



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:	OCTOBER 24, 2024			
Time:	11:00 A.M.			
Day:	THURSDAY			
	19 yr old	29 yr old	HW	SMZ
Total Vol./Acre:	5,816 BF	14,652 BF	10,970 BF	1,427 BF
Pine Vol/Tree:	57 BF	78 BF	252 BF	160 BF
Hdwd. Vol/Tree:	183 BF	- BF	119 BF	353 BF

**CLEAR CUT SALE
 EXCEPTIONAL DUAL-AGED PLANTED PINE TRACT
 HIGH QUALITY, INCREDIBLE TONNAGE PER ACRE**

Having been employed by T.B. TUCKER we solicit bids on all merchantable timber on **146.7 +/- acres** in **Campbell 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:

	<u>19 yr stand</u>	<u>29 yr stand</u>	<u>HW</u>	<u>Total</u>	<u>Total</u>
<u>Pulpwood</u>	<u>Cords</u>	<u>Cords</u>	<u>Cords</u>	<u>Cords</u>	<u>Tons</u>
Pine	2,668	792	0	3,460	8,996
Soft Hardwood	5	16	4	25	70
Hard Hardwood	4	23	21	48	134
Topwood (estimate)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,150</u>
Total:	2,677	831	25	3,508	10,350

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

<u>Sawtimber</u>	<u>19 yr stand</u>	<u>29 yr stand</u>	<u>HW</u>	<u>SMZs</u>	<u>Total</u>
Loblolly Pine	427,900	659,400	25,200	7,000	1,119,500
White Oak	0	0	22,700	3,100	25,800
Beech	13,000	0	0	0	13,000
Poplar	1,100	0	0	11,900	13,000
Gum	0	0	7,000	0	7,000
Red Oak	0	0	0	3,800	3,800
Chestnut Oak	0	0	0	2,800	2,800
Maple	0	0	0	700	700
Northern Red Oak	<u>0</u>	<u>0</u>	<u>0</u>	<u>600</u>	<u>600</u>
	442,000	659,400	54,900	29,900	1,186,200
					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 **24 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 **\$2,500.00** 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. An **additional** performance bond of **\$5,000.00** will be required to ensure that Mountain Top Court is in as good or better shape than when logging begins. Road must be left graded, draining and well rocked.

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

Tucker Tract - 19 yr old stand

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: 5.2%

Sawtimber Cruise: 5.2%

Cruise Date: Friday, March 1, 2024

Owner's Name: Tucker

County/State: Campbell County, VA

Acreage: 76+/-

Cruise Type: Plot Cruise

Harvest Type: Clear Cut

Total BF/Acre: 5,816

Pine Vol/Tree: 57.1

Hardwood Vol/Tree: 182.5

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	4,058	183	38	1	38	1		
8	11,462	1,146	38	3				
10	7,077	1,175			19	3		
12	596	157						
14	19	7						
Total	23,212	2,668	77	5	58	4		

Beech - Sawtimber International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
16	19					19	2.2	16.6%
18		19				19	4.8	36.8%
20		19				19	6.0	46.6%
Total	19	38				58	13.0	

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	4,154	654				4,808	188.1	44.0%
12	712	1,654	77			2,442	201.2	47.0%
14	77	58	58			192	25.2	5.9%
16		19	19			38	8.6	2.0%
18		19				19	4.8	1.1%
Total	4,942	2,404	154			7,500	427.9	

Poplar - Sawtimber International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
12	19					19	1.1	100.0%
Total	19					19	1.1	

Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Hardwood	77	14.0	182.5	3.2%
Pine	7,500	427.9	57.1	96.8%
Total	7,577	442.0	58.3	

Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
10	4,808	188.1	39.1	42.6%
12	2,462	202.3	82.2	45.8%
14	192	25.2	131.3	5.7%
16	58	10.7	186.0	2.4%
18	38	9.5	248.0	2.2%
20	19	6.0	314.0	1.4%
Total	7,577	442.0	58.3	

