

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:	September 22, 2022
Time:	11:00 a.m.
Day:	Thursday
Total Vol./Acre:	9,357 B. F.
Pine Vol/Tree:	252 B. F.
Hdwd. Vol/Tree:	212 B. F.

CLEAR- CUT SALE

Having been employed by **Sullivan Berry LLC** we solicit bids on all merchantable timber on **56 +/- acres** in **King George County, Virginia** and as shown on the attached map.

We made a 4.6% plot cruise of the pulpwood-size trees to be harvested. Our estimate of their volume is:

<u>Pulpwood</u>	<u>Cords</u>	<u>Tons</u>
Pine	47	122
Soft Hardwood	171	445
Hard Hardwood	<u>179</u>	<u>465</u>
Total:	397	1,032

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

<u>Sawtimber</u>			
White Oak	155,700	Cherrybark Oak	9,400
Loblolly Pine	127,400	Willow Oak	9,000
Poplar	84,300	Scarlet Oak	3,500
Gum	47,300	Northern Red Oak	2,500
Red Oak	29,100	Virginia Pine	2,400
Hickory	29,000	Walnut	700
Maple	12,000	Holly	200
Beech	11,200	Cedar	<u>100</u>
Total:			523,800 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. 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.

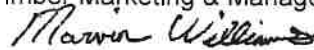
7. A **\$2,000.00 performance bond** will be paid at closing and held by Timber Marketing & Management, Inc. to insure compliance with all BMP requirements, road maintenance and conditions of the Timber Purchase Contract.
8. We have inventoried the 7 +/- acre pine block separately. If you would like a copy of these volumes please feel free to contact us and we will be pleased to provide you with these volumes.

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.



Marvin Williams, Area Manager
804-796-9622 Office
804-338-8458 Mobile

Sullivan Berry 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: 4.6%
Sawtimber Cruise: 100.0%

Cruise Date: Friday, August 5, 2022
Owner's Name: Sullivan Berry LLC
County/State: King George County, VA
Acreage: 56+/-
Cruise Type: Tree Count
Harvest Type: Select Cut
Total BF/Acre: 9,357
Pine Vol/Tree: 251.8
Hardwood Vol/Tree: 212.2

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		826	32	652	25			
8	22	2	565	45	370	29		
10	130	22	326	43	326	43		
12	87	23	196	39	261	52		
14		43	12	109	29			
Total	239	47	1,957	171	1,717	179		

Beech - Sawtimber International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
12	11					11	0.6	5.5%
14	10					10	0.8	7.4%
16	10					10	1.1	10.0%
18	7					7	1.0	9.0%
20	15	3				18	3.7	32.6%
22	4	1				5	1.3	11.3%
24	1	2				3	1.2	10.7%
28		1				1	0.7	5.8%
32		1				1	0.9	7.7%
Total	58	8				66	11.2	

Cedar - 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	100.0%
Total	1					1	0.1	

Cherrybark 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	9					9	0.5	5.4%
14	5	6				11	1.3	13.5%
16	3	10				13	2.2	23.9%
18	2	6	1			9	2.1	22.6%
20	1	5				6	1.8	18.7%
24		2				2	0.9	10.0%
26		1				1	0.6	6.0%
Total	20	30	1			51	9.4	

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	72					72	4.0	8.5%
14	36	35	1			72	8.1	17.1%
16	33	34	4			71	11.2	23.6%
18	8	33	3			44	10.3	21.9%
20	6	16	3			25	7.4	15.6%
22		6				6	2.3	4.9%
24		4				4	1.9	4.0%
26		1	1			2	1.3	2.8%
30		1				1	0.8	1.6%
Total	155	130	12			297	47.3	

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	15					15	0.8	2.9%
14	21	10				31	3.2	10.9%
16	12	17				29	4.6	15.8%
18	10	17				27	5.7	19.5%
20	4	17	1			22	6.5	22.4%
22	2	9	2			13	5.0	17.2%
24	1	2				3	1.2	4.2%
26		1	2			3	2.1	7.2%
Total	65	73	5			143	29.0	

Sullivan Berry LLC

Timber Marketing & Management, Inc.

