**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:	<b>June 13, 2024</b>
Time:	<b>11:00 a.m.</b>
Day:	<b>Thursday</b>
Total Vol./Acre:	<b>4,091 B. F.</b>
Pine Vol/Tree:	<b>135 B. F.</b>
Hdwd. Vol/Tree:	<b>349 B. F.</b>

**SELECTIVE HARVEST SALE**

Having been employed by **Rusty Johnson and Judith Johnson** we solicit bids on the blue marked timber only on **29 +/- acres** in **Fluvanna County, Virginia** and as shown on the attached map.

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

**SAWTIMBER**

White Oak	38,200
Poplar	34,500
Red Oak	16,700
Northern Red Oak	9,400
Chestnut Oak	9,100
Virginia Pine	5,600
Shortleaf Pine	2,700
Hickory	1,100
Maple	900
Aspen	300
Sycamore	200
<b>118,700 Total BF Int 1/4" Scale</b>	

**VENEER**

Included in the volumes are high quality trees that, from our review, will be of high enough quality that a veneer cut can be obtained. The veneer volume is estimated to be:

**White Oak: 874 BF Doyle 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

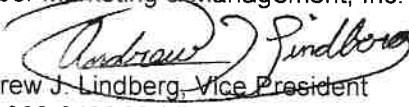
1. A period of time of **24 months** will be allowed to cut and remove the timber.
2. Roads **must** be maintained and restored to their original condition upon completion of the logging. Any newly constructed roads and decks must be left in a graded condition and must be seeded upon completion of logging. 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.
3. No tops or laps will be allowed to remain in the streams, fields, buffers or over cutting boundaries. They must be pulled back immediately.
4. Only the blue marked trees are to be cut from the harvest area (selective harvest).
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 \$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.
7. The buyer is required to have commercial insurance coverage including \$1,000,000 in General Liability coverage as well as adequate Workman's Compensation coverage for the entire duration of the timber harvest.

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](http://www.tmmva.com) under the Timber Sale Notices section.

Sincerely,  
Timber Marketing & Management, Inc.

  
Andrew J. Lindberg, Vice President  
804-338-8436 Mobile  
804-796-9622 Office

Timber Marketing & Management, Inc.

  
Jack Whitworth, Asst. Area Manager  
804-356-3566 Mobile  
804-796-9622 Office

**Johnson Tract - Block A - SC**

**Timber Marketing & Management, Inc.**

Professional Forestry Consultants

P.O. Box 396

Chesterfield, VA 23832-0000

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

Sawtimber Cruise: 100.0%

Veneer Cruise: 100.0%

Cruise Date: Monday, May 6, 2024  
 Owner's Name: Johnson, Rusty  
 County/State: Fluvanna County, VA  
 Acreage: 29+/-  
 Cruise Type: Tree Count  
 Harvest Type: Select Cut  
 Total BF/Acre: 4,091  
 Pine Vol/Tree: 134.8  
 Hardwood Vol/Tree: 349.4

**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:**

**Aspen - 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	0.3	100.0%
<b>Total</b>			<b>1</b>			<b>1</b>	<b>0.3</b>	

**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
14		2				2	0.3	3.1%
16	1	3				4	0.7	7.5%
18	1	11				12	2.9	31.6%
20	2	6	1			9	2.7	29.4%
22		4				4	1.5	17.0%
24		1				1	0.5	5.2%
26		1				1	0.6	6.1%
<b>Total</b>	<b>4</b>	<b>28</b>	<b>1</b>			<b>33</b>	<b>9.1</b>	

**Hickory - 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	1.1	100.0%
<b>Total</b>	<b>1</b>	<b>4</b>				<b>5</b>	<b>1.1</b>	

**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	28.3%
20		2				2	0.6	71.7%
<b>Total</b>		<b>3</b>				<b>3</b>	<b>0.9</b>	

**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
16		1				1	0.2	2.0%
18		1	1			2	0.6	6.2%
20	1	1				2	0.5	5.3%
22		4				4	1.5	16.5%
24		4	2			6	3.2	33.8%
26		3				3	1.7	17.9%
28		1				1	0.7	7.0%
30			1			1	1.1	11.2%
<b>Total</b>	<b>1</b>	<b>15</b>	<b>4</b>			<b>20</b>	<b>9.4</b>	

**Poplar - 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	7			8	2.0	5.7%
18		4	16	1		21	6.8	19.6%
20		1	16			17	7.1	20.7%
22		4	16	1		21	10.6	30.8%
24		2	6			8	4.8	13.9%
26			3			3	2.3	6.7%
28			1			1	0.9	2.6%
<b>Total</b>		<b>12</b>	<b>65</b>	<b>2</b>		<b>79</b>	<b>34.5</b>	

