,040 Board Feet
Sycamore & Birch	19,380 Board Feet
Virginia Pine	7,510 Board Feet
Shortleaf Pine	6,150 Board Feet

Location: The Timber for Sale is located off the Neelie Road, SR 1152, south of US Highway 421 and west of US Highway 601 in the Yadkinville area of Yadkin County. The access to the timber is along the soil farm road on the property. 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 a small amount of yellow pine. The Limits of the Sale Area are defined on the ground by **Pink Flagging** and/or Pink Paint 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 two branches. **The timber averages 13,500 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. The open area at the house and the old deck may be used to deck and load the logs**

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 26, 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 April 26, 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.

Timber Cruises, Timber Sales, Management Plans, Timber Taxation, Reforestation and Surveying

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 26th. 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.

Samuel Hall Timber Tract

Timber Volumes Estimated

41.9 ACRES +/-

Nellie Road, Yadkin County, NC

<u>Hardwood Stand :</u>		16,000 BDF/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>
Poplar	1,040	3,600	4,710	32,790	48,960	27,400	54,170	35,300	26,170	41,130	275,270
White Oak		3,200	3,020	5,920	10,430	10,150	5,780	5,100	2,690	4,150	50,440
Red Oak		1,630	4,000	3,300	9,710	7,400	4,170	9,420	7,470	11,460	58,560
Maple		530	3,350	3,860	1,590	1,620					10,950
Hickory		4,720	4,560	4,050	6,030	2,740	2,420	1,530	0	1,580	27,630
Sweet Gum		2,580	5,400	10,630	4,800	3,260	5,600				32,270
Beech		4,150	2,330	2,060	2,130	5,400	6,580	1,120	1,140	2,060	26,970
Black Walnut & Ash		560	1,160	1,030	2,440	0	1,270				6,460
Shorleaf Pine		2,270	2,600	1,280							6,150
Virginia Pine		2,380	2,570	2,560							7,510
Total By Diameter Class =	1,040	25,620	33,700	67,480	86,090	57,970	79,990	52,470	37,470	60,380	502,210

Total Board Foot Volume =

Pulpwood 160 Tons

Bottomland Hwd Stand :

5,940 BDF/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>
Poplar	500	1,580	1,090	1,040	3,970	2,400	1,520	1,730	0	10,000	20,660
Ash	480	0	530	1,120	1,880	800	810	0	1,440		9,220
Maple			1,700	0	560	1,340					2,910
Sweet Gum				0	3,350	2,510	1,460				9,020
Birch				780	2,030	1,040					3,850
Sycamore				1,080	1,260	0	6,200	2,720	0	4,270	15,530
Black Walnut								1,280	1,080		2,360
Total By Diameter Class =	980	1,580	3,320	4,020	13,050	8,090	9,990	5,730			63,550

Total Board Foot Volume =

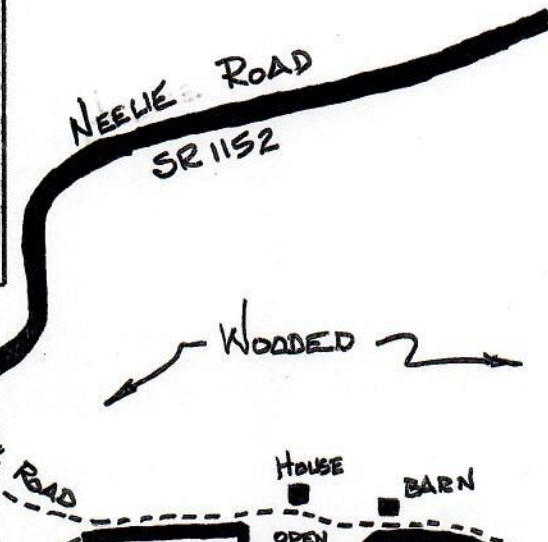
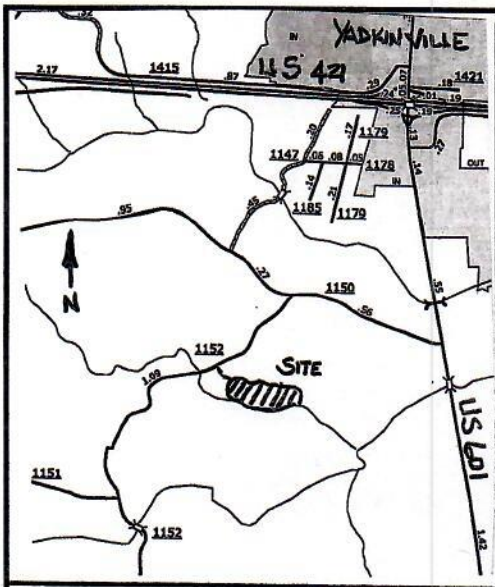
Estimated Timber Volumes: Based on Variable Plot Cruise 53 plots

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

Grand Total Estimated Timber Volume =

Board Feet of Timber

565,760



TIMBER SALE AREA

HARDWOOD	31.2 AC
BOTTOMLAND HARDWOOD	10.7 AC

TOTAL = 41.9 AC



LEGEND

- TIMBER SALE BOUNDARY
- Branch (Pink Flags)
- Soil Road
- Edge of timber type
- SHZ Stream Mgt. Zone

PIN# 5806 0050 9630 (Portion)

TIMBER SALE MAP	
SAMUEL HALL TRACT	
YADKIN, Co	Scale: 1" = 500'
Timberbrook Forestry, Inc.	
PO Box 100 State Road, NC 28676	
(336) 244-1686 cell	

Date: MARCH 30, 2018