

**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:	March 14, 2019
Time:	11:00 a.m.
Day:	Thursday
Total Vol./Acre:	11,196 B. F.
Pine Vol/Tree:	144 B. F.
Hdwd. Vol/Tree:	215 B. F.

**SALE 1
CLEAR- CUT SALE
EXCELLENT ACCESS**

Having been employed by **JCM III LLC** we solicit bids on all merchantable timber on **103 +/- acres** in **Louisa County, Virginia** and as shown on the attached map.

We made a 4% 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	4	10
Soft Hardwood	301	783
Hard Hardwood	637	1,656
Topwood Estimate	<u>1,038</u>	<u>2,701</u>
Total:	1,980	5,150

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

Sawtimber

Red Oak	524,700	Loblolly Pine	11,300
Poplar	323,800	Maple	4,400
White Oak	215,100	Hickory	4,100
Chestnut Oak	40,700	Virginia Pine	800
Gum	16,100	Beech	<u>200</u>
Northern Red Oak	12,000	Total:	1,153,200 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

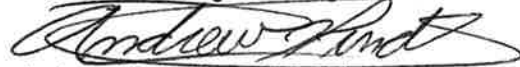
1. The key to the cable lock is on the back of tree.
2. A period of time of **18 months** will be allowed to cut and remove the timber.
3. Seller will accept payment terms as follows: 50% payable at closing and 50% within 60 days of closing.
4. Roads **must** be maintained and restored to their original 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 and in the 100' roadside buffers along Mt. Airy Road.
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 \$3,000.00 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.



Andrew J. Lindberg, Area Manager
804-338-8436 mobile
804-796-9622 office

JCM III LLC - GREEN BAY FARM - SALE 1

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: 4.0%

Sawtimber Cruise: 100.0%

Cruise Date: Tuesday, January 08, 2019
 Owner's Name: JCM III LLC
 County/State: LOUISA COUNTY, VA
 Acreage: 103+/-
 Cruise Type: Tree Count
 Harvest Type: Clear Cut
 Total BF/Acre: 11,196
 Pine Vol/Tree: 143.6
 Hardwood Vol/Tree: 214.9

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

Wood Classification								
Pine			Soft Hardwood		Hard Hardwood		Cedar	
DBH	# Trees	Volume	# Trees	Volume	# Trees	Volume	# Trees	Volume
6			1,450	57	1,850	72		
8			975	77	1,925	152		
10	25	4	600	80	1,825	243		
12			375	74	825	163		
14			50	13	25	7		
Total	25	4	3,450	301	6,450	637		

Beech - 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					3	0.2	100.0%
Total	3					3	0.2	

Chestnut 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	107					107	6.0	14.7%
14	41	79	1			121	14.7	36.1%
16	10	30	7			47	8.6	21.1%
18	5	18	1			24	5.5	13.5%
20	5	4	1			10	2.6	6.4%
22		4	1			5	2.1	5.1%
24		1				1	0.5	1.2%
30		1				1	0.8	1.9%
Total	168	137	11			316	40.7	

Gum - Sawtimber

International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
12	39					39	2.2	13.6%
14	12	24	1			37	4.6	28.4%
16	3	10	8			21	4.3	26.7%
18		5	2			7	1.9	11.9%
20			4			4	1.7	10.6%
24			1	1		2	1.4	8.8%
Total	54	39	16	1		110	16.1	

Hickory - Sawtimber

International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
12	6					6	0.3	8.2%
14	9					9	0.7	18.2%
16	3	2				5	0.7	17.4%
18	1	4				5	1.1	27.6%
20	2		1			3	0.8	19.2%
22		1				1	0.4	9.4%
Total	21	7	1			29	4.1	

Loblolly/Shortleaf 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	6	7				13	0.6	5.6%
12	5	9	14			28	2.8	24.7%
14	1	3	7	2		13	2.2	19.8%
16	3	3	6	1		13	2.7	24.3%
18		1	3	1		5	1.7	14.7%
20			2			2	0.9	7.6%
22		1				1	0.4	3.4%
Total	15	24	32	4		75	11.3	

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	16					16	0.9	20.5%
14	10	2				12	1.1	25.4%
16	6	2				8	1.1	24.0%
18	1	4				5	1.1	26.0%
20	1					1	0.2	4.1%
Total	34	8				42	4.4	

JCM III LLC - GREEN BAY FARM - SALE 1

Timber Marketing & Management, Inc.

