



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 20, 2025			
Time:	11:00 a.m.			
Day:	Thursday			
	North	South	HW	SMZs
Total Vol./Acre:	19,803 B.F.	21,077 B.F.	2,031 B.F.	5,401 B.F.
Pine Vol/Tree:	193 B.F.	245 B.F.	na	367 B.F.
Hdwd. Vol/Tree:	98 B.F.	146 B.F.	89 B.F.	278 B.F.

**EXCELLENT QUALITY PINE CLEARCUT
 LARGE ACREAGE
 ROCK SUBSIDY INCLUDED**

Having been employed by Lunenburg Pines, LLC we solicit bids on all merchantable timber on **307 +/- acres** in Lunenburg County, Virginia and as shown on the attached map.

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

	North	South	HW	Total	Total
<u>Pulpwood</u>	<u>Cords</u>	<u>Cords</u>	<u>Cords</u>	<u>Cords</u>	<u>Tons</u>
Pine	20	40	13	73	190
Soft Hardwood	36	102	52	190	532
Hard Hardwood	32	73	112	217	608
Pine Topwood Estimatec	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,080</u>	<u>3,024</u>
Total:	88	215	177	303	4,353

We made an appropriate cruise and inventory of the sawtimber-size trees to be harvested. Our estimate of their volume is:

<u>Sawtimber</u>	<u>North</u>	<u>South</u>	<u>HW</u>	<u>SMZ</u>	<u>Total</u>
Loblolly Pine	2,332,900	3,124,100	0	112,800	5,569,800
Poplar	3,900	57,200	4,500	12,800	78,400
White Oak	0	0	14,000	7,500	21,500
Red Oak	0	0	6,100	800	6,900
Hickory	0	0	3,800	200	4,000
Misc. Hardwood	0	1,200	0	0	1,200
Walnut	0	0	0	400	400
Maple	0	0	0	400	400
Gum	<u>0</u>	<u>0</u>	<u>0</u>	<u>200</u>	<u>200</u>
	2,336,800	3,182,500	28,400	135,100	5,682,800
				Total 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. A period of time of **36 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 **\$3,500.00** 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.
8. Landowner has agreed to offer the following payment terms if needed:
3 Equal Payments:
 1st Due within 30 days of bid acceptance
 2nd Due within 60 days from the first payment
 3rd Due within 60 days from the second payment
9. Landowner has agreed to pay for half of the cost of rock to be used on interior roads up to \$10,000.00. All receipts must be provided to Timber Marketing & Management, Inc. in order to get reimbursed.

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.



Matt Sandman, Area Manager
434-808-2102 mobile
804-796-9622 office

Lunenburg Pines - North Block

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: 5.0%

Cruise Date: Friday, February 21, 2025

Owner's Name: Lunenburg Pines

County/State: Lunenburg County, VA

Acreage: 118+/-

Cruise Type: Plot Cruise

Harvest Type: Clear Cut

Total BF/Acre: 19,803

Pine Vol/Tree: 193.1

Hardwood Vol/Tree: 97.5

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	40	2	140	5	40	2		
8	80	8	40	3	220	17		
10	60	10	120	16	40	5		
12			60	12	40	8		
Total	180	20	360	36	340	32		

Loblolly 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	220	420				640	32.7	1.4%
12	40	640	2,140			2,820	317.9	13.6%
14	60	460	2,800	1,340		4,660	880.1	37.7%
16	20	400	1,740	1,120		3,280	865.3	37.1%
18		100	300	240		640	222.1	9.5%
20		20	20			40	14.8	0.6%
Total	340	2,040	7,000	2,700		12,080	2,332.9	

Poplar - Sawtimber

International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
14	20					20	1.7	42.6%
16	20					20	2.2	57.4%
Total	40					40	3.9	

Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Hardwood	40	3.9	97.5	0.2%
Pine	12,080	2,332.9	193.1	99.8%
Total	12,120	2,336.8	192.8	

Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
10	640	32.7	51.1	1.4%
12	2,820	317.9	112.7	13.6%
14	4,680	881.7	188.4	37.7%
16	3,300	867.5	262.9	37.1%
18	640	222.1	347.0	9.5%
20	40	14.8	370.5	0.6%
Total	12,120	2,336.8	192.8	

Sawtimber Volume by Species

Species	# Trees	Volume	Avg BF/Tree	% of Total
Loblolly Pine	12,080	2,332.9	193.1	99.8%
Poplar	40	3.9	97.5	0.2%
Total	12,120	2,336.8	192.8	

Lunenburg Pines - South

Timber Marketing & Management, Inc.

