

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:	November 17, 2022	
Time:	11:00 a.m.	
Day:	Thursday	
	Clear Cut	SMZ
Total Vol./Acre:	19,474 B.F.	3,734 B. F.
Pine Vol/Tree:	132 B.F.	281 B. F.
Hdwd. Vol/Tree:	-0- B.F.	303 B. F.

**CLEAR CUT SALE
EXCELLENT PINE SAWTIMBER TRACT
WITH ROADSIDE ACCESS**

Having been employed by **Cherry Family Limited Partnership** we solicit bids on all merchantable timber on **69 +/- acres** in the clear cut area and on the blue marked timber only on **13 +/- acres** in the SMZ's and in Lunenburg County, Virginia and as shown on the attached map.

We made a 9.6% plot cruise of the pulpwood-size trees to be harvested. Our estimate of their volume is:

	Clear Cut	Total	Total
<u>Pulpwood</u>	<u>Cords</u>	<u>Cords</u>	<u>Tons</u>
Pine	458	458	1,191
Soft Hardwood	38	38	99
Hard Hardwood	6	6	16
Total:	502	502	1,305

We made a 9.6% plot cruise in the clear cut area and a 100% tree count in the SMZ's. Our estimate of their volume is:

<u>Sawtimber</u>	Clear Cut	SMZ's	Total
Loblolly Pine	1,343,700	18,200	1,361,900
Poplar	0	8,900	8,900
Gum	0	8,300	8,300
White Oak	0	5,500	5,500
Northern Red Oak	0	4,000	4,000
Hickory	0	1,700	1,700
Red Oak	0	1,500	1,500
Maple	0	300	300

Total: 1,392,100 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.

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.

A handwritten signature in black ink, appearing to read "Matt S", with a long horizontal line extending to the right.

Matt Sandman, Area Manager
804-796-9622 office
434-808-2102 mobile

Cherry Family LP - Mancilas Tract

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: 9.6%

Sawtimber Cruise: 9.6%

Cruise Date: Monday, October 24, 2022

Owner's Name: Cherry Family LP

County/State: Lunenburg County, VA

Acreage: 69+/-

Cruise Type: Plot Cruise

Harvest Type: Clear Cut

Total BF/Acre: 19,474

Pine Vol/Tree: 131.6

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	812	37	312	12	42	2		
8	1,010	101	125	10	10	1		
10	1,625	270	104	14	10	1		
12	177	47	10	2	10	2		
14	10	4						
Total	3,635	458	552	38	73	6		

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	677	802				1,479	71.7	5.3%
12	302	1,177	3,656			5,135	564.0	42.0%
14	42	292	2,208	396		2,937	540.8	40.2%
16	10	135	385	42		573	138.3	10.3%
18		10	52			62	20.1	1.5%
20			21			21	8.9	0.7%
Total	1,031	2,417	6,323	437		10,208	1,343.7	

Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Pine	10,208	1,343.7	131.6	100.0%
Total	10,208	1,343.7	131.6	

Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
10	1,479	71.7	48.5	5.3%
12	5,135	564.0	109.8	42.0%
14	2,937	540.8	184.1	40.2%
16	573	138.3	241.3	10.3%
18	62	20.1	321.3	1.5%
20	21	8.9	427.0	0.7%
Total	10,208	1,343.7	131.6	

Sawtimber Volume by Species

Species	# Trees	Volume	Avg BF/Tree	% of Total
Loblolly Pine	10,208	1,343.7	131.6	100.0%
Total	10,208	1,343.7	131.6	

Cherry Family LP - Mancilas Tract SMZ

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Chesterfield, VA 23832-0000

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

Sawtimber Cruise: 100.0%

Cruise Date: Wednesday, October 19, 2022
 Owner's Name: Cherry Family LP
 County/State: Lunenburg County, VA
 Acreage: 13+/-
 Cruise Type: Tree Count
 Harvest Type: Select Cut
 Total BF/Acre: 3,734
 Pine Vol/Tree: 280.5
 Hardwood Vol/Tree: 303.1

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:

