**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:	May 25, 2023
Time:	11:00 a.m.
Day:	Thursday
Total Vol./Acre:	20,353 B. F.
Pine Vol/Tree:	576 B. F.
Hdwd. Vol/Tree:	311 B. F.

**CLEAR- CUT SALE
 QUALITY OLD GROWTH TIMBER
 NATURAL MIXED PINE & HARDWOOD STAND
 OUTSTANDING ACCESS ALONG ROUTE 5**

Having been employed by **Berkeley Plantation LLP** we solicit bids on all merchantable timber on **55+/- acres** and the blue marked trees in the buffers (6.6 +/- acres) in **Charles City County Virginia** and as shown on the attached map.

PULPWOOD

We made a 4.3% plot cruise of the pulpwood-size trees to be harvested. Our estimate of their volume is:

<u>Pulpwood</u>	<u>Cords</u>	<u>Tons</u>
Pine	4	10
Soft Hardwood	129	335
Hard Hardwood	<u>139</u>	<u>361</u>
Total:	272	707

SAWTIMBER

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

<u>Sawtimber</u>			
Loblolly Pine	723,300	Maple	10,900
White Oak	152,200	Poplar	8,000
Gum	82,100	Beech	2,700
Willow Oak	58,000	Hickory	2,000
Cherrybark Oak	49,200	Ash	1,100
Red Oak	15,100	Elm	<u>1,100</u>
Northern Red Oak	13,700		
		Total:	1,119,400 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:

Cherrybark Oak	7,447	BF Doyle Scale
Red Oak	404	BF Doyle Scale
White Oak	<u>2,398</u>	BF Doyle Scale

Total: 10,249 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

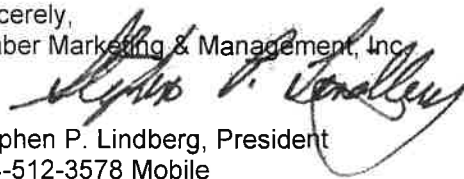
1. The landowner assumes responsibility for compliance with the Virginia State Seed Tree Law.
2. A period of time of **30 MONTHS** will be allowed to cut and remove the timber.
3. Roads **must** be maintained and restored to their original condition upon completion of the logging. Any newly constructed 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 the buffer along Route 5 and Kimages Road.
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 **\$4,000.00 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.
8. Key to the Blue American Lock is nailed to a tree behind the entrance at the brick pillars and marked with 2 flags. Please lock the cable and return the key to the tree upon leaving.
9. **Closing Date: Closing shall take place on or before Wednesday June 21st.**
10. **Deferred Payment:** Landowner may elect the following deferred payment plan: 3 equal payments with 33% due at Closing, 33% due 60 days from closing or when logging begins, whichever occurs first and 33% due 120 days from closing or when logging begins, whichever occurs first.

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.

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
804-512-3578 Mobile
804-796-9622 Office



Marvin Williams, Area Manager
804-338-8458 Mobile
804-796-9622 Office

Berkeley Plantation

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: 4.3%
Sawtimber Cruise: 100.0%
Veneer Cruise: 100.0%

Cruise Date: Monday, April 24, 2023
Owner's Name: Berkeley Plantation
County/State: Charles City County, VA
Acreage: 55+/-
Cruise Type: Tree Count
Harvest Type: Clear Cut
Total BF/Acre: 20,353
Pine Vol/Tree: 575.8
Hardwood Vol/Tree: 310.8

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

DBH	Wood Classification							
	Pine		Soft Hardwood		Hard Hardwood		Cedar	
	# Trees	Volume	# Trees	Volume	# Trees	Volume	# Trees	Volume
6			721	28	837	33		
8			535	42	465	37		
10	23	4	279	37	349	46		
12			47	9	116	23		
14			47	12				
Total	23	4	1,628	129	1,767	139		

Ash - Sawtimber International 1/4 Scale

DBH	Number of Logs							
	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
14	2					2	0.2	14.5%
16	3					3	0.3	29.4%
18	1	2				3	0.6	56.0%
Total	6	2				8	1.1	

Beech - Sawtimber International 1/4 Scale

DBH	Number of Logs							
	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
14	3					3	0.2	9.2%
16	2					2	0.2	8.3%
18	7	1				8	1.3	46.3%
20	3					3	0.5	20.0%
22	2					2	0.4	16.3%
Total	17	1				18	2.7	