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Chesterfield, VA 23832-0000

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

Pulpwood Cruise: 4.5%

Sawtimber Cruise: 4.5%

Cruise Date: Tuesday, February 18, 2025

Owner's Name: Lunenburg Pines - South

County/State: Lunenburg County, VA

Acreage: 151+/-

Cruise Type: Plot Cruise

Harvest Type: Clear Cut

Total BF/Acre: 21,077

Pine Vol/Tree: 245.3

Hardwood Vol/Tree: 146.2

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	44	2	756	29	311	12		
8	22	2	267	21	267	21		
10	178	30	289	38	133	18		
12	22	6	67	13	111	22		
Total	267	40	1,378	102	822	73		

Loblolly 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	133	89				222	10.0	0.3%
12	22	200	1,533			1,756	203.6	6.5%
14	22	156	2,600	1,444		4,222	819.4	26.2%
16	44	267	1,689	2,089		4,089	1,125.1	36.0%
18		44	822	933		1,800	662.5	21.2%
20			378	222		600	275.1	8.8%
22				44		44	28.4	0.9%
Total	222	756	7,022	4,733		12,733	3,124.1	

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	22					22	1.2	100.0%
Total	22					22	1.2	

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	44					44	2.5	4.3%
14	133	67				200	20.5	35.8%
16		89				89	16.9	29.5%
20		22				22	7.0	12.2%
24		22				22	10.4	18.2%
Total	178	200				378	57.2	

Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Hardwood	400	58.5	146.2	1.8%
Pine	12,733	3,124.1	245.3	98.2%
Total	13,133	3,182.6	242.3	

Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
10	222	10.0	45.2	0.3%
12	1,822	207.4	113.8	6.5%
14	4,422	839.8	189.9	26.4%
16	4,178	1,142.0	273.4	35.9%
18	1,800	662.5	368.0	20.8%
20	622	282.1	453.3	8.9%
22	44	28.4	638.0	0.9%
24	22	10.4	469.0	0.3%
Total	13,133	3,182.6	242.3	

Sawtimber Volume by Species

Species	# Trees	Volume	Avg BF/Tree	% of Total
Loblolly Pine	12,733	3,124.1	245.3	98.2%
Miscellaneous Hardwood	22	1.2	56.0	0.0%
Poplar	378	57.2	151.5	1.8%
Total	13,133	3,182.6	242.3	

Lunenburg Pines - Hardwood

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Chesterfield, VA 23832-0000

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

Pulpwood Cruise: 5.0%

Sawtimber Cruise: 5.0%

Cruise Date: Friday, February 21, 2025

Owner's Name: Lunenburg Pines

County/State: Lunenburg County, VA

Acreage: 14+/-

Cruise Type: Plot Cruise

Harvest Type: Clear Cut

Total BF/Acre: 2,031

Hardwood Vol/Tree: 88.9

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	60	3	280	11	360	14		
8	40	4	340	27	260	21		
10	40	7	80	11	400	53		
12			20	4	120	24		
Total	140	13	720	52	1,140	112		

Hickory - Sawtimber

International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
16		20				20	3.8	100.0%
Total		20				20	3.8	

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	80					80	4.5	100.0%
Total	80					80	4.5	

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	40					40	2.2	36.5%
14	20					20	1.7	27.0%
16	20					20	2.2	36.5%
Total	80					80	6.1	

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	40					40	2.2	16.0%
14	20	40				60	7.3	52.1%
16	40					40	4.5	32.0%
Total	100	40				140	14.0	

Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Hardwood	320	28.4	88.9	100.0%
Total	320	28.4	88.9	

Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
12	160	9.0	56.0	31.5%
14	80	9.0	112.0	31.5%
16	80	10.5	131.5	37.0%
Total	320	28.4	88.9	

Sawtimber Volume by Species

Species	# Trees	Volume	Avg BF/Tree	% of Total
Hickory	20	3.8	190.0	13.4%
Poplar	80	4.5	56.0	15.8%
Red Oak	80	6.1	76.8	21.6%
White Oak	140	14.0	100.1	49.3%
Total	320	28.4	88.9	