Sawtimber Volume by Species

Species	# Trees	Volume	Avg BF/Tree	% of Total
Beech	58	13.0	224.7	2.9%
Loblolly Pine	7,500	427.9	57.1	96.8%
Poplar	19	1.1	56.0	0.2%
Total	7,577	442.0	58.3	

Tucker Tract - 29 year old pine

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Pulpwood Cruise: 4.0%

Sawtimber Cruise: 4.0%

Cruise Date: Monday, March 4, 2024

Owner's Name: Tucker

County/State: Campbell County, VA

Acreage: 45+/-

Cruise Type: Plot Cruise

Harvest Type: Clear Cut

Total BF/Acre: 14,652

Pine Vol/Tree: 78.0

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	2,250	101	200	8	175	7		
8	3,775	378	100	8	75	6		
10	1,850	307			75	10		
12	25	7						
Total	7,900	792	300	16	325	23		

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	3,150	1,275				4,425	188.6	28.6%
12	350	1,275	1,625			3,250	331.9	50.3%
14	50	150	475			675	113.7	17.2%
16		25	50	25		100	25.2	3.8%
Total	3,550	2,725	2,150	25		8,450	659.4	

Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Pine	8,450	659.4	78.0	100.0%
Total	8,450	659.4	78.0	

Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
10	4,425	188.6	42.6	28.6%
12	3,250	331.9	102.1	50.3%
14	675	113.7	168.4	17.2%
16	100	25.2	251.8	3.8%
Total	8,450	659.4	78.0	

Sawtimber Volume by Species

Species	# Trees	Volume	Avg BF/Tree	% of Total
Loblolly Pine	8,450	659.4	78.0	100.0%
Total	8,450	659.4	78.0	

Tucker Tract - Hardwood Block

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Pulpwood Cruise: 2.0%

Sawtimber Cruise: 2.0%

Cruise Date: Monday, March 4, 2024

Owner's Name: Tucker

County/State: Campbell County, VA

Acreage: 5+/-

Cruise Type: Plot Cruise

Harvest Type: Clear Cut

Total BF/Acre: 10,970

Pine Vol/Tree: 252.0

Hardwood Vol/Tree: 118.6

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			100	4					
8					100	8			
10					100	13			
Total			100	4	200	21			

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	50					50	2.8	40.3%
14	50					50	4.2	59.7%
Total	100					100	7.0	

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
16		50				50	9.5	37.7%
20		50				50	15.7	62.3%
Total		100				100	25.2	

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
14	50					50	4.2	18.3%
16		50				50	9.5	41.9%
20	50					50	9.1	39.9%
Total	100	50				150	22.7	

Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Hardwood	250	29.7	118.6	54.1%
Pine	100	25.2	252.0	45.9%
Total	350	54.9	156.7	

Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
12	50	2.8	56.0	5.1%
14	100	8.3	83.0	15.1%
16	100	19.0	190.0	34.6%
20	100	24.8	247.5	45.1%
Total	350	54.9	156.7	

Sawtimber Volume by Species

Species	# Trees	Volume	Avg BF/Tree	% of Total
Gum	100	7.0	69.5	12.7%
Loblolly Pine	100	25.2	252.0	45.9%
White Oak	150	22.7	151.3	41.4%
Total	350	54.9	156.7	

Tucker Tract - SMZs

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Sawtimber Cruise: 100.0%

Cruise Date: Thursday, September 26, 2024
 Owner's Name: Tucker
 County/State: Campbell County, VA
 Acreage: 21+/-
 Cruise Type: Tree Count
 Harvest Type: Select Cut
 Total BF/Acre: 1,427
 Pine Vol/Tree: 159.6
 Hardwood Vol/Tree: 352.9

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:

Chestnut Oak - Sawtimber International 1/4 Scale

Number of Logs									
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total	
18		4				4	1.0	35.4%	
20		1				1	0.3	11.2%	
22		1				1	0.4	13.8%	
24		1	1			2	1.1	39.7%	
Total		7	1			8	2.8		

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	
12	1	7	11			19	2.0	28.8%	
14		3	14			17	3.0	43.1%	
16		1	6			7	1.7	24.6%	
18		1				1	0.2	3.5%	
Total	1	12	31			44	7.0		

