

**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:	APRIL 17, 2025	
Time:	11:00 A.M	
Day:	THURSDAY	
	Clear Cut	SMZs
Total Vol./Acre:	9,897 B.F.	1,469 B.F.
Pine Vol/Tree:	202 B.F.	467 B.F.
Hdwd. Vol/Tree:	153 B.F.	425 B.F.

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

Having been employed by **WOODLAND RESOURCES LLC** we solicit bids on all merchantable timber on **267 +/- acres (clear cut)** and on the blue marked timber only in the **SMZ's containing 49 +/- acres** 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:

	Clear Cut		
	267 +/-	Total	Total
<u>Pulpwood</u>	<u>Cords</u>	<u>Cords</u>	<u>Tons</u>
Pine	193	193	502
Soft Hardwood	430	430	1,204
Hard Hardwood	<u>1,083</u>	<u>1083</u>	<u>3,032</u>
<b>Total:</b>	<b>1,706</b>	<b>1,706</b>	<b>4,738</b>

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

	Clear Cut	SMZs	TOTAL
<u>Sawtimber</u>	<u>267 +/-</u>	<u>49 +/-</u>	<u>316 +/-</u>
Loblolly Pine	791,200	21,500	812,700
Red Oak	639,900	20,000	659,900
Northern Red Oak	393,300	6,400	399,700
Poplar	264,100	16,100	280,200
Chestnut Oak	197,300	0	197,300
White Oak	158,300	1,000	159,300
Virginia Pine	79,900	0	79,900
Gum	66,200	6,200	72,400
Maple	24,100	800	24,900
Hickory	14,200	0	14,200
Shortleaf Pine	11,100	0	11,100
Aspen	<u>2,900</u>	<u>0</u>	<u>2,900</u>
	<b>2,642,500</b>	<b>72,000</b>	<b>2,714,500</b>

**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 **\$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.
8. Landowner will accept a payment term of 3 equal payment and as follows: 1<sup>st</sup> payment due within 30 days of bid acceptance, 2<sup>nd</sup> payment due by June 15, 2025 and 3<sup>rd</sup> payment due by August 15, 2025.
9. **No harvesting will be allowed to occur until the timber has been paid for in full, unless other terms are negotiated.**
10. The combination code to the lock at 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.

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.



Matt Sandman, Area Manager  
434-808-2102 mobile  
804-796-9622 office



Andrew Lindberg, Vice President  
804-338-8436 mobile  
804-796-9622 office



Jack Whitworth, Asst. Area Manager  
804-356-3566 mobile  
804-796-9622 office

## 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: 267+/-

Cruise Type: Plot Cruise

Harvest Type: Clear Cut

Total BF/Acre: 9,897

Pine Vol/Tree: 202.3

Hardwood Vol/Tree: 152.7

#### 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	206	9	1,990	78	3,794	148		
8	433	43	1,309	103	3,918	309		
10	495	82	1,268	169	3,392	451		
12	134	35	278	55	629	125		
14	62	23	93	25	186	50		
<b>Total</b>	<b>1,330</b>	<b>193</b>	<b>4,938</b>	<b>430</b>	<b>11,918</b>	<b>1,083</b>		

#### Aspen - 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					10	0.6	20.0%	
14	10	10				21	2.3	80.0%	
<b>Total</b>	<b>21</b>	<b>10</b>				<b>31</b>	<b>2.9</b>		

#### Chestnut 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	691					691	38.7	19.6%	
14	113	412				526	67.6	34.2%	
16	72	196	31			299	53.2	27.0%	
18	31	52				82	17.2	8.7%	
20	10	31				41	11.6	5.9%	
22	10	10				21	6.3	3.2%	
24	10					10	2.7	1.4%	
<b>Total</b>	<b>938</b>	<b>701</b>	<b>31</b>			<b>1,670</b>	<b>197.3</b>		

#### 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	278					278	15.6	23.5%
14	52	103				155	18.8	28.4%
16		31	52			82	19.1	28.8%
18		21				21	5.1	7.7%
20		10	10			21	7.6	11.5%
<b>Total</b>	<b>330</b>	<b>165</b>	<b>62</b>			<b>557</b>	<b>66.2</b>	