Lunenburg Pines - SMZ's

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P.O. Box 396

Chesterfield, VA 23832-0000

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

Sawtimber Cruise: 100.0%

Cruise Date: Monday, February 10, 2025
 Owner's Name: Lunenburg Pines
 County/State: Lunenburg County, VA
 Acreage: 25+/-
 Cruise Type: Tree Count
 Harvest Type: Select Cut
 Total BF/Acre: 5,401
 Pine Vol/Tree: 367.4
 Hardwood Vol/Tree: 288.8

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:

Gum - Sawtimber International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
18		1				1	0.2	100.0%
Total		1				1	0.2	

Hickory - Sawtimber International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
16		1				1	0.2	100.0%
Total		1				1	0.2	

Loblolly 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	1					1	0.0	0.0%
12			1			1	0.1	0.1%
14	1		17	1		19	3.5	3.1%
16		4	49	34		87	23.7	21.0%
18	2	2	34	53		91	33.5	29.7%
20		5	46	30		81	36.6	32.4%
22	1	2	11	7		21	11.3	10.0%
24			3	2		5	3.5	3.1%
28		1				1	0.7	0.6%
Total	5	14	161	127		307	112.8	

Maple - Sawtimber International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
18	1					1	0.1	39.5%
22	1					1	0.2	60.5%
Total	2					2	0.4	

Poplar - 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	2				3	0.4	2.9%
16		7	3			10	2.1	16.4%
18	2	6	6			14	3.8	29.6%
20			6	2		8	3.6	28.0%
22		1	2			3	1.4	11.3%
24		1				1	0.5	3.7%
30			1			1	1.1	8.2%
Total	3	17	18	2		40	12.8	

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			
16	1					1	0.1	14.2%
18	1					1	0.1	18.2%
20			1			1	0.3	39.7%
22	1					1	0.2	27.9%
Total	3	1				4	0.8	

Walnut - Sawtimber International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
22		1				1	0.4	100.0%
Total		1				1	0.4	

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			
16	5	2				7	0.9	12.6%
18		6	2			8	2.2	29.0%
20	2	5	1			8	2.4	31.6%
22	2		1			3	1.0	13.0%
24		1				1	0.5	6.3%
26		1				1	0.6	7.5%
Total	9	15	4			28	7.5	

Lunenburg Pines - SMZ's

Timber Marketing & Management, Inc.

Cruise Date: Monday, February 10, 2025
 Owner's Name: Lunenburg Pines
 County/State: Lunenburg County, VA

Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Hardwood	77	22.2	288.8	16.5%
Pine	307	112.8	367.4	83.5%
Total	384	135.0	351.6	