Gum - 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	4	3			8	1.6	19.7%
18	1	6	7			14	4.0	47.9%
20		4				4	1.3	15.1%
22		1	2			3	1.4	17.3%
Total	2	15	12			29	8.3	

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		2				2	0.4	22.5%
18		2				2	0.5	29.3%
20			1			1	0.4	25.3%
22		1				1	0.4	22.9%
Total		5	1			6	1.7	

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
14		3	16	1		20	3.6	19.8%
16		5	15	4		24	6.0	33.0%
18		1	10	1		12	4.0	22.0%
20		1	4	1		6	2.5	13.9%
22			1			1	0.5	2.9%
26			2			2	1.5	8.4%
Total		10	48	7		65	18.2	

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	0.1	38.2%
20	1					1	0.2	61.8%
Total	2					2	0.3	

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
16	1					1	0.1	2.8%
18	1		3			4	0.9	22.0%
20			6			6	1.9	46.6%
22			3			3	1.2	28.7%
Total	2		12			14	4.0	

Poplar - 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		4	0.9	10.0%
18	1		1	6		8	2.4	27.0%
20			4	2		6	2.1	23.6%
22			5	3		8	3.5	39.4%
Total	1		12	13		26	8.9	

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
18			1			1	0.2	16.5%
20			1			1	0.3	20.9%
24			2			2	0.9	62.5%
Total			4			4	1.5	

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
16		2				2	0.4	6.9%
18		10	1			11	2.8	50.9%
20		1				1	0.3	5.7%
22		4				4	1.5	28.0%
24		1				1	0.5	8.5%
Total		18	1			19	5.5	

Cherry Family LP - Mancilas Tract SMZ

Timber Marketing & Management, Inc.

Cruise Date: Wednesday, October 19, 2022
Owner's Name: Cherry Family LP
County/State: Lunenburg County, VA

Sawtimber Volume by Timber Type

<u>Timber Type</u>	<u># Trees</u>	<u>Volume</u>	<u>Avg BF/Tree</u>	<u>% of Total</u>
Hardwood	100	30.3	303.1	62.4%
Pine	65	18.2	280.5	37.6%
Total	165	48.5	294.2	

