

TIMBER MARKETING & MANAGEMENT INC.

Professional Forestry Consultants

P.O. Box 396
 Chesterfield, VA 23832
 Ph (804) 796-9622
 Fax (804) 796-9693
 www.tmmva.com

Sale Date:	June 23, 2022	
Time:	11:00 a.m.	
Day:	Thursday	
	South Block	North Block
Total Vol./Acre:	28,058 B.F.	20,154 B. F.
Pine Vol/Tree:	498 B.F.	339 B. F.
Hdwd. Vol/Tree:	240 B.F.	194 B. F.

**CLEAR CUT SALE
 EXCELLENT QUALITY OLD GROWTH TIMBER**

Having been employed by 12379 Comet Road LLC we solicit bids on all merchantable timber on 25 +/- acres in Isle of Wight County, Virginia and as shown on the attached map.

We made a 10% plot cruise of the pulpwood-size trees to be harvested. Our estimate of their volume is:

	<u>South</u>	<u>North</u>	<u>Total</u>	<u>Total</u>
<u>Pulpwood</u>	<u>Cords</u>	<u>Cords</u>	<u>Cords</u>	<u>Tons</u>
Pine	2	7	9	23
Soft Hardwood	67	37	104	270
Hard Hardwood	24	14	38	99

We made a 100% tree count of the sawtimber-size trees to be harvested. Our estimate of their volume is:

<u>Sawtimber</u>	<u>South</u>	<u>North</u>	<u>Total</u>
Loblolly Pine	357,800	123,000	480,800
Gum	46,000	23,200	69,200
Poplar	24,700	6,400	31,100
Maple	6,600	4,300	10,900
White Oak	5,600	700	6,300
Red Oak	1,900	2,000	3,900
Sycamore	0	1,400	1,400
Hickory	500	100	600
Holly	0	100	100

Total: 604,300 BF Int 1/4" Scale

The above volumes are not guaranteed; however, care was taken in the field to assemble the above tables. You should note how your utilization practices may vary from the above and make any necessary adjustments.

Conditions

1. The landowner assumes responsibility for compliance with the Virginia State Seed Tree Law.
2. A period of time of **2 years** will be allowed to cut and remove the timber.
3. Roads **must** be maintained and restored to their original condition upon completion of the logging. Any newly constructed roads and decks must be left in a graded condition and must be seeded upon completion of logging. Any newly constructed haul roads, skid roads and log decks and all logging operations must be in accordance with the guidelines set out in the **Best Management Practices Manual** of the Virginia Department of Forestry.
4. No tops or laps will be allowed to remain in the streams, fields, buffers or over cutting boundaries. They must be pulled back immediately.
5. Only the blue marked trees are to be cut from Streamside Management Zones.
6. It is requested that stumps should be left no higher than 12" above ground level.
7. A 35 foot path along the field edges can be used to access the timber.
8. No logging will be permitted during excessively wet weather conditions as determined by Timber Marketing & Management, Inc. If logging is halted due to weather conditions, then an extension of time equal to the time lost will be granted.

9. A \$2,000.00 performance bond will be paid at closing and held by Timber Marketing & Management, Inc. to insure compliance with all BMP requirements, road maintenance and conditions of the Timber Purchase Contract.

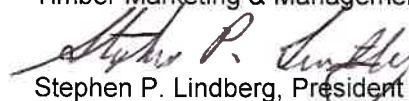
Only sealed bids will be accepted and owners reserve the right to reject any or all bids. BIDS SHOULD BE SUBMITTED PRIOR TO THE TIME OF BID OPENING AND CAN BE SUBMITTED VIA: Mail to: Timber Marketing & Management, Inc. P. O. Box 396, Chesterfield, Virginia 23832 **OR** hand delivered to 9520 Ironbridge Road, Chesterfield, Virginia **OR** telephoned in to 804-796-9622 **OR** faxed to 804-796-9693 **OR** emailed to **office@tmmva.com**

Bids must be made on a lump-sum basis and on a combination of the North and South block and must be received at this address no later than the posted bid date and time as shown on the cover. Closing shall take place within 30 days of bid acceptance.

There will be no scheduled show trip of the tract; however, you may call and set an appointment or you may inspect the property at your own leisure.

An electronic copy of this sale notice, including maps and volumes, is available for download and viewing on our website at www.tmmva.com under the Timber Sale Notices section.

