

**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:	February 1, 2018
Time:	11:00 a. m.
Day:	Thursday
Total Vol./Acre:	4,516 B. F.
Pine Vol/Tree:	67 B. F.
Hdwd. Vol/Tree:	172 B. F.

**CLEAR- CUT SALE
EXCELLENT ACCESS**

Having been employed by **New Ventures LLC**, we solicit bids on all merchantable timber on 84 +/- acres in Goochland County, Virginia as shown on the attached map.

We have cruised the pulpwood trees (5% plot cruise) to be harvested. Our estimate of their volume is:

<u>Pulpwood</u>	<u>Cords</u>	<u>Tons</u>
Pine	241	627
Soft Hardwood	374	972
Hard Hardwood	<u>275</u>	<u>715</u>
Total:	890	2,314

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

Sawtimber

Red Oak	120,400	Beech	3,300
Poplar	117,800	Virginia Pine	2,900
White Oak	70,600	Loblolly Shortleaf	2,300
Gum	44,300	Elm	600
Maple	8,700	Black Cherry	200
Hickory	8,000	Black Walnut	100
		Locust	<u>100</u>

379,300 Total B.F. 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. Leave individually pink flagged trees in the harvest area.
2. A period of time of 12 months will be allowed to cut and remove the timber.
3. 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.
4. No tops or laps will be allowed to remain in the streams, fields, buffers or over cutting boundaries. They must be pulled back immediately.
5. Only the blue marked trees are to be cut from Streamside Management Zones.
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 \$2,000.00 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 **New Ventures LLC** c/o 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 Thursday February 1, 2018 at 11:00 a.m.

There will not be any scheduled show trip of the tract; however, you may call and set an appointment or you may inspect the property at your own leisure.

Sincerely,
Timber Marketing & Management, Inc.



Andrew J. Lindberg, Area Manager
804-796-9622 Office
804-338-8436 Mobile

New Ventures LLC Hadensville - Fife 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: 5.0%
Sawtimber Cruise: 100.0%

Cruise Date: Wednesday, December 06, 2017
Owner's Name: New Ventures LLC
County/State: Goochland County, VA
Acreage: 84+/-
Cruise Type: Tree Count
Harvest Type: Clear Cut
Total BF/Acre: 4,516
Pine Vol/Tree: 67.3
Hardwood Vol/Tree: 171.8

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	1,060	48	1,720	67	1,080	42		
8	680	68	1,460	115	580	46		
10	660	110	840	112	540	72		
12	60	16	320	63	580	115		
14			60	16				
Total	2,460	241	4,400	374	2,780	275		

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	7					7	0.4	11.9%
14	6					6	0.5	15.1%
16	15					15	1.7	51.1%
18	5					5	0.7	21.9%
Total	33					33	3.3	

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
14	3					3	0.2	100.0%
Total	3					3	0.2	

Black Walnut - Sawtimber

International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
14		1				1	0.1	100.0%
Total		1				1	0.1	

Elm - Sawtimber

International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
14	1					1	0.1	14.6%
22	1					1	0.2	38.8%
24	1					1	0.3	46.7%
Total	3					3	0.6	

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	91					91	5.1	11.5%
14	40	60	1			101	12.0	27.0%
16	10	19	22			51	10.4	23.4%
18	2	11	10			23	6.4	14.4%
20		6	8			14	5.3	12.0%
22	1	6	2			9	3.6	8.1%
24		1				1	0.5	1.1%
26		2				2	1.1	2.5%
Total	144	105	43			292	44.3	

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	19					19	1.1	13.2%
14	8	2				10	0.9	11.8%
16	10	9	1			20	3.1	38.4%
18	6	3				9	1.6	20.0%
20			1			1	0.4	5.3%
22		1	1			2	0.9	11.4%
Total	43	15	3			61	8.0	

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	7	2				9	0.4	15.8%
12	1	3	5			9	0.9	39.9%
14		6				6	0.8	36.2%
16		1				1	0.2	8.1%
Total	8	12	5			25	2.3	

New Ventures LLC Hadensville - Fife Tract

Timber Marketing & Management, Inc.

