**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:	1:00 p.m.
Day:	Thursday
Total Vol./Acre:	3,977 B. F.
Pine Vol/Tree:	145 B. F.
Hdwd. Vol/Tree:	277 B. F.

SELECTIVE HARVEST SALE

Having been employed by **45 Slide LLC** we solicit bids on the blue marked timber only on 75 +/- acres in **Culpeper** County, Virginia and as shown on the attached map.

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

Sawtimber

White Oak	171,000	Elm	3,000
Hickory	41,000	Gum	1,900
Northern Red Oak	30,600	Virginia Pine	1,300
Willow Oak	26,400	Red Maple	800
Scarlet Oak	9,900	Aspen	800
Poplar	5,700	Cedar	<u>300</u>
Red Oak	5,600	Total:	298,300 BF Int 1/4" Scale

VENEER

Included in the volumes are high quality trees that, from our review, will be of high enough quality that a veneer cut can be obtained. The veneer volume is estimated to be:

White Oak: 890 BF Doyle 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

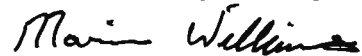
1. The landowner assumes responsibility for compliance with the Virginia State Seed Tree Law.
2. A period of time of **28 months** will be allowed to cut and remove the timber.
3. Roads **must** be maintained and restored to their original condition upon completion of the logging. Any newly constructed 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. 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.
7. A **\$2,500.00 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 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.



Marvin Williams, Area Manager
marvin@tmmva.com
804-338-8458 Mobile
804-796-9622 Office

45 Slide Tract

Timber Marketing & Management, Inc.

Professional Forestry Consultants

P.O. Box 396

Chesterfield, VA 23832-0000

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

Sawtimber Cruise: 100.0%

Veneer Cruise: 100.0%

Cruise Date: Thursday, October 14, 2021

Owner's Name: Walnut Hill Farm Group LLC

County/State: Culpeper County, VA

Acreage: 75+/-

Cruise Type: Tree Count

Harvest Type: Select Cut

Total BF/Acre: 3,977

Pine Vol/Tree: 145.4

Hardwood Vol/Tree: 276.7

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:

Aspen - 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	0.3	31.3%
18		1				1	0.2	30.3%
20		1				1	0.3	38.4%
Total		2	1			3	0.8	

Cedar - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
20		1				1	0.3	100.0%
Total		1				1	0.3	

Elm - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
16		2				2	0.4	12.8%
18		1				1	0.2	8.4%
20	1	1				2	0.5	16.7%
22		1				1	0.4	13.0%
24		1				1	0.5	15.8%
34		1				1	1.0	33.3%
Total	1	7				8	3.0	

Gum - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
14		2				2	0.3	14.7%
16		2	2			4	0.9	46.6%
20		1	1			2	0.7	38.7%
Total		5	3			8	1.9	

Hickory - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
14		14				14	2.0	4.8%
16	2	26	8			36	7.2	17.6%
18	1	28	12			41	11.1	27.2%
20	3	8	14			25	9.0	22.1%
22		4	4			8	3.7	8.9%
24		1	8			9	5.6	13.7%
26	1	2				3	1.4	3.5%
28			1			1	0.9	2.2%
Total	7	83	47			137	41.0	

Northern Red Oak - 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	0.5%
16	1	10				11	2.0	6.6%
18	3	22	4			29	7.2	23.6%
20	5	17	2			24	7.1	23.2%
22		7	7			14	6.4	20.9%
24	2	6	4			12	5.9	19.4%
26		1				1	0.6	1.8%
32			1			1	1.2	4.0%
Total	11	64	18			93	30.6	

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		2				2	0.3	5.0%
16	1	3				4	0.7	12.0%
18			6			6	2.0	35.5%
20			3			3	1.3	22.6%
24			1	1		2	1.4	25.0%
Total	1	5	10	1		17	5.7	

Red Maple - 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	0.2	25.3%
18		1				1	0.2	33.0%
20		1				1	0.3	41.8%
Total		3				3	0.8	

45 Slide Tract

Timber Marketing & Management, Inc.