Cruise Date: Friday, August 5, 2022
 Owner's Name: Sullivan Berry LLC
 County/State: King George County, VA

Holly - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
14	1					1	0.1	42.6%
16	1					1	0.1	57.4%
Total	2					2	0.2	

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
10	29					29	1.0	0.8%
12	1	24	48			73	8.0	6.3%
14	1	16	73	6		96	17.2	13.5%
16		7	92	33		132	34.9	27.4%
18		12	61	33		106	36.7	28.8%
20		1	31	6		38	16.6	13.0%
22		2	11	3		16	8.5	6.7%
24		1	2	1		4	2.5	2.0%
28			2			2	1.8	1.4%
Total	31	63	320	82		496	127.4	

Maple - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
12	45					45	2.5	21.0%
14	33	5				38	3.4	28.7%
16	15	2				17	2.1	17.1%
18	7	1				8	1.3	10.5%
20	2	1				3	0.7	5.6%
22		1				1	0.4	3.2%
24		1	1			2	1.1	9.3%
26		1				1	0.6	4.6%
Total	102	12	1			115	12.0	

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
12	2					2	0.1	4.5%
14	4	1				5	0.5	18.8%
16	2	1				3	0.4	16.5%
18	1	1				2	0.4	15.6%
20	1					1	0.2	7.2%
24		2				2	0.9	37.4%
Total	10	5				15	2.5	

Poplar - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
12	55					55	3.1	3.7%
14	17	49				66	8.3	9.9%
16	12	44	19			75	14.6	17.3%
18	8	21	17			46	12.1	14.3%
20	3	30	11			44	14.7	17.4%
22	1	16	12			29	12.7	15.1%
24		9	8			17	9.4	11.1%
26	2	7				9	4.5	5.4%
28		2	2			4	3.1	3.7%
30		1	1			2	1.8	2.1%
Total	98	179	70			347	84.3	

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
12	44					44	2.5	8.5%
14	33	15				48	4.9	16.7%
16	17	14				31	4.6	15.7%
18	13	21				34	7.1	24.3%
20	6	13	1			20	5.6	19.2%
22	2	1				3	0.8	2.8%
24	1	3				4	1.7	5.7%
26		1	1			2	1.3	4.5%
30		1				1	0.8	2.6%
Total	116	69	2			187	29.1	

Scarlet Oak - 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					1	0.1	1.6%
14	7	1				8	0.7	20.6%
16	2	7				9	1.6	44.4%
18	2	2				4	0.8	22.4%
22		1				1	0.4	11.0%
Total	12	11				23	3.5	

Virginia Pine - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
10	1					1	0.0	1.5%
12	3	1				4	0.3	10.9%
14	2	5	1			8	1.1	44.4%
16	1	1	1			3	0.6	23.4%
18	2					2	0.3	12.1%
20	1					1	0.2	7.6%
Total	10	7	2			19	2.4	

Sullivan Berry LLC

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Cruise Date: Friday, August 5, 2022
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 County/State: King George County, VA

Walnut - Sawtimber International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
12	1					1	0.1	8.0%
16		1				1	0.2	27.0%
18	1					1	0.1	20.5%
20		1				1	0.3	44.6%
Total	2	2				4	0.7	

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	49					49	2.7	1.8%
14	39	34				73	8.0	5.2%
16	48	38				86	12.6	8.1%
18	28	63	1			92	20.0	12.8%
20	31	69				100	27.3	17.5%
22	12	61	3			76	27.8	17.9%
24	3	48	6			57	27.2	17.5%
26	1	21	6			28	16.6	10.7%
28	1	6	2			9	6.1	3.9%
30		3	1			4	3.3	2.1%
32		3				3	2.6	1.7%
34			1			1	1.4	0.9%
Total	212	346	20			578	155.7	

