**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:	3:00 p.m.
Day:	Thursday
Total Vol./Acre:	8,747 B. F.
Pine Vol/Tree:	90 B. F.
Hdwd. Vol/Tree:	163 B. F.

**SALE 3
CLEAR- CUT SALE
EXCELLENT ACCESS**

Having been employed by **JCM III LLC** we solicit bids on all merchantable timber on **133 +/- 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	102	265
Soft Hardwood	317	824
Hard Hardwood	685	1,781
Topwood Estimate	<u>1,453</u>	<u>3,779</u>
Total:	2,557	6,649

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	442,800	Beech	5,300
White Oak	240,600	Cedar	4,700
Poplar	227,400	Northern Red Oak	4,600
Gum	64,600	Sycamore	3,000
Chestnut Oak	61,700	Black Cherry	1,100
Maple	54,400	Black Walnut	200
Hickory	6,100	Loblolly Pine	32,500
Misc. Hardwood	5,700	Virginia Pine	<u>8,800</u>
		Total:	1,163,500 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 gate is on the back of the right gate post.
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 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 3

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: Thursday, January 03, 2019

Owner's Name: JCM III LLC

County/State: Louisa County, VA

Acreage: 133+/-

Cruise Type: Tree Count

Harvest Type: Clear Cut

Total BF/Acre: 8,747

Pine Vol/Tree: 89.6

Hardwood Vol/Tree: 163.1

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:

Pulpwood

Standard Cord

DBH	Wood Classification							
	Pine		Soft Hardwood		Hard Hardwood		Cedar	
# Trees	Volume	# Trees	Volume	# Trees	Volume	# Trees	Volume	
6	825	37	2,125	83	2,500	98		
8	500	50	1,225	97	2,525	199		
10	50	8	800	106	1,875	249		
12	25	7	125	25	600	119		
14		25	7	75	20			
Total	1,400	102	4,300	317	7,575	685		

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	14					14	0.8	14.9%
14	19					19	1.6	29.9%
16	18					18	2.0	38.2%
18	5					5	0.7	13.6%
20	1					1	0.2	3.4%
Total	57					57	5.3	

Black Cherry - 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	20.4%
14	3					3	0.2	22.7%
16	3					3	0.3	30.6%
18	2					2	0.3	26.3%
Total	12					12	1.1	

Black Walnut - 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			
12	8					8	0.4	9.6%
14	9					9	0.7	16.0%
16	11					11	1.2	26.4%
18	5					5	0.7	15.4%
20	3					3	0.5	11.6%
22	2					2	0.4	9.5%
24	2					2	0.5	11.4%
Total	40					40	4.7	

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	208					208	11.6	18.9%
14	133	94				227	24.3	39.4%
16	34	48	1			83	13.2	21.4%
18	15	15	2			32	6.6	10.6%
20	6	6	1			13	3.4	5.5%
22	1	1				2	0.6	1.0%
24	1	3				4	1.7	2.7%
26	1					1	0.3	0.5%
Total	399	167	4			570	61.7	

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	156					156	8.7	13.5%
14	47	77	1			125	14.9	23.1%
16	14	39	28	1		82	16.5	25.4%
18	4	9	16			29	8.2	12.7%
20	1	11	6	3		21	7.7	12.0%
22	1	4	7	1		13	6.1	9.4%
24	1	2	2			5	2.5	3.9%
Total	224	142	60	5		431	64.6	

JCM III LLC - GREEN BAY FARM - Sale 3

Timber Marketing & Management, Inc.

Cruise Date: Thursday, January 03, 2019
 Owner's Name: JCM III LLC
 County/State: Louisa County, VA

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	33					33	1.8	30.4%
14	6	4				10	1.1	17.5%
16	4	8	1			13	2.2	36.6%
18	2		1			3	0.6	10.3%
26	1					1	0.3	5.2%
Total	46	12	2			60	6.1	

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	3				4	0.7	15.0%
18		3				3	0.7	16.3%
20			1			1	0.4	9.4%
24		2	1			3	1.6	34.8%
26		2				2	1.1	24.5%
Total	1	10	2			13	4.6	

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	94	23				117	4.7	14.6%
12	45	59	34			138	12.0	37.0%
14	8	21	27	1		57	8.9	27.3%
16	1	6	14	1		22	5.1	15.8%
18	1	2	2			5	1.3	4.0%
20			1			1	0.4	1.3%
Total	149	111	78	2		340	32.5	

Poplar - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
12	120					120	6.7	3.0%
14	58	108	7			173	21.3	9.4%
16	32	63	65	2		162	32.8	14.4%
18	7	67	78	3		155	45.0	19.8%
20	5	29	51	3		88	33.3	14.7%
22	3	35	23	2		63	27.6	12.2%
24	2	7	27	1		37	22.0	9.7%
26		9	17	1		27	19.0	8.4%
28		8	6	1		15	11.8	5.2%
30		1	1			2	1.8	0.8%
32	1	2	1			4	3.4	1.5%
34		1				1	1.0	0.4%
36			1			1	1.6	0.7%
Total	228	330	277	13		848	227.4	