Cherrybark Oak - Sawtimber International 1/4 Scale

DBH	Number of Logs							
	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
14	1	3				4	0.5	1.0%
16	6	4				10	1.4	2.9%
18	2	7	2			11	2.7	5.5%
20		2	2			4	1.5	3.0%
22	1	11	2			14	5.5	11.2%
24		7	3			10	5.2	10.6%
26		4	5			9	6.1	12.3%
28		2	2			4	3.1	6.3%
30		3	3			6	5.4	11.0%
32		1	1			2	2.1	4.2%
34		2	4			6	7.5	15.3%
36		1	2			3	4.3	8.7%
38		2				2	2.5	5.1%
40		1				1	1.4	2.8%
Total	10	50	26			86	49.2	

Elm - Sawtimber International 1/4 Scale

DBH	Number of Logs							
	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
12	1					1	0.1	5.3%
14	2	1				3	0.3	28.8%
16	2	1				3	0.4	38.9%
18	2					2	0.3	27.0%
Total	7	2				9	1.1	

Gum - Sawtimber International 1/4 Scale

DBH	Number of Logs							
	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
12	38					38	2.1	2.6%
14	40	36				76	8.4	10.2%
16	20	49	17			86	15.9	19.4%
18	10	47	34			91	24.5	29.9%
20	2	24	20			46	16.4	20.0%
22		14	7			21	9.1	11.1%
24		5	3			8	4.3	5.2%
26		1	1			2	1.3	1.6%
Total	110	176	82			368	82.1	

Berkeley Plantation

Timber Marketing & Management, Inc.

Cruise Date: Monday, April 24, 2023
 Owner's Name: Berkeley Plantation
 County/State: Charles City County, VA

Hickory - 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	2.8%
14	2	1				3	0.3	15.2%
16	2	1	1			4	0.7	33.1%
18	3					3	0.4	21.4%
26		1				1	0.6	27.6%
Total	8	3	1			12	2.0	

Loblolly Pine - Sawtimber International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
10	1					1	0.0	0.0%
12	3	6				9	0.7	0.1%
14		14	16			30	5.0	0.7%
16		22	49	19		90	22.5	3.1%
18	1	15	94	57	4	171	60.0	8.3%
20		7	89	117	20	233	111.7	15.4%
22		12	111	158	24	305	181.6	25.1%
24		6	71	145	24	246	182.2	25.2%
26		3	41	73	5	122	106.5	14.7%
28		1	8	22	2	33	34.6	4.8%
30			9	6		15	17.1	2.4%
32			1			1	1.2	0.2%
Total	5	86	489	597	79	1,256	723.2	

Maple - Sawtimber International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
12	13					13	0.7	6.7%
14	18					18	1.5	13.7%
16	17	1				18	2.1	19.2%
18	7	1				8	1.3	11.5%
20	8	7				15	3.6	33.4%
22	3	2				5	1.4	13.2%
24	1					1	0.3	2.4%
Total	67	11				78	10.9	

Northern 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	0.8%
14	7	4				11	1.1	8.3%
16	4	6				10	1.6	11.6%
18	6	8				14	2.8	20.7%
20		9				9	2.8	20.6%
22	1	2				3	1.0	7.2%
24		2	2			4	2.2	16.2%
26		2				2	1.1	8.1%
32		1				1	0.9	6.3%
Total	20	34	2			56	13.7	

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	3					3	0.2	2.1%
14	3	5				8	1.0	11.9%
16		6	1			7	1.4	17.4%
18	1	1	1			3	0.7	9.1%
20		2	2			4	1.5	18.4%
22		2	1			3	1.3	16.2%
24	1	1	1			3	1.4	17.2%
26	2					2	0.6	7.8%
Total	10	17	6			33	8.0	

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	3					3	0.2	1.1%
14	7	2				9	0.9	5.7%
16	5	2				7	0.9	6.2%
18	1	4				5	1.1	7.5%
20	1	3				4	1.1	7.4%
22		4				4	1.5	10.3%
24	3	4	3			10	4.6	30.5%
26		3	1			4	2.4	16.2%
30			1			1	1.1	7.0%
32			1			1	1.2	8.0%
Total	20	22	6			48	15.1	

Berkeley Plantation

Timber Marketing & Management, Inc.

