

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:	December 12, 2024	
Time:	12:00 p.m.	
Day:	Thursday	
	Clear Cut	SMZ's
Total Vol./Acre:	9,981 B.F.	1,906 B. F.
Pine Vol/Tree:	208 B.F.	483 B. F.
Hdwd. Vol/Tree:	153 B.F.	425 B. F.

**CLEAR CUT SALE
 LARGE ACREAGE
 EXCELLENT MIX OF HIGH QUALITY PRODUCTS**

Having been employed by **Woodland Resources LLC** we solicit bids on all merchantable timber on **243 +/- acres (clear cut)** and on the blue marked timber only on **38 +/- acres (SMZ's)** in **Spotsylvania 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>Pulpwood</u>	<u>Clear Cut</u> <u>Cords</u>	<u>Total</u> <u>Tons</u>
Pine	153	398
Soft Hardwood	357	1,000
Hard Hardwood	<u>987</u>	<u>2,764</u>
Total:	1,497	4,161

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

<u>Sawtimber</u>	<u>Clear Cut</u>	<u>SMZ's</u>	<u>Total</u>
Loblolly Pine	724,200	17,900	742,100
Red Oak	621,600	20,000	641,600
Northern Red Oak	378,200	6,100	384,300
Poplar	233,200	13,700	246,900
Chestnut Oak	176,000	0	176,000
White Oak	140,800	1,000	141,800
Virginia Pine	60,100	0	60,100
Gum	46,500	3,700	50,200
Maple	19,400	600	20,000
Hickory	11,300	0	11,300
Shortleaf Pine	11,000	0	11,000
Aspen	<u>2,900</u>	<u>0</u>	<u>2,900</u>
	2,425,200	63,000	Total: 2,488,200 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. A period of time of **24 months** will be allowed to cut and remove the timber.
3. There is a 100' NO CUT BUFFER along boundaries adjoining subdivisions, flagged in orange flagging. ZERO HARVESTING and ZERO DISTURBANCE allowed within this buffer.
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. Only the blue marked trees are to be cut from Streamside Management Zones.
7. 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.
8. 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.
9. Landowner will accept a payment term of 3 equal payments and as follows: 1st payment is due by December 31, 2024, 2nd payment is due by February 28, 2025 and 3rd payment is due by April 30, 2025.
10. No harvesting will be allowed to occur until the timber has been paid in full.
11. The combination code to the entrance is 9520.

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, unless payment terms are mutually agreed upon.

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
804-796-9622 (office)
434-808-2102 (mobile)
matt@tmmva.com

Sincerely,
Timber Marketing & Management, Inc.



Andrew J. Lindberg, Vice President
804-796-9622 (office)
804-338-8436 (mobile)
drew@tmmva.com

Woodland Resources LLC

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: 9.7%

Sawtimber Cruise: 9.7%

Cruise Date: Monday, October 28, 2024

Owner's Name: Woodland Resources LLC

County/State: Spotsylvania County, VA

Acreage: 243+/-

Cruise Type: Plot Cruise

Harvest Type: Clear Cut

Total BF/Acre: 9,981

Pine Vol/Tree: 207.9

Hardwood Vol/Tree: 153.2

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	164		7	1,764	69	3,159	123	
8	400		40	1,118	88	3,569	282	
10	379		63	1,138	151	3,087	411	
12	103		27	215	43	615	122	
14	41		16	21	5	185	49	
Total	1,087	153	4,256	357	10,615	987		

Aspen - Sawtimber International 1/4 Scale

DBH	Number of Logs							% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	
12	10					10	0.6	20.0%
14	10	10				21	2.3	80.0%
Total	21	10				31	2.9	

Chestnut Oak - Sawtimber International 1/4 Scale

DBH	Number of Logs							% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	
12	646					646	36.2	20.6%
14	92	338				431	55.4	31.5%
16	72	185	31			287	51.0	29.0%
18	21	51				72	15.7	8.9%
20	10	31				41	11.5	6.5%
22	10	10				21	6.2	3.5%
Total	851	615	31			1,497	176.0	

Gum - Sawtimber International 1/4 Scale

DBH	Number of Logs							% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	
12	226					226	12.6	27.2%
14	51	72				123	14.4	30.9%
16		21	41			62	14.4	31.0%
18		21				21	5.1	10.9%
Total	277	113	41			431	46.5	

Hickory - Sawtimber International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
12	21					21	1.1	10.1%
14	10	21				31	3.7	33.0%
16		21				21	3.9	34.4%
18		10				10	2.5	22.4%
Total	31	51				82	11.3	

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	215	51				267	10.8	1.5%
12	92	338	267			697	68.3	9.4%
14	31	226	349	21		626	103.7	14.3%
16	51	164	349	113		677	160.6	22.2%
18		113	287	72		472	153.3	21.2%
20		51	164	62		277	117.7	16.2%
22		21	62			82	40.4	5.6%
24	10	21	51			82	45.4	6.3%
26		10	10			21	13.6	1.9%
28	10	10				21	10.5	1.4%
Total	410	1,005	1,538	267		3,221	724.2	

Maple - Sawtimber International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
12	41					41	2.3	11.8%
14	72					72	6.0	30.7%
16	41					41	4.6	23.7%
18	10	21				31	6.6	33.8%
Total	164	21				185	19.4	

Woodland Resources LLC

Timber Marketing & Management, Inc.

Cruise Date: Monday, October 28, 2024
 Owner's Name: Woodland Resources LLC
 County/State: Spotsylvania County, VA

Northern 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	369					369	20.7	5.5%
14	133	492				626	80.5	21.3%
16	82	369	62			513	95.1	25.1%
18	10	236	62			308	80.7	21.3%
20		133	10			144	46.2	12.2%
22		62	10			72	29.2	7.7%
24		41	10			51	25.8	6.8%
Total	595	1,333	154			2,082	378.2	

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	113	10				123	4.7	7.8%
12	41	103	21			164	14.2	23.6%
14		92	41			133	20.6	34.3%
16	10	62	21			92	18.1	30.1%
18		10				10	2.5	4.2%
Total	164	277	82			523	60.1	

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	308					308	17.2	7.4%
14	51	297				349	46.2	19.8%
16	31	133	185			349	76.0	32.6%
18	10	31	82			123	36.7	15.7%
20		21	72			92	37.1	15.9%
22		10	10			21	9.4	4.0%
24		10				10	4.8	2.1%
26		10				10	5.7	2.5%
Total	400	513	349			1,262	233.2	

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	738					738	41.4	29.4%
14	103	277				379	47.6	33.8%
16	72	123				195	31.4	22.3%
18	21	31	10			62	14.0	10.0%
20		21				21	6.4	4.6%
Total	933	451	10			1,395	140.8	

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			
12	831					831	46.5	7.5%
14	267	769				1,036	130.6	21.0%
16	154	646	82			882	161.0	25.9%
18	72	338	123			533	135.6	21.8%
20	21	174	82			277	93.5	15.0%
22		41	21			62	26.7	4.3%
24		21	10			31	16.2	2.6%
26		21				21	11.4	1.8%
Total	1,344	2,010	318			3,672	621.6	

Shortleaf Pine - Sawtimber International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
12		31	21			51	5.3	48.0%
14			31			31	5.7	52.0%
Total		31	51			82	11.0	

Woodland Resources LLC

Timber Marketing & Management, Inc.

Cruise Date: Monday, October 28, 2024
 Owner's Name: Woodland Resources LLC
 County/State: Spotsylvania 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	10,636	1,629.9	153.2	67.2%
Pine	3,826	795.4	207.9	32.8%
Total	14,462	2,425.3	167.7	

Sawtimber Volume by DBH

<u>DBH</u>	<u># Trees</u>	<u>Volume</u>	<u>Avg BF/Tree</u>	<u>% of Total</u>
10	390	15.4	39.6	0.6%
12	4,103	266.4	64.9	11.0%
14	3,856	516.6	134.0	21.3%
16	3,118	616.2	197.6	25.4%
18	1,641	452.7	275.9	18.7%
20	851	312.5	367.1	12.9%
22	256	112.0	436.8	4.6%
24	174	92.3	529.1	3.8%
26	51	30.8	599.8	1.3%
28	21	10.5	510.5	0.4%
Total	14,462	2,425.3	167.7	

Sawtimber Volume by Species

<u>Species</u>	<u># Trees</u>	<u>Volume</u>	<u>Avg BF/Tree</u>	<u>% of Total</u>
Aspen	31	2.9	93.3	0.1%
Chestnut Oak	1,497	176.0	117.5	7.3%
Gum	431	46.5	108.0	1.9%
Hickory	82	11.3	138.1	0.5%
Loblolly Pine	3,221	724.2	224.9	29.9%
Maple	185	19.4	105.2	0.8%
Northern Red Oak	2,082	378.2	181.7	15.6%
Poplar	1,262	233.2	184.8	9.6%
Red Oak	3,672	621.6	169.3	25.6%
Shortleaf Pine	82	11.0	134.3	0.5%
Virginia Pine	523	60.1	115.0	2.5%
White Oak	1,395	140.8	100.9	5.8%
Total	14,462	2,425.3	167.7	

Woodland Resources LLC - SMZ's

Timber Marketing & Management, Inc.

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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: Tuesday, October 29, 2024
 Owner's Name: Woodland Resources LLC
 County/State: Spotsylvania County, VA
 Acreage: 38+/-
 Cruise Type: Tree Count
 Harvest Type: Select Cut
 Total BF/Acre: 1,656
 Pine Vol/Tree: 483.3
 Hardwood Vol/Tree: 424.8

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

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
18		2	6			8	2.5	68.3%
20	1	1	2			3	1.2	31.7%
Total		3	8			11	3.7	

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		1	2			3	0.7	3.9%
18		1	6	2		9	3.1	17.2%
20			6	3		9	4.1	22.9%
22		2	4			6	2.9	16.1%
24		1	3	1		5	3.2	17.7%
26		1	3			4	2.9	16.0%
28				1		1	1.1	6.1%
Total		6	24	7		37	17.9	

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	44.1%
20		1				1	0.3	55.9%
Total		2				2	0.6	

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		3	1			4	1.1	17.7%
20		1	2			3	1.2	19.1%
22		3				3	1.2	19.0%
24		2	1			3	1.6	25.9%
26		2				2	1.1	18.3%
Total		11	4			15	6.1	

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			1	4		5	1.6	11.6%
20	1		4	2		7	2.3	16.8%
22			1	5		6	3.0	22.1%
24				4		4	2.6	18.8%
26			1	1		2	1.3	9.7%
28				2		2	1.8	13.2%
30				1		1	1.1	7.7%
Total	1		7	19		27	13.7	

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		9	4		14	3.7	18.6%
20	1		9	2		12	3.9	19.3%
22			9	5		14	6.1	30.6%
24			3	1		4	2.1	10.3%
26			1	1		2	1.3	6.6%
28			1			1	0.7	3.3%
30				1		1	1.1	5.3%
32				1		1	1.2	6.1%
Total	2		32	15		49	20.0	

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	24.4%
26				1		1	0.8	75.6%
Total		1		1		2	1.0	

Woodland Resources LLC - SMZ's

Timber Marketing & Management, Inc.Cruise Date: Tuesday, October 29, 2024
Owner's Name: Woodland Resources LLC
County/State: Spotsylvania 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	106	45.0	424.8	71.6%
Pine	37	17.9	483.3	28.4%
Total	143	62.9	440.0	

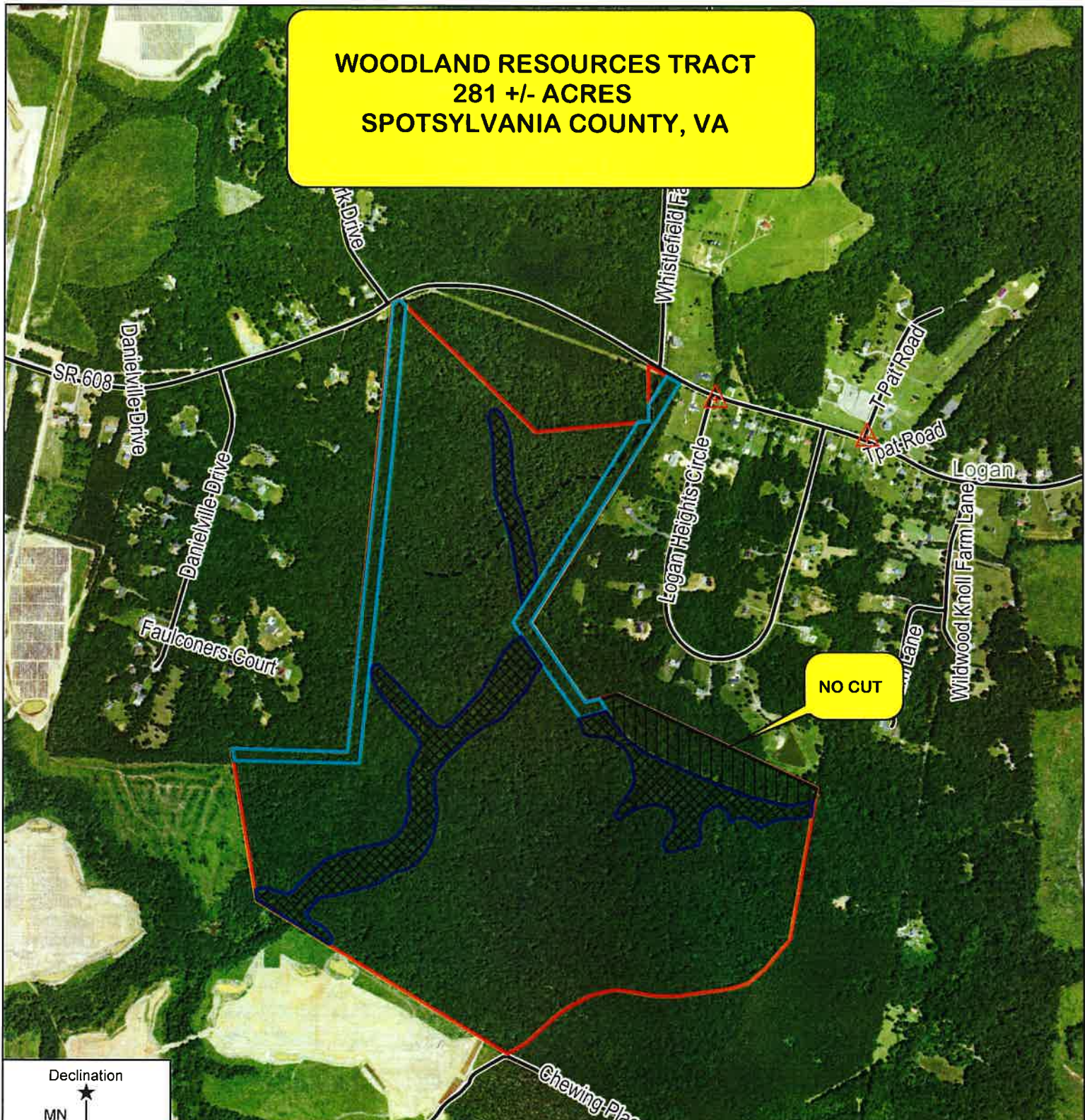
Sawtimber Volume by DBH

<u>DBH</u>	<u># Trees</u>	<u>Volume</u>	<u>Avg BF/Tree</u>	<u>% of Total</u>
16	3	0.7	234.0	1.1%
18	42	12.5	296.9	19.8%
20	35	12.9	368.6	20.5%
22	29	13.2	455.1	21.0%
24	16	9.4	586.4	14.9%
26	11	7.4	672.0	11.7%
28	4	3.6	889.5	5.7%
30	2	2.1	1,050.0	3.3%
32	1	1.2	1,213.0	1.9%
Total	143	62.9	440.0	

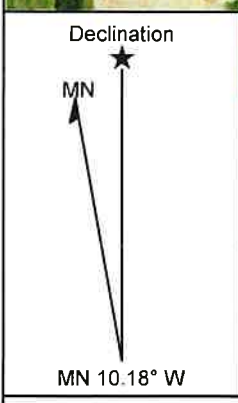
Sawtimber Volume by Species

<u>Species</u>	<u># Trees</u>	<u>Volume</u>	<u>Avg BF/Tree</u>	<u>% of Total</u>
Gum	11	3.7	334.5	5.8%
Loblolly Pine	37	17.9	483.3	28.4%
Maple	2	0.6	281.0	0.9%
Northern Red Oak	15	6.1	407.1	9.7%
Poplar	27	13.7	506.3	21.7%
Red Oak	49	20.0	408.1	31.8%
White Oak	2	1.0	507.5	1.6%
Total	143	62.9	440.0	

**WOODLAND RESOURCES TRACT
281 +/- ACRES
SPOTSYLVANIA COUNTY, VA**



NO CUT



- Property Boundaries
- 100' NO CUT BUFFER
- - - Access Road
- Stream Buffers

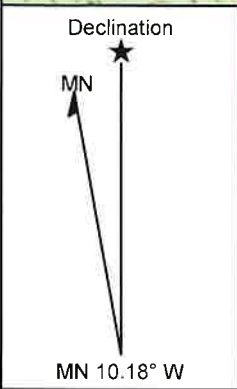
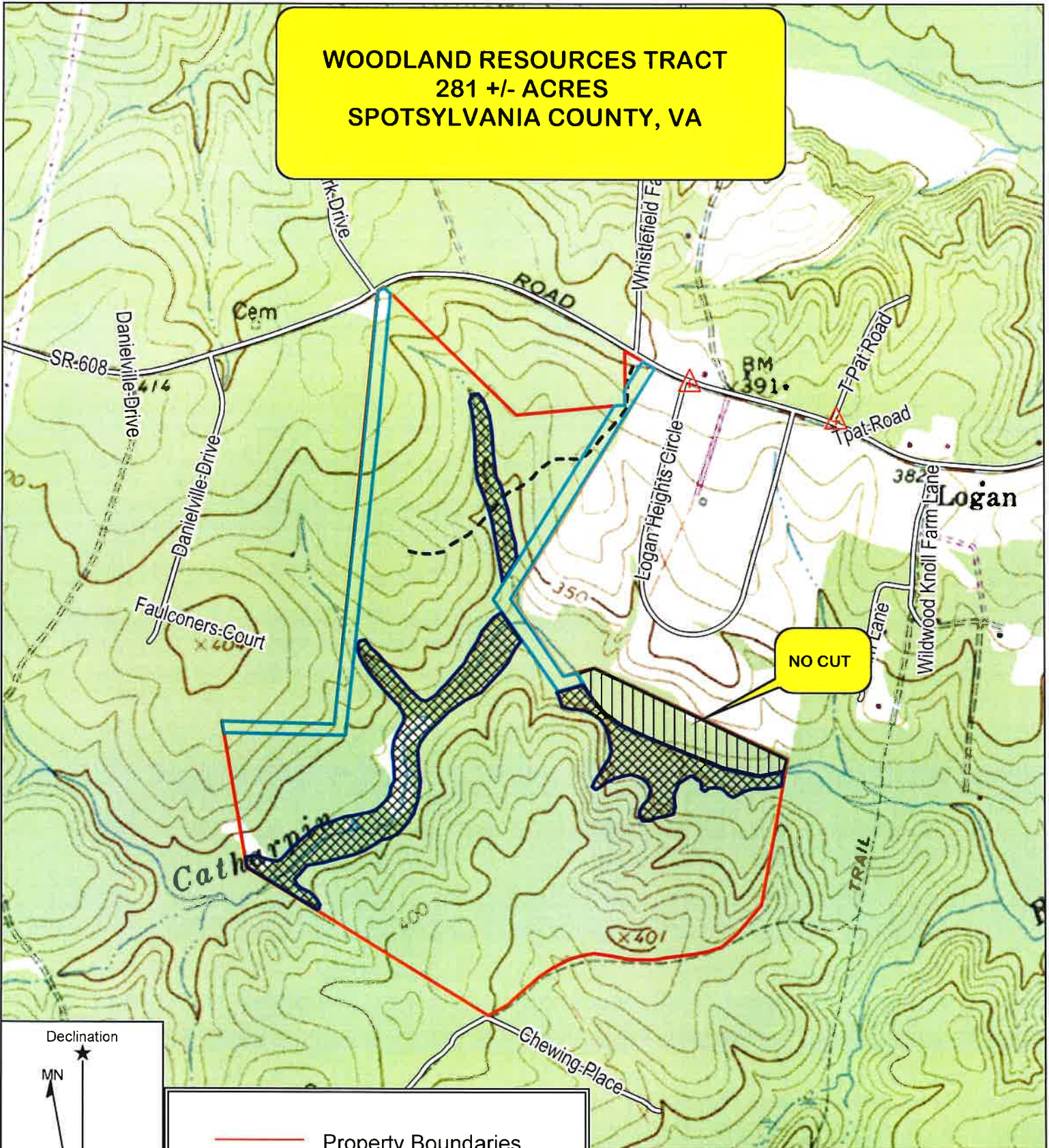


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 Chesterfield, VA 23832
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www.tmrva.com

Tract Name: Woodland Resources Tract
 Date: October 30, 2024
 Scale: 1 inch = 1,083 ft.

Location: 038° 12' 48.7478" N, 077° 46' 22.1039" W
 Spotsylvania County, VA
 243 +/- Acres Clearcut, 37.6 +/- Acres SMZ

**WOODLAND RESOURCES TRACT
281 +/- ACRES
SPOTSYLVANIA COUNTY, VA**



- Property Boundaries
- 100' NO CUT BUFFER
- - - - - Access Road
- Stream Buffers

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Tract Name: Woodland Resources Tract
 Date: October 30, 2024
 Scale: 1 inch = 1,083 ft.

Location: 038° 12' 48.7478" N, 077° 46' 22.1039" W
 Spotsylvania County, VA
 243 +/- Acres Clearcut, 37.6 +/- Acres SMZ

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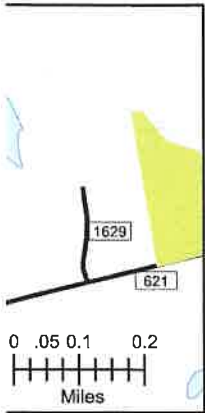
WOODLAND RESOURCES TRACT

281 +/- ACRES

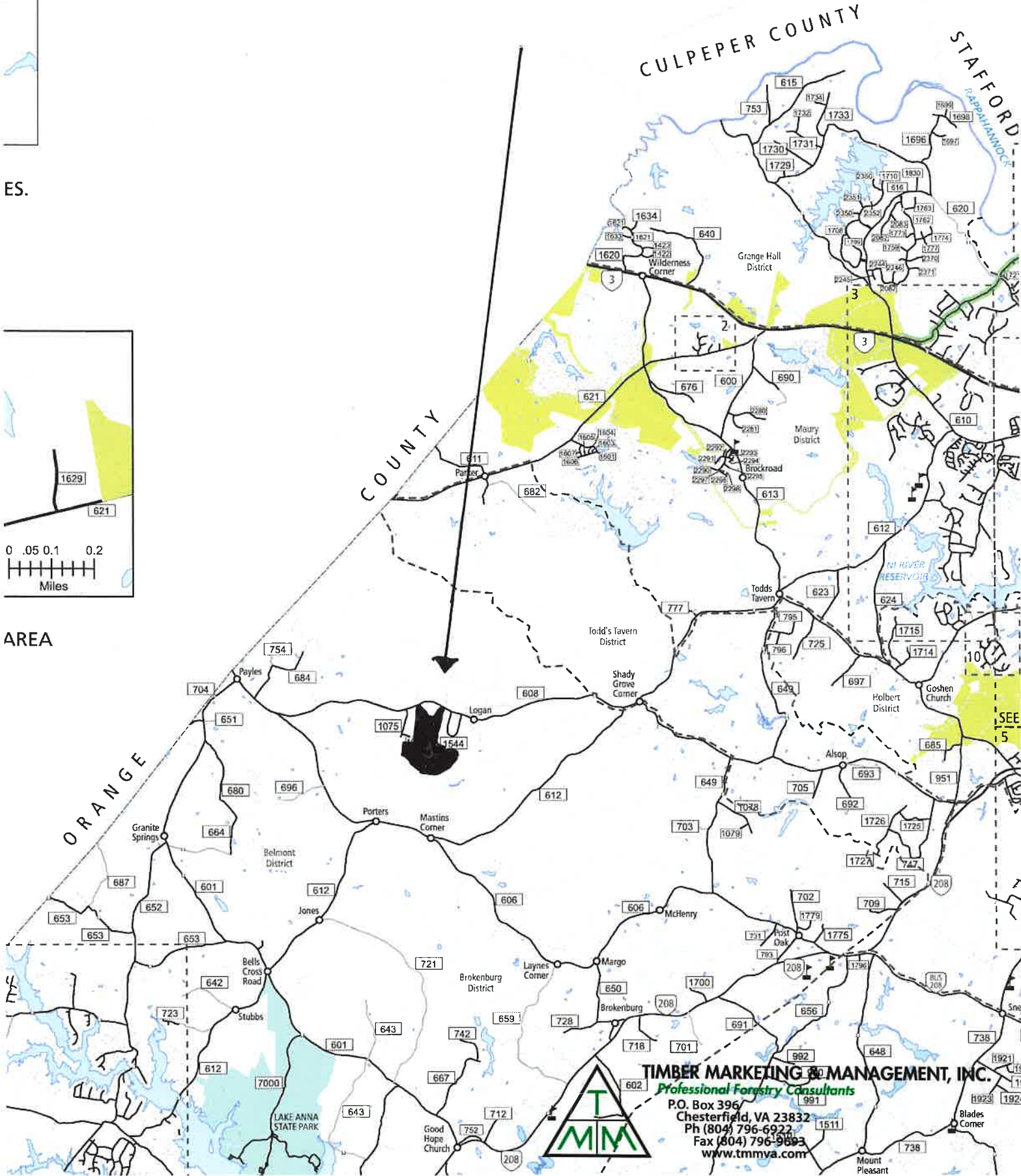
SPOTSYLVANIA COUNTY, VA



ES.



AREA



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