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	77					77	4.3	7.9%
14	68	12				80	7.3	13.5%
16	51	24	1			76	10.5	19.4%
18	25	20	1			46	8.9	16.4%
20	18	15				33	8.0	14.7%
22	8	10				18	5.6	10.4%
24	3	5	1			9	3.8	7.0%
26	6	3				9	3.6	6.6%
28	1	1				2	1.0	1.9%
30	2					2	0.8	1.6%
32	1					1	0.5	0.9%
Total	260	90	3			353	54.4	

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
12	570					570	31.9	7.2%
14	402	268	1			671	71.3	16.1%
16	175	351	26			552	92.9	21.0%
18	66	224	55			345	83.5	18.9%
20	27	106	35			168	53.1	12.0%
22	23	72	17			112	41.9	9.5%
24	12	26	19			57	27.6	6.2%
26	8	12	6			26	13.8	3.1%
28	1	10	4			15	10.5	2.4%
30	4	5	2			11	7.6	1.7%
32	1	3	2			6	5.5	1.2%
34		1	1			2	2.4	0.5%
36	1					1	0.6	0.1%
Total	1,290	1,078	168			2,536	442.8	

Miscellaneous Hardwood - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
12	13					13	0.7	12.8%
14	9	8				17	1.9	33.0%
16	7					7	0.8	13.8%
18	5	3	1			9	1.8	31.7%
20	1	1				2	0.5	8.7%
Total	35	12	1			48	5.7	

JCM III LLC - GREEN BAY FARM - Sale 3

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Cruise Date: Thursday, January 03, 2019
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 County/State: Louisa County, VA

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	2					2	0.1	3.8%
14		3				3	0.4	14.3%
16	2					2	0.2	7.6%
18	1	2	1			4	1.0	33.0%
20	1					1	0.2	6.1%
22		1				1	0.4	13.1%
28		1				1	0.7	22.1%
Total	6	7	1			14	3.0	

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			
10	56					56	2.0	23.0%
12	29	18	2			49	3.5	40.1%
14	14	7				21	2.1	24.5%
16	3	4				7	1.1	12.5%
Total	102	29	2			133	8.8	

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	621					621	34.8	14.5%
14	306	282				588	65.2	27.1%
16	161	209	27			397	64.7	26.9%
18	70	100	14			184	39.6	16.4%
20	26	33	2	1		62	16.4	6.8%
22	11	14	2			27	8.9	3.7%
24	8	9	1			18	7.0	2.9%
26	4	3				7	2.9	1.2%
28		1				1	0.7	0.3%
34	1					1	0.6	0.2%
Total	1,208	651	46	1		1,906	240.6	

Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Hardwood	6,850	1,117.4	163.1	96.0%
Pine	513	46.0	89.6	4.0%
Total	7,363	1,163.4	158.0	

Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
10	173	6.8	39.1	0.6%
12	2,013	117.8	58.5	10.1%
14	2,004	221.4	110.5	19.0%
16	1,439	244.3	169.8	21.0%
18	828	199.1	240.5	17.1%
20	394	124.2	315.3	10.7%
22	238	91.6	385.0	7.9%
24	135	66.7	493.8	5.7%
26	73	41.1	562.4	3.5%
28	34	24.6	723.6	2.1%
30	15	10.2	682.8	0.9%
32	11	9.4	858.5	0.8%
34	4	3.9	977.8	0.3%
36	2	2.2	1,095.5	0.2%
Total	7,363	1,163.4	158.0	

Sawtimber Volume by Species

Species	# Trees	Volume	Avg BF/Tree	% of Total
Beech	57	5.3	92.6	0.5%
Black Cherry	12	1.1	91.4	0.1%
Black Walnut	2	0.2	113.5	0.0%
Cedar	40	4.7	116.6	0.4%
Chestnut Oak	570	61.7	108.2	5.3%
Gum	431	64.6	150.0	5.6%
Hickory	60	6.1	101.2	0.5%
Loblolly/Shortleaf Pine	340	32.5	95.6	2.8%
Maple	353	54.4	154.1	4.7%
Miscellaneous Hardwood	48	5.7	118.4	0.5%
Northern Red Oak	13	4.6	350.1	0.4%
Poplar	848	227.4	268.1	19.5%
Red Oak	2,536	442.8	174.6	38.1%
Sycamore	14	3.0	211.2	0.3%
Virginia Pine	133	8.8	66.0	0.8%
White Oak	1,906	240.6	126.3	20.7%
Total	7,363	1,163.4	158.0	

