

**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:	<b>March 14, 2019</b>
Time:	<b>1:00 p.m.</b>
Day:	<b>Thursday</b>
Total Vol./Acre:	<b>9,102 B. F.</b>
Pine Vol/Tree:	<b>131 B. F.</b>
Hdwd. Vol/Tree:	<b>193 B. F.</b>

**SALE 2  
CLEAR- CUT SALE  
EXCELLENT ACCESS**

Having been employed by **JCM III LLC** we solicit bids on all merchantable timber on **116 +/- 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	29	75
Soft Hardwood	209	543
Hard Hardwood	491	1,277
Topwood Estimate	<u>1,502</u>	<u>3,905</u>
<b>Total:</b>	<b>2,231</b>	<b>5,800</b>

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

<u>Sawtimber</u>			
Red Oak	463,400	Sycamore	3,100
White Oak	273,800	Misc. Hardwood	700
Poplar	267,200	Beech	600
Maple	17,300	Loblolly Pine	7,700
Gum	9,400	Virginia Pine	<u>500</u>
Northern Red Oak	5,100	<b>Total: 1,055,800 BF Int 1/4" Scale</b>	
Hickory	3,600		
Chestnut Oak	3,400		

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**

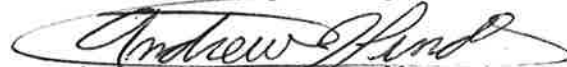
1. The key to the cable lock is on the back of tree.
2. A period of time of **18 months** will be allowed to cut and remove the timber.
3. Seller will accept payment terms as follows: 50% payable at closing and 50% within 60 days of closing.
4. Roads **must** be maintained and restored to their original 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.
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](mailto: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](http://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 2**

**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: 4.0%

Sawtimber Cruise: 100.0%

Cruise Date: Friday, January 25, 2019

Owner's Name: JCM III LLC

County/State: Louisa County, VA

Acreage: 116+/-

Cruise Type: Tree Count

Harvest Type: Clear Cut

Total BF/Acre: 9,102

Pine Vol/Tree: 130.7

Hardwood Vol/Tree: 193.3

**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	100	5	925	36	1,575	61		
8	125	13	825	65	1,700	134		
10	75	12	500	67	1,575	209		
12			175	35	400	79		
14			25	7	25	7		
<b>Total</b>	<b>300</b>	<b>29</b>	<b>2,450</b>	<b>209</b>	<b>5,275</b>	<b>491</b>		

**Beech - Sawtimber**

International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
12	4					4	0.2	35.1%
14	5					5	0.4	64.9%
<b>Total</b>	<b>9</b>					<b>9</b>	<b>0.6</b>	

**Chestnut 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	7					7	0.4	11.5%
14	5	3				8	0.8	24.6%
16	1	3	2			6	1.2	35.1%
18	1	2	1			4	1.0	28.7%
<b>Total</b>	<b>14</b>	<b>8</b>	<b>3</b>			<b>25</b>	<b>3.4</b>	

**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	9					9	0.5	5.3%
14	2	14				16	2.1	22.7%
16		3	3			6	1.3	14.2%
18		5	7	1		13	4.0	42.3%
20			1	1		2	0.9	9.9%
22			1			1	0.5	5.6%
<b>Total</b>	<b>11</b>	<b>22</b>	<b>12</b>	<b>2</b>		<b>47</b>	<b>9.4</b>	

**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	12					12	0.7	18.8%
14	3	5				8	1.0	26.7%
16	1	2				3	0.5	13.8%
18		1				1	0.2	7.0%
20			1			1	0.4	12.0%
22		2				2	0.8	21.7%
<b>Total</b>	<b>16</b>	<b>10</b>	<b>1</b>			<b>27</b>	<b>3.6</b>	