Sincerely,
Timber Marketing & Management, Inc.



Stephen P. Lindberg, President
804-796-9622 (office)
804-512-3578 (mobile)

12379 Comet Road LLC - South Block

Timber Marketing & Management, Inc.

Professional Forestry Consultants

P.O. Box 396

Chesterfield, VA 23832-0000

Phone: (804) 796-9622 • Fax: (804) 796-9693

Pulpwood Cruise: 10.0%
Sawtimber Cruise: 100.0%

Cruise Date: Wednesday, April 06, 2022
Owner's Name: 12379 Comet Road LLC
County/State: Isle of Wight, VA
Acreage: 17+/-
Cruise Type: Tree Count
Harvest Type: Clear Cut
Total BF/Acre: 26,058
Pine Vol/Tree: 497.6
Hardwood Vol/Tree: 240.0

Volume Legend:

- 1) Diameters shown in inches (DBH)
- 2) Logs measured in 16' increments
- 3) Sawtimber volumes are shown in thousands of board feet (MBF)
- 4) Volume scale used for each species of sawtimber is noted
- 5) Pulpwood volumes are shown in standard cords (128 cubic feet)

Comments:

Pulpwood Standard Cord

Wood Classification								
Pine			Soft Hardwood		Hard Hardwood		Cedar	
DBH	# Trees	Volume	# Trees	Volume	# Trees	Volume	# Trees	Volume
6			190		7	80	3	
8			240		19	100	8	
10	10	2	150		20	50	7	
12			90		18	20	4	
14			10		3	10	3	
Total	10	2	680		67	260	24	

Gum - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
12	51					51	2.9	6.2%
14	29	24				53	5.8	12.6%
16	8	31	1			40	7.0	15.3%
18	3	25	7			35	9.0	19.5%
20	3	16	12			31	10.7	23.3%
22	1	7	7			15	6.6	14.4%
24		3				3	1.4	3.1%
26		3				3	1.7	3.6%
28			1			1	0.9	2.0%
Total	95	109	28			232	46.0	

Hickory - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
22			1			1	0.5	100.0%
Total			1			1	0.5	

Loblolly Pine - Sawtimber International 1/4 Scale

Number of Logs									
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total	
10	3					3	0.1	0.0%	
12	4	17	18			39	3.9	1.1%	
14	1	12	41	12		66	12.0	3.4%	
16	2	5	36	58		101	28.1	7.8%	
18			2	29	102	1	134	51.7	14.4%
20			1	26	97	10	134	66.9	18.7%
22				15	71	15	101	64.2	17.9%
24	1			11	46	6	64	48.3	13.5%
26				4	32		36	32.9	9.2%
28				6	10	1	17	17.7	4.9%
30				3	10		13	15.9	4.4%
32				1	7		8	11.6	3.2%
34				1	1		2	3.1	0.9%
36				1			1	1.6	0.4%
Total	11	37	192	446	33	719	357.8		

Maple - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
12	6					6	0.3	5.1%
14	14	1				15	1.3	19.9%
16	21	1				22	2.5	38.8%
18	1					1	0.1	2.2%
20	1	1				2	0.5	7.6%
22	1	1				2	0.6	9.3%
24		1				1	0.5	7.2%
28		1				1	0.7	10.0%
Total	44	6				50	6.6	

12379 Comet Road LLC - South Block

Timber Marketing & Management, Inc.

Cruise Date: Wednesday, April 06, 2022
 Owner's Name: 12379 Comet Road LLC
 County/State: Isle of Wight, VA

Poplar - Sawtimber International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
12	1					1	0.1	0.2%
14		1				1	0.1	0.6%
16	3	2				5	0.7	2.9%
18	2	3	2			7	1.7	6.9%
20		2	2			4	1.5	6.0%
22		3	1			4	1.7	6.8%
24		2	5			7	4.2	16.9%
26			2			2	1.5	6.2%
28		1	2			3	2.5	10.0%
30			2			2	2.1	8.5%
32			1			1	1.2	4.9%
34			2			2	2.8	11.2%
38		1				1	1.3	5.1%
40		1	1			2	3.4	13.7%
Total	6	16	20			42	24.7	