#### 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	1.2	8.1%
14	21	21				41	4.6	32.5%
16		31				31	5.9	41.4%
18		10				10	2.6	18.0%
<b>Total</b>	<b>41</b>	<b>62</b>				<b>103</b>	<b>14.2</b>	

#### 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	237	52				289	11.6	1.5%
12	124	340	289			753	72.9	9.2%
14	41	258	392	21		711	117.1	14.8%
16	52	227	371	113		763	178.5	22.6%
18		134	309	72		515	166.2	21.0%
20		72	175	62		309	129.2	16.3%
22		21	72			93	46.1	5.8%
24	10	21	52			82	45.6	5.8%
26		10	10			21	13.7	1.7%
28	10	10				21	10.5	1.3%
<b>Total</b>	<b>474</b>	<b>1,144</b>	<b>1,670</b>	<b>268</b>		<b>3,557</b>	<b>791.2</b>	

#### 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	52					52	2.9	12.0%
14	93					93	7.7	31.9%
16	62					62	6.9	28.7%
18	10	21				31	6.6	27.4%
<b>Total</b>	<b>216</b>	<b>21</b>				<b>237</b>	<b>24.1</b>	

**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

Number of Logs									
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total	
12	381					381	21.4	5.4%	
14	134	515				649	83.8	21.3%	
16	93	402	62			557	102.6	26.1%	
18	10	247	62			320	83.6	21.3%	
20		134	10			144	46.5	11.8%	
22		62	10			72	29.4	7.5%	
24		41	10			52	26.0	6.6%	
<b>Total</b>	<b>619</b>	<b>1,402</b>	<b>155</b>			<b>2,175</b>	<b>393.3</b>		

**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	134	10				144	5.4	6.8%	
12	93	155	21			268	21.9	27.4%	
14	10	124	52			186	27.9	34.9%	
16	10	82	21			113	22.1	27.7%	
18		10				10	2.6	3.2%	
<b>Total</b>	<b>247</b>	<b>381</b>	<b>93</b>			<b>722</b>	<b>79.9</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	
12	309					309	17.3	6.6%	
14	52	320				371	49.3	18.7%	
16	41	155	196			392	84.1	31.9%	
18	10	31	82			124	36.9	14.0%	
20		21	93			113	46.1	17.5%	
22		10	21			31	14.9	5.6%	
24		21				21	9.7	3.7%	
26		10				10	5.8	2.2%	
<b>Total</b>	<b>412</b>	<b>567</b>	<b>392</b>			<b>1,371</b>	<b>264.1</b>		

**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	
12	845					845	47.3	29.9%	
14	124	320				443	55.3	35.0%	
16	72	134				206	33.5	21.2%	
18	31	31	10			72	15.6	9.8%	
20		21				21	6.5	4.1%	
<b>Total</b>	<b>1,072</b>	<b>505</b>	<b>10</b>			<b>1,588</b>	<b>158.3</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	
12	845					845	47.3	7.4%	
14	289	794				1,082	135.9	21.2%	
16	155	680	82			918	167.7	26.2%	
18	82	351	124			557	140.4	21.9%	
20	21	175	82			278	94.0	14.7%	
22		41	21			62	26.8	4.2%	
24		21	10			31	16.3	2.5%	
26		21				21	11.5	1.8%	
<b>Total</b>	<b>1,392</b>	<b>2,082</b>	<b>320</b>			<b>3,794</b>	<b>639.9</b>		

**Shortleaf 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		31	21			52	5.3	48.0%	
14			31			31	5.8	52.0%	
<b>Total</b>		<b>31</b>	<b>52</b>			<b>82</b>	<b>11.1</b>		

---

## 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	11,526	1,760.3	152.7	66.6%
Pine	4,361	882.1	202.3	33.4%
Total	15,887	2,642.4	166.3	

#### Sawtimber Volume by DBH

<u>DBH</u>	<u># Trees</u>	<u>Volume</u>	<u>Avg BF/Tree</u>	<u>% of Total</u>
10	433	17.0	39.3	0.6%
12	4,505	292.3	64.9	11.1%
14	4,309	576.1	133.7	21.8%
16	3,423	673.7	196.8	25.5%
18	1,742	476.7	273.6	18.0%
20	928	341.4	368.0	12.9%
22	278	123.5	443.5	4.7%
24	196	100.3	512.1	3.8%
26	52	30.9	599.8	1.2%
28	21	10.5	510.5	0.4%
Total	15,887	2,642.4	166.3	