**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	7.0%
12	5	5	5			15	1.3	17.4%
14	3	6	10			19	3.0	38.4%
16	1	2	5			8	1.8	23.0%
18	1					1	0.1	1.9%
20			1			1	0.4	5.5%
22			1			1	0.5	6.9%
<b>Total</b>	<b>20</b>	<b>16</b>	<b>22</b>			<b>58</b>	<b>7.7</b>	

**Maple - Sawtimber**

International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
12	24					24	1.3	7.8%
14	11	3				14	1.3	7.7%
16	8	5				13	1.8	10.7%
18	7	10	1			18	3.8	22.1%
20	3	7	1			11	3.2	18.3%
22	2	1	1			4	1.4	7.6%
24	1	2	2			5	2.5	14.4%
26		1				1	0.6	3.2%
40		1				1	1.4	8.1%
<b>Total</b>	<b>56</b>	<b>30</b>	<b>5</b>			<b>91</b>	<b>17.3</b>	

**Miscellaneous Hardwood - Sawtimber**

International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
12	4					4	0.2	33.3%
14	2	2				4	0.4	66.7%
<b>Total</b>	<b>6</b>	<b>2</b>				<b>8</b>	<b>0.7</b>	

**JCM III LLC - GREEN BAY FARM - SALE 2**

**Timber Marketing & Management, Inc.**

Cruise Date: Friday, January 25, 2019  
 Owner's Name: JCM III LLC  
 County/State: Louisa County, VA

**Northern Red Oak - Sawtimber** International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
14	3	1				4	0.4	7.7%
16		3				3	0.6	11.3%
18		1				1	0.2	4.9%
20		1	1			2	0.7	14.7%
22		1	1			2	0.9	18.1%
24			2			2	1.3	25.5%
28			1			1	0.9	17.9%
<b>Total</b>	<b>3</b>	<b>7</b>	<b>5</b>			<b>15</b>	<b>5.1</b>	

**Sycamore - Sawtimber** International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
12	1					1	0.1	1.8%
14	1					1	0.1	2.7%
16			1			1	0.3	8.2%
18		1				1	0.2	8.0%
20			2			2	0.9	27.5%
22			2			2	1.1	33.9%
26		1				1	0.6	17.9%
<b>Total</b>	<b>2</b>	<b>2</b>	<b>5</b>			<b>9</b>	<b>3.1</b>	

**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	140					140	7.8	2.9%
14	43	116	26			185	24.8	9.3%
16	10	41	111	5		167	38.9	14.5%
18	4	39	108	14		165	52.2	19.5%
20	2	27	94	17		140	57.7	21.6%
22		24	47	9		80	39.8	14.9%
24	1	15	22	3		41	23.8	8.9%
26		6	11	2		19	13.6	5.1%
28		1	5			6	5.2	1.9%
30		2	1			3	2.6	1.0%
32		1				1	0.9	0.3%
<b>Total</b>	<b>200</b>	<b>272</b>	<b>425</b>	<b>50</b>		<b>947</b>	<b>267.2</b>	

**Virginia Pine - 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	1				3	0.2	38.4%
14		1	1			2	0.3	61.6%
<b>Total</b>	<b>2</b>	<b>2</b>	<b>1</b>			<b>5</b>	<b>0.5</b>	

**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	731					731	40.9	14.9%
14	296	416				712	83.2	30.4%
16	113	247	49			409	72.1	26.3%
18	29	104	38			171	42.7	15.6%
20	13	45	13			71	22.0	8.0%
22	3	7	5	1		16	6.7	2.4%
24	3	5		1		9	3.9	1.4%
26	1	2	1			4	2.2	0.8%
<b>Total</b>	<b>1,189</b>	<b>826</b>	<b>106</b>	<b>2</b>		<b>2,123</b>	<b>273.8</b>	