**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
16		3				3	0.6	3.4%
18	1	14				15	3.6	21.7%
20		14	2			16	5.3	31.5%
22		4	2			6	2.6	15.6%
24		2	2			4	2.2	13.3%
26		2				2	1.1	6.7%
28		2				2	1.3	7.8%
<b>Total</b>	<b>1</b>	<b>41</b>	<b>6</b>			<b>48</b>	<b>16.7</b>	

## Johnson Tract - Block A - SC

### Timber Marketing & Management, Inc.

Cruise Date: Monday, May 6, 2024  
 Owner's Name: Johnson, Rusty  
 County/State: Fluvanna County, VA

#### 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		4				4	0.4	13.9%
14		3	5			8	1.4	51.0%
16		1				1	0.2	7.2%
20		1	1			2	0.7	27.9%
<b>Total</b>		<b>9</b>	<b>6</b>			<b>15</b>	<b>2.7</b>	

#### Sycamore - 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%
<b>Total</b>		<b>1</b>				<b>1</b>	<b>0.2</b>	

#### 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	10	7				17	1.2	21.6%
14	7	8				15	1.7	30.7%
16	3	7				10	1.7	29.9%
18		4				4	1.0	17.8%
<b>Total</b>	<b>20</b>	<b>26</b>				<b>46</b>	<b>5.6</b>	

#### 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	2	20				22	4.0	10.5%
18		32	3			35	8.9	23.4%
20	2	33	2			37	11.6	30.3%
22	2	18	2			22	8.5	22.1%
24		7	2			9	4.6	12.0%
28		1				1	0.7	1.7%
<b>Total</b>	<b>6</b>	<b>111</b>	<b>9</b>			<b>126</b>	<b>38.2</b>	

#### Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Hardwood	316	110.4	349.4	93.1%
Pine	61	8.2	134.8	6.9%
<b>Total</b>	<b>377</b>	<b>118.6</b>	<b>314.7</b>	

#### Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
12	21	1.6	74.9	1.3%
14	25	3.3	133.8	2.8%
16	50	9.6	191.2	8.1%
18	96	25.4	264.7	21.4%
20	85	28.5	335.4	24.0%
22	57	24.8	435.1	20.9%
24	28	15.2	544.0	12.8%
26	9	5.6	627.7	4.8%
28	5	3.5	704.0	3.0%
30	1	1.1	1,050.0	0.9%
<b>Total</b>	<b>377</b>	<b>118.6</b>	<b>314.7</b>	

#### Sawtimber Volume by Species

Species	# Trees	Volume	Avg BF/Tree	% of Total
Aspen	1	0.3	256.0	0.2%
Chestnut Oak	33	9.1	275.3	7.7%
Hickory	5	1.1	227.2	1.0%
Maple	3	0.9	292.0	0.7%
Northern Red Oak	20	9.4	468.0	7.9%
Poplar	79	34.5	437.2	29.1%
Red Oak	48	16.7	347.7	14.1%
Shortleaf Pine	15	2.7	176.8	2.2%
Sycamore	1	0.2	248.0	0.2%
Virginia Pine	46	5.6	121.1	4.7%
White Oak	126	38.2	303.5	32.2%
<b>Total</b>	<b>377</b>	<b>118.6</b>	<b>314.7</b>	

**Johnson Tract - Block A - SC**

**Timber Marketing & Management, Inc.**

Cruise Date: Monday, May 6, 2024  
 Owner's Name: Johnson, Rusty  
 County/State: Fluvanna County, VA

**White Oak - Veneer** Doyle (Butt Log Scale)

DBH	Butt Log Length								# Logs	Volume	% of Total
	8'	10'	12'	14'	16'	18'	20'	22'			
20	1	1		1					3	347	39.7%
22					1				1	185	21.2%
24			2						2	342	39.1%
<b>Total</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>2</b>					<b>6</b>	<b>874</b>	

**Veneer Tag List**

Tag	Species	DBH	Butt Log Length
G1	White Oak	24	12'
G2	White Oak	20	16'
G3	White Oak	22	16'
J1	White Oak	24	12'
J2	White Oak	20	10'
J3	White Oak	20	12'