Red Oak - Sawtimber International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
12	1					1	0.1	3.0%
14	2					2	0.2	8.9%
16	2					2	0.2	12.0%
22		1				1	0.4	20.8%
24		1				1	0.5	25.2%
26		1				1	0.6	30.0%
Total	5	3				8	1.9	

White Oak - Sawtimber International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
12	5					5	0.3	5.0%
14	3	2				5	0.5	9.4%
16	1					1	0.1	2.0%
18	1	3				4	0.9	15.8%
20		1	1			2	0.7	13.2%
22		1	1			2	0.9	16.2%
26		2				2	1.1	19.8%
30			1			1	1.1	18.6%
Total	10	9	3			22	5.6	

Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Hardwood	355	85.2	240.0	19.2%
Pine	719	357.8	497.6	80.8%
Total	1,074	443.0	412.5	

Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
10	3	0.1	36.0	0.0%
12	103	7.5	73.1	1.7%
14	142	19.9	140.3	4.5%
16	171	38.7	226.4	8.7%
18	181	63.4	350.2	14.3%
20	173	80.3	464.1	18.1%
22	126	75.0	594.8	16.9%
24	76	54.8	721.1	12.4%
26	44	37.7	857.8	8.5%
28	22	21.7	985.8	4.9%
30	16	19.0	1,188.8	4.3%
32	9	12.8	1,420.7	2.9%
34	4	5.8	1,460.0	1.3%
36	1	1.6	1,571.0	0.4%
38	1	1.3	1,256.0	0.3%
40	2	3.4	1,690.0	0.8%
Total	1,074	443.0	412.5	

Sawtimber Volume by Species

Species	# Trees	Volume	Avg BF/Tree	% of Total
Gum	232	46.0	198.2	10.4%
Hickory	1	0.5	528.0	0.1%
Loblolly Pine	719	357.8	497.6	80.8%
Maple	50	6.6	131.0	1.5%
Poplar	42	24.7	587.1	5.6%
Red Oak	8	1.9	232.5	0.4%
White Oak	22	5.6	256.0	1.3%
Total	1,074	443.0	412.5	

12379 Comet Road LLC - North Block

Timber Marketing & Management, Inc.

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P.O. Box 396

Chesterfield, VA 23832-0000

Phone: (804) 796-9622 • Fax: (804) 796-9693

Pulpwood Cruise: 10.0%

Sawtimber Cruise: 100.0%

Cruise Date: Monday, May 16, 2022
 Owner's Name: 12379 Comet Road LLC
 County/State: Isle of Wight, 7
 Acreage: 8+/-
 Cruise Type: Tree Count
 Harvest Type: Clear Cut
 Total BF/Acre: 20,154
 Pine Vol/Tree: 338.8
 Hardwood Vol/Tree: 194.2

Volume Legend:

- 1) Diameters shown in inches (DBH)
- 2) Logs measured in 16' increments
- 3) Sawtimber volumes are shown in thousands of board feet (MBF)
- 4) Volume scale used for each species of sawtimber is noted
- 5) Pulpwood volumes are shown in standard cords (128 cubic feet)

Comments:

Pulpwood Standard Cord

Wood Classification								
Pine		Soft Hardwood		Hard Hardwood		Cedar		
DBH	# Trees	Volume	# Trees	Volume	# Trees	Volume	# Trees	Volume
6			120		5	60	2	
8	50	5	110	9	50	4		
10	10	2	80	11	30	4		
12			40	8	20	4		
14			20	5				
Total	60	7	370	37	160	14		

Gum - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
12	20					20	1.1	4.8%
14	13	19				32	3.8	16.2%
16	6	18	2			26	4.6	19.8%
18	4	5	6			15	3.8	16.5%
20	4	10	6			20	6.4	27.7%
22	1	2				3	1.0	4.3%
24		2	1			3	1.6	6.8%
28			1			1	0.9	3.9%
Total	48	56	16			120	23.2	

Hickory - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
16	1					1	0.1	100.0%
Total	1					1	0.1	

Holly - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
18	1					1	0.1	100.0%
Total	1					1	0.1	

Loblolly Pine - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
10	15	5				20	0.8	0.7%
12	12	10	26			48	4.7	3.8%
14	3	12	44	6		65	11.4	9.3%
16	1	5	48	21		75	19.8	16.1%
18		3	32	15		50	17.5	14.3%
20	1	3	13	12		29	12.8	10.4%
22	1	2	14	20		37	21.1	17.2%
24	1		8	8		17	11.6	9.4%
26		1	6	1		8	6.1	5.0%
28			2	5		7	7.3	5.9%
30				1		1	1.3	1.0%
32			3	1		4	5.1	4.2%
34				2		2	3.4	2.8%
Total	34	41	196	92		363	123.0	