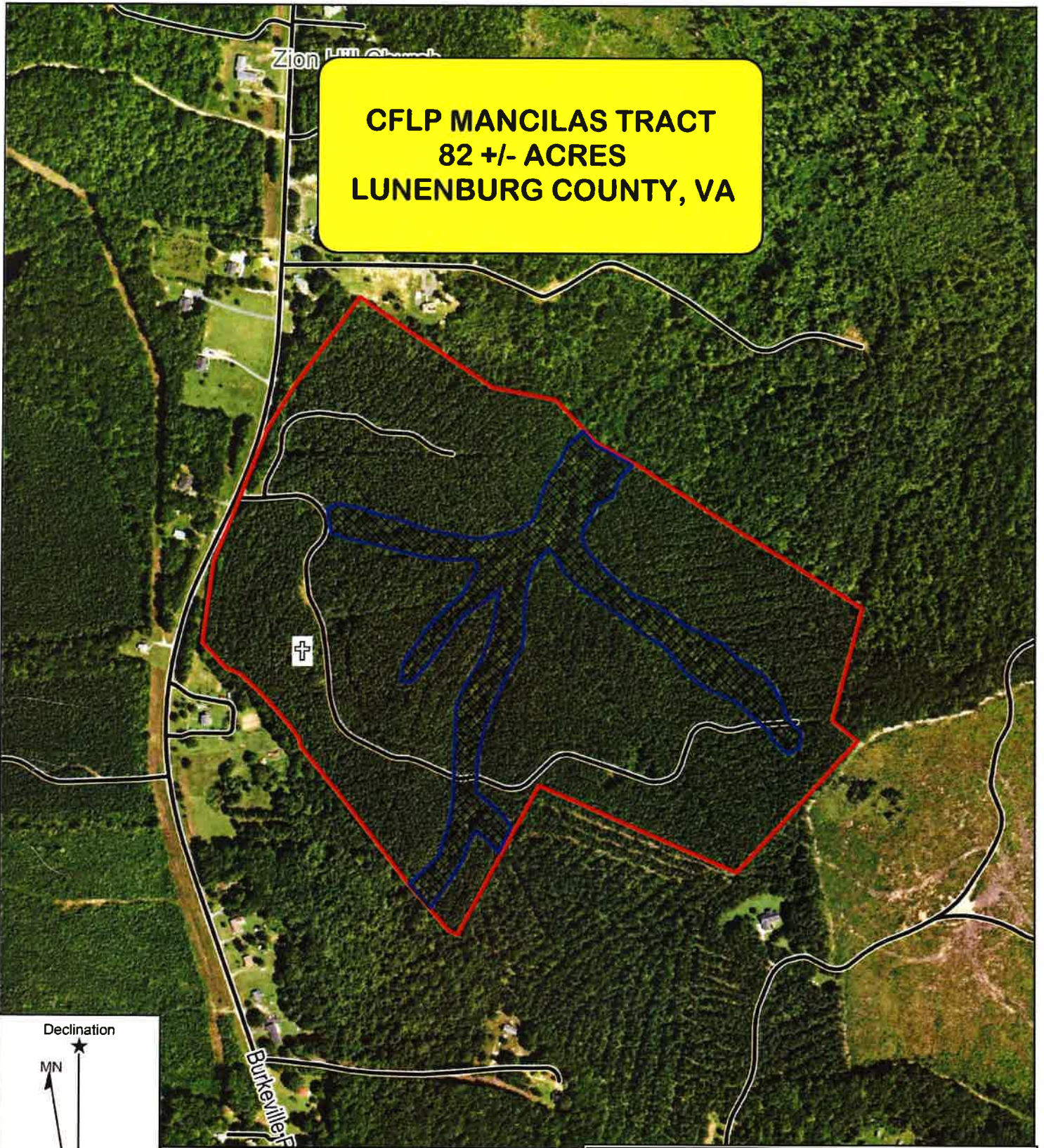
Sawtimber Volume by DBH

<u>DBH</u>	<u># Trees</u>	<u>Volume</u>	<u>Avg BF/Tree</u>	<u>% of Total</u>
14	20	3.6	180.8	7.4%
16	42	9.5	226.8	19.6%
18	52	14.9	285.6	30.6%
20	26	9.0	346.9	18.6%
22	20	8.6	429.3	17.7%
24	3	1.4	469.0	2.9%
26	2	1.5	767.0	3.2%
Total	165	48.5	294.2	

Sawtimber Volume by Species

<u>Species</u>	<u># Trees</u>	<u>Volume</u>	<u>Avg BF/Tree</u>	<u>% of Total</u>
Gum	29	8.3	287.0	17.1%
Hickory	6	1.7	281.7	3.5%
Loblolly Pine	65	18.2	280.5	37.6%
Maple	2	0.3	146.5	0.6%
Northern Red Oak	14	4.0	288.9	8.3%
Poplar	26	8.9	343.4	18.4%
Red Oak	4	1.5	375.0	3.1%
White Oak	19	5.5	290.9	11.4%
Total	165	48.5	294.2	




**CFLP MANCILAS TRACT
82 +/- ACRES
LUNENBURG COUNTY, VA**



Declination



MN 9.70° W

-  Property Boundaries
-  Stream Buffers
-  Cemetary (Flagged in Pink)