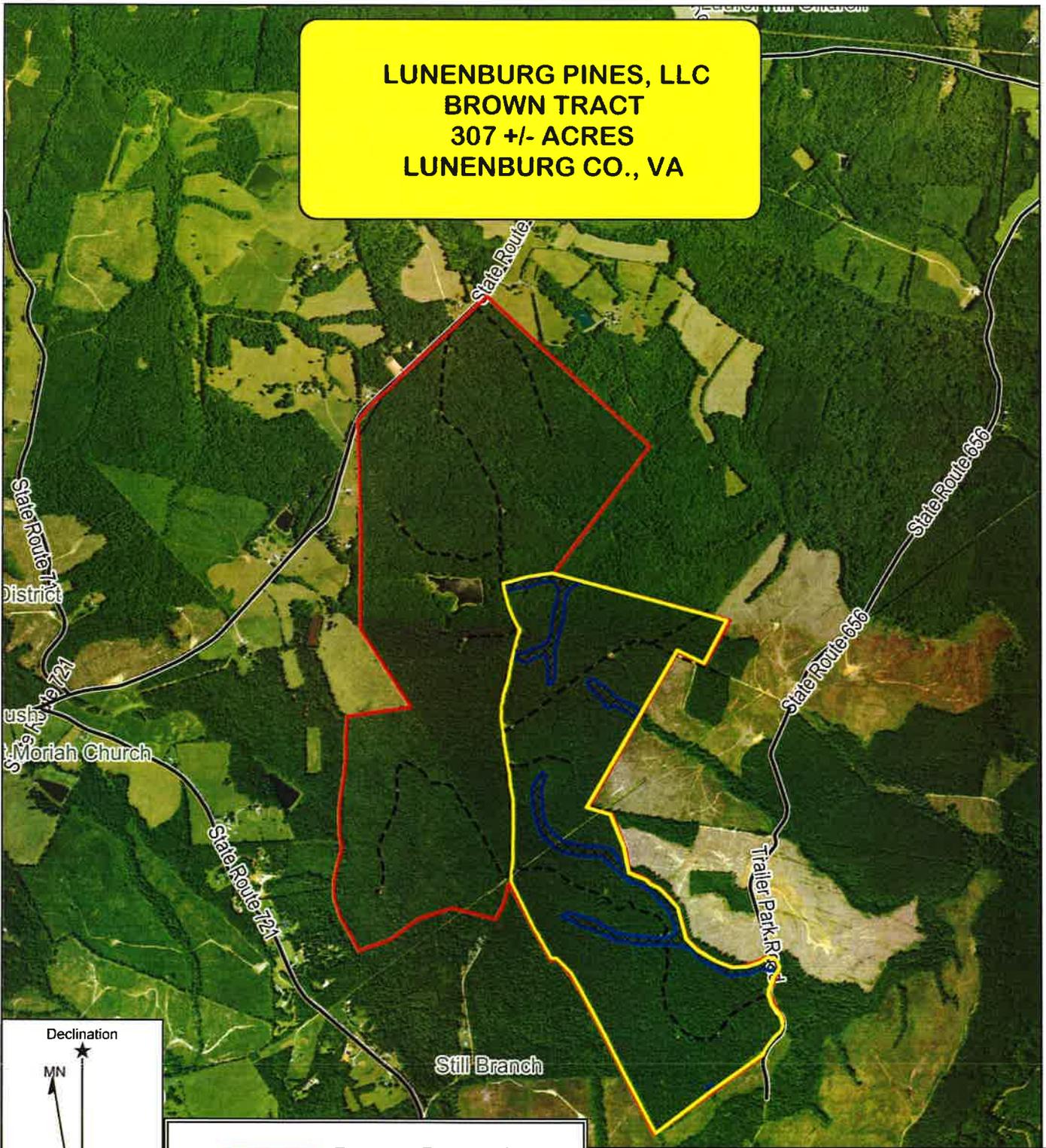
Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
10	1	0.0	36.0	0.0%
12	1	0.1	120.0	0.1%
14	22	3.8	173.9	2.8%
16	106	27.0	254.8	20.0%
18	116	40.0	344.8	29.6%
20	98	42.8	437.1	31.7%
22	30	14.5	483.7	10.7%
24	7	4.4	630.9	3.3%
26	1	0.6	558.0	0.4%
28	1	0.7	654.0	0.5%
30	1	1.1	1,050.0	0.8%
Total	384	135.0	351.6	

Sawtimber Volume by Species

Species	# Trees	Volume	Avg BF/Tree	% of Total
Gum	1	0.2	248.0	0.2%
Hickory	1	0.2	190.0	0.1%
Loblolly Pine	307	112.8	367.4	83.5%
Maple	2	0.4	182.5	0.3%
Poplar	40	12.8	320.1	9.5%
Red Oak	4	0.8	197.8	0.6%
Walnut	1	0.4	387.0	0.3%
White Oak	28	7.5	266.3	5.5%
Total	384	135.0	351.6	