Maple - Sawtimber International 1/4 Scale

Number of Logs									
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total	
18		1				1	0.2	34.6%	
24		1				1	0.5	65.4%	
Total		2				2	0.7		

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	
18		1				1	0.2	39.1%	
22		1				1	0.4	60.9%	
Total		2				2	0.6		

Poplar - Sawtimber International 1/4 Scale

Number of Logs									
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total	
18		6	12			18	5.5	46.6%	
20		3	6			9	3.5	29.6%	
22		2	3			5	2.4	19.9%	
24		1				1	0.5	4.0%	
Total		12	21			33	11.9		

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	
18		1	1			2	0.6	15.3%	
20	1	6				7	2.1	54.2%	
22		3				3	1.2	30.5%	
Total	1	10	1			12	3.8		

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	
18		1				1	0.2	7.9%	
20		3	1			4	1.4	43.9%	
22		1				1	0.4	12.4%	
26		2				2	1.1	35.8%	
Total		7	1			8	3.1		

Tucker Tract - SMZs

Timber Marketing & Management, Inc.

Cruise Date: Thursday, September 26, 2024
Owner's Name: Tucker
County/State: Campbell County, VA

Sawtimber Volume by Timber Type

<u>Timber Type</u>	<u># Trees</u>	<u>Volume</u>	<u>Avg BF/Tree</u>	<u>% of Total</u>
Hardwood	65	22.9	352.9	76.6%
Pine	44	7.0	159.6	23.4%
Total	109	30.0	274.9	

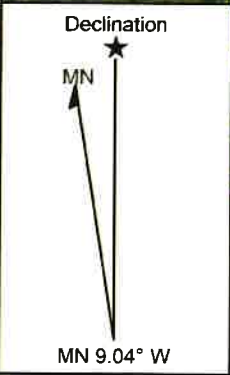
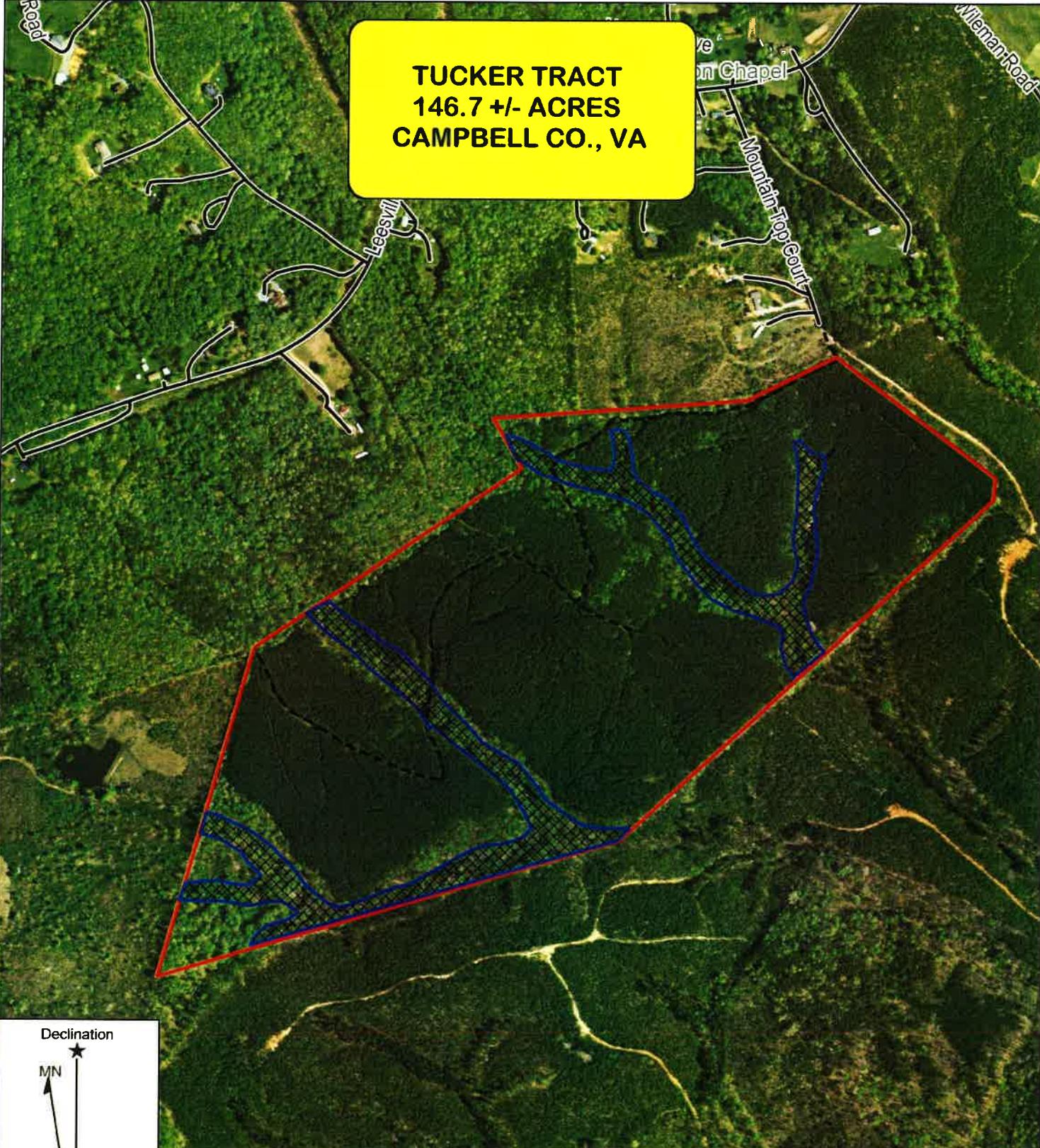
Sawtimber Volume by DBH

