

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:	December 19, 2019
Time:	11:00 a. m.
Day:	Thursday
Total Vol./Acre:	14,893 (CC) 4,177 (SC) B. F.
Pine Vol/Tree:	145 (CC) 261 (SC) B. F.
Hdwd. Vol/Tree:	123 (CC) 344 (SC) B. F.

CLEAR- CUT SALE

Having been employed by **Campbell F. Epes, Jr.** we solicit bids on all merchantable timber on **88 +/- acres** shown as the **Clear Cut** area and the blue marked timber only on **14 +/- acres** shown as the **SMZs / Select Cut** area on the attached map and located in **Charlotte County, Virginia**.

We made an 8% plot cruise of the pulpwood trees to be harvested. Our estimate of their volume is:

<u>Pulpwood</u>	<u>Cords</u>	<u>Tons</u>
Pine	466	1,212
Soft Hardwood	129	335
Hard Hardwood	<u>11</u>	<u>29</u>
Total:	606	1,576

We made an 8% plot cruise in the clear cut area and a 100% tree count in the SMZs / Select Cut area 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	1,290,600	45,100	1,335,700
Poplar	19,900	6,400	26,300
Gum	0	1,000	1,000
Hickory	0	2,300	2,300
Maple	0	500	500
Red Oak	0	2,000	2,000
Virginia Pine	0	600	600
White Oak	<u>0</u>	<u>600</u>	<u>600</u>
	1,310,500	58,500	1,369,000 <i>Total: BF Int 1/4" Scale</i>

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 24 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 \$3,000.00 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.

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 tmm4u@aol.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 Sandman", with a long horizontal flourish extending to the right.

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

Campbell F. Epes, Jr. 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: 8.0%

Sawtimber Cruise: 8.0%

Cruise Date: Thursday, November 21, 2019

Owner's Name: Campbell F. Epes, Jr.

County/State: Charlotte County, VA

Acreage: 88+/-

Cruise Type: Plot Cruise

Harvest Type: Clear Cut

Total BF/Acre: 14,893

Pine Vol/Tree: 145.2

Hardwood Vol/Tree: 122.7

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:

Pulpwood

Standard Cord

DBH	Wood Classification						Total
	Pine		Soft Hardwood		Hard Hardwood		
# Trees	Volume	# Trees	Volume	# Trees	Volume	# Trees	Volume
6	1,450	65	725	28	88	3	
8	1,688	169	525	41	38	3	
10	1,238	205	288	38	13	2	
12	100	26	88	17			
14			13	3	13	3	
Total	4,475	466	1,638	129	150	11	

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	1,088	150				1,238	48.0	3.7%
12	313	1,288	1,275			2,875	289.0	22.4%
14	225	825	1,800	63		2,913	483.3	37.4%
16	100	288	1,050	175		1,613	388.0	30.1%
18		63	138	13		213	66.7	5.2%
20		13	13	13		38	15.7	1.2%
Total	1,725	2,625	4,275	263		8,888	1,290.6	

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	88					88	4.9	24.6%
14	38					38	3.1	15.6%
16	13					13	1.4	7.0%
20		13				13	3.9	19.7%
22			13			13	6.6	33.1%
Total	138	13	13			163	19.9	

Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Hardwood	163	19.9	122.7	1.5%
Pine	8,888	1,290.6	145.2	98.5%
Total	9,050	1,310.6	144.8	

Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
10	1,238	48.0	38.8	3.7%
12	2,963	293.9	99.2	22.4%
14	2,950	486.4	164.9	37.1%
16	1,625	389.4	239.6	29.7%
18	213	66.7	314.0	5.1%
20	50	19.6	391.8	1.5%
22	13	6.6	528.0	0.5%
Total	9,050	1,310.6	144.8	

Sawtimber Volume by Species

Species	# Trees	Volume	Avg BF/Tree	% of Total
Loblolly Pine	8,888	1,290.6	145.2	98.5%
Poplar	163	19.9	122.7	1.5%
Total	9,050	1,310.6	144.8	

Campbell F. Epes, Jr. - SMZ's

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Sawtimber Cruise: 100.0%

Cruise Date: Thursday, November 21, 2019
 Owner's Name: Campbell F. Epes, Jr.
 County/State: Charlotte County, VA
 Acreage: 14+/-
 Cruise Type: Tree Count
 Harvest Type: Select Cut
 Total BF/Acre: 4,177
 Pine Vol/Tree: 261.4
 Hardwood Vol/Tree: 344.4

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
18		1				1	0.2	25.1%
20		1	1			2	0.7	74.9%
Total		2	1			3	1.0	