**LUNENBURG PINES, LLC
BROWN TRACT
307 +/- ACRES
LUNENBURG CO., VA**



Declination

MN

MN 9.68° W

- Property Boundaries
- Harvest Area
- Stream Buffers
- - - - - Access Roads

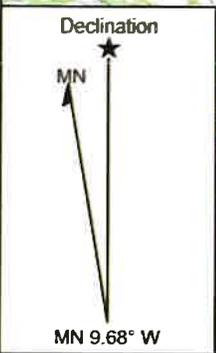
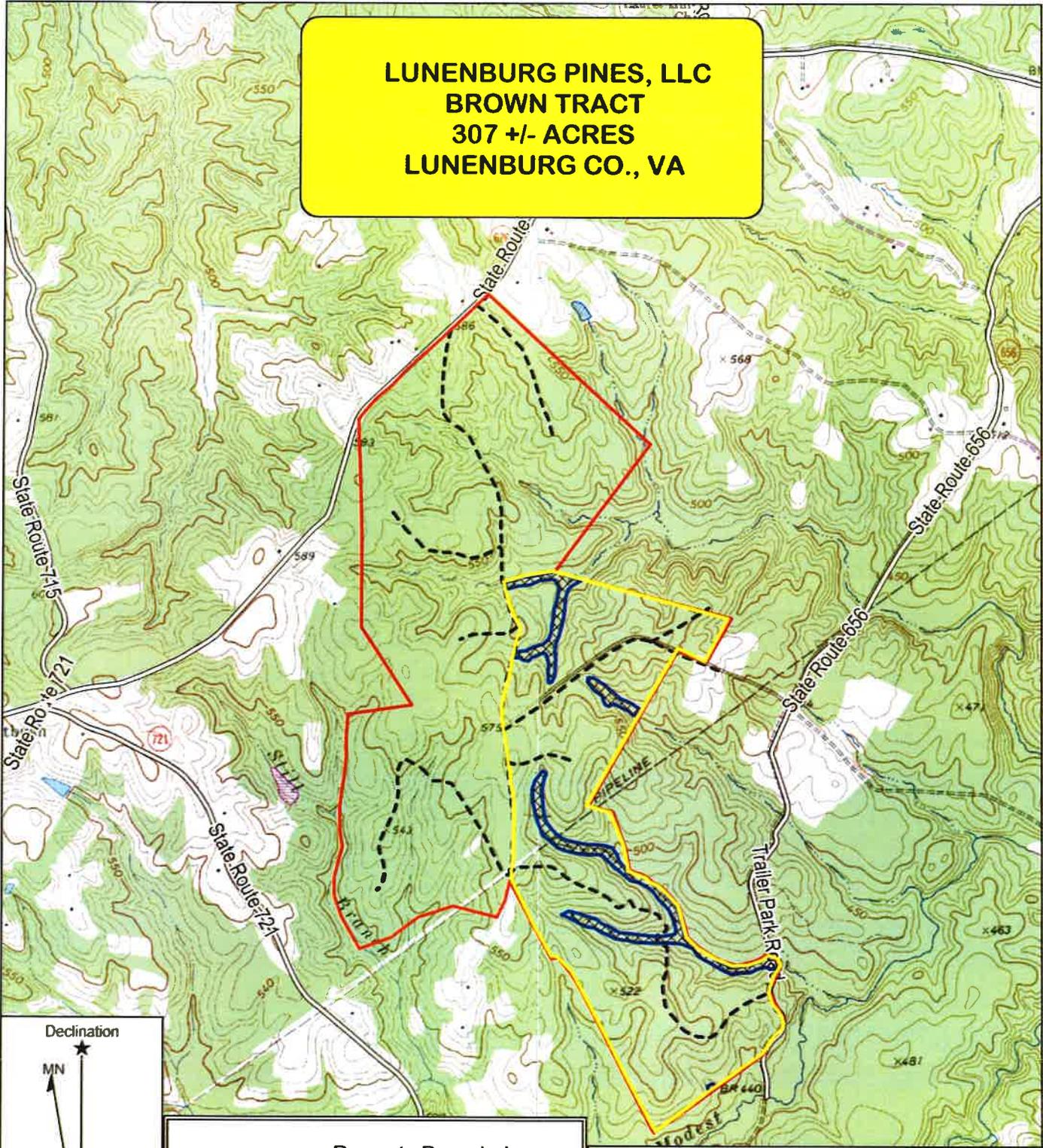


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Ph (804) 796-9622
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www.tmmva.com

Tract Name: Brown Tract
Date: February 5, 2025
Scale: 1 inch = 1,750 ft.

Location: 037° 02' 52.9276" N, 078° 15' 02.3859" W
Lunenburg County, VA
281.4 +/- Acres Clearcut, 25.37 +/- Acres SMZ

**LUNENBURG PINES, LLC
BROWN TRACT
307 +/- ACRES
LUNENBURG CO., VA**



- Property Boundaries
- Harvest Area
- Stream Buffers
- - - - - Access Roads

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Tract Name: Brown Tract
Date: February 5, 2025
Scale: 1 inch = 1,750 ft.