<u>DBH</u>	<u># Trees</u>	<u>Volume</u>	<u>Avg BF/Tree</u>	<u>% of Total</u>
12	19	2.0	106.3	6.7%
14	17	3.0	178.1	10.1%
16	7	1.7	246.6	5.8%
18	28	8.1	288.9	27.0%
20	21	7.3	345.3	24.2%
22	11	4.7	425.5	15.6%
24	4	2.1	512.8	6.8%
26	2	1.1	558.0	3.7%
Total	109	30.0	274.9	

Sawtimber Volume by Species

<u>Species</u>	<u># Trees</u>	<u>Volume</u>	<u>Avg BF/Tree</u>	<u>% of Total</u>
Chestnut Oak	8	2.8	350.8	9.4%
Loblolly Pine	44	7.0	159.6	23.4%
Maple	2	0.7	358.5	2.4%
Northern Red Oak	2	0.6	317.5	2.1%
Poplar	33	11.9	359.1	39.6%
Red Oak	12	3.8	317.5	12.7%
White Oak	8	3.1	390.0	10.4%
Total	109	30.0	274.9	

**TUCKER TRACT
146.7 +/- ACRES
CAMPBELL CO., VA**



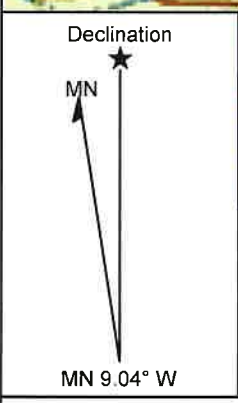
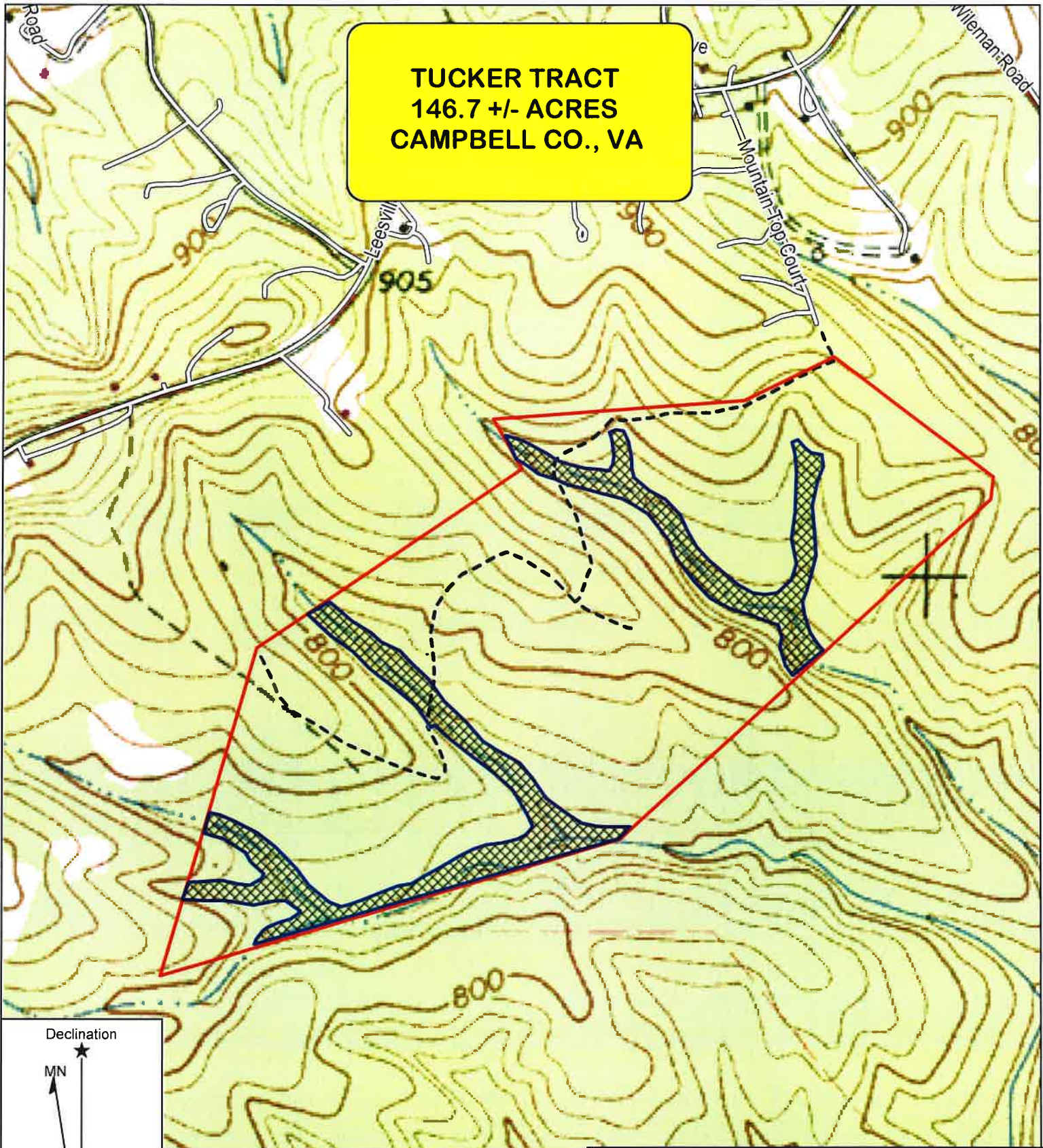
- Property Boundaries
- - - Existing Access Road
- Stream Buffers

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 Chesterfield, VA 23832
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Tract Name: Tucker Tract
 Date: September 26, 2024
 Scale: 1 inch = 660 ft.

Location: 037° 09' 56.5653" N, 079° 20' 25.3134" W
 Campbell County, VA
 126 +/- Acres Clearcut, 20.7 +/- Acres SMZ

**TUCKER TRACT
146.7 +/- ACRES
CAMPBELL CO., VA**



- Property Boundaries
- - - Existing Access Road
- Stream Buffers



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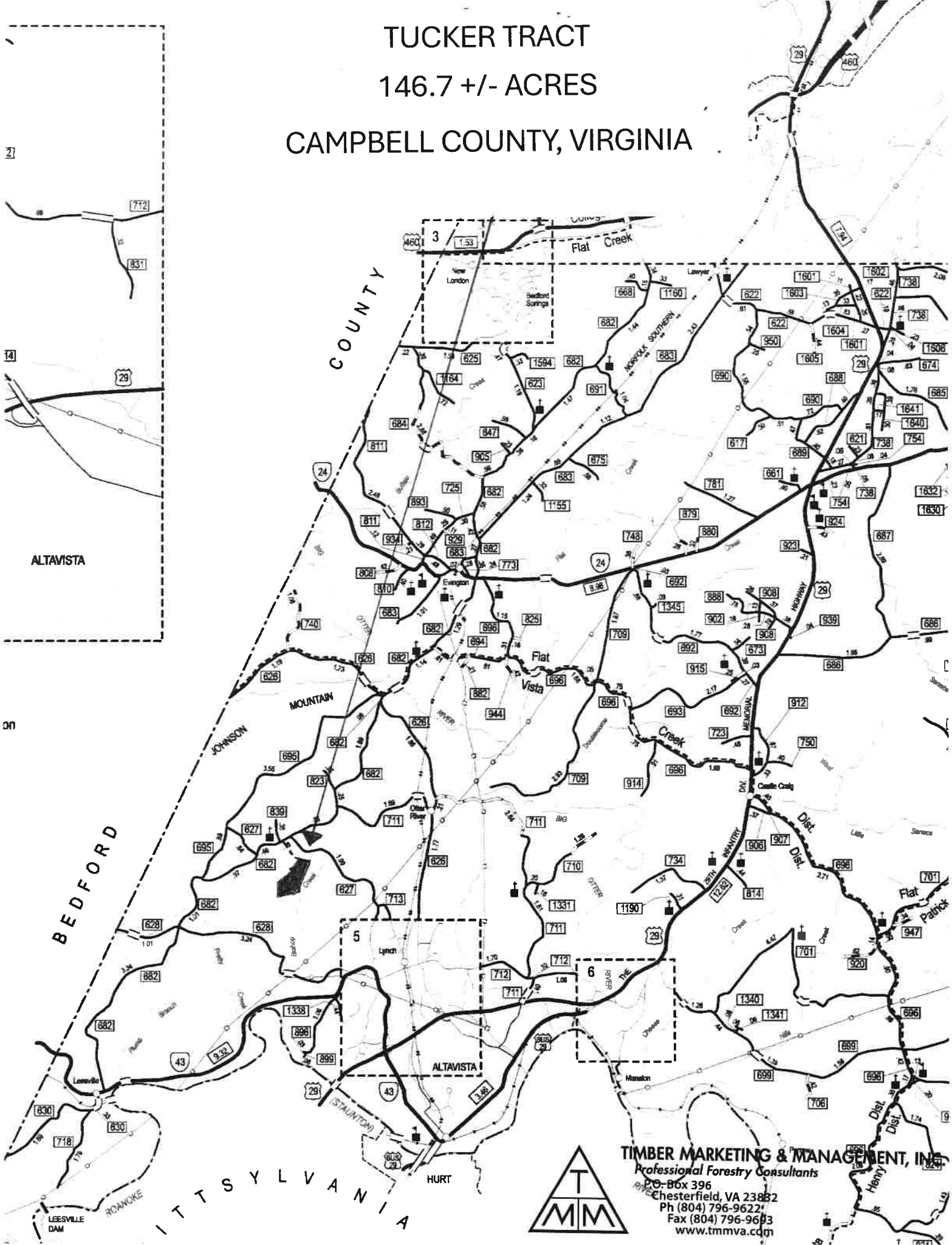
Tract Name: Tucker Tract
Date: September 26, 2024
Scale: 1 inch = 660 ft.

Location: 037° 09' 56.5653" N, 079° 20' 25.3134" W
Campbell County, VA
126 +/- Acres Clearcut, 20.7 +/- Acres SMZ

TUCKER TRACT

146.7 +/- ACRES

CAMPBELL COUNTY, VIRGINIA



ALTAVISTA

BEDFORD

W. VIRGINIA



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