Cruise Date: Thursday, October 14, 2021
 Owner's Name: Walnut Hill Farm Group LLC
 County/State: Culpeper County, VA

Red Oak - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
14		5				5	0.7	12.6%
16	1					1	0.1	2.0%
18		2				2	0.5	8.9%
20		3	2			5	1.8	32.1%
22		2				2	0.8	13.9%
24		2				2	0.9	16.8%
26			1			1	0.8	13.7%
Total	1	14	3			18	5.6	

Willow Oak - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
14		6				6	0.8	3.2%
16	4	26	4			34	6.4	24.3%
18	1	20	4			25	6.4	24.4%
20		12	1			13	4.2	15.9%
22		3	1			4	1.7	6.4%
24		5				5	2.3	8.9%
26		2				2	1.1	4.2%
28		4				4	2.6	9.9%
30		1				1	0.8	2.9%
Total	5	79	10			94	26.4	

Scarlet Oak - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
14		13				13	1.8	18.5%
16		14				14	2.7	26.8%
18	2	2	2			6	1.5	14.7%
20		1				1	0.3	3.2%
22		3				3	1.2	11.7%
24		1	1			2	1.1	11.2%
34			1			1	1.4	13.9%
Total	2	34	4			40	9.9	

Virginia Pine - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
12	1	4				5	0.4	33.0%
14		3				3	0.4	32.9%
16		1				1	0.2	14.8%
18		1				1	0.2	19.3%
Total	1	9				10	1.3	

White Oak - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
14		61				61	8.6	5.0%
16	18	182	7			207	38.4	22.4%
18	14	150	37			201	51.6	30.2%
20	5	77	26			108	36.2	21.2%
22	2	30	11			43	17.9	10.4%
24	2	9	9			20	10.5	6.2%
26		6	1			7	4.1	2.4%
28		1	1			2	1.6	0.9%
30		1				1	0.8	0.4%
34			1			1	1.4	0.8%
Total	41	517	93			651	171.0	

45 Slide Tract

Timber Marketing & Management, Inc.

Cruise Date: Thursday, October 14, 2021
 Owner's Name: Walnut Hill Farm Group LLC
 County/State: Culpeper County, VA

Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Hardwood	1,072	296.6	276.7	99.5%
Pine	11	1.6	145.4	0.5%
Total	1,083	298.2	275.4	

Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
12	5	0.4	84.8	0.1%
14	107	15.1	141.0	5.1%
16	316	59.4	187.9	19.9%
18	314	81.4	259.3	27.3%
20	186	62.1	333.8	20.8%
22	75	31.9	425.8	10.7%
24	53	28.4	535.4	9.5%
26	14	8.0	570.5	2.7%
28	7	5.1	725.4	1.7%
30	2	1.5	758.0	0.5%
32	1	1.2	1,213.0	0.4%
34	3	3.8	1,251.7	1.3%
Total	1,083	298.2	275.4	

Sawtimber Volume by Species

Species	# Trees	Volume	Avg BF/Tree	% of Total
Aspen	3	0.8	272.7	0.3%
Cedar	1	0.3	314.0	0.1%
Elm	8	3.0	371.0	1.0%
Gum	8	1.9	239.4	0.6%
Hickory	137	41.0	298.9	13.7%
Northern Red Oak	93	30.6	328.8	10.3%
Poplar	17	5.7	334.0	1.9%
Red Maple	3	0.8	250.7	0.3%
Red Oak	18	5.6	310.4	1.9%
Scarlet Oak	40	9.9	248.0	3.3%
Virginia Pine	10	1.3	128.5	0.4%
White Oak	651	171.0	262.7	57.4%
Willow Oak	94	26.4	281.1	8.9%
Total	1,083	298.2	275.4	

White Oak - Veneer

Doyle (Butt Log Scale)

DBH	Butt Log Length								# Logs	Volume	% of Total
	8'	10'	12'	14'	16'	18'	20'	22'			
20		1	1						2	203	22.8%
22				1	1				2	313	35.2%
24	1				1				2	374	42.0%
Total	1	1	2	2	2				6	890	

Veneer Tag List

Tag	Species	DBH	Butt Log Length
G1	White Oak	20	12'
J1	White Oak	24	8'
J2	White Oak	20	10'
M1	White Oak	22	12'
M2	White Oak	24	16'
M3	White Oak	22	16'

Veneer Volume by DBH

DBH	# Trees	Volume	Avg BF/Log	% of Total
20	2	203	101.5	22.8%
22	2	313	156.5	35.2%
24	2	374	187.0	42.0%
Total	6	890	148.3	

Veneer Volume by Species

Species	# Trees	Volume	Avg BF/Log	% of Total
White Oak	6	890	148.3	100.0%
Total	6	890	148.3	