Maple - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
12	9					9	0.5	11.6%
14	13	1				14	1.2	28.2%
16	9					9	1.0	23.3%
18	3	2				5	0.9	21.4%
20	1					1	0.2	4.2%
22	1					1	0.2	5.1%
24	1					1	0.3	6.1%
Total	37	3				40	4.3	

Poplar - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
14		1				1	0.1	2.2%
16	1					1	0.1	1.7%
18		3				3	0.7	11.6%
20		2	1			3	1.1	16.4%
22		1				1	0.4	6.0%
24			2			2	1.3	20.1%
26	1	1	1			3	1.6	25.6%
30			1			1	1.1	16.4%
Total	2	8	5			15	6.4	

12379 Comet Road LLC - North Block

Timber Marketing & Management, Inc.

Cruise Date: Monday, May 16, 2022
 Owner's Name: 12379 Comet Road LLC
 County/State: Isle of Wight, 7

Red Oak - Sawtimber International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
12	2					2	0.1	5.7%
14	2	1				3	0.3	15.6%
20		2				2	0.6	31.8%
26		1				1	0.6	28.3%
28	1					1	0.4	18.6%
Total	5	4				9	2.0	

Sycamore - Sawtimber International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
12	1					1	0.1	4.0%
14		1				1	0.1	10.2%
18		1				1	0.2	17.9%
24		2				2	0.9	67.8%
Total	1	4				5	1.4	

White Oak - Sawtimber International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
12	1					1	0.1	8.2%
14	3					3	0.2	36.5%
16	1					1	0.1	16.4%
24	1					1	0.3	38.9%
Total	6					6	0.7	

Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Hardwood	197	38.3	194.2	23.7%
Pine	363	123.0	338.8	76.3%
Total	560	161.2	287.9	

Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
10	20	0.8	41.8	0.5%
12	81	6.6	81.0	4.1%
14	119	17.2	144.8	10.7%
16	113	25.7	227.5	15.9%
18	75	23.4	312.3	14.5%
20	55	21.1	383.8	13.1%
22	42	22.8	541.7	14.1%
24	26	15.9	613.2	9.9%
26	12	8.3	690.8	5.1%
28	9	8.6	951.0	5.3%
30	2	2.3	1,161.0	1.4%
32	4	5.1	1,279.8	3.2%
34	2	3.4	1,691.0	2.1%
Total	560	161.2	287.9	

Sawtimber Volume by Species

Species	# Trees	Volume	Avg BF/Tree	% of Total
Gum	120	23.2	193.5	14.4%
Hickory	1	0.1	112.0	0.1%
Holly	1	0.1	144.0	0.1%
Loblolly Pine	363	123.0	338.8	76.3%
Maple	40	4.3	108.2	2.7%
Poplar	15	6.4	427.8	4.0%
Red Oak	9	2.0	219.1	1.2%
Sycamore	5	1.4	276.6	0.9%
White Oak	6	0.7	113.8	0.4%
Total	560	161.2	287.9	

12379 Comet Rd. LLC
Isle of Wight County, Va.

NORTH BLOCK SALE AREA
7 +/- Acres of Clear Cut
1 +/- Acre of SMZ

SOUTH BLOCK SALE AREA
14 +/- Acres of Clear Cut
3 +/- Acres of SMZ

MAP SUMMARY
Sale Boundaries Flagged with Pink Glo
SMZs Flagged with Orange SMZ

Declination

MN

MN 10.56° W



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Professional Forestry Consultants
P.O. Box 396
Chesterfield, VA 23832
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Name: SMITHFIELD NW, VA
Date: 05/23/22
Scale: 1 inch = 600 ft.