Cruise Date: Wednesday, December 06, 2017
 Owner's Name: New Ventures LLC
 County/State: Goochland County, VA

Locust - 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					1	0.1	100.0%
Total	1					1	0.1	

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	14					14	0.8	9.0%
14	23	1				24	2.1	23.6%
16	15	4				19	2.4	28.1%
18	5	1				6	1.0	11.1%
20	6	1				7	1.4	16.1%
22		2				2	0.8	8.9%
24	1					1	0.3	3.1%
Total	64	9				73	8.7	

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	172	1				173	9.7	8.3%
14	26	115	4			145	19.1	16.2%
16	6	63	56			125	27.0	22.9%
18	4	21	43			68	20.2	17.2%
20	1	7	32	6		46	19.1	16.2%
22	1	9	13	6		29	14.4	12.2%
24	1	1	4			6	3.3	2.8%
26		1	1			2	1.3	1.1%
28			2			2	1.8	1.5%
30		1				1	0.8	0.6%
34		1				1	1.0	0.8%
Total	211	220	155	12		598	117.8	

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	150					150	8.4	7.0%
14	118	89				207	22.3	18.6%
16	49	93	4			146	24.2	20.1%
18	22	74	8			104	24.2	20.1%
20	12	32	3			47	13.5	11.2%
22	4	29	5			38	14.7	12.3%
24	3	9				12	5.0	4.2%
26	2	5	2			9	5.0	4.1%
28	2					2	0.7	0.6%
30		3				3	2.3	1.9%
Total	362	334	22			718	120.4	

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
10	27					27	1.0	33.4%
12	17	1				18	1.0	35.9%
14	3	3				6	0.7	23.1%
16	2					2	0.2	7.7%
Total	49	4				53	2.9	

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	82					82	4.6	6.5%
14	57	44				101	10.9	15.5%
16	34	42	4			80	12.8	18.2%
18	10	36	14			60	15.1	21.4%
20	6	22	11			39	12.7	18.0%
22	4	12	4			20	7.6	10.8%
24		5	3			8	4.3	6.1%
26		3				3	1.7	2.4%
32		1				1	0.9	1.2%
Total	193	165	36			394	70.6	

New Ventures LLC Hadensville - Fife Tract

Timber Marketing & Management, Inc.

Cruise Date: Wednesday, December 06, 2017
 Owner's Name: New Ventures LLC
 County/State: Goochland County, VA

Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Hardwood	2,177	374.1	171.8	98.6%
Pine	78	5.3	67.3	1.4%
Total	2,255	379.3	168.2	

Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
10	36	1.3	37.3	0.4%
12	563	32.0	56.9	8.4%
14	611	69.8	114.3	18.4%
16	460	82.1	178.4	21.6%
18	275	69.2	251.6	18.2%
20	154	52.4	340.5	13.8%
22	101	42.3	418.7	11.1%
24	29	13.6	469.2	3.6%
26	16	9.1	566.8	2.4%
28	4	2.5	635.5	0.7%
30	4	3.0	758.0	0.8%
32	1	0.9	870.0	0.2%
34	1	1.0	989.0	0.3%
Total	2,255	379.3	168.2	

Sawtimber Volume by Species

Species	# Trees	Volume	Avg BF/Tree	% of Total
Beech	33	3.3	99.7	0.9%
Black Cherry	3	0.2	83.0	0.1%
Black Walnut	1	0.1	141.0	0.0%
Elm	3	0.6	190.0	0.2%
Gum	292	44.3	151.7	11.7%
Hickory	61	8.0	131.9	2.1%
Loblolly/Shortleaf Pine	25	2.3	93.5	0.6%
Locust	1	0.1	112.0	0.0%
Maple	73	8.7	118.9	2.3%
Poplar	598	117.8	196.9	31.0%
Red Oak	718	120.4	167.6	31.7%
Virginia Pine	53	2.9	54.9	0.8%
White Oak	394	70.6	179.1	18.6%
Total	2,255	379.3	168.2	

NEW VENTURES LLC
Hadensville-Fife Rd. Tract
Goochland County, VA
87+/- Acres

SMZ Along Boundary

Leave Pink Flagged Trees in the Harvest Area

Property Boundaries Figged in Orange and Painted White

Interior Boundary Line Painted White

Access Rd. From Chimney Springs Church

Access Rd.