Hickory - 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			2	0.6	25.4%
20		3				3	0.9	41.0%
22		2				2	0.8	33.7%
Total		6	1			7	2.3	

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
12		3	10			13	1.5	3.3%
14	1	6	26	3		36	6.4	14.2%
16	1	7	36	8		52	13.1	29.0%
18	2	6	26	7		41	13.3	29.5%
20	1	2	11	3		17	7.0	15.6%
22		1	4	2		7	3.8	8.4%
Total	5	25	113	23		166	45.1	

Maple - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
24		1				1	0.5	100.0%
Total		1				1	0.5	

Poplar - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
18		4	4			8	2.3	36.5%
20			3	2		5	2.3	36.1%
22				1		1	0.6	10.0%
24		1	1			2	1.1	17.4%
Total		5	8	3		16	6.4	

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	5				6	1.4	68.8%
20		2				2	0.6	31.2%
Total	1	7				8	2.0	

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	2					2	0.1	11.8%
12	4		1			5	0.3	56.3%
14	1					1	0.1	13.6%
16	1					1	0.1	18.3%
Total	8		1			9	0.6	

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
20		1				1	0.3	54.1%
24	1					1	0.3	45.9%
Total	1	1				2	0.6	

Campbell F. Epes, Jr. - SMZ's

Timber Marketing & Management, Inc.

Cruise Date: Thursday, November 21, 2019
Owner's Name: Campbell F. Epes, Jr.
County/State: Charlotte 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	37	12.7	344.4	21.8%
Pine	175	45.7	261.4	78.2%
Total	212	58.5	275.9	

Sawtimber Volume by DBH

<u>DBH</u>	<u># Trees</u>	<u>Volume</u>	<u>Avg BF/Tree</u>	<u>% of Total</u>
10	2	0.1	36.0	0.1%
12	18	1.8	101.1	3.1%
14	37	6.5	175.6	11.1%
16	53	13.2	249.2	22.6%
18	58	17.9	308.2	30.6%
20	30	12.0	399.1	20.5%
22	10	5.2	518.7	8.9%
24	4	1.8	462.0	3.2%
Total	212	58.5	275.9	

Sawtimber Volume by Species

<u>Species</u>	<u># Trees</u>	<u>Volume</u>	<u>Avg BF/Tree</u>	<u>% of Total</u>
Gum	3	1.0	329.7	1.7%
Hickory	7	2.3	328.6	3.9%
Loblolly Pine	166	45.1	271.9	77.2%
Maple	1	0.5	469.0	0.8%
Poplar	16	6.4	399.5	10.9%
Red Oak	8	2.0	251.5	3.4%
Virginia Pine	9	0.6	67.9	1.0%
White Oak	2	0.6	290.0	1.0%
Total	212	58.5	275.9	