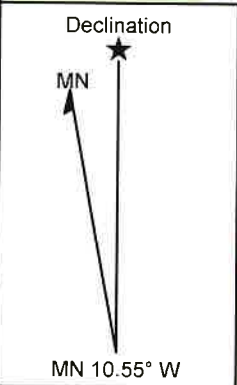
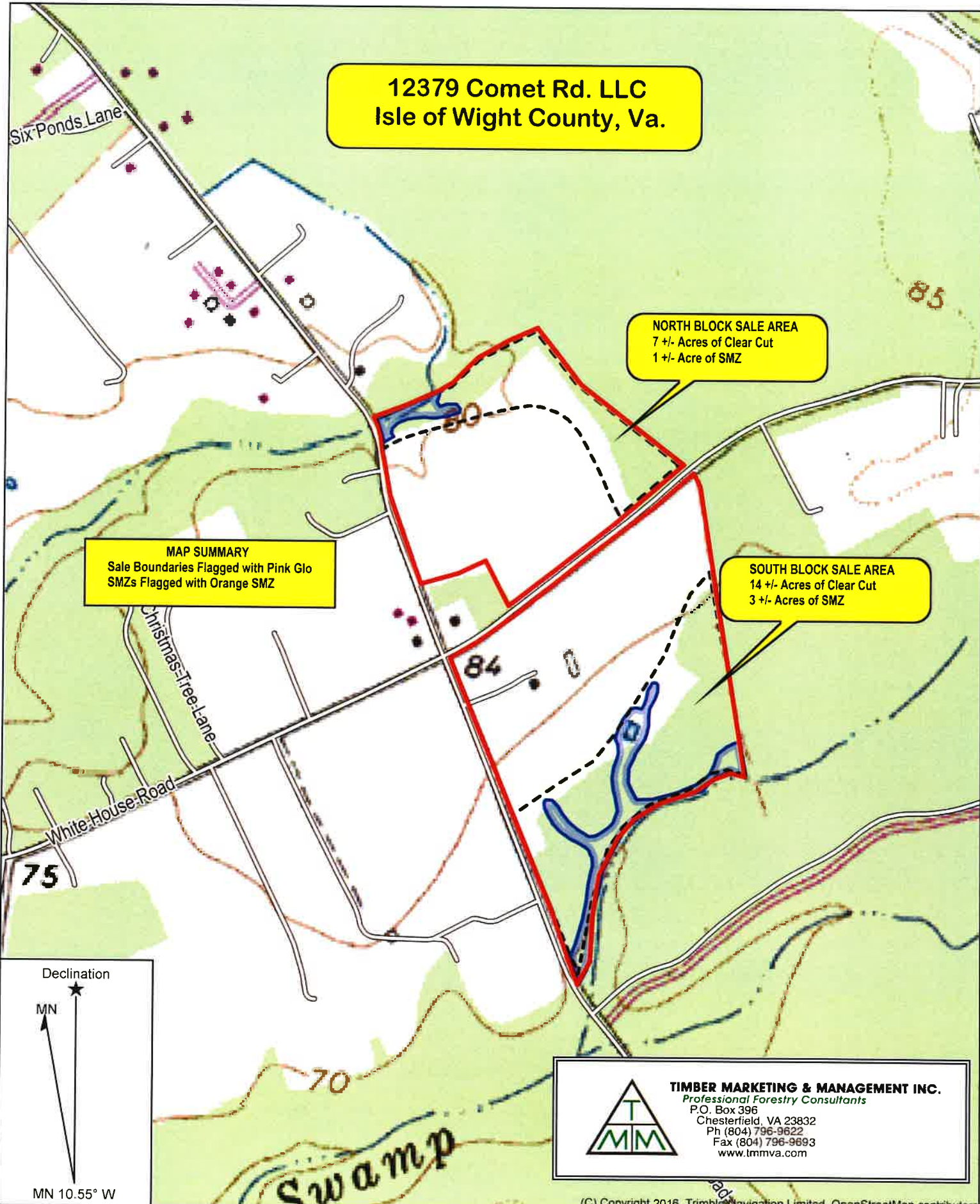
Location: 036° 58' 18.9552" N, 076° 43' 42.8083" W
12379 COMET RD. LLC - Isle of Wight Co., Va.