Cruise Date: Monday, April 24, 2023
 Owner's Name: Berkeley Plantation
 County/State: Charles City County, VA

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	18					18	1.0	0.7%
14	18	10				28	2.9	1.9%
16	20	28				48	7.6	5.0%
18	21	47	9			77	17.7	11.6%
20	7	44	10			61	19.4	12.7%
22	1	48	4			53	20.9	13.7%
24	1	32	9			42	21.1	13.8%
26		26	5			31	18.3	12.1%
28	1	17	7			25	17.8	11.7%
30		6	6			12	10.8	7.1%
32		2				2	1.7	1.1%
34		2				2	2.0	1.3%
36		1	1			2	2.7	1.8%
38		2	1			3	4.3	2.8%
40			2			2	4.0	2.6%
Total	87	265	54			406	152.2	

Willow 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	6					6	0.3	0.6%
14	12	6				18	1.8	3.2%
16	9	11	1			21	3.4	5.8%
18	6	13	4			23	5.4	9.4%
20	1	13	5			19	6.4	11.0%
22		18	7			25	10.7	18.4%
24		8	4			12	6.3	10.9%
26	2	8	6			16	9.7	16.7%
28		2	3			5	4.0	6.9%
30			1			1	1.1	1.8%
32		1				1	0.9	1.5%
34		1	2			3	3.8	6.5%
38		2	1			3	4.3	7.4%
Total	36	83	34			153	58.0	

Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Hardwood	1,275	396.2	310.8	35.4%
Pine	1,256	723.2	575.8	64.6%
Total	2,531	1,119.4	442.3	

Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
10	1	0.0	36.0	0.0%
12	94	5.5	58.3	0.5%
14	213	24.1	113.1	2.2%
16	309	58.4	189.1	5.2%
18	419	119.0	283.9	10.6%
20	398	165.0	414.6	14.7%
22	435	233.6	536.9	20.9%
24	336	227.6	677.3	20.3%
26	189	146.7	776.1	13.1%
28	67	59.5	888.3	5.3%
30	35	35.5	1,013.0	3.2%
32	8	8.0	998.6	0.7%
34	11	13.2	1,203.9	1.2%
36	5	7.0	1,391.0	0.6%
38	8	11.1	1,385.0	1.0%
40	3	5.4	1,785.7	0.5%
Total	2,531	1,119.4	442.3	

Sawtimber Volume by Species

Species	# Trees	Volume	Avg BF/Tree	% of Total
Ash	8	1.1	142.8	0.1%
Beech	18	2.7	150.8	0.2%
Cherrybark Oak	86	49.2	572.6	4.4%
Elm	9	1.1	118.3	0.1%
Gum	368	82.1	223.1	7.3%
Hickory	12	2.0	168.6	0.2%
Loblolly Pine	1,256	723.2	575.8	64.6%
Maple	78	10.9	140.0	1.0%
Northern Red Oak	56	13.7	245.1	1.2%
Poplar	33	8.0	243.6	0.7%
Red Oak	48	15.1	314.3	1.3%
White Oak	406	152.2	374.8	13.6%
Willow Oak	153	58.0	379.3	5.2%
Total	2,531	1,119.4	442.3	

Berkeley Plantation

Timber Marketing & Management, Inc.

Cruise Date: Monday, April 24, 2023
 Owner's Name: Berkeley Plantation
 County/State: Charles City County, VA

Cherrybark Oak - Veneer Doyle (Butt Log Scale)

DBH	Butt Log Length								# Logs	Volume	% of Total
	8'	10'	12'	14'	16'	18'	20'	22'			
22			3		1				4	569	7.6%
24		1	2					1	4	816	11.0%
26	1	2			1				4	856	11.5%
30							1		1	469	6.3%
32							1		1	555	7.5%
34		1						1	2	1,152	15.5%
36					1		1		2	1,356	18.2%
38							2		2	1,674	22.5%
Total	1	3	6		3		5		20	7,447	

Red Oak - Veneer Doyle (Butt Log Scale)

DBH	Butt Log Length								# Logs	Volume	% of Total
	8'	10'	12'	14'	16'	18'	20'	22'			
22		1							1	122	30.2%
26					1				1	282	69.8%
Total	1				1				2	404	

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	107	4.5%
22	1		1						2	238	9.9%
24		4	1						5	811	33.8%
26		1	1						2	427	17.8%
28			1						1	246	10.3%
30		1	1						2	569	23.7%
Total	1	6	6						13	2,398	

Veneer Tag List

Tag	Species	DBH	Butt Log Length
C1	Cherrybark Oak	38	20'
C2	Cherrybark Oak	36	20'
C3	Cherrybark Oak	36	16'
C4	White Oak	22	8'
C5	Cherrybark Oak	26	8'
G1	White Oak	26	12'
G2	White Oak	24	10'
G3	Red Oak	26	16'
G4	Cherrybark Oak	22	12'
G5	Cherrybark Oak	24	10'
G6	White Oak	20	12'
G7	Cherrybark Oak	26	10'
G8	Cherrybark Oak	22	16'
G9	Cherrybark Oak	32	20'
J1	White Oak	24	10'
J10	Cherrybark Oak	24	24'+

J11	Cherrybark Oak	26	16'
J12	Cherrybark Oak	30	20'
J13	Cherrybark Oak	22	12'
J14	White Oak	30	12'
J15	White Oak	30	10'
J2	White Oak	24	10'
J3	Cherrybark Oak	24	12'
J4	Cherrybark Oak	24	12'
J5	White Oak	28	12'
J6	Cherrybark Oak	26	10'
J7	Cherrybark Oak	34	24'+
J8	Cherrybark Oak	22	12'
J9	Cherrybark Oak	38	20'
R1	White Oak	24	10'
R2	Red Oak	22	10'
R3	White Oak	24	12'
R4	Cherrybark Oak	34	12'
R5	White Oak	22	12'
R6	White Oak	26	10'

Veneer Volume by DBH

DBH	# Trees	Volume	Avg BF/Log	% of Total
20	1	107	107.0	1.0%
22	7	929	132.7	9.1%
24	9	1,627	180.8	15.9%
26	7	1,565	223.6	15.3%
28	1	246	246.0	2.4%
30	3	1,038	346.0	10.1%
32	1	555	555.0	5.4%
34	2	1,152	576.0	11.2%
36	2	1,356	678.0	13.2%
38	2	1,674	837.0	16.3%
Total	35	10,249	292.8	

Veneer Volume by Species

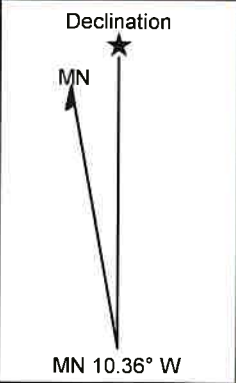
Species	# Trees	Volume	Avg BF/Log	% of Total
Cherrybark Oak	20	7,447	372.4	72.7%
Red Oak	2	404	202.0	3.9%
White Oak	13	2,398	184.5	23.4%
Total	35	10,249	292.8	

BERKELEY PLANTATION TRACT
Charles City County, Va.

66 Foot
Select Cut Buffer
Along Kimages Rd

125 Foot
Select Cut Buffer
Along Rt 5

Map Summary
Sale Boundary Flagged in Pink Glo
Trees To be Cut in Buffer Marked With Blue Paint



 **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

Name: [BERKELEY PLANTATION TRACT]
Date: 04/28/23
Scale: 1 inch = 600 ft.

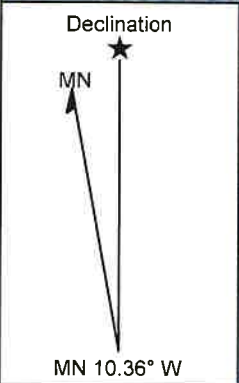
Location: [BERKELEY PLANTATION CHARLES CITY, Va.]

BERKELEY PLANTATION TRACT
Charles City County, Va.

**66 Foot
Select Cut Buffer
Along Kimages Rd**

**125 Foot
Select Cut Buffer
Along Rt 5**

Map Summary
Sale Boundary Flagged in Pink Glo
Trees To be Cut in Buffer Marked With Blue Paint



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

Name: [BERKELEY PLANTATION TRACT]
Date: 04/28/23
Scale: 1 inch = 600 ft.

Location: [BERKELEY PLANTATION CHARLES CITY, Va.]

BERKELEY PLANTATION TRACT

Charles City County, Va.



TIMBER MARKETING & MANAGEMENT, INC.
Professional Forestry Consultants
P.O. Box 396
Chesterfield, VA 23832
Ph (804) 796-6922
Fax (804) 796-9693
www.tmmva.com