SMZ

Declination

MN

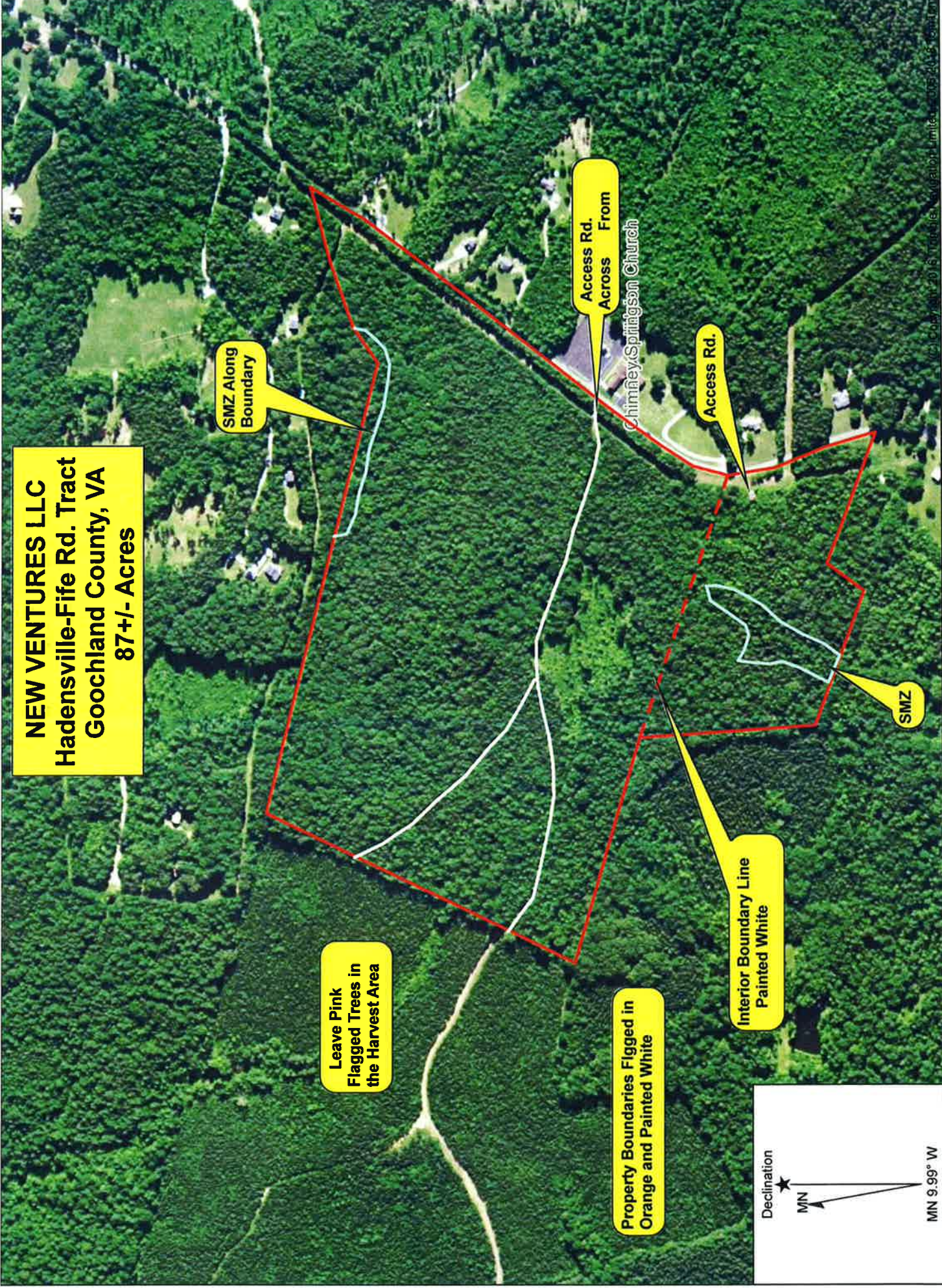
MN 9.99° W

Name: New Ventures, LLC
 Date: 01/10/18
 Scale: 1 inch = 500 ft.

New Ventures LLC - Hadensville-Fife Rd. Tract
 87+/- Acres Total, 84+/- Acres in Clear-Cut & 3+/- Acres in SMZ

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NEW VENTURES LLC
Hadensville-Fife Rd. Tract
Goochland County, VA
87+/- Acres

SMZ Along Boundary

Leave Pink Flagged Trees in the Harvest Area

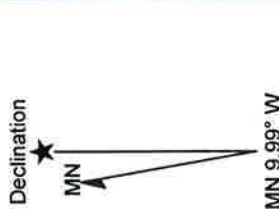
Property Boundaries Figg'd in Orange and Painted White

Interior Boundary Line Painted White

Access Rd. Across From

Access Rd.