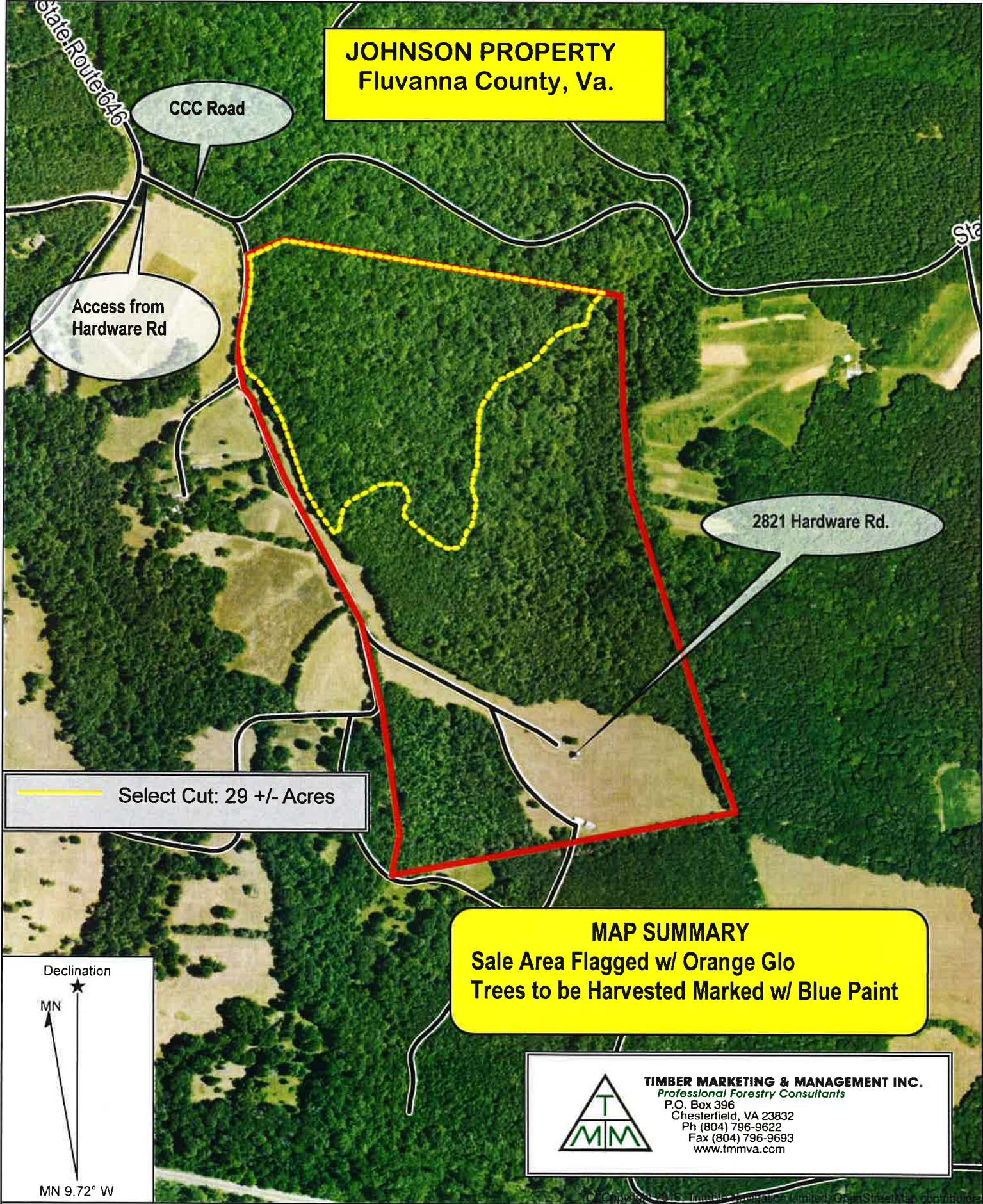
**Veneer Volume by DBH**

DBH	# Trees	Volume	Avg BF/Log	% of Total
20	3	347	115.7	39.7%
22	1	185	185.0	21.2%
24	2	342	171.0	39.1%
<b>Total</b>	<b>6</b>	<b>874</b>	<b>145.7</b>	

**Veneer Volume by Species**

Species	# Trees	Volume	Avg BF/Log	% of Total
White Oak	6	874	145.7	100.0%
<b>Total</b>	<b>6</b>	<b>874</b>	<b>145.7</b>	

