**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:	September 26, 2024
Time:	11:00 a.m.
Day:	Thursday
Total Vol./Acre:	16,907 B. F.
Pine Vol/Tree:	159 B. F.
Hdwd. Vol/Tree:	111 B. F.

CLEAR- CUT SALE

Having been employed by Luck Stone Corporation we offer for sale all merchantable timber on **116 +/- acres** in **Goochland County, Virginia** and as shown on the attached map.

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

<u>Pulpwood</u>	<u>Cords</u>	<u>Tons</u>
Pine	301	783
Soft Hardwood	330	924
Hard Hardwood	<u>33</u>	<u>92</u>
Total:	664	1,799

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

<u>Sawtimber</u>	<u>Block 1</u>	<u>Total</u>
Loblolly Pine	1,920,900	1,920,900
Poplar	37,100	37,100
Aspen	3,200	<u>3,200</u>
Total:		1,961,200 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 landowner assumes responsibility for compliance with the Virginia State Seed Tree Law.
2. The buyer is required to meet the commercial insurance requirements including General Liability and Workman's Compensation coverage for the entire duration of the timber harvest.
3. A period of time of **24 months** will be allowed to cut and remove the timber.
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. 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 **\$4,000.00 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 **office@tmmva.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
804-796-9622 (office)
804-338-8436 (mobile)



Jack Whitworth
Assistant Area Manager, Forester
804-796-9622 (office)
804-356-3566 (mobile)

Luck Stone - Hadensville - Block 2 East

Timber Marketing & Management, Inc.

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Chesterfield, VA 23832-0000

Phone: (804) 796-9622 • Fax: (804) 796-9693

Pulpwood Cruise: 8.0%

Sawtimber Cruise: 8.0%

Cruise Date: Monday, July 22, 2024

Owner's Name: Luck Stone

County/State: Goochland County, VA

Acreage: 116+/-

Cruise Type: Plot Cruise

Harvest Type: Clear Cut

Total BF/Acre: 16,907

Pine Vol/Tree: 159.4

Hardwood Vol/Tree: 111.1

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

Wood Classification

DBH	Pine		Soft Hardwood		Hard Hardwood		Cedar	
	# Trees	Volume	# Trees	Volume	# Trees	Volume	# Trees	Volume
6	1,363	61	1,763	69	363	14		
8	1,113	111	1,400	111	175	14		
10	588	98	763	101	38	5		
12	63	17	200	40				
14	38	14	38	10				
Total	3,163	301	4,163	330	575	33		

Aspen - Sawtimber

International 1/4 Scale

Number of Logs

DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
12	25					25	1.4	44.3%
14		13				13	1.8	55.7%
Total	25	13				38	3.2	

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	900	288				1,188	49.4	2.6%
12	300	1,450	1,688			3,438	352.7	18.4%
14	113	1,313	2,900			4,325	733.8	38.2%
16	63	588	1,725			2,375	560.2	29.2%
18	25	175	425			625	189.8	9.9%
20	25	25	38			88	28.4	1.5%
22			13			13	6.6	0.3%
Total	1,425	3,838	6,788			12,050	1,920.9	

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	163					163	9.1	24.5%
14	25	50				75	9.1	24.6%
16		50	13			63	12.7	34.2%
18		25				25	6.2	16.7%
Total	188	125	13			325	37.1	

Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Hardwood	363	40.3	111.1	2.1%
Pine	12,050	1,920.9	159.4	97.9%
Total	12,413	1,961.2	158.0	





Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
10	1,188	49.4	41.6	2.5%
12	3,625	363.2	100.2	18.5%
14	4,413	744.7	168.8	38.0%
16	2,438	572.9	235.0	29.2%
18	650	196.0	301.5	10.0%
20	88	28.4	324.4	1.4%
22	13	6.6	528.0	0.3%
Total	12,413	1,961.2	158.0	

Sawtimber Volume by Species

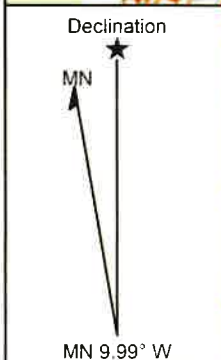
Species	# Trees	Volume	Avg BF/Tree	% of Total
Aspen	38	3.2	84.3	0.2%
Loblolly Pine	12,050	1,920.9	159.4	97.9%
Poplar	325	37.1	114.2	1.9%
Total	12,413	1,961.2	158.0	

**LUCK STONE HADENSVILLE
BLOCK 2 EAST
116 +/- Acre Clear Cut
Goochland County, Va.**

-  Block 2 East: 119 +/- acres
-  Fields: 3 +/- acres
-  Roads
-  Property Boundary

Sale Boundary Flagged
w/ Orange Glo

Access
Lock Combo: 4722








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Name: SOUTH ANNA
Date: 09/03/24
Scale: 1 inch = 900 ft.

Location: 037° 50' 56.1241" N, 077° 58' 54.3969" W
LUCK STONE HADENSVILLE BLOCK 2 EAST - Goochland
County, Va.

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