



TIMBER MARKETING & MANAGEMENT INC.

Professional Forestry Consultants

P.O. Box 396

Chesterfield, VA 23832

Ph (804) 796-9622

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www.tmmva.com



CYPRESS
REALTY COMPANY

LAND AND TIMBER SALE MATURE HARDWOODS – GREAT LOCATION

Acting as agent for **The Estate of Mattie Clements**, we solicit sealed bids on **66.37 acres** of land and/or timber in **Buckingham County, VA** as shown on the attached map prepared by Timber Marketing & Management Inc. and the survey plat prepared by Maxey & Associates P.C.

BID DATE & TIME:

- Thursday April 26, 2018 11:00 a.m.

BIDS MAY BE SUBMITTED AS FOLLOWS:

- Bare Land Only
- Timber Only
- Land and Timber Combined

INFORMATION PACKET INCLUDES:

- Sale Terms and Conditions
- Bid form for sale
- Maps – Color Aerial Photograph, Topographic Map, Highway Location Map, Vicinity Map, and recent Survey Plat.
- Timber Volumes, 100% Tree Count Completed by Timber Marketing & Management Inc.
- Pictures of property
- Yearly tax rates and info. available upon request.
- Property open for viewing or call to schedule an appointment.

PROPERTY FEATURES & ATTRIBUTES:

- 1,872' of road frontage on Tatum Rd. SR 696
- Valuable mature hardwood timber
- Great opportunities as a recreational or timberland investment property
- 17+/- Acres of open fields, 49+/- acres in forestland
- Multiple creeks present on the property
- Residential opportunity, power available on property.
- Located in a quiet community, but just 15 minutes from town!
- Recently Surveyed and painted boundary lines.

SALE TERMS AND CONDITIONS

As agent with Cypress Realty Company, I have been authorized by The Estate of Mattie Clements to offer for sale 66.37 acres of property that is located in Buckingham County, VA. The 66.37 acre tract is a combination of three contiguous parcels identified as Tax Map # 100-9 (assessed at 40 acres), 100-10 (assessed at 14 acres) and 100-11 (assessed at 5 acres). However, a recent survey has determined that all three tax parcels contain 66.37 total acres of land. Upon recordation of the survey plat at closing, these will be consolidated into one tax parcel by the Buckingham County Planning Department. The subject property has approximately 1,872' of road frontage along the north side of State Route 696, Tatum Road.

The land and timber sale will be conducted on a sealed bid system. Buyer agent representation is encouraged (\$1,500 sub-agency fee offered on bare land bids, and \$3,000 sub-agency fee offered on land and timber combined bids). The bids will be opened at Timber Marketing & Management Inc.'s office located at 9520 Ironbridge Rd. Chesterfield, VA 23832, promptly at **11:00 a.m. on Thursday April 26, 2018**. Please use the enclosed Bid Form for submitting your bids. Bids that are mailed, please indicate on the outside of the envelope that it is a "**Clements Estate Land Bid**". If bids are emailed or faxed, please do so with the provided bid form. Telephone bids will only be accepted for timber bids. All land bids must be placed on the bid form. All bids are confidential and will not be opened until the scheduled time. The owner reserves the right to accept or reject any or all bids. The owner requires a minimum of 48 hours to accept or decline offers.

Land Bidders

- The property is being offered "as is". The successful bidder(s) will have 30 days for closing from the date of bid acceptance. An earnest money deposit of 1% of sale price is due upon execution of sales contract (within 1 week of bid acceptance) at the office of Cypress Realty Company, P.O. Box 396 Chesterfield, VA 23832.

Timber Only Bidders

- The successful bidders will have a 30-day period to close from the date of bid acceptance.
- Bids must be made on a lump-sum basis.
- A 12 month contract from closing date will be allowed to cut and remove the timber being sold.
- 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.
- No tops or laps will be allowed to remain in the streams, fields, buffers or over cutting boundaries. They must be pulled back immediately.
- Only the blue marked trees are to be cut from Streamside Management Zones.
- No logging will be permitted during excessively wet weather conditions as determined by Timber Marketing & Management, Inc.
- A \$2,000 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.
- The provided timber volumes are not guaranteed; however, care was taken in the field to assemble to provided volumes. You should note how your utilization practices may vary from the above and make any necessary adjustments.

