

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:	June 10, 2021
Time:	1:00 p.m.
Day:	Thursday
Total Vol./Acre:	10,734 B. F.
Pine Vol/Tree:	134 B. F.
Hdwd. Vol/Tree:	209 B. F.

CLEAR- CUT SALE

Having been employed by **JCM III LLC** we solicit bids on all merchantable timber on **120 +/- acres** in **Louisa County, Virginia** and as shown on the attached map.

We made a 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	29	75
Soft Hardwood	454	1,180
Hard Hardwood	373	970
Hardwood Topwood Estimate	596	1,669
Pine Topwood Estimate	<u>31</u>	<u>80</u>
Total:	1,483	3,975

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

<u>Sawtimber</u>			
Poplar	590,100	Sycamore	8,100
White Oak	206,600	Beech	7,300
Red Oak	142,300	River Birch	3,200
Gum	128,800	Ash	2,200
Hickory	62,300	Cedar	1,900
Northern Red Oak	60,300	Walnut	1,600
Maple	29,500	Elm	900
Loblolly Pine	26,100	Black Cherry	<u>600</u>
Virginia Pine	16,300	Total:	1,288,100 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. A period of time of 24 months will be allowed to cut and remove the timber.
2. 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.
3. No tops or laps will be allowed to remain in the streams, fields, buffers or over cutting boundaries. They must be pulled back immediately.
4. Only the blue marked trees are to be cut from Streamside Management Zones.
5. 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.

6. 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.
7. The landowner has negotiated a temporary easement at the logging entrance at Old Apple Grove Road. Purchaser will be able to use a portion of the neighbor's land to the west of the entrance to create an entrance suitable for logging truck access.

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, Vice President
804-338-8436 mobile
804-796-9622 office

JCM III LLC - Purgason 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: 100.0%

Cruise Date: Thursday, December 17, 2020
Owner's Name: JCM III LLC
County/State: Louisa County, VA
Acreage: 120+/-
Cruise Type: Tree Count
Harvest Type: Clear Cut
Total BF/Acre: 10,734
Pine Vol/Tree: 133.7
Hardwood Vol/Tree: 208.6

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	38	2	1,675	65	888	35			
8	88	9	1,400	111	863	68			
10	75	12	1,375	183	1,288	171			
12	25	7	363	72	313	62			
14			88	23	138	37			
Total	225	29	4,900	454	3,488	373			

Ash - Sawtimber

International 1/4 Scale

		Number of Logs							
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total	
14	4					4	0.3	15.2%	
16	4	4				8	1.2	55.4%	
18	1	2				3	0.6	29.4%	
Total	9	6				15	2.2		

Beech - Sawtimber

International 1/4 Scale

		Number of Logs							
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total	
12	23					23	1.3	17.6%	
14	23	1				24	2.1	28.0%	
16	16					16	1.8	24.4%	
18	10					10	1.4	19.6%	
20	3					3	0.5	7.4%	
22	1					1	0.2	3.0%	
Total	76	1				77	7.3		

Black Cherry - Sawtimber

International 1/4 Scale

		Number of Logs							
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total	
12	1					1	0.1	10.0%	
14	3	1				4	0.4	69.9%	
16	1					1	0.1	20.1%	
Total	5	1				6	0.6		

Cedar - 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	39.0%	
14	9	2				11	1.0	55.1%	
16	1					1	0.1	6.0%	
Total	23	2				25	1.9		

Elm - 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	11.8%	
14	4					4	0.3	35.0%	
16		1				1	0.2	20.0%	
20		1				1	0.3	33.1%	
Total	6	2				8	0.9		

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	228					228	12.8	9.9%	
14	46	154	7			207	26.8	20.8%	
16	5	70	69			144	31.5	24.5%	
18	1	35	46	5		87	26.3	20.4%	
20	1	7	35	1		44	17.8	13.9%	
22		7	5	2		14	6.6	5.1%	
24		3	6			9	5.3	4.1%	
26		1				1	0.6	0.4%	
30			1			1	1.1	0.8%	
Total	281	277	169	8		735	128.8		

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	103					103	5.8	9.3%	
14	30	69				99	12.2	19.6%	
16	14	60	8			82	15.0	24.1%	
18	7	47	14			68	17.4	27.9%	
20	3	18	4			25	7.9	12.7%	
22	1	4	2			7	2.8	4.5%	
24		1				1	0.5	0.8%	
26			1			1	0.8	1.2%	
Total	158	199	29			386	62.3		

JCM III LLC - Purgason Tract

Timber Marketing & Management, Inc.