#### 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	1,670	197.3	118.1	7.5%
Gum	557	66.2	119.0	2.5%
Hickory	103	14.2	137.8	0.5%
Loblolly Pine	3,557	791.2	222.5	29.9%
Maple	237	24.1	101.7	0.9%
Northern Red Oak	2,175	393.3	180.8	14.9%
Poplar	1,371	264.1	192.6	10.0%
Red Oak	3,794	639.9	168.7	24.2%
Shortleaf Pine	82	11.1	134.3	0.4%
Virginia Pine	722	79.9	110.7	3.0%
White Oak	1,588	158.3	99.7	6.0%
Total	15,887	2,642.4	166.3	

**Woodland Resources LLC - SMZ's**

**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%

Cruise Date: Tuesday, October 29, 2024

Owner's Name: Woodland Resources LLC

County/State: Spotsylvania County, VA

Acreage: 49+/-

Cruise Type: Tree Count

Harvest Type: Select Cut

Total BF/Acre: 1,469

Pine Vol/Tree: 466.7

Hardwood Vol/Tree: 424.6

**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:**

**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	40.4%
20		2	3			5	1.9	30.7%
22		1				1	0.4	6.2%
40		1				1	1.4	22.6%
<b>Total</b>		<b>6</b>	<b>9</b>			<b>15</b>	<b>6.2</b>	

**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		2	2			4	0.9	4.2%
18	1	1	9	2		13	4.2	19.7%
20			6	3		9	4.1	19.1%
22		3	4	1		8	3.9	18.2%
24		1	3	1		5	3.2	14.8%
26	1	1	3			5	3.2	14.8%
28			1	1		2	2.0	9.3%
<b>Total</b>	<b>2</b>	<b>8</b>	<b>28</b>	<b>8</b>		<b>46</b>	<b>21.5</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	31.7%
20		1				1	0.3	40.1%
22	1					1	0.2	28.2%
<b>Total</b>	<b>1</b>	<b>2</b>				<b>3</b>	<b>0.8</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
18		3	1			4	1.1	16.8%
20		2	2			4	1.5	23.1%
22		3				3	1.2	18.1%
24		2	1			3	1.6	24.6%
26		2				2	1.1	17.4%
<b>Total</b>		<b>12</b>	<b>4</b>			<b>16</b>	<b>6.4</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
18		2	5			7	2.2	13.5%
20	1	6	2			9	2.9	18.1%
22	1	1	6			8	3.8	23.5%
24		1	4			5	3.0	18.9%
26		1	1			2	1.3	8.2%
28			2			2	1.8	11.2%
30			1			1	1.1	6.5%
<b>Total</b>	<b>2</b>	<b>11</b>	<b>21</b>			<b>34</b>	<b>16.1</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
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%
<b>Total</b>	<b>2</b>	<b>32</b>	<b>15</b>			<b>49</b>	<b>20.0</b>	

**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%
<b>Total</b>		<b>1</b>	<b>1</b>			<b>2</b>	<b>1.0</b>	

---

## 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	119	50.5	424.6	70.2%
Pine	46	21.5	466.7	29.8%
Total	165	72.0	436.3	