**EPES TRACT
CHARLOTTE COUNTY, VA
103 +/- ACRES**

**HARDWOOD
SELECT CUT**

**ACREAGE
BREAKDOWN**

**CLEARCUT (FLAGGED
IN PINK, RED AREA
ON MAP) - 88 +/-
ACRES**

**SMZs (FLAGGED IN
ORANGE SMZ, BLUE
AREA ON MAP) - 10 +/-
ACRES**

**HARDWOOD SELECT
CUT (FLAGGED IN
ORANGE SMZ, GREEN
AREA ON MAP) - 4.5
+/- ACRES**

**STREAMSIDE
MANAGEMENT
ZONES**

George Washington Highway

Conservation Lane

Declination

MN

MN 9.51° W



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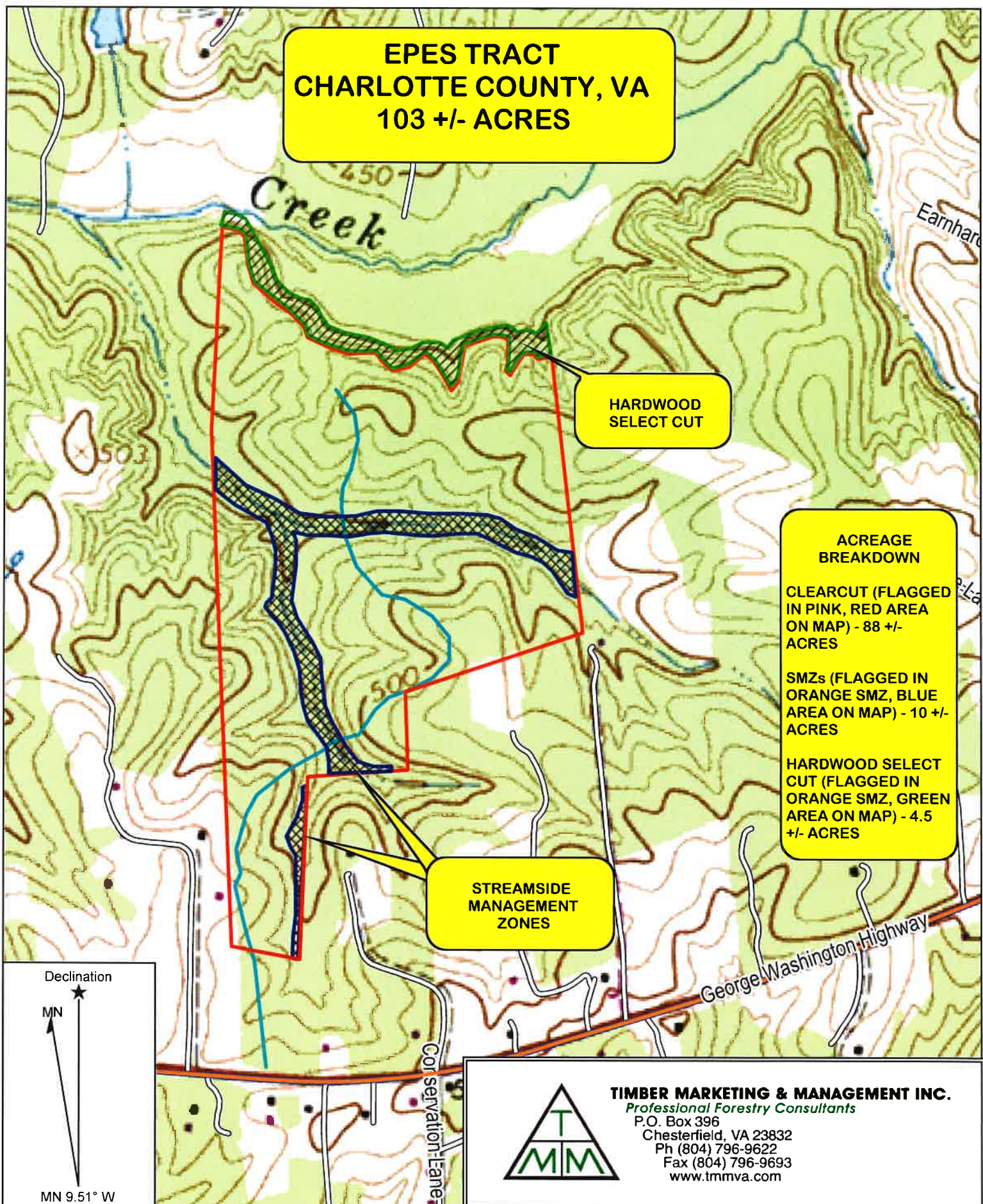
Fax (804) 796-9693

www.tmmva.com

Name: Epes Tract
Date: November 21, 2019
Scale: 1 inch = 660 ft.