Cruise Date: Thursday, December 17, 2020
 Owner's Name: JCM III LLC
 County/State: Louisa County, VA

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
10	19	6				25	1.0	4.0%
12	7	23	13			43	4.1	15.6%
14	3	13	31	1		48	8.1	30.9%
16		6	10	1		17	4.0	15.3%
18	1	3	5	5		14	4.6	17.5%
20			1			1	0.4	1.6%
22			6			6	3.2	12.1%
26			1			1	0.8	2.9%
Total	30	51	67	7		155	26.1	

Maple - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
12	29					29	1.6	5.5%
14	34	2				36	3.1	10.5%
16	24	3				27	3.3	11.1%
18	14	20	1			35	7.3	24.8%
20	13	15				28	7.1	24.0%
22	5	11				16	5.4	18.2%
24		1				1	0.5	1.6%
26	2					2	0.6	2.1%
28		1				1	0.7	2.2%
Total	121	53	1			175	29.5	

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	34					34	1.9	3.2%
14	33	21				54	5.7	9.5%
16	16	38	3			57	9.8	16.2%
18	17	45	7			69	16.0	26.5%
20	5	32	6			43	13.5	22.4%
22		22	3			25	10.1	16.7%
24		3	3			6	3.3	5.5%
Total	105	161	22			288	60.3	

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	306					306	17.1	2.9%
14	76	314	32			422	56.5	9.6%
16	35	212	284	8		539	119.3	20.2%
18	15	119	340	24		498	155.6	26.4%
20	4	66	217	32		319	130.5	22.1%
22		32	91	14		137	69.4	11.8%
24		7	28	4		39	24.4	4.1%
26		6	5			11	7.2	1.2%
28		3	2			5	3.8	0.6%
30		3	2			5	4.4	0.7%
34		2				2	2.0	0.3%
Total	436	764	1,001	82		2,283	590.1	

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	111					111	6.2	4.4%
14	61	89				150	17.6	12.4%
16	35	127	24			186	34.2	24.0%
18	18	100	26			144	36.1	25.4%
20	3	59	21			83	28.0	19.7%
22		27	6			33	13.6	9.6%
24	1	4	2			7	3.4	2.4%
26	1	2	1			4	2.2	1.5%
28			1			1	0.9	0.6%
Total	230	408	81			719	142.3	

River Birch - 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	7.0%
14	3					3	0.2	7.8%
16	3					3	0.3	10.5%
18	1	3				4	0.9	27.7%
20	3	1				4	0.9	26.7%
22		1				1	0.4	12.1%
24	1					1	0.3	8.3%
Total	15	5				20	3.2	

JCM III LLC - Purgason Tract

Timber Marketing & Management, Inc.

Cruise Date: Thursday, December 17, 2020
 Owner's Name: JCM III LLC
 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	1.4%
14	4	2				6	0.6	7.6%
16	2	3	2			7	1.3	16.1%
18	2	1	3			6	1.5	19.0%
20	1	3				4	1.1	13.9%
22		3				3	1.2	14.3%
24	1					1	0.3	3.3%
26		1	1			2	1.3	16.3%
28		1				1	0.7	8.1%
Total	12	14	6			32	8.1	

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	35					35	1.3	7.7%
12	26	33	8			67	5.5	33.5%
14	1	20	6	1		28	4.2	26.0%
16	4	5	6			15	2.9	18.0%
18		1	2			3	0.9	5.7%
20			1	1		2	0.9	5.8%
22			1			1	0.5	3.2%
Total	66	59	24	2		151	16.3	

Walnut - 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	14.2%
14	3					3	0.2	15.8%
16	3	2				5	0.7	45.4%
22		1				1	0.4	24.6%
Total	10	3				13	1.6	

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	240					240	13.4	6.5%
14	102	203				305	37.1	17.9%
16	51	216	34			301	55.5	26.8%
18	23	191	41			255	64.5	31.2%
20	5	62	24			91	30.6	14.8%
22		10	2			12	4.9	2.4%
24			1			1	0.6	0.3%
Total	421	682	102			1,205	206.6	

Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Hardwood	5,962	1,243.9	208.6	96.6%
Pine	331	44.3	133.7	3.4%
Total	6,293	1,288.1	204.7	

Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
10	60	2.3	38.3	0.2%
12	1,210	71.1	58.8	5.5%
14	1,408	176.6	125.5	13.7%
16	1,410	281.3	199.5	21.8%
18	1,196	333.1	278.5	25.9%
20	648	239.7	369.9	18.6%
22	257	118.7	461.7	9.2%
24	66	38.6	584.3	3.0%
26	22	13.4	610.4	1.0%
28	8	6.0	747.8	0.5%
30	6	5.4	904.0	0.4%
34	2	2.0	989.0	0.2%
Total	6,293	1,288.1	204.7	