Please send bid forms to: (please use provided bid form)

Mailed: Cypress Realty Company / TMM Inc. P.O. Box 396, Chesterfield, VA 23832

Fax: 804-796-9693

Email: TMM4U@AOL.COM

Phone: 804-796-9622 (timber bids only)

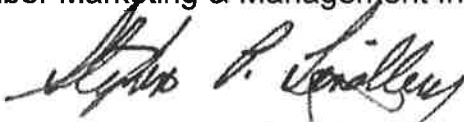
Bids must be received by **Thursday April 26, 2018 at 11:00 a.m.**

Information has been gathered from sources deemed reliable but is not guaranteed. Prospective purchasers should obtain verification from other sources satisfactory to them. The Broker and Agents assume no liability for inaccuracies in the listing information.

There will not be any scheduled show trip of the tract, however, you may call and set up an appointment or you may inspect the property at your own leisure.


Sincerely,

CYPRESS REALTY COMPANY
Timber Marketing & Management Inc.



Stephen P. Lindberg, Agent and Forester
804-796-9622 (office) / 804-512-3578 (cell)
Virginia Real Estate Salesman's License no. 0225 122898

Timber Marketing & Management Inc.



Andrew J. Lindberg, Area Manager
804-796-9622 (office) / 804-338-8436 (cell)

Real Estate

Cypress Realty Company
Stephen Lindberg, Agent
804-796-9622 (office)
www.cypressrealtycompany.com
(Listing Brokerage)

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The Estate of Mattie Clements

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: 8.0%
Sawtimber Cruise: 100.0%

Cruise Date: Monday, January 08, 2018
Owner's Name: The Estate of Mattie Clements
County/State: Buckingham County, VA
Acreage: 42+/-
Cruise Type: Tree Count
Harvest Type: Clear Cut
Total BF/Acre: 10,806
Pine Vol/Tree: 114.4
Hardwood Vol/Tree: 220.3

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	125	6	588	23	638	25	
8	188	19	288	23	788	62	
10	188	31	275	37	700	93	
12	138	36	75	15	238	47	
14	75	28	38	10	50	13	
Total	713	120	1,263	107	2,413	241	

Ash - 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	9.4%
14	1	1				2	0.2	18.9%
16	2					2	0.2	18.9%
20		2				2	0.6	52.9%
Total	5	3				8	1.2	

Beech - Sawtimber International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
14	1					1	0.1	36.6%
18	1					1	0.1	63.4%
Total	2					2	0.2	

Cedar - Sawtimber International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
14	2					2	0.2	100.0%
Total	2					2	0.2	

Elm - Sawtimber International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
14	1					1	0.1	22.4%
18	2					2	0.3	77.6%
Total	3					3	0.4	

Gum - 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	5.4%
14		7				7	1.0	15.8%
16		6				6	1.1	18.2%
18		1	2			3	0.9	14.7%
20		2	4			6	2.3	37.4%
22			1			1	0.5	8.5%
Total	6	16	7			29	6.2	

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	37					37	2.1	20.4%
14	10	13				23	2.7	26.3%
16	9	11				20	3.1	30.6%
18	1	4				5	1.1	11.2%
20		1	2			3	1.2	11.5%
Total	57	29	2			88	10.1	

Loblolly/Shortleaf 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	10	3				13	0.5	2.6%
12	9	19	16			44	4.2	20.3%
14		13	13			26	4.3	20.7%
16		2	18			20	5.0	24.3%
18		3	5			8	2.4	11.8%
20	1		5			6	2.3	11.3%
22			2			2	1.1	5.1%
26			1			1	0.8	3.7%
Total	20	40	60			120	20.5	

The Estate of Mattie Clements

Timber Marketing & Management, Inc.

Cruise Date: Monday, January 08, 2018
 Owner's Name: The Estate of Mattie Clements
 County/State: Buckingham County, VA

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	4					4	0.2	15.7%
14	3					3	0.2	17.4%
16	3	1				4	0.5	36.8%
18		1				1	0.2	17.4%
20	1					1	0.2	12.7%
Total	11	2				13	1.4	

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
12	7					7	0.4	1.6%
14	14	3				17	1.6	6.6%
16	3	8				11	1.9	7.7%
18	2	9	2			13	3.2	13.3%
20	4	10	1			15	4.3	17.9%
22	3	8	5			16	6.4	26.7%
24		3	3			6	3.3	13.9%
26		1				1	0.6	2.3%
28		2				2	1.3	5.5%
30			1			1	1.1	4.4%
Total	33	44	12			89	24.0	