Willow 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	2					2	0.1	1.2%
14	1					1	0.1	0.9%
16	1	5				6	1.1	11.7%
18	2	6				8	1.8	19.6%
20	2	2				4	1.0	10.9%
22	1	2				3	1.0	11.0%
26		1				1	0.6	6.2%
28			1			1	0.9	10.0%
30		2	1			3	2.6	28.4%
Total	9	18	2			29	9.0	

Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Hardwood	1,857	394.0	212.2	75.2%
Pine	516	129.9	251.8	24.8%
Total	2,373	524.0	220.8	

Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
10	30	1.1	36.0	0.2%
12	383	25.4	66.4	4.9%
14	468	57.6	123.1	11.0%
16	487	91.7	188.4	17.5%
18	391	99.8	255.2	19.0%
20	283	85.8	303.1	16.4%
22	153	60.3	393.9	11.5%
24	98	48.0	490.0	9.2%
26	47	27.6	587.0	5.3%
28	17	12.6	740.1	2.4%
30	11	9.2	837.6	1.8%
32	4	3.5	870.0	0.7%
34	1	1.4	1,383.0	0.3%
Total	2,373	524.0	220.8	

Sawtimber Volume by Species

Species	# Trees	Volume	Avg BF/Tree	% of Total
Beech	66	11.2	170.2	2.1%
Cedar	1	0.1	144.0	0.0%
Cherrybark Oak	51	9.4	183.5	1.8%
Gum	297	47.3	159.4	9.0%
Hickory	143	29.0	202.7	5.5%
Holly	2	0.2	97.5	0.0%
Loblolly Pine	496	127.4	256.9	24.3%
Maple	115	12.0	104.5	2.3%
Northern Red Oak	15	2.5	167.3	0.5%
Poplar	347	84.3	242.9	16.1%
Red Oak	187	29.1	155.8	5.6%
Scarlet Oak	23	3.5	152.3	0.7%
Virginia Pine	19	2.4	125.3	0.5%
Walnut	4	0.7	176.0	0.1%
White Oak	578	155.7	269.4	29.7%
Willow Oak	29	9.0	311.9	1.7%
Total	2,373	524.0	220.8	

SULLIVAN BERRY LLC PROPERTY
King George County, Va.