**JOHNSON PROPERTY  
Fluvanna County, Va.**



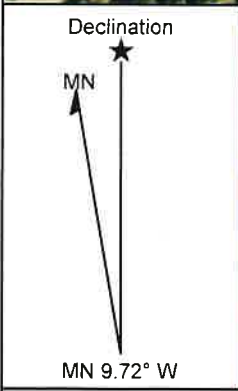
Access from  
Hardware Rd

CCC Road

2821 Hardware Rd.

— Select Cut: 29 +/- Acres

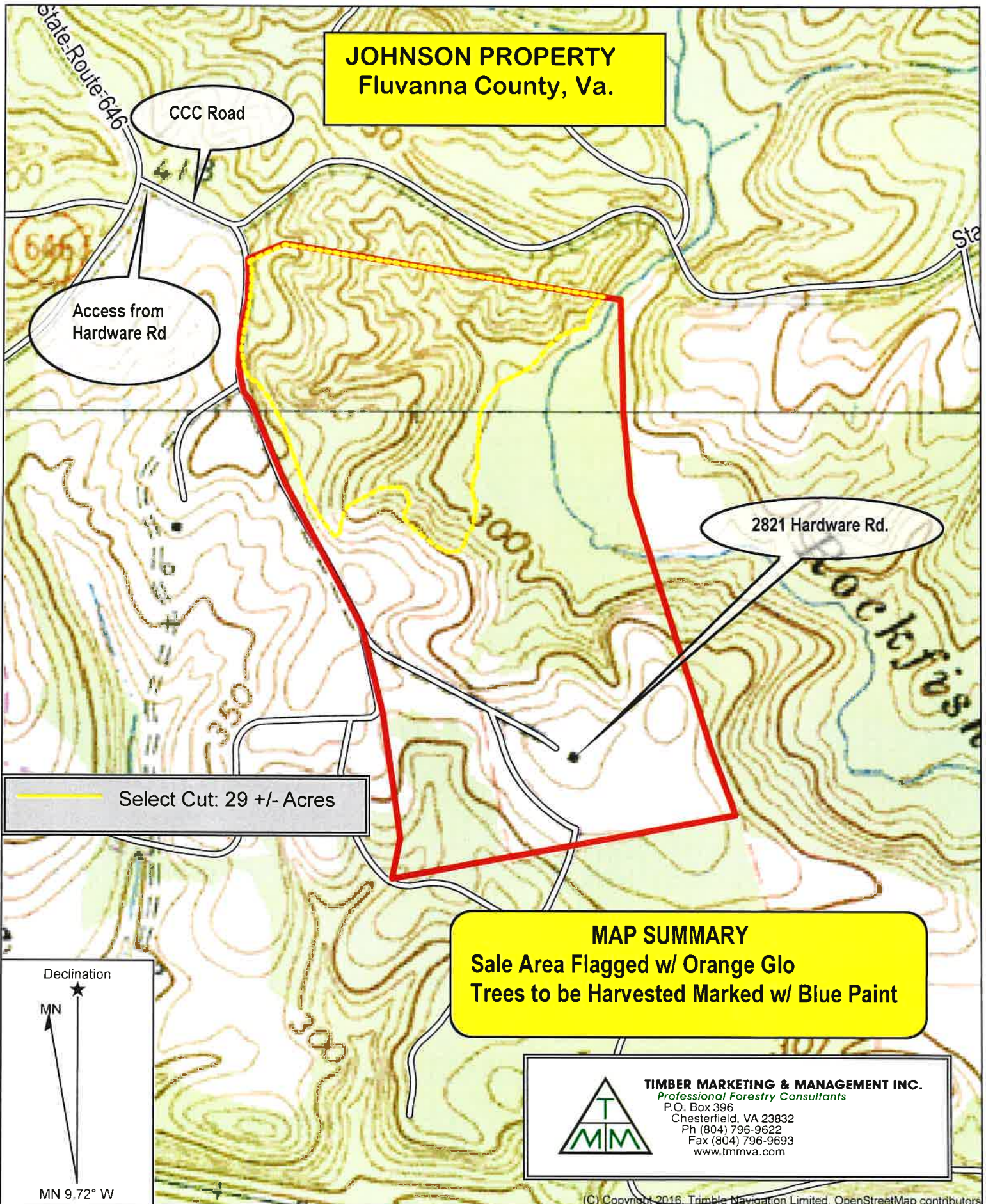
**MAP SUMMARY**  
Sale Area Flagged w/ Orange Glo  
Trees to be Harvested Marked w/ Blue Paint



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Name: DIANA MILLS NE, VA  
Date: 05/21/24  
Scale: 1 inch = 550 ft.

Location: 037° 44' 51.3627" N, 078° 23' 42.3172" W  
JOHNSON PROPERTY - Fluvanna County, Va.



