**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:	November 15, 2018
Time:	11:00 a.m.
Day:	Thursday
Total Vol./Acre:	21,593 B. F.
Pine Vol/Tree:	255 B. F.
Hwd. Vol/Tree:	146 B. F.

CLEAR- CUT SALE

Having been employed by **Ann Sadighian and Zabih Sadighian** we solicit bids on all merchantable timber on **23 +/- acres** in **Mecklenburg County, Virginia** and as shown on the attached map.

We have cruised the pulpwood trees to be harvested (8% cruise). Our estimate of their volume is:

<u>Pulpwood</u>	<u>Cords</u>	<u>Tons</u>
Pine	30	78
Soft Hardwood	<u>47</u>	<u>122</u>
Total:	77	200

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

Sawtimber

Loblolly Pine	477,400	White Oak	800
Poplar	10,300	Virginia Pine	300
Red Oak	4,400	Misc. Hardwood	<u>100</u>
Gum	3,300	Total:	496,600 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 **2 years** 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. 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.
6. A \$1,500.00 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.
7. Landowners may elect to defer payment until January 2019.

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 tmm4u@aol.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.

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.

Sincerely,
Timber Marketing & Management, Inc.



Gregory C. Garrison, Vice President
804-796-9622 Office
804-338-7851 Mobile

Sadighian

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: 8.0%
Sawtimber Cruise: 100.0%

Cruise Date: Tuesday, October 23, 2018
Owner's Name: Ann Sadighian
County/State: Mecklenburg, VA
Acreage: 23+/-
Cruise Type: Tree Count
Harvest Type: Clear Cut
Total BF/Acre: 21,593
Pine Vol/Tree: 254.5
Hardwood Vol/Tree: 146.4

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	175	8	400	16				
8	163	16	188	15				
10	38	6	125	17				
Total	375	30	713	47				

Gum - Sawtimber

International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
12	16					16	0.9	27.3%
14	3	2				5	0.5	16.2%
16	2					2	0.2	6.8%
18	1	2	1			4	1.0	29.8%
20	1					1	0.2	5.5%
24		1				1	0.5	14.3%
Total	23	5	1			29	3.3	

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	86	25				111	4.6	1.0%
12	42	80	190			312	32.5	6.8%
14	8	56	270	91		425	78.4	16.4%
16	7	28	226	201		462	125.3	26.2%
18	3	8	154	168		333	121.7	25.5%
20	6	7	59	73		145	65.9	13.8%
22	1	6	33	19		59	32.1	6.7%
24		2	11	4		17	11.1	2.3%
26		2	3			5	3.4	0.7%
28		1	2			3	2.5	0.5%
Total	153	215	948	556		1,872	477.4	

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			
16	1					1	0.1	100.0%
Total	1					1	0.1	

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	15					15	0.8	8.1%
14	5	10				15	1.8	17.7%
16	2	6	4			12	2.4	23.1%
18		4	4			8	2.3	22.6%
20		1	4			5	2.0	19.6%
22		1	1			2	0.9	8.9%
Total	22	22	13			57	10.3	

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	8					8	0.4	10.2%
14	11	1				12	1.1	23.9%
16	3	3				6	0.9	20.6%
18	2	3				5	1.0	23.4%
20	1	1				2	0.5	11.2%
24		1				1	0.5	10.6%
Total	25	9				34	4.4	

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			
12	3					3	0.2	50.3%
14	2					2	0.2	49.7%
Total	5					5	0.3	

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	3					3	0.2	21.9%
14	2	1				3	0.3	40.0%
16	1					1	0.1	14.6%
20	1					1	0.2	23.6%
Total	7	1				8	0.8	

Sadighian

Timber Marketing & Management, Inc.

Cruise Date: Tuesday, October 23, 2018
Owner's Name: Ann Sadighian
County/State: Mecklenburg, 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	129	18.9	146.4	3.8%
Pine	1,877	477.7	254.5	96.2%
Total	2,006	496.6	247.6	