#### Sawtimber Volume by DBH

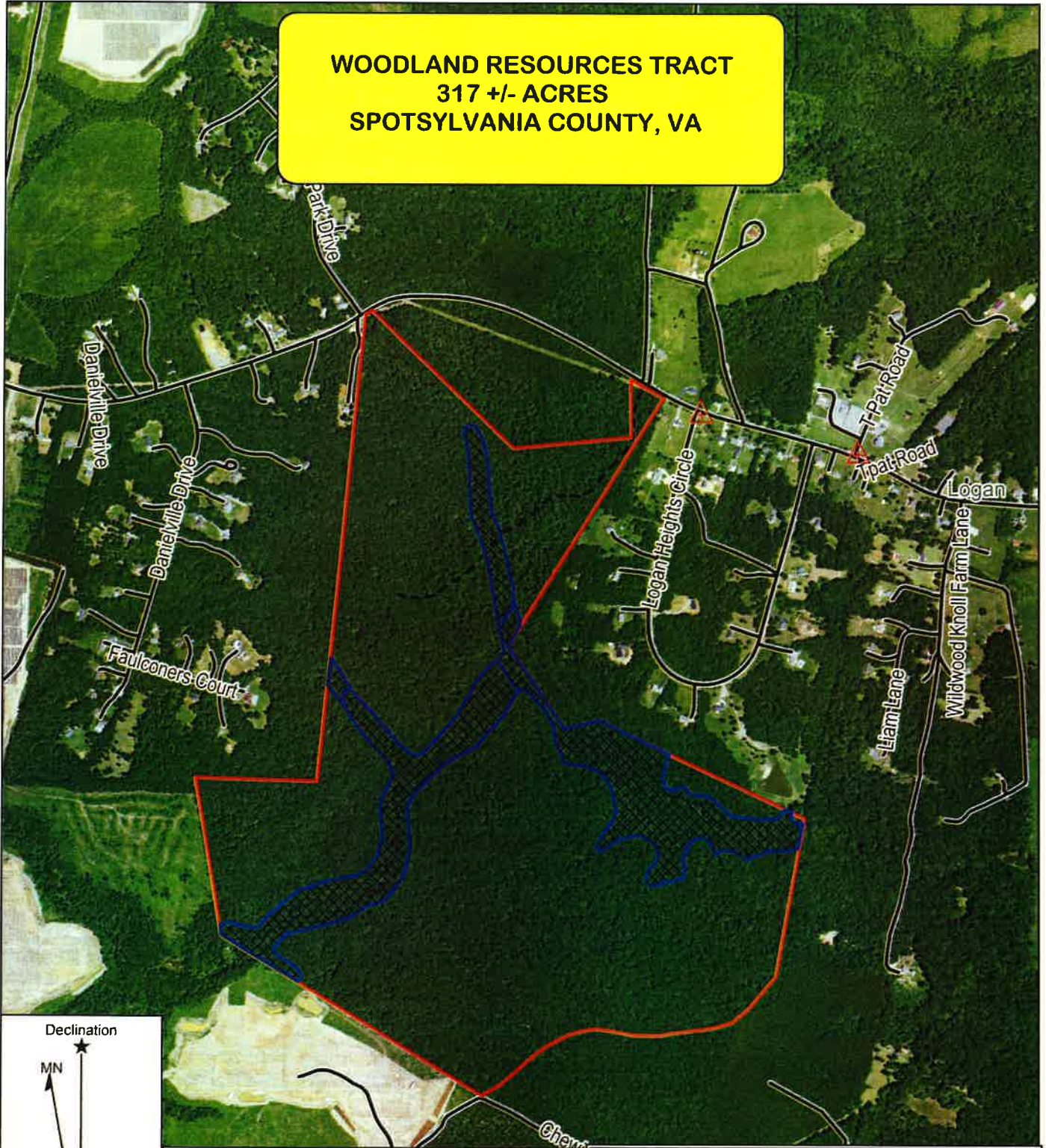
<u>DBH</u>	<u># Trees</u>	<u>Volume</u>	<u>Avg BF/Tree</u>	<u>% of Total</u>
16	4	0.9	223.0	1.2%
18	48	14.2	295.9	19.7%
20	40	14.6	364.6	20.3%
22	35	15.6	445.1	21.6%
24	17	9.9	579.5	13.7%
26	12	7.7	642.3	10.7%
28	5	4.5	892.4	6.2%
30	2	2.1	1,050.0	2.9%
32	1	1.2	1,213.0	1.7%
40	1	1.4	1,403.0	1.9%
Total	165	72.0	436.3	

#### Sawtimber Volume by Species

<u>Species</u>	<u># Trees</u>	<u>Volume</u>	<u>Avg BF/Tree</u>	<u>% of Total</u>
Gum	15	6.2	414.1	8.6%
Loblolly Pine	46	21.5	466.7	29.8%
Maple	3	0.8	261.0	1.1%
Northern Red Oak	16	6.4	401.3	8.9%
Poplar	34	16.1	473.5	22.4%
Red Oak	49	20.0	408.1	27.8%
White Oak	2	1.0	507.5	1.4%
Total	165	72.0	436.3	