Cruise Date: Tuesday, January 08, 2019
 Owner's Name: JCM III LLC
 County/State: LOUISA COUNTY, VA

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	3					3	0.2	1.4%
14	3					3	0.2	2.1%
16	2	3				5	0.8	6.6%
18		2	1			3	0.8	6.9%
20	1	2	1			4	1.2	10.3%
22		3	1			4	1.7	14.0%
24	1	1	2			4	2.0	16.8%
26		1	5			6	4.4	36.5%
28		1				1	0.7	5.4%
Total	10	13	10			33	12.0	

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
12	2	1				3	0.2	26.8%
14	5	1				6	0.6	73.2%
Total	7	2				9	0.8	

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	139	1				140	7.9	2.4%
14	22	101	25			148	20.7	6.4%
16	9	56	117	6		188	43.4	13.4%
18	5	32	109	24		170	54.9	17.0%
20	1	27	104	25	3	160	67.6	20.9%
22	1	14	55	20		90	47.4	14.7%
24	4	13	38	10	1	66	40.3	12.4%
26	1	5	14	6		26	19.4	6.0%
28		4	8	1		13	10.9	3.4%
30		2	6	1		9	9.1	2.8%
32		1	1			2	2.1	0.6%
Total	182	256	477	93	4	1,012	323.8	

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
12	429					429	24.0	11.2%
14	195	291	2			488	57.6	26.8%
16	53	203	39			295	54.5	25.3%
18	31	86	49	1		167	42.7	19.8%
20	8	45	14			67	21.6	10.0%
22	6	18	5			29	10.9	5.1%
24	1	1				2	0.7	0.3%
26		3	1			4	2.4	1.1%
28		1				1	0.7	0.3%
Total	723	648	110	1		1,482	215.1	

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	341					341	19.1	3.6%
14	172	296				468	56.0	10.7%
16	102	324	70			496	90.9	17.3%
18	37	259	95			391	101.5	19.3%
20	27	147	79	3		256	86.3	16.5%
22	9	102	56	1		168	71.7	13.7%
24	10	50	28			88	44.1	8.4%
26	1	19	23			43	28.6	5.4%
28	2	5	10			17	13.0	2.5%
30	1	7	5			13	11.0	2.1%
32	1					1	0.5	0.1%
34		2				2	2.0	0.4%
Total	703	1,211	366	4		2,284	524.7	

JCM III LLC - GREEN BAY FARM - SALE 1

Timber Marketing & Management, Inc.

Cruise Date: Tuesday, January 08, 2019
 Owner's Name: JCM III LLC
 County/State: LOUISA COUNTY, VA

Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Hardwood	5,311	1,141.1	214.9	99.0%
Pine	84	12.1	143.6	1.0%
Total	5,395	1,153.2	213.8	

Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
10	13	0.6	48.4	0.1%
12	1,112	63.6	57.2	5.5%
14	1,308	158.8	121.4	13.8%
16	1,078	207.0	192.0	18.0%
18	777	211.3	271.9	18.3%
20	507	182.8	360.6	15.9%
22	298	134.6	451.6	11.7%
24	163	89.0	546.3	7.7%
26	79	54.8	693.9	4.8%
28	32	25.3	790.5	2.2%
30	23	20.8	905.5	1.8%
32	3	2.6	856.0	0.2%
34	2	2.0	989.0	0.2%
Total	5,395	1,153.2	213.8	

Sawtimber Volume by Species

Species	# Trees	Volume	Avg BF/Tree	% of Total
Beech	3	0.2	83.0	0.0%
Chestnut Oak	316	40.7	128.9	3.5%
Gum	110	16.1	146.1	1.4%
Hickory	29	4.1	141.8	0.4%
Loblolly/Shortleaf Pine	75	11.3	150.7	1.0%
Maple	42	4.4	104.2	0.4%
Northern Red Oak	33	12.0	364.8	1.0%
Poplar	1,012	323.8	320.0	28.1%
Red Oak	2,284	524.7	229.7	45.5%
Virginia Pine	9	0.8	84.4	0.1%
White Oak	1,482	215.1	145.1	18.7%
Total	5,395	1,153.2	213.8	

**JCM III LLC
GREEN BAY FARM
LOUISA COUNTY, VA**

**SALE 1
CLEAR CUT AREAS
OUTLINED IN YELLOW
103+/- ACRES**

**PROPERTY BOUNDARIES
PAINTED ORANGE AND
FLAGGED IN PINK**

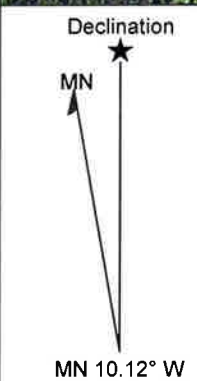
**ACREAGE SUMMARY
CLEAR CUT: 103+/- ACRES
SMZ SELECT CUT: 19+/- ACRES**

← 2.2 Mi. to Rt. 33

**MT. AIRY RD
ACCESS AT
CABLE
KEY ON BACK
OF TREE**

**SMZ'S FLAGGED
IN ORANGE SMZ
(ONLY CUT BLUE
MARKED TREES)**

↓ 2.6 Mi. TO RT. 605



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: JCM III LLC - GREEN BAY FARM
Date: 02/20/19
Scale: 1 inch = 1,166 ft.