Sawtimber Volume by Species

Species	# Trees	Volume	Avg BF/Tree	% of Total
Ash	15	2.2	145.3	0.2%
Beech	77	7.3	95.2	0.6%
Black Cherry	6	0.6	93.0	0.0%
Cedar	25	1.9	74.8	0.1%
Elm	8	0.9	118.5	0.1%
Gum	735	128.8	175.2	10.0%
Hickory	386	62.3	161.5	4.8%
Loblolly Pine	155	26.1	168.5	2.0%
Maple	175	29.5	168.4	2.3%
Northern Red Oak	288	60.3	209.4	4.7%
Poplar	2,283	590.1	258.5	45.8%
Red Oak	719	142.3	198.0	11.0%
River Birch	20	3.2	160.4	0.2%
Sycamore	32	8.1	253.3	0.6%
Virginia Pine	151	16.3	107.7	1.3%
Walnut	13	1.6	121.2	0.1%
White Oak	1,205	206.6	171.5	16.0%
Total	6,293	1,288.1	204.7	

**JCM III LLC, PURGASON TRACT
LOUISA COUNTY, VA
241.54 +/- Acres**

MAP SUMMARY
 BOUNDARY FLAGGED IN PINK GLO
 SMZ'S FLAGGED IN ORANGE SMZ
 PINE BLOCKS FLAGGED IN PINK GLO
 HARDWOOD: 120+/- ACRES
 VA PINE: 26.69+/- ACRES
 L.L. PINE: 2.07+/- ACRES
 SMZ: 47.43+/- ACRES
 OUT: 45.35+/- ACRES

**CLEAR CUT
BLOCK**

**LOGGING
ACCESS**

VIRGINIA PINE BLOCK
 (Per-Unit to be negotiated with buyer)

**SELECT CUT
SMZ BUFFERS**

PLANTED LOBLOLLY PINE
 (Per-Unit to be negotiated with buyer)

VIRGINIA PINE BLOCKS
 (Per-Unit to be negotiated with buyer)

**OUT OF
SALE AREA**

OUT

OUT

OUT

OUT

DRIVEWAY

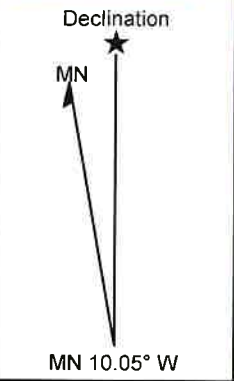
Turners Creek

Gardners Road

Cross County Road

Old Apple Grove Road

Sycamore Downs



TIMBER MARKETING & MANAGEMENT INC.
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 Chesterfield, VA 23832
 Ph (804) 796-9622
 Fax (804) 796-9693
 www.tmmva.com

Name: JCM III LLC - PURGASON TRACT
 Date: 05/18/21
 Scale: 1 inch = 916 ft.

Location: 037° 52' 12.1807" N, 077° 52' 48.0076" W
 120+/- ACRE CLEAR CUT

**JCM III LLC, PURGASON TRACT
LOUISA COUNTY, VA
241.54 +/- Acres**

MAP SUMMARY
 BOUNDARY FLAGGED IN PINK GLO
 SMZ'S FLAGGED IN ORANGE SMZ
 PINE BLOCKS FLAGGED IN PINK GLO
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 VA PINE: 26.69+/- ACRES
 L.L. PINE: 2.07+/- ACRES
 SMZ: 47.43+/- ACRES
 OUT: 45.35+/- ACRES

CLEAR CUT BLOCK

LOGGING ACCESS

VIRGINIA PINE BLOCK
 (Per-Unit to be negotiated with buyer)

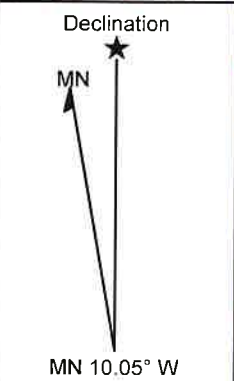
SELECT CUT SMZ BUFFERS

PLANTED LOBLOLLY PINE
 (Per-Unit to be negotiated with buyer)

VIRGINIA PINE BLOCKS
 (Per-Unit to be negotiated with buyer)