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



Declination

MN

MN 10.18° W

- Property Boundaries
- - - - - Access
- Stream Buffers



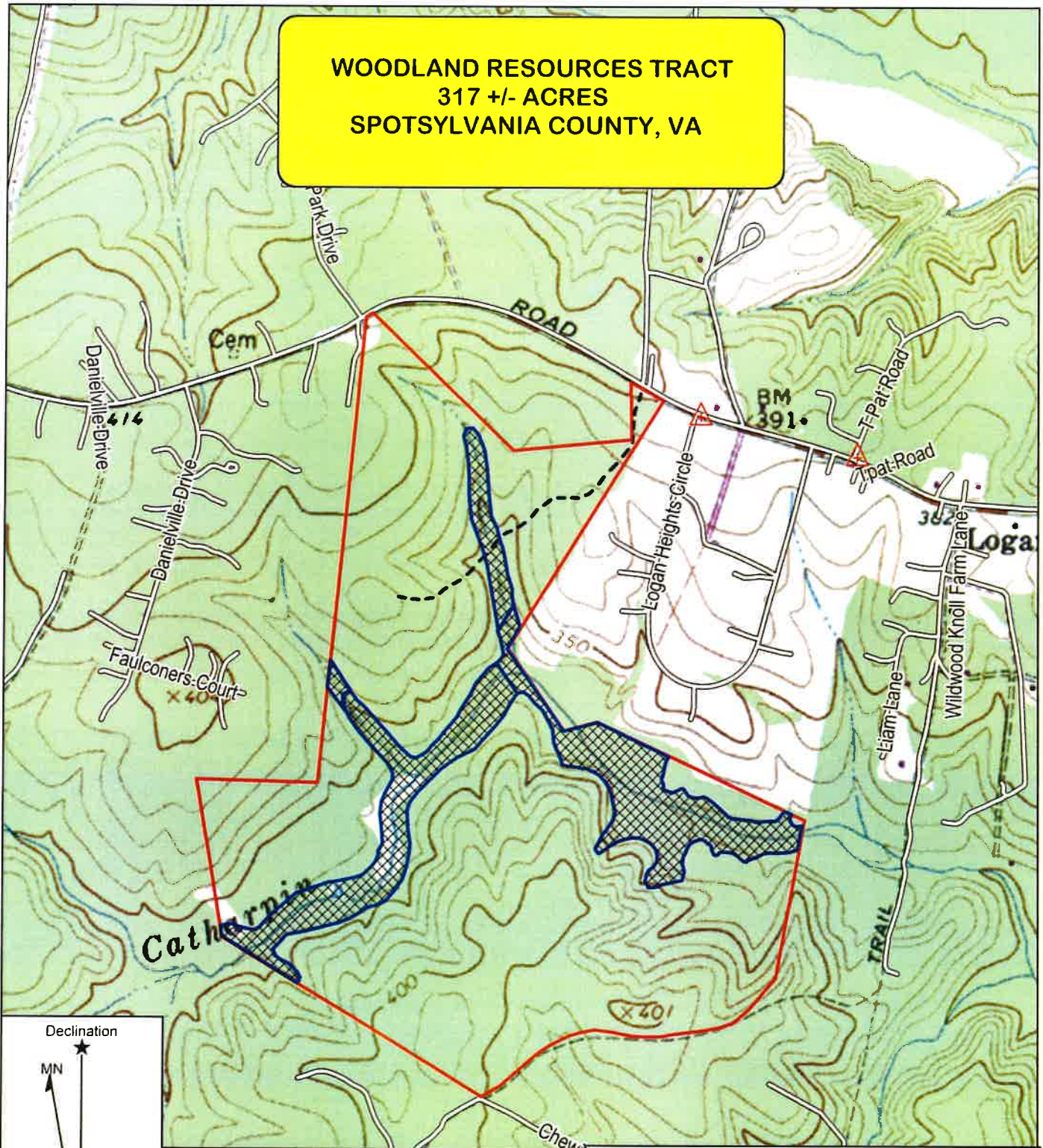
**TIMBER MARKETING & MANAGEMENT INC.**  
Professional Forestry Consultants  
P.O. Box 396  