Sawtimber Volume by DBH

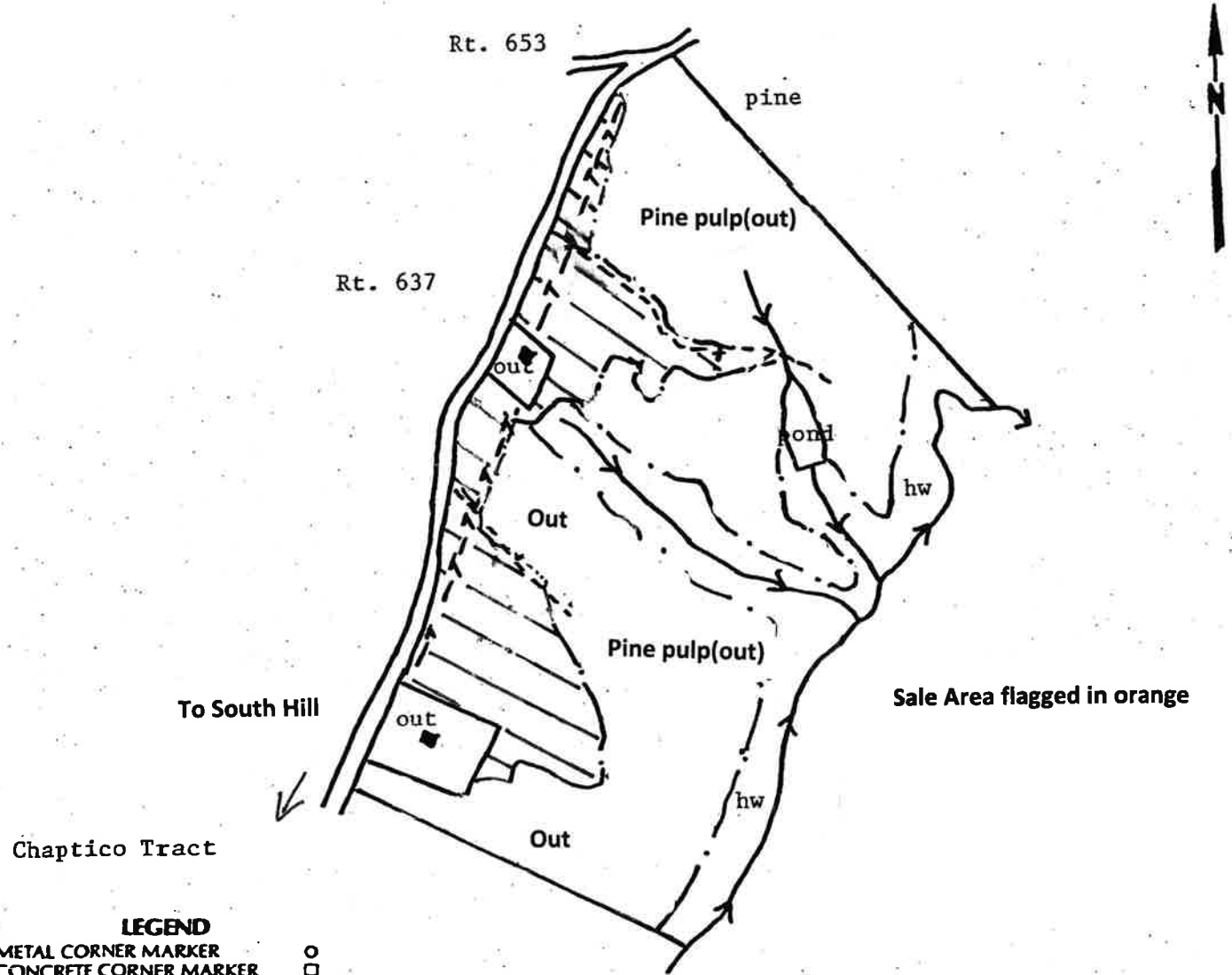
<u>DBH</u>	<u># Trees</u>	<u>Volume</u>	<u>Avg BF/Tree</u>	<u>% of Total</u>
10	111	4.6	41.2	0.9%
12	357	35.0	98.1	7.1%
14	462	82.3	178.2	16.6%
16	484	129.0	266.5	26.0%
18	350	126.0	360.1	25.4%
20	154	68.7	446.3	13.8%
22	61	33.0	541.0	6.6%
24	19	12.1	634.3	2.4%
26	5	3.4	683.4	0.7%
28	3	2.5	820.7	0.5%
Total	2,006	496.6	247.6	

Sawtimber Volume by Species

<u>Species</u>	<u># Trees</u>	<u>Volume</u>	<u>Avg BF/Tree</u>	<u>% of Total</u>
Gum	29	3.3	113.0	0.7%
Loblolly Pine	1,872	477.4	255.0	96.1%
Miscellaneous Hardwood	1	0.1	112.0	0.0%
Poplar	57	10.3	181.2	2.1%
Red Oak	34	4.4	129.5	0.9%
Virginia Pine	5	0.3	66.8	0.1%
White Oak	8	0.8	96.0	0.2%
Total	2,006	496.6	247.6	