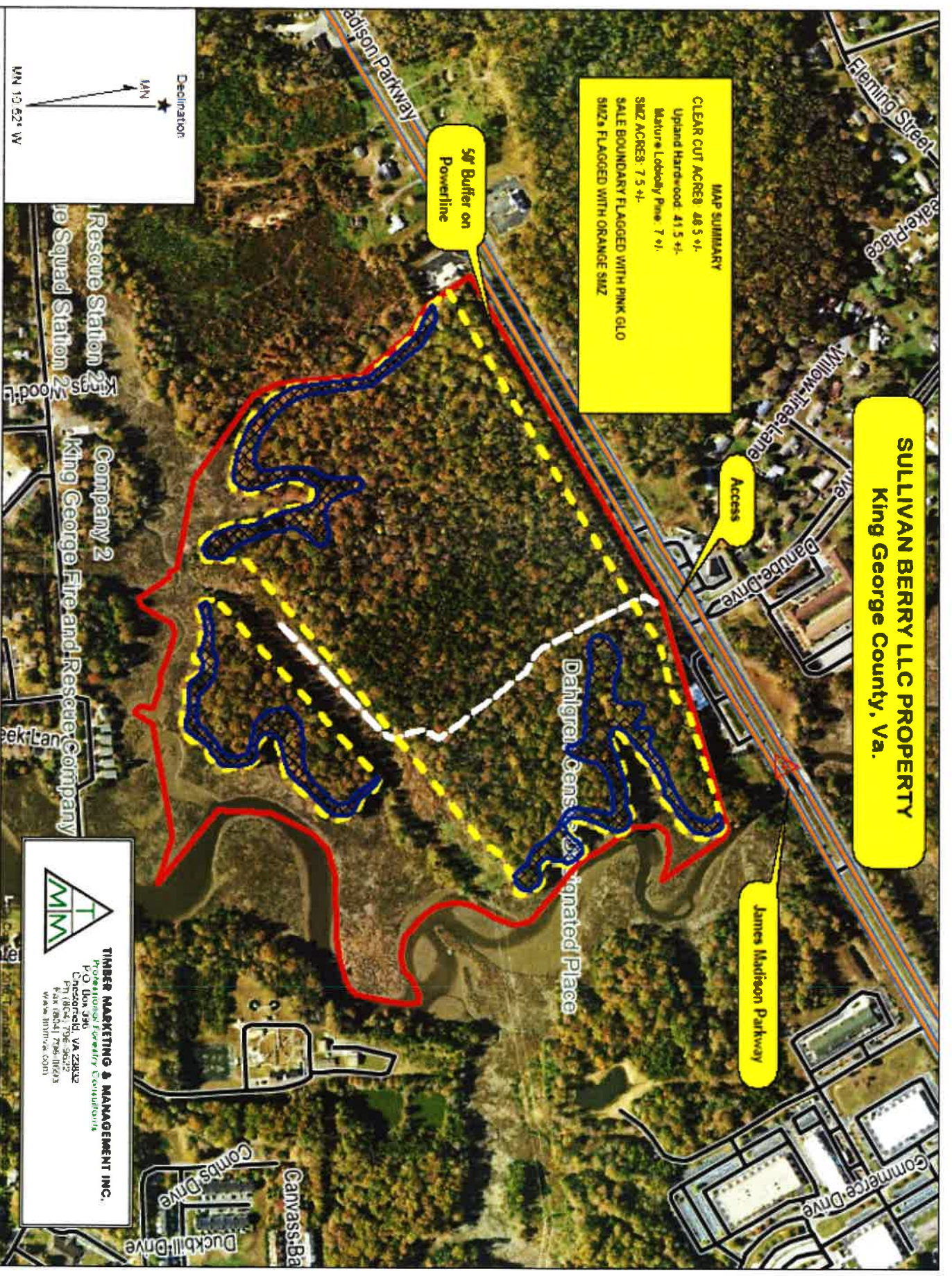
MAP SUMMARY
 CLEAR CUT ACRES: 48.5 +/-
 Upland Hardwood: 41.5 +/-
 Mature Loblolly Pine: 7 +/-
 SHZ ACRES: 7.5 +/-
 SALE BOUNDARY FLAGGED WITH PINK GLO
 SHZs FLAGGED WITH ORANGE SHZ

50' Buffer on
Powerline

Access

James Madison Parkway

Dahlgren, Cons. Designated Place



TIMBER MARKETING & MANAGEMENT INC.
 Professional Forestry Consultants
 P.O. Box 396
 Chesapeake, VA 23026
 PH 1804.796.3622
 FAX 1804.796.0623
 www.tmmva.com