SALE 1
103+/- ACRE CLEAR CUT
19+/- ACRE SMZ SELECT CUT

**JCM III LLC
GREEN BAY FARM
LOUISA COUNTY, VA**

**SALE 1
CLEAR CUT AREAS
OUTLINED IN YELLOW
103+/- ACRES**

**PROPERTY BOUNDARIES
PAINTED ORANGE AND
FLAGGED IN PINK**

**ACREAGE SUMMARY
CLEAR CUT: 103+/- ACRES
SMZ SELECT CUT: 19+/- ACRES**

**SMZ'S FLAGGED
IN ORANGE SMZ
(ONLY CUT BLUE
MARKED TREES)**

**MT. AIRY RD
ACCESS AT
CABLE
KEY ON BACK
OF TREE**

Declination

MN

MN 10.12° W

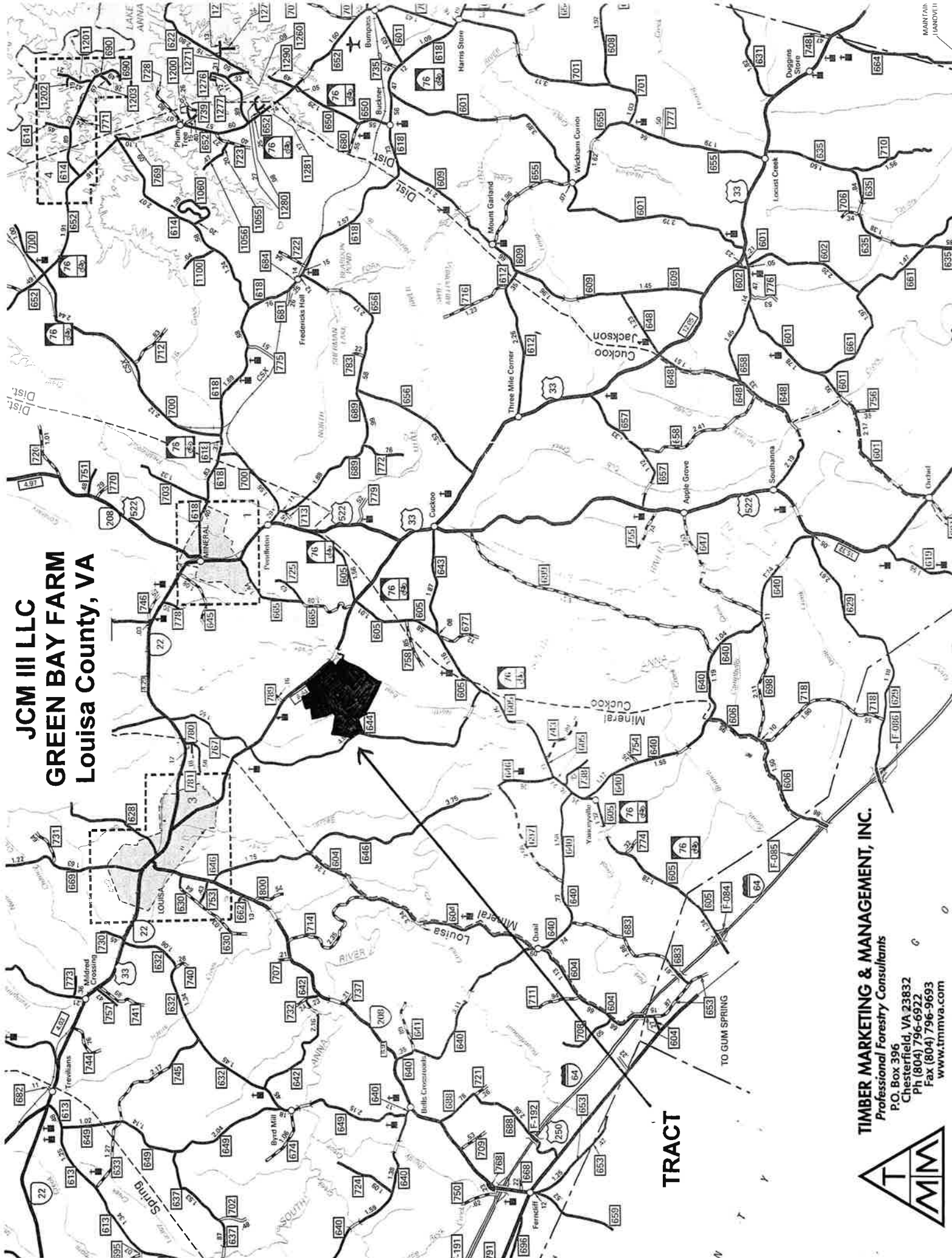


TIMBER MARKETING & MANAGEMENT INC.
Professional Forestry Consultants
P.O. Box 396
Chesterfield, VA 23832
Ph (804) 796-9622
Fax (804) 796-9693
www.tmmva.com

Name: JCM III LLC - GREEN BAY FARM
Date: 02/20/19
Scale: 1 inch = 1,166 ft.

**SALE 1
103+/- ACRE CLEAR CUT
19+/- ACRE SMZ SELECT CUT**

**JCM III LLC
GREEN BAY FARM
Louisa County, VA**



TRACT

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