**12379 Comet Rd. LLC
Isle of Wight County, Va.**

NORTH BLOCK SALE AREA
7 +/- Acres of Clear Cut
1 +/- Acre of SMZ

MAP SUMMARY
Sale Boundaries Flagged with Pink Glo
SMZs Flagged with Orange SMZ

SOUTH BLOCK SALE AREA
14 +/- Acres of Clear Cut
3 +/- Acres of SMZ



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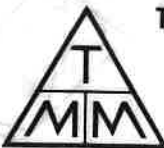
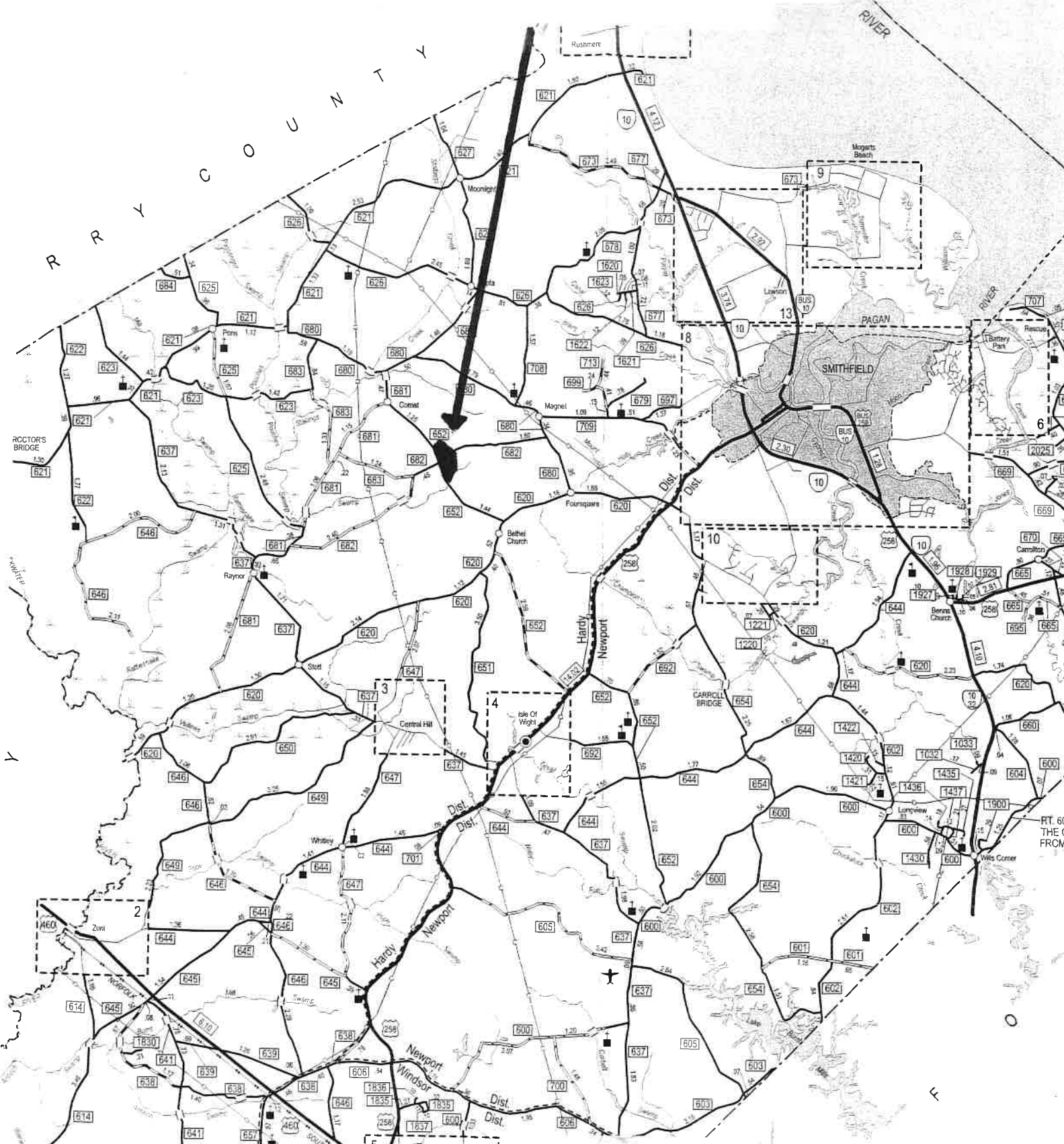
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Name: SMITHFIELD
Date: 05/23/22
Scale: 1 inch = 600 ft.

Location: 036° 58' 18.2693" N, 076° 43' 46.2419" W
12379 Comet Rd. LLC. - Isle of Wight Co., Va

12379 COMET RD., LLC.

Isle of Wight Co., Va.



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