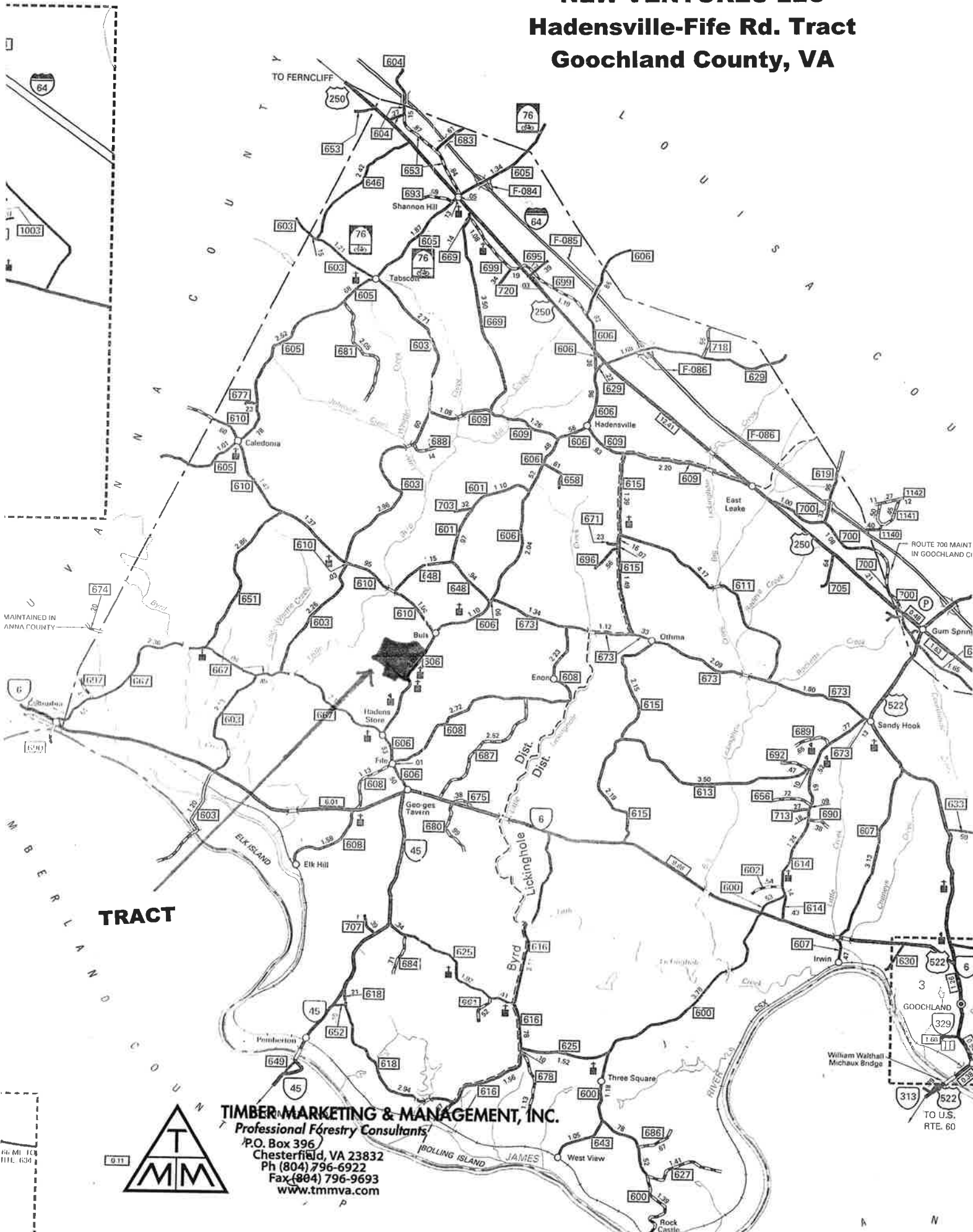
SMZ



Name: New Ventures, LLC
Date: 01/10/18
Scale: 1 inch = 500 ft.

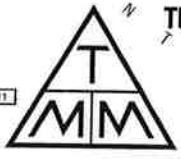
New Ventures LLC - Hadensville-Fife Rd. Tract
87+/- Acres Total, 84+/- Acres in Clear-Cut & 3+/- Acres in SMZ

NEW VENTURES LLC
 Hadensville-Fife Rd. Tract
 Goochland County, VA



TRACT

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TO U.S. RTE. 60