**Red 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	336					336	18.8	4.1%
14	200	247				447	51.4	11.1%
16	102	297	60			459	83.2	18.0%
18	46	238	89			373	95.6	20.6%
20	19	142	56	1		218	72.5	15.6%
22	9	94	47	1		151	63.8	13.8%
24	5	54	27			86	44.0	9.5%
26	2	14	15			31	19.9	4.3%
28	1	8	6			15	11.0	2.4%
30		1				1	0.8	0.2%
32	1	1				2	1.4	0.3%
34		1				1	1.0	0.2%
<b>Total</b>	<b>721</b>	<b>1,097</b>	<b>300</b>	<b>2</b>		<b>2,120</b>	<b>463.4</b>	

**JCM III LLC - GREEN BAY FARM - SALE 2**

**Timber Marketing & Management, Inc.**

Cruise Date: Friday, January 25, 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	5,421	1,047.6	193.3	99.2%
Pine	63	8.2	130.7	0.8%
Total	5,484	1,055.9	192.5	

**Sawtimber Volume by DBH**

DBH	# Trees	Volume	Avg BF/Tree	% of Total
10	13	0.5	41.3	0.1%
12	1,286	72.6	56.4	6.9%
14	1,425	169.3	118.8	16.0%
16	1,075	201.7	187.6	19.1%
18	748	200.1	267.6	19.0%
20	448	158.7	354.3	15.0%
22	259	115.5	445.8	10.9%
24	143	75.5	528.2	7.2%
26	56	36.9	659.1	3.5%
28	22	17.1	777.3	1.6%
30	4	3.3	831.0	0.3%
32	3	2.2	741.7	0.2%
34	1	1.0	989.0	0.1%
40	1	1.4	1,403.0	0.1%
Total	5,484	1,055.9	192.5	

**Sawtimber Volume by Species**

Species	# Trees	Volume	Avg BF/Tree	% of Total
Beech	9	0.6	71.0	0.1%
Chestnut Oak	25	3.4	136.0	0.3%
Gum	47	9.4	200.9	0.9%
Hickory	27	3.6	132.1	0.3%
Loblolly/Shortleaf Pine	58	7.7	132.8	0.7%
Maple	91	17.3	190.4	1.6%
Miscellaneous Hardwood	8	0.7	84.0	0.1%
Northern Red Oak	15	5.1	337.1	0.5%
Poplar	947	267.2	282.1	25.3%
Red Oak	2,120	463.4	218.6	43.9%
Sycamore	9	3.1	345.7	0.3%
Virginia Pine	5	0.5	106.2	0.1%
White Oak	2,123	273.8	129.0	25.9%
Total	5,484	1,055.9	192.5	



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

**SALE 2  
CLEAR CUT AREAS  
OUTLINED IN YELLOW  
116+/- ACRES**

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

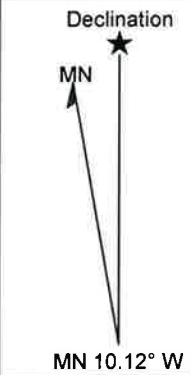
**ACREAGE SUMMARY  
CLEAR CUT: 116+/- ACRES  
SMZ SELECT CUT: 8+/- ACRES**

← 2.2 Mi. to Rt. 33  
Louisa County

**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



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

SALE 2  
116+/- ACRE CLEAR CUT  
8+/- ACRE SMZ SELECT CUT



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

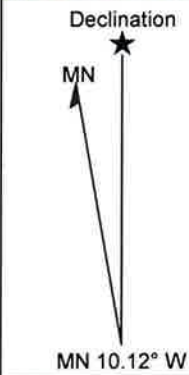
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CLEAR CUT: 116+/- ACRES  
SMZ SELECT CUT: 8+/- ACRES**