Name: DAHLGREN NE, VA MD
 Date: 08/29/22
 Scale: 1 inch = 500 ft

Location: SULLIVAN BERRY LLC PROPERTY - King George County, Va

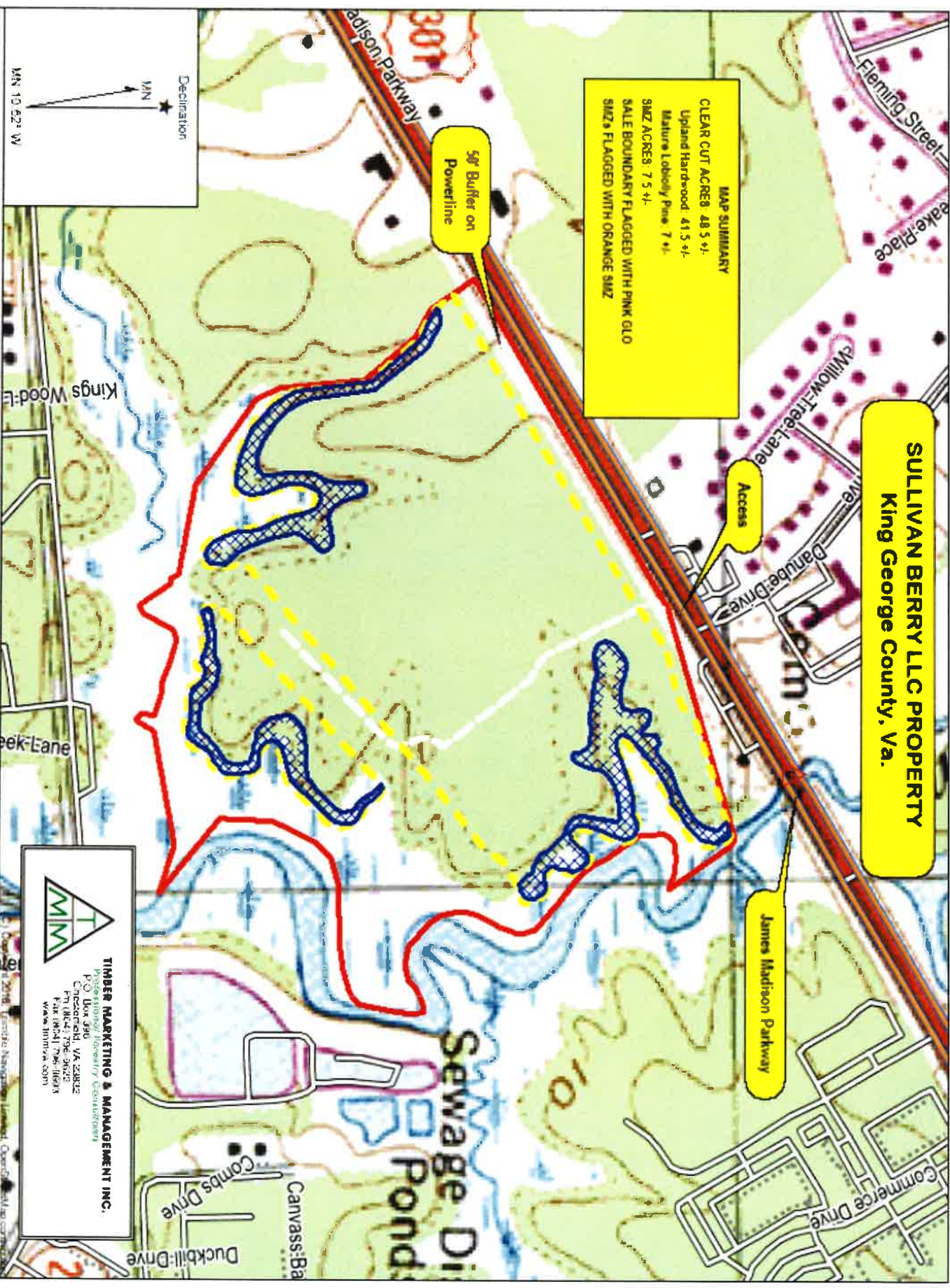
SULLIVAN BERRY LLC PROPERTY
King George County, Va.

MAP SUMMARY
 CLEAR CUT ACRE: 48.5 +/-
 Upland Hardwood: 41.5 +/-
 Mature Loblolly Pine: 7 +/-
 SHZ ACRE: 7.5 +/-
 SALE BOUNDARY FLAGGED WITH PINK GLO
 SHZs FLAGGED WITH ORANGE SHZ

50' Buffer on
Powerline

Access

James Madison Parkway



TIMBER MARKETING & MANAGEMENT INC.
 Professional Forestry Consultants
 P.O. Box 396
 Chesapeake, VA 23042
 PH (804) 796-3925
 FAX (804) 796-1823
 www.tmmva.com