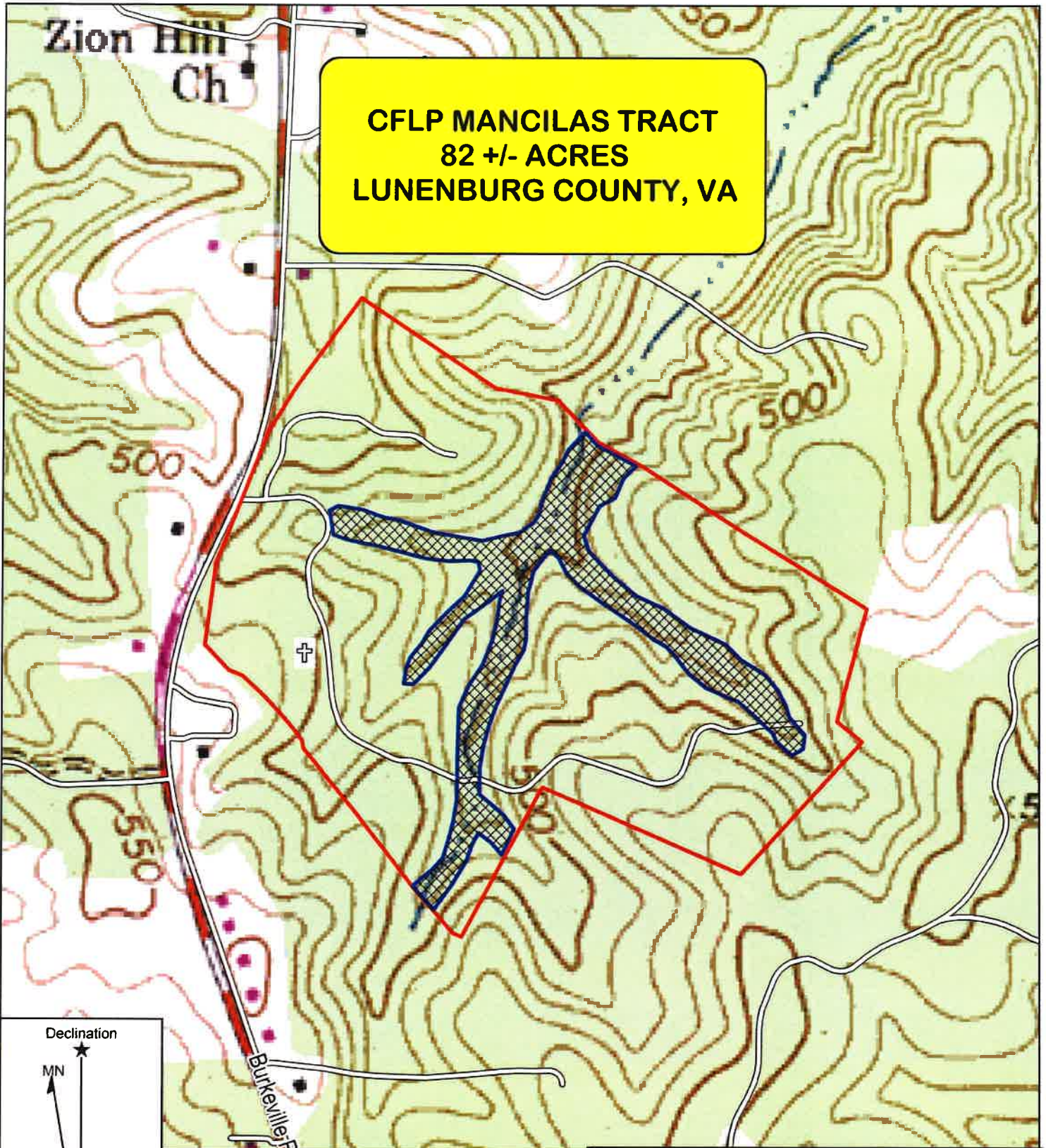
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Name: CFLP Mancilas Tract
Date: October 19, 2022
Scale: 1 inch = 500 ft.