Location: 037° 02' 52.9276" N, 078° 15' 02.3859" W
Lunenburg County, VA
281.4 +/- Acres Clearcut, 25.37 +/- Acres SMZ

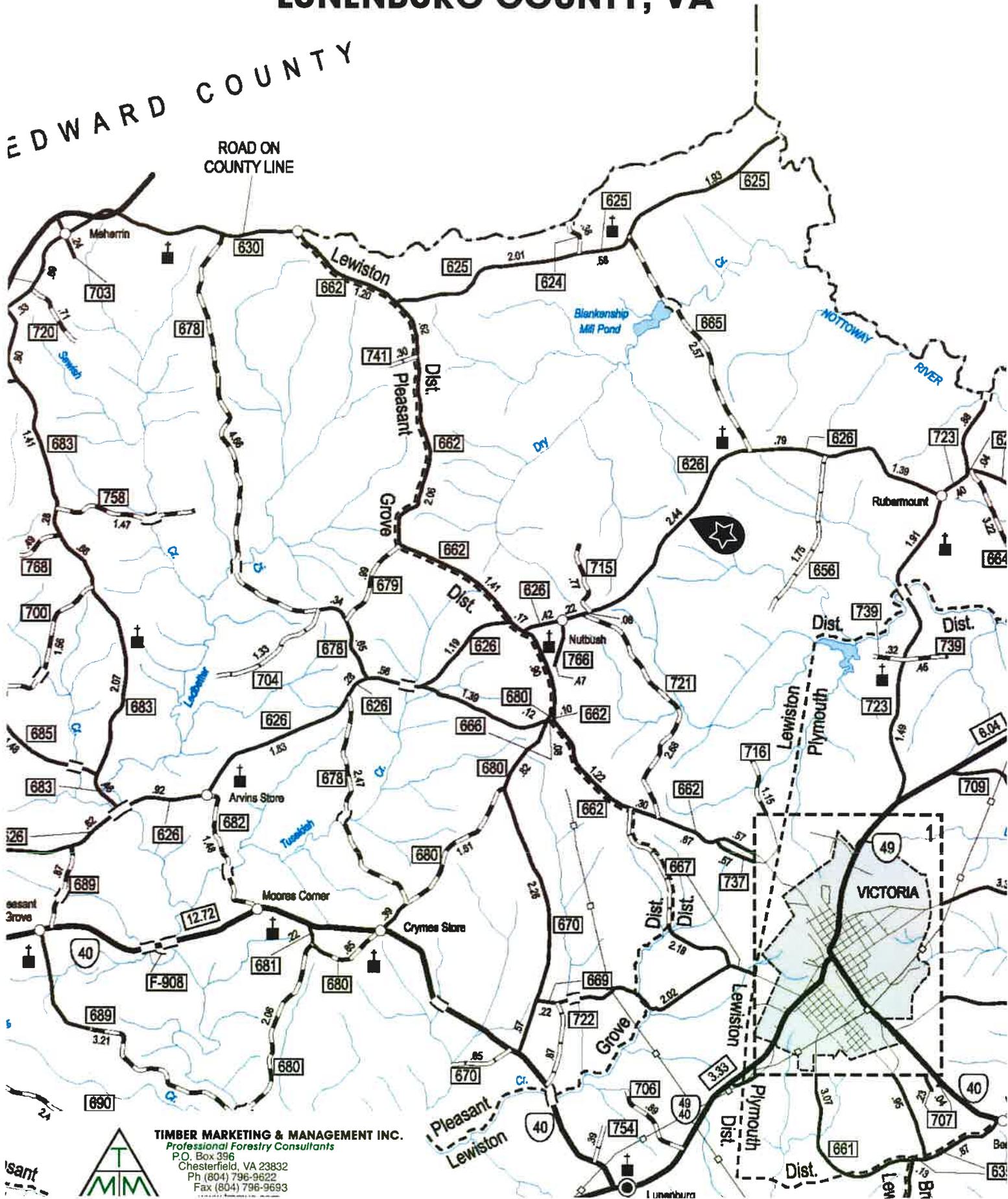
LUNENBURG PINES LLC TRACT

307 +/- ACRES

LUNENBURG COUNTY, VA

EDWARD COUNTY

ROAD ON COUNTY LINE



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