Location: Charlotte County, VA

**EPES TRACT
CHARLOTTE COUNTY, VA
103 +/- ACRES**



**HARDWOOD
SELECT CUT**

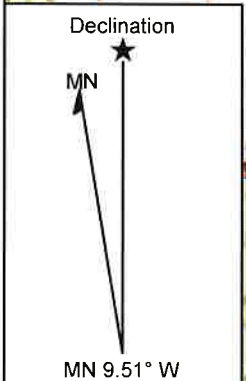
**ACREAGE
BREAKDOWN**

CLEARCUT (FLAGGED
IN PINK, RED AREA
ON MAP) - 88 +/-
ACRES

SMZs (FLAGGED IN
ORANGE SMZ, BLUE
AREA ON MAP) - 10 +/-
ACRES

HARDWOOD SELECT
CUT (FLAGGED IN
ORANGE SMZ, GREEN
AREA ON MAP) - 4.5
+/- ACRES

**STREAMSIDE
MANAGEMENT
ZONES**



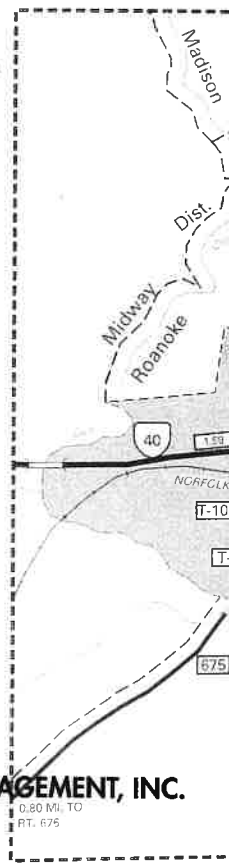
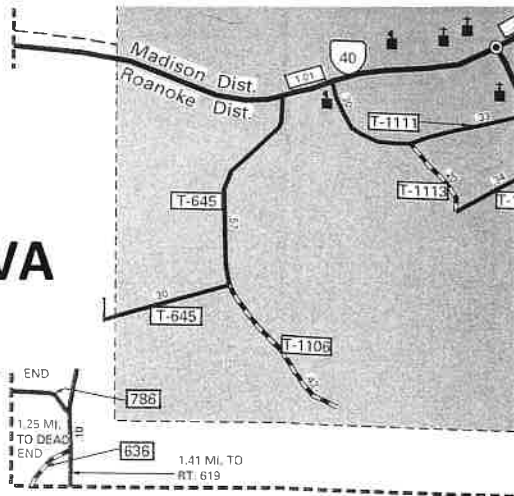
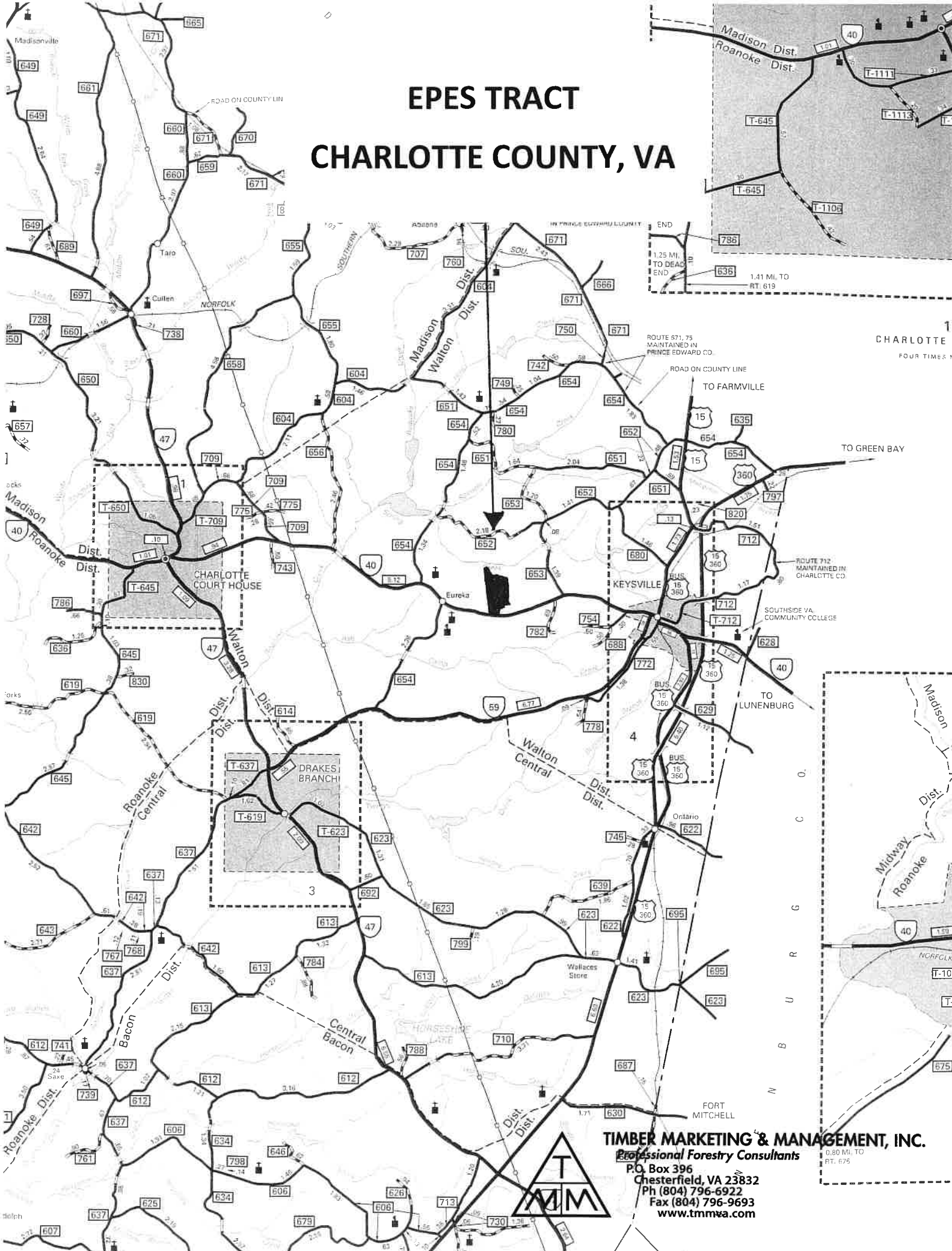
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Name: Epes Tract
 Date: November 21, 2019
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EPES TRACT CHARLOTTE COUNTY, VA



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