**JOHNSON PROPERTY**  
Fluvanna County, Va.

CCC Road

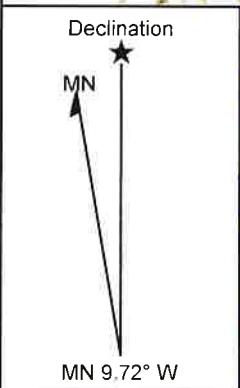
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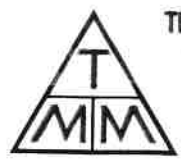
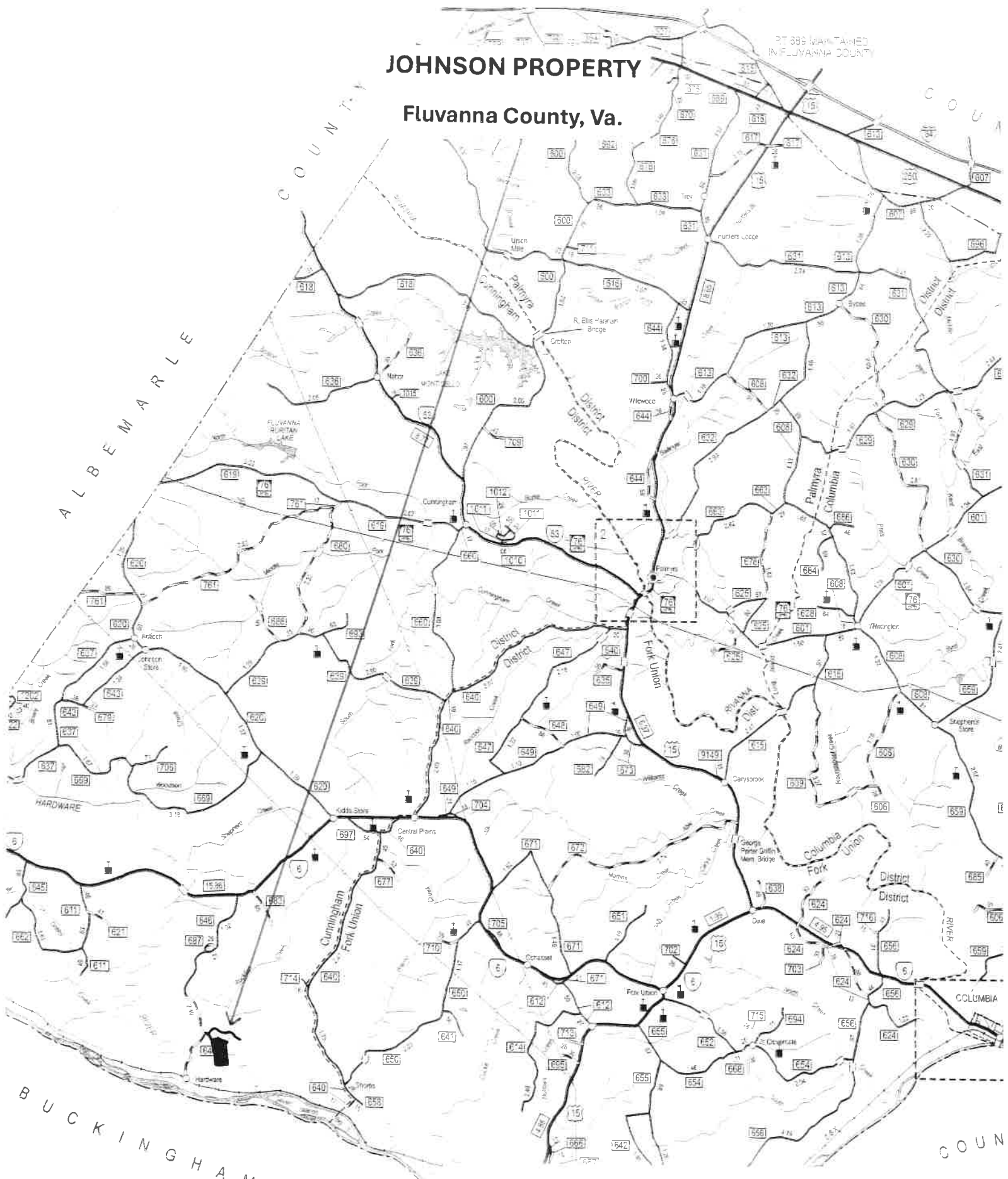
Name: DIANA MILLS  
Date: 05/21/24  
Scale: 1 inch = 550 ft.

Location: 037° 44' 51.3627" N, 078° 23' 42.3172" W  
JOHNSON PROPERTY - Fluvanna County, Va.

PT 388 MAINTAINED  
IN FLUVANNA COUNTY

# JOHNSON PROPERTY

## Fluvanna County, Va.



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*Professional Forestry Consultants*

P.O. Box 396

Chesterfield, VA 23832

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