Location: Lunenburg County, VA
69.7 Acres of Clearcut
12.3 Acres of SMZ

Zion Hill
Ch

**CFLP MANCILAS TRACT
82 +/- ACRES
LUNENBURG COUNTY, VA**



Declination

MN

MN 9.70° W

- Property Boundaries
- Stream Buffers
- + Cemetery (Flagged in Pink)



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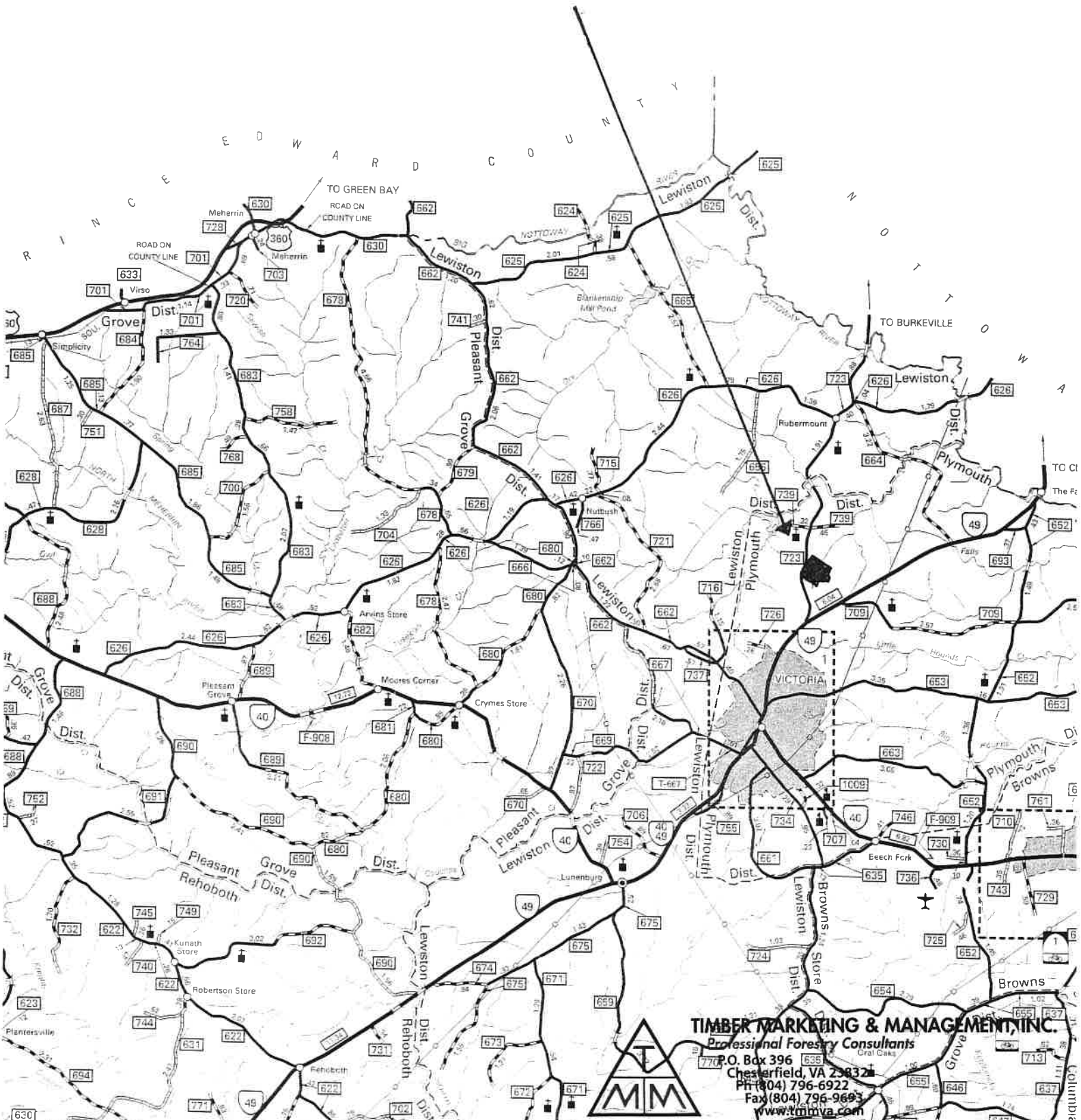
Name: CFLP Mancilas Tract
Date: October 19, 2022
Scale: 1 inch = 500 ft.

Location: Lunenburg County, VA
69.7 Acres of Clearcut
12.3 Acres of SMZ

CFLP MANCILAS TRACT

82 +/- ACRES

LUNENBURG COUNTY, VA



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