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

**SALE 3
CLEAR CUT AREAS
OUTLINED IN YELLOW
133+/- ACRES**

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

**ACREAGE SUMMARY
CLEAR CUT: 133+/- ACRES
SMZ SELECT CUT: 54+/- ACRES**

4.8 Mi. to Louisa

**RT 33 ACCESS AT GATE
KEY ON BACK OF RIGHT
GATE POST**

3.4 Mi. to Ouckoo

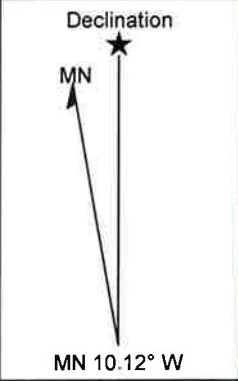
Louisa County

Jefferson Highway

Mount Airy Road

Evan Lane

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



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

SALE 3
133+/- ACRE CLEAR CUT
54+/- ACRE SMZ SELECT CUT

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

**SALE 3
CLEAR CUT AREAS
OUTLINED IN YELLOW
133+/- ACRES**

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

**ACREAGE SUMMARY
CLEAR CUT: 133+/- ACRES
SMZ SELECT CUT: 54+/- ACRES**

**RT 33 ACCESS AT GATE
KEY ON BACK OF RIGHT
GATE POST**

4.8 Mi. to Louisa

3.4 Mi. to Cuckoo

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

Declination



MN 10.12° W

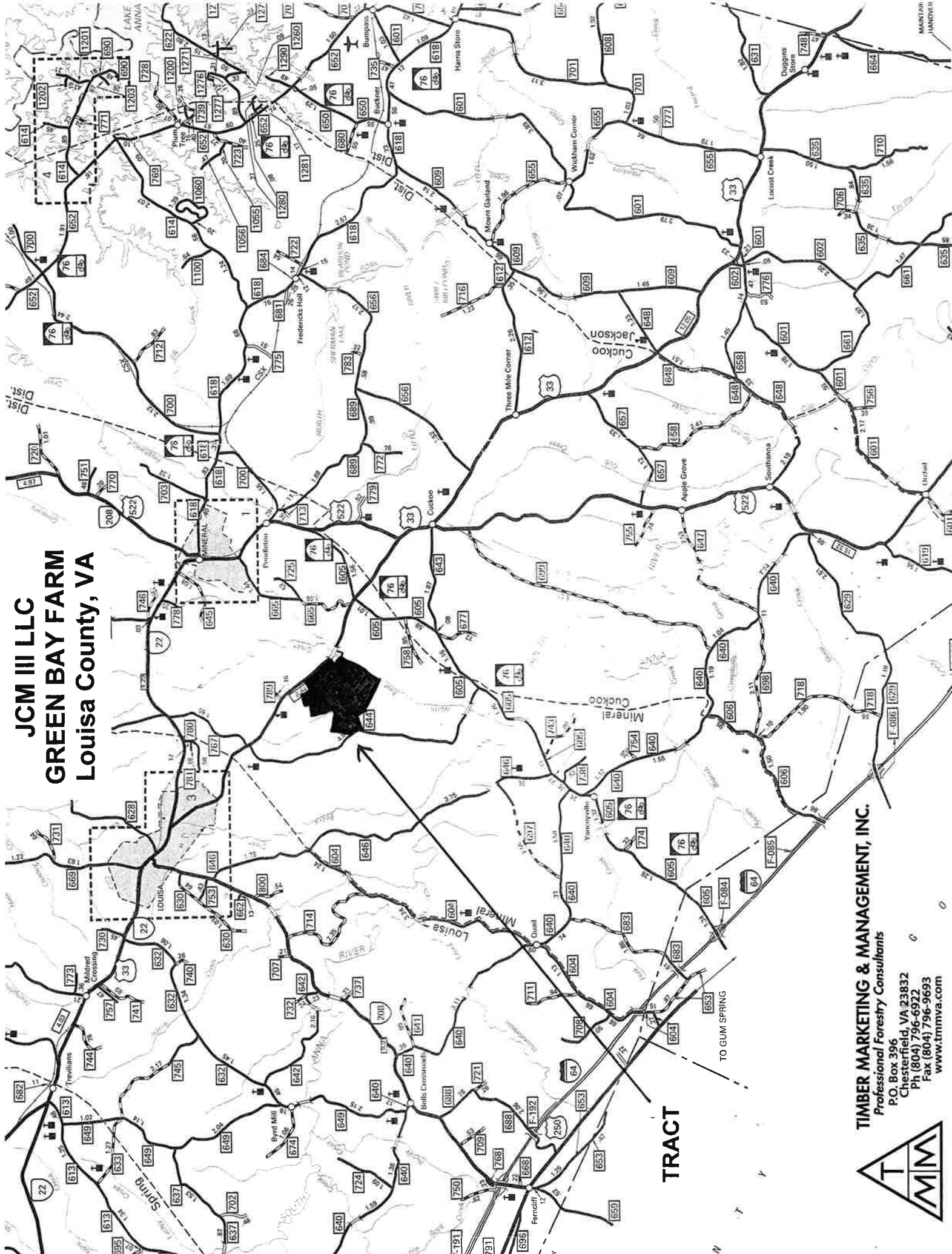


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Name: JCM III - GREEN BAY FARM
Date: 02/20/19
Scale: 1 inch = 1,166 ft.

SALE 3
133+/- ACRE CLEAR CUT
54+/- ACRE SMZ SELECT CUT

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



TRACT

TO GUM SPRING

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