Name: DAHLGREN
 Date 08/29/22
 Scale: 1 inch = 500 ft

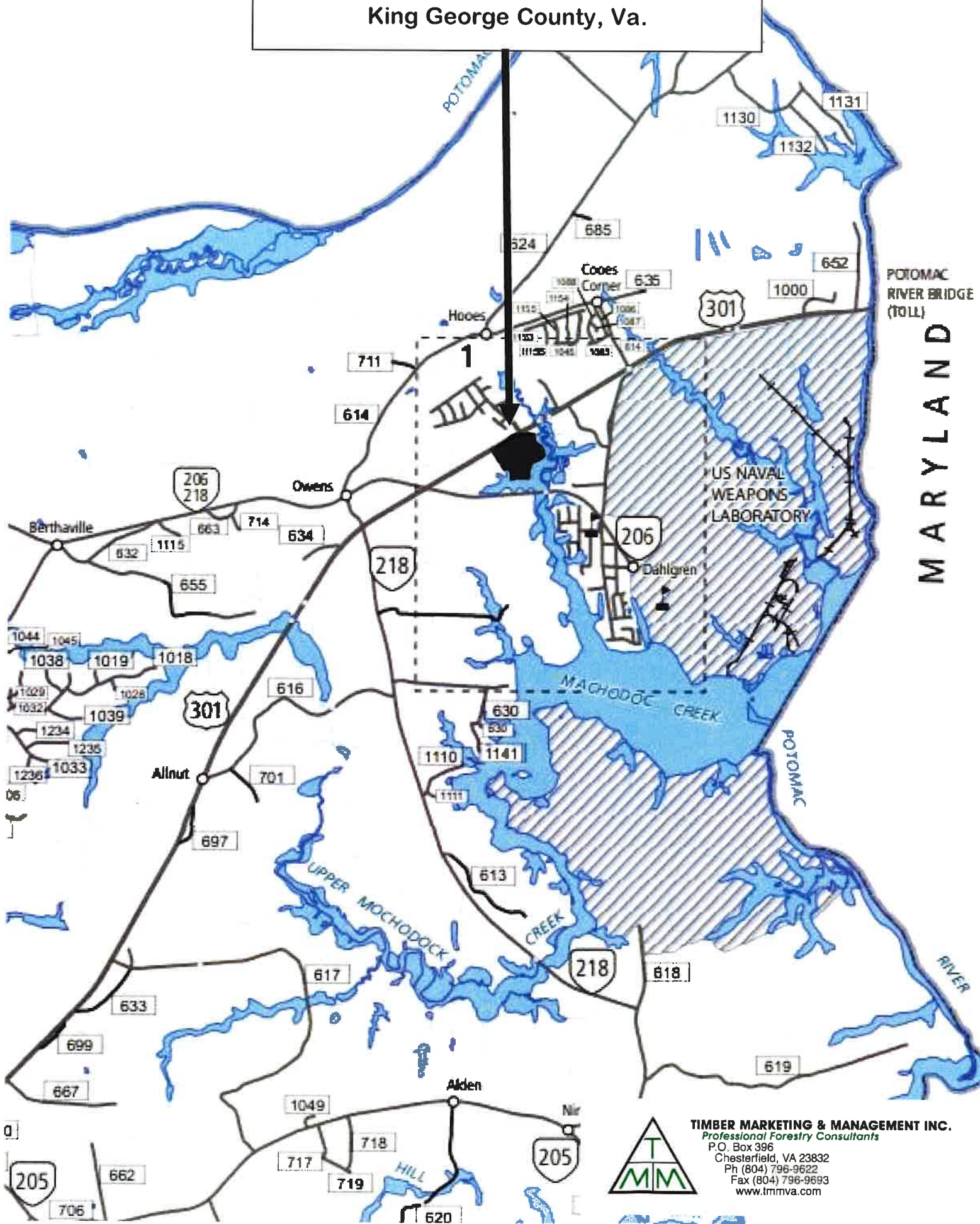
Location: SULLIVAN BERRY LLC PROPERTY - King George County, Va.

SULLIVAN BERRY LLC. PROPERTY

King George County, Va.

(see notation on

FBI



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