**MT. AIRY RD  
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**SMZ'S FLAGGED  
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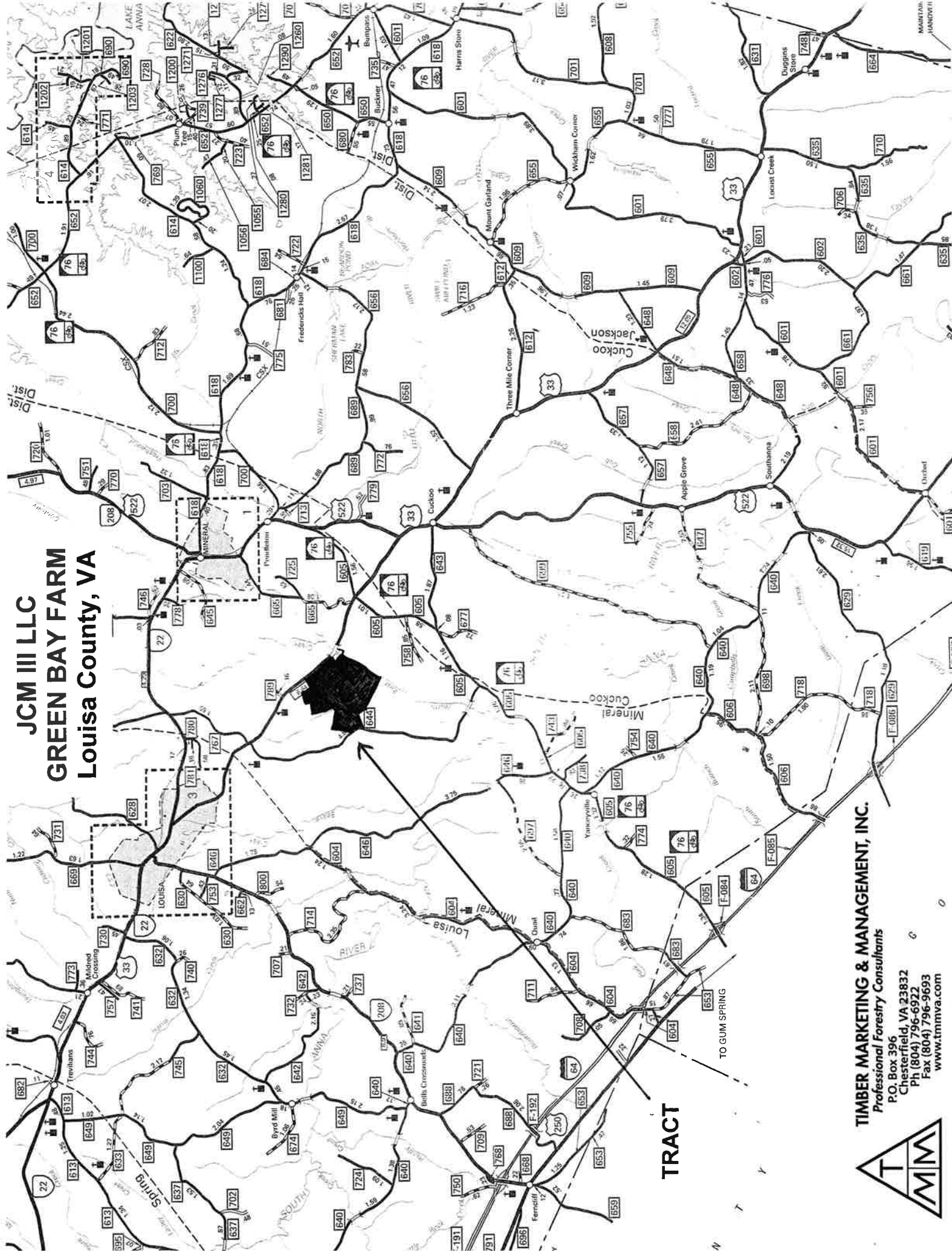
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Name: JCM III LLC - GREEN BAY FARM  
Date: 02/20/19  
Scale: 1 inch = 1,166 ft.

SALE 2  
116+/- ACRE CLEAR CUT  
8+/- ACRE SMZ SELECT CUT



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



**TRACT**

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