Poplar - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
12	59	1				60	3.4	2.2%
14	15	61	4			80	10.6	6.7%
16	13	53	57			123	26.1	16.6%
18	6	27	63	1		97	29.1	18.5%
20		23	49	2		74	29.2	18.5%
22		22	33			55	25.9	16.5%
24		7	15	1		23	13.7	8.7%
26		3	8	1		12	8.7	5.6%
28		2	2			4	3.1	2.0%
30	1	1	1			3	2.2	1.4%
32			2			2	2.4	1.5%
36		1	1			2	2.7	1.7%
Total	94	201	235	5		535	157.3	

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
12	60					60	3.4	4.6%
14	38	41				79	8.9	12.3%
16	23	56	1			80	13.5	18.5%
18	12	42	4			58	13.5	18.5%
20	5	24	1			30	8.9	12.2%
22	4	20	3			27	10.2	14.0%
24	2	7	3			12	5.7	7.9%
26	2	5				7	3.4	4.7%
30	1	1	2			4	3.3	4.5%
32		1	1			2	2.1	2.9%
Total	147	197	15			359	72.9	

Sycamore - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
12	2					2	0.1	8.0%
14	2	1				3	0.3	22.0%
16	2	1				3	0.4	29.7%
18		1				1	0.2	17.8%
20		1				1	0.3	22.5%
Total	6	4				10	1.4	

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
10	61					61	2.2	8.8%
12	62	61	3			126	9.4	37.6%
14	15	43	9			67	9.0	35.8%
16	3	17	2			22	4.1	16.3%
18	1	1				2	0.4	1.6%
Total	142	122	14			278	25.1	

Walnut - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
12	3					3	0.2	8.2%
14	4					4	0.3	16.2%
16	4					4	0.4	21.9%
18	2					2	0.3	14.1%
20	1					1	0.2	8.8%
26	2					2	0.6	30.8%
Total	16					16	2.0	

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Cruise Date: Monday, January 08, 2018
 Owner's Name: The Estate of Mattie Clements
 County/State: Buckingham 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	139					139	7.8	5.9%
14	50	112				162	19.9	15.2%
16	27	121	17			165	30.4	23.2%
18	12	78	25			115	29.5	22.5%
20	11	47	17			75	24.0	18.3%
22	4	19	2			25	9.3	7.1%
24	1	7	4			12	6.1	4.7%
26	3	1	2			6	3.0	2.3%
28			1			1	0.9	0.7%
Total	247	385	68			700	130.9	

Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Hardwood	1,852	408.1	220.3	89.9%
Pine	400	45.8	114.4	10.1%
Total	2,252	453.8	201.5	

Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
10	74	2.7	36.9	0.6%
12	490	31.6	64.4	7.0%
14	477	59.4	124.5	13.1%
16	460	86.7	188.5	19.1%
18	308	81.4	264.2	17.9%
20	214	73.5	343.3	16.2%
22	126	53.4	424.0	11.8%
24	53	28.9	545.8	6.4%
26	29	17.2	591.5	3.8%
28	7	5.3	761.1	1.2%
30	8	6.6	820.5	1.4%
32	4	4.5	1,127.3	1.0%
36	2	2.7	1,346.0	0.6%
Total	2,252	453.8	201.5	

Sawtimber Volume by Species

Species	# Trees	Volume	Avg BF/Tree	% of Total
Ash	8	1.2	148.5	0.3%
Beech	2	0.2	113.5	0.1%
Cedar	2	0.2	83.0	0.0%
Elm	3	0.4	123.7	0.1%
Gum	29	6.2	215.4	1.4%
Hickory	88	10.1	115.2	2.2%
Loblolly/Shortleaf Pine	120	20.5	170.9	4.5%
Maple	13	1.4	109.8	0.3%
Northern Red Oak	89	24.0	269.3	5.3%
Poplar	535	157.3	294.0	34.7%
Red Oak	359	72.9	203.0	16.1%
Sycamore	10	1.4	139.5	0.3%
Virginia Pine	278	25.1	90.3	5.5%
Walnut	16	2.0	127.9	0.5%
White Oak	700	130.9	187.0	28.8%
Total	2,252	453.8	201.5	