

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:	September 24, 2024	
Time:	11:00 a.m.	
Day:	Tuesday	
	Clear Cut	SMZ's
Total Vol./Acre:	16,645 B.F.	1,109 B. F.
Pine Vol/Tree:	239 B.F.	413 B. F.
Hdwd. Vol/Tree:	- B.F.	- B. F.

CLEAR- CUT SALE

Having been employed by **Burtland LLC** we offer for sale all merchantable timber on **100 +/- acres** and on the blue marked timber only in the SMZ's containing **16 +/- acres** and in **Louisa County, Virginia** and as shown on the attached map.

We made an 8.5% 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	8	21
Soft Hardwood	19	53
Hard Hardwood	<u>10</u>	<u>28</u>
Total:	37	102

We made an 8.5% plot cruise in the Clear Cut area and a 100% tree count in the SMZ'S for the sawtimber-size trees to be harvested. Our estimate of their volume is:

<u>Sawtimber</u>	<u>Clear Cut</u>	<u>SMZ's</u>	<u>Total</u>
Loblolly Pine	1,664,500	17,700	<u>1,682,200</u>
Total:			1,682,200 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

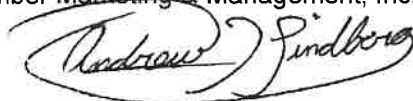
1. The landowner assumes responsibility for compliance with the Virginia State Seed Tree Law.
2. The buyer is required to have commercial insurance coverage including \$1,000,000 in General Liability coverage as well as adequate Workman's Compensation coverage for the entire duration of the timber harvest.
3. A period of time of **24 months** will be allowed to cut and remove the timber.
4. 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.
5. No tops or laps will be allowed to remain in the streams, fields, buffers or over cutting boundaries. They must be pulled back immediately.
6. Only the blue marked trees are to be cut from Streamside Management Zones.
7. 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.
8. A **\$3,500.00 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.

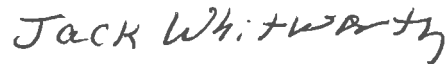
There will be no scheduled show trip of the tract; however, you may call and set an appointment or you may inspect the property at your own leisure.

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.



Andrew J. Lindberg, Vice President
804-796-9622 (office)
804-338-8436 (mobile)



Jack Whitworth
Assistant Area Manager, Forester
804-796-9622 (office)
804-356-3566 (mobile)

Burtland Tract Block A Clear Cut

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: 8.5%

Sawtimber Cruise: 8.5%

Cruise Date: Monday, August 5, 2024
 Owner's Name: Jack Boykin
 County/State: Louisa County, VA
 Acreage: 100+/-
 Cruise Type: Plot Cruise
 Harvest Type: Clear Cut
 Total BF/Acre: 16,645
 Pine Vol/Tree: 239.0

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

DBH	Wood Classification							
	Pine		Soft Hardwood		Hard Hardwood		Cedar	
# Trees	Volume	# Trees	Volume	# Trees	Volume	# Trees	Volume	
6	47	2	353	14	212	8		
8	24	2	129	10	24	2		
10	24	4	24	3				
12			12	2				
Total	94	8	518	29	235	10		

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	59	94				153	7.7	0.5%
12	24	129	447			600	66.9	4.0%
14		376	1,529	129		2,035	365.5	22.0%
16		212	2,047	271		2,529	646.8	38.9%
18		118	1,141	94		1,353	450.4	27.1%
20		47	176	12		235	96.2	5.8%
22			59			59	31.1	1.9%
Total	82	976	5,400	506		6,965	1,664.5	

Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Pine	6,965	1,664.5	239.0	100.0%
Total	6,965	1,664.5	239.0	

Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
10	153	7.7	50.2	0.5%
12	600	66.9	111.5	4.0%
14	2,035	365.5	179.6	22.0%
16	2,529	646.8	255.7	38.9%
18	1,353	450.4	332.9	27.1%
20	235	96.2	408.7	5.8%
22	59	31.1	528.0	1.9%
Total	6,965	1,664.5	239.0	

Sawtimber Volume by Species

Species	# Trees	Volume	Avg BF/Tree	% of Total
Loblolly Pine	6,965	1,664.5	239.0	100.0%
Total	6,965	1,664.5	239.0	

Burtland Tract Block A SMZ

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Chesterfield, VA 23832-0000

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

Sawtimber Cruise: 100.0%

Cruise Date: Thursday, August 1, 2024
 Owner's Name: Jack Boykin
 County/State: Louisa County, VA
 Acreage: 16+/-
 Cruise Type: Tree Count
 Harvest Type: Select Cut
 Total BF/Acre: 1,109
 Pine Vol/Tree: 412.7

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:

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			
16			5			5	1.3	7.2%
18			11			11	3.7	20.8%
20			10			10	4.3	24.1%
22		4	9			13	6.3	35.5%
24	1		3			4	2.2	12.4%
Total	1	4	38			43	17.7	

Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Pine	43	17.7	412.7	100.0%
Total	43	17.7	412.7	

Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
16	5	1.3	256.0	7.2%
18	11	3.7	336.0	20.8%
20	10	4.3	427.0	24.1%
22	13	6.3	484.6	35.5%
24	4	2.2	549.5	12.4%
Total	43	17.7	412.7	

Sawtimber Volume by Species

Species	# Trees	Volume	Avg BF/Tree	% of Total
Loblolly Pine	43	17.7	412.7	100.0%
Total	43	17.7	412.7	

**BURLAND LLC
BLOCK A
Louisa County, Va.**

Biggestown Road

Wickham Road

Wickham Corner

Wickham Lane

Access from
Wickham Rd.

Lock Combo: 0609

MAP SUMMARY

Harvest Boundary Flagged w/ Orange Glo
SMZs Flagged w/ Pink SMZ
Trees to be Harvested from SMZ Marked
w/ Blue Paint

Clear Cut: 100 +/- acres
SMZ: 16 +/- acres

A
A
A

Little River Number
Dam Number 4

Declination

MN

MN 10.11° W



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Name: BUCKNER SE, VA
Date: 09/03/24
Scale: 1 inch = 900 ft.

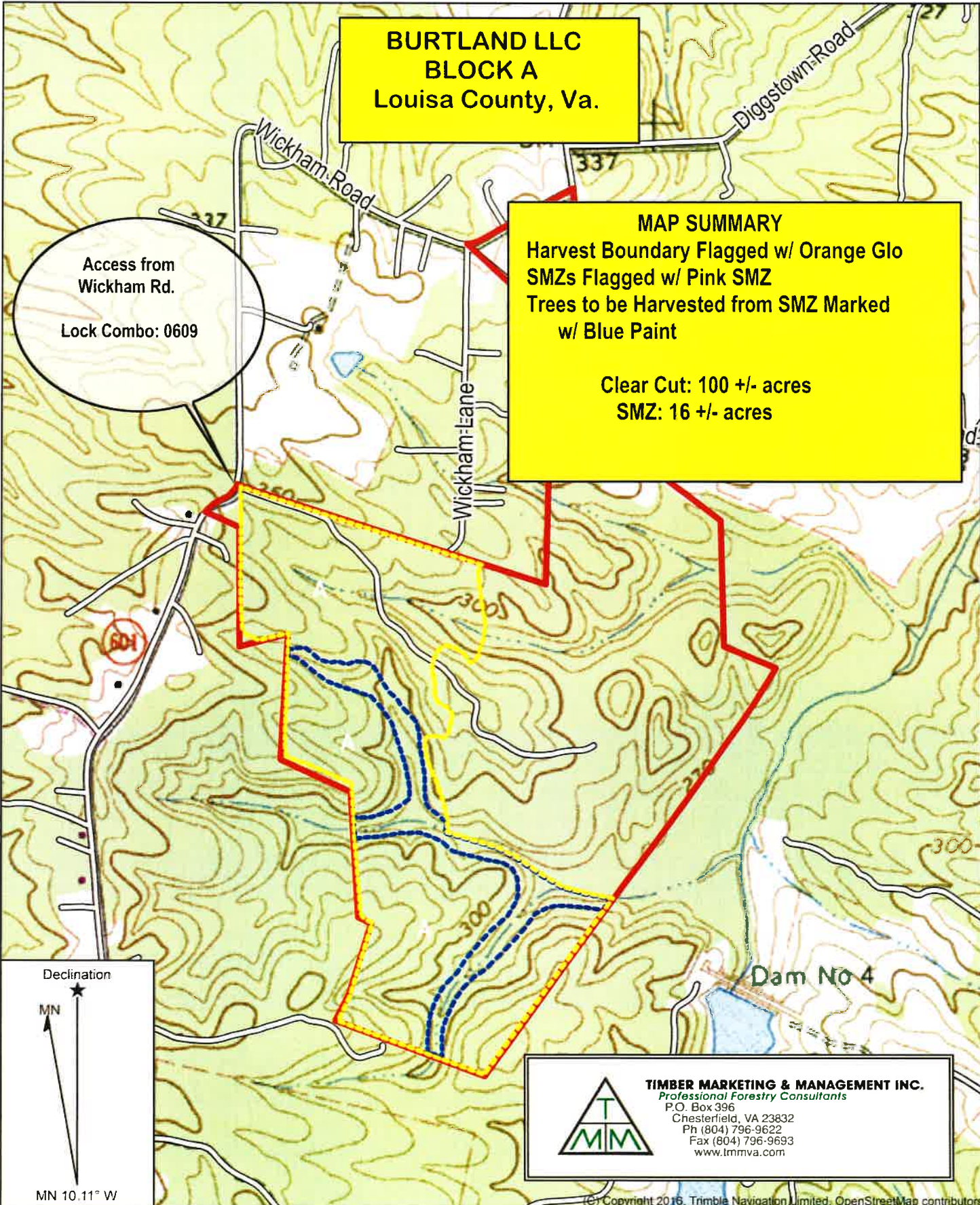
Location: 037° 54' 25.2776" N, 077° 47' 44.8944" W
BURLAND LLC - Louisa County, Va.