OUT OF SALE AREA

DRIVEWAY



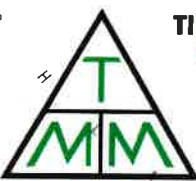
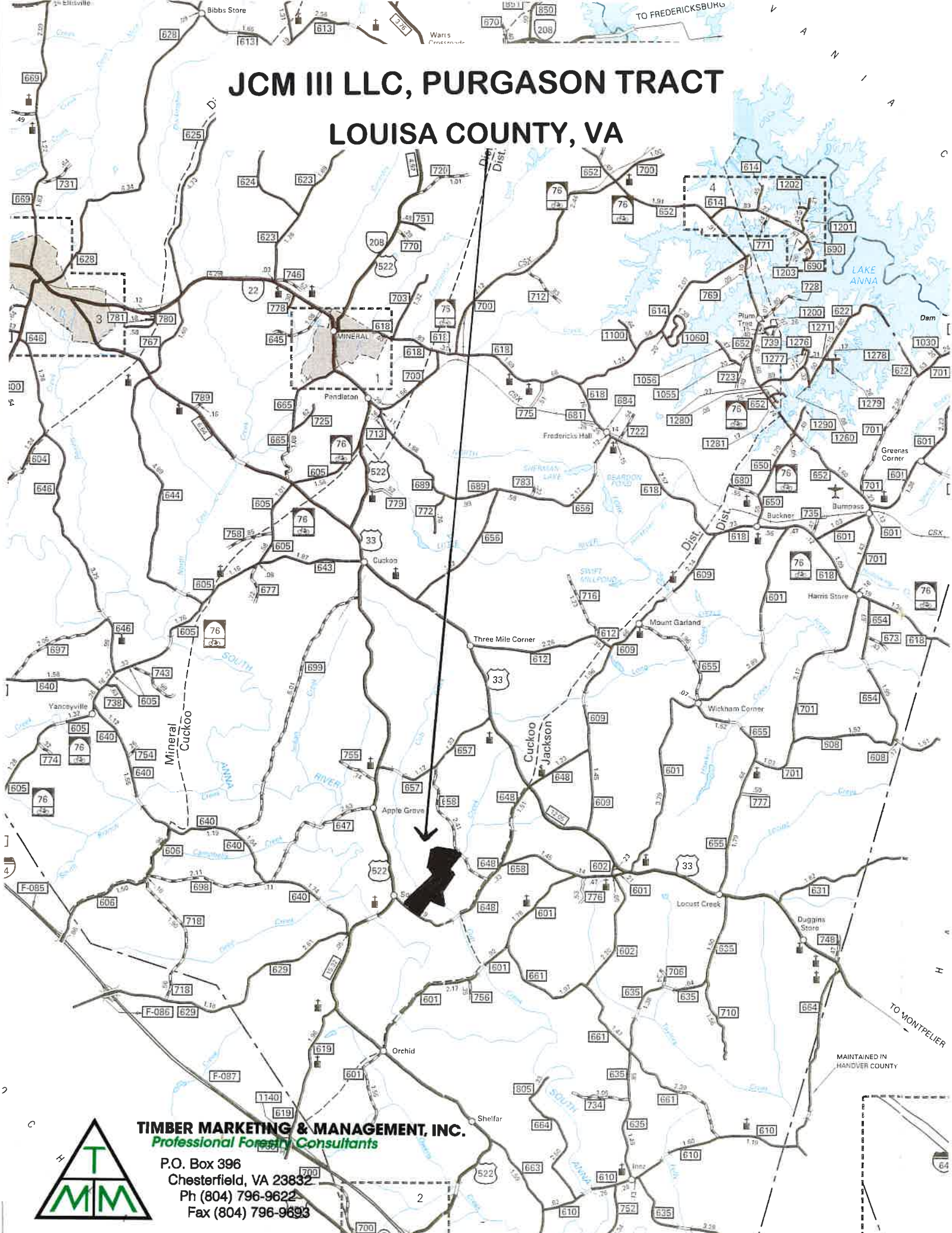
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Name: JCM III LLC - PURGASON TRACT
 Date: 05/18/21
 Scale: 1 inch = 916 ft.

Location: 037° 52' 12.1807" N, 077° 52' 48.0076" W
 120+/- ACRE CLEAR CUT

JCM III LLC, PURGASON TRACT

LOUISA COUNTY, VA



TIMBER MARKETING & MANAGEMENT, INC.
Professional Forestry Consultants
 P.O. Box 396
 Chesterfield, VA 23832
 Ph (804) 796-9622
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MAINTAINED IN
HANDOVER COUNTY

TO MONTPELIER

TO FREDERICKSBURG