**WALNUT HILLS FARM GROUP LLC
45 SLIDE TRACT
CULPEPER COUNTY, VA**

SR-672

Red-Fox-Run

Stevensburg District

**SELECTIVE HARVEST
75+/- ACRES**

Paoli Mill

OUT

Camp Rapidan

Lagrange

Arrowhead Trail

use Airport

**LOGGING
ACCESS**

Mandsville Chu

Maddens Tavern Road

Maddens-Tavern Road

Declination

MN

MN 10.19° W

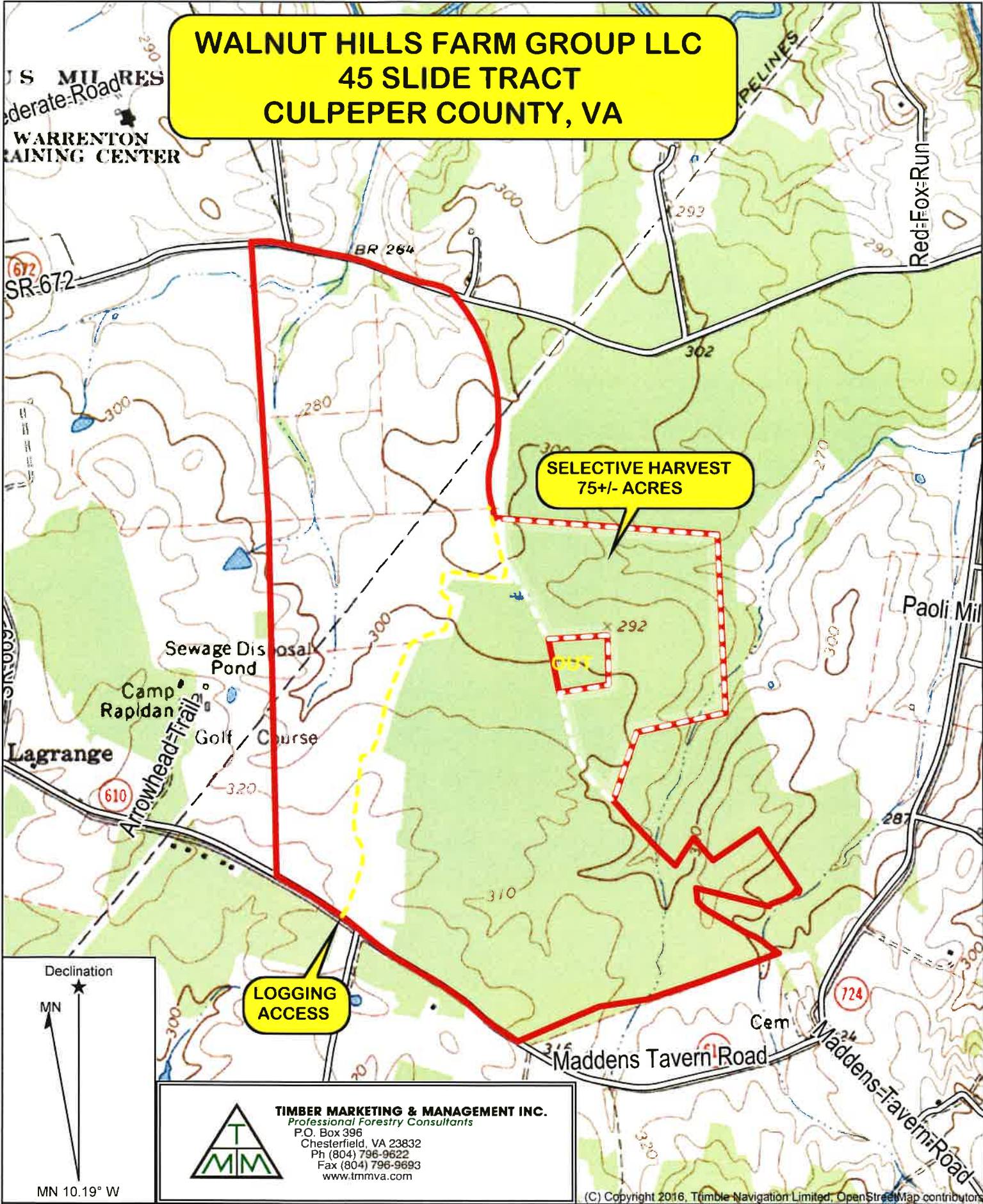


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Name: Walnut Hills Farm Group LLC, 45 Slide Tract
Date: 11/15/21
Scale: 1 inch = 1,200 ft.

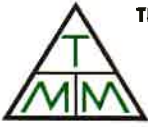
Location: Culpeper County, VA

**WALNUT HILLS FARM GROUP LLC
45 SLIDE TRACT
CULPEPER COUNTY, VA**



**SELECTIVE HARVEST
75+/- ACRES**

**LOGGING
ACCESS**



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Professional Forestry Consultants
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Declination
★
MN
MN 10.19° W

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Name: Walnut Hills Farm Group LLC, 45 Slide Tract
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