**BURLAND LLC
BLOCK A
Louisa County, Va.**

Access from
Wickham Rd.
Lock Combo: 0609

MAP SUMMARY
Harvest Boundary Flagged w/ Orange Glo
SMZs Flagged w/ Pink SMZ
Trees to be Harvested from SMZ Marked
w/ Blue Paint

Clear Cut: 100 +/- acres
SMZ: 16 +/- acres

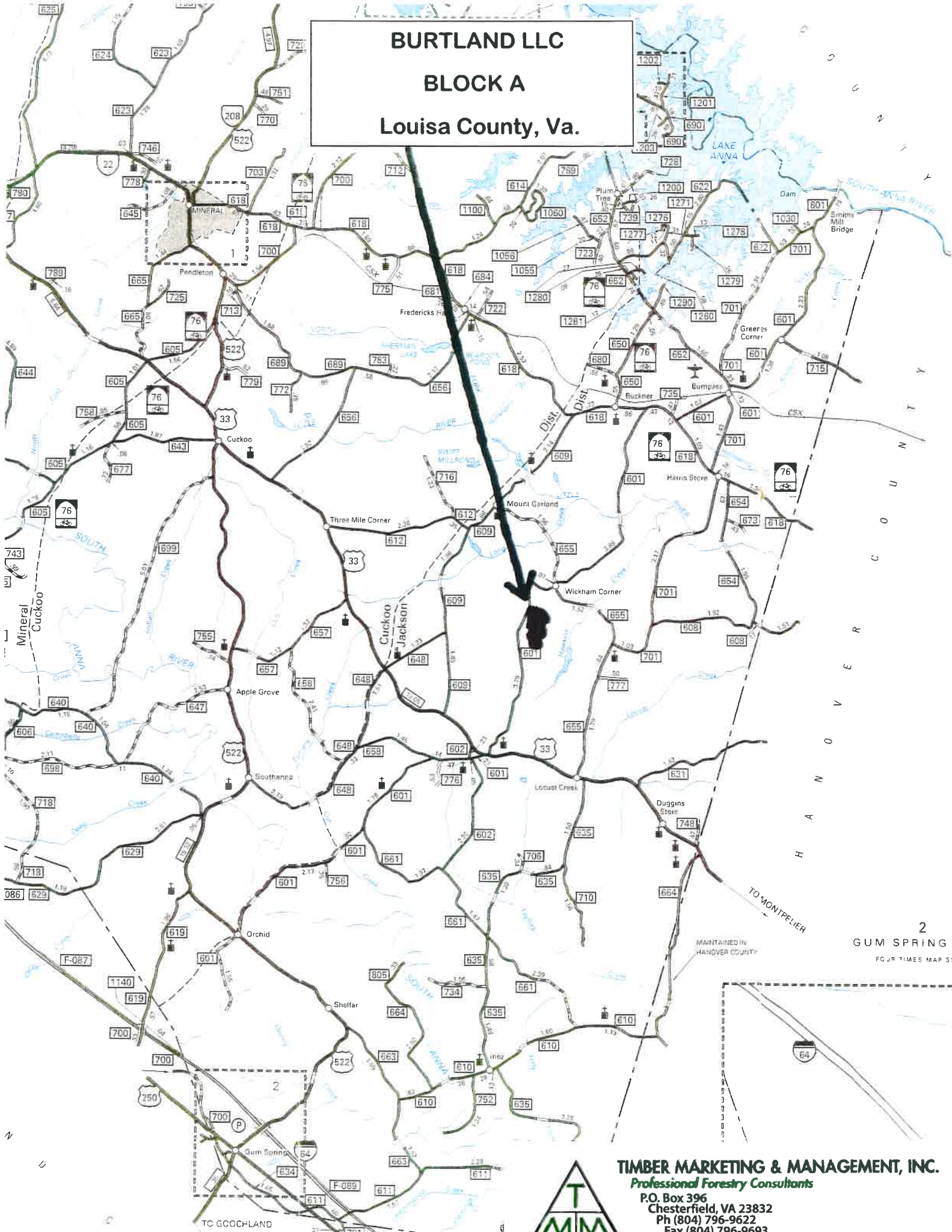


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Name: BUCKNER
Date: 09/03/24
Scale: 1 inch = 900 ft.

Location: 037° 54' 25.2776" N, 077° 47' 44.8944" W
BURLAND LLC - Louisa County, Va.

**BURLAND LLC
BLOCK A
Louisa County, Va.**



2
GUM SPRING
FOUR TIMES MAP SC



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