Sadighian Property

Mecklenburg County, VA



LEGEND

- METAL CORNER MARKER ○
- CONCRETE CORNER MARKER □
- PINE KNOT CORNER MARKER ●
- WOODS ROAD ———
- GRAVEL ROAD - - - - -
- PAVED ROAD |||
- BUILDING ■
- FENCE —+—+—+—
- STREAM, CREEK OR RIVER —+—+—+—
- INTERMITTENT STREAM - - - - -
- TIMBER T/PE LINE —+—+—+—
- PIPELINE —+—+—+—
- POWERLINE —+—+—+—
- RAILROAD —+—+—+—

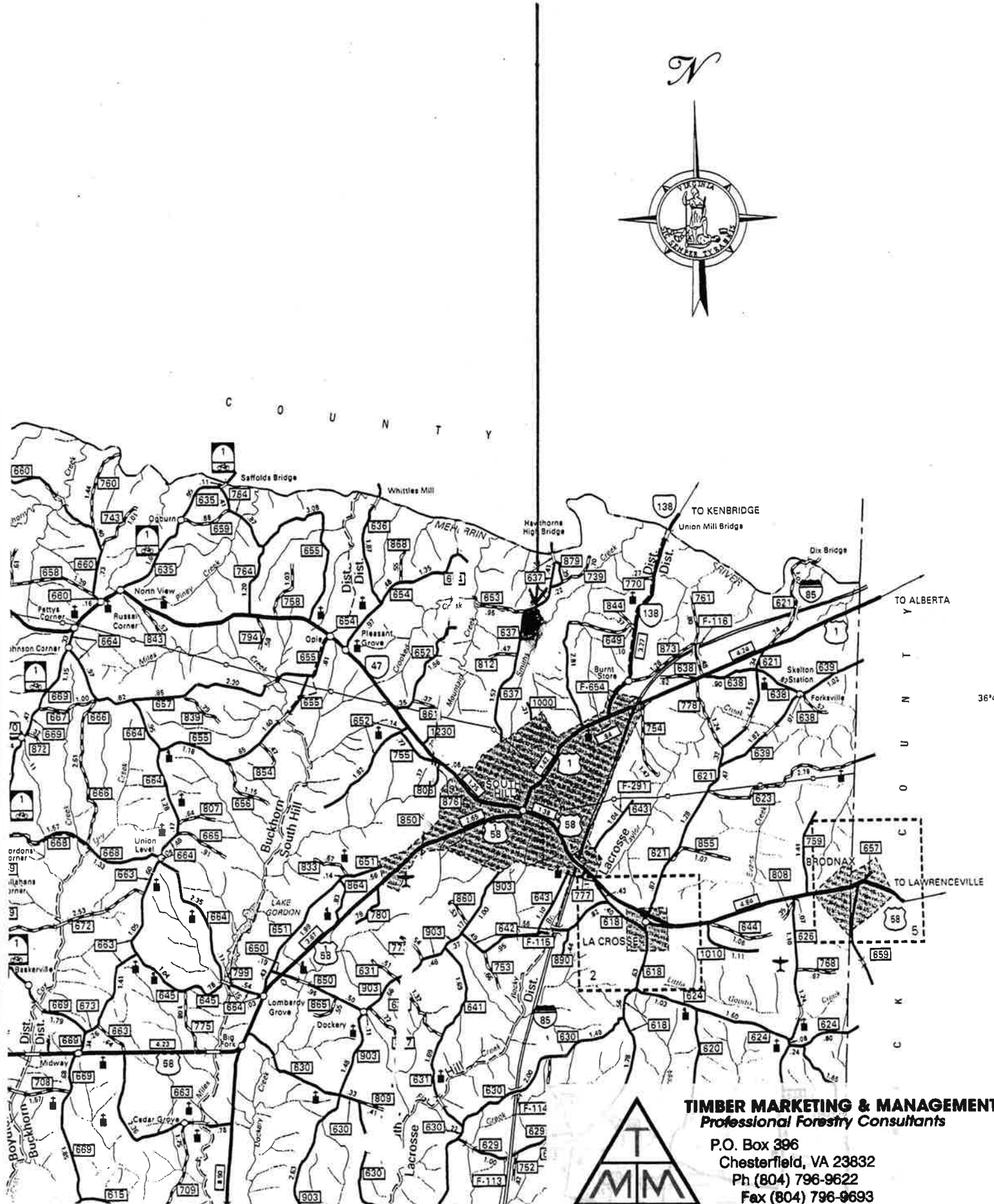
DATE: 10-24-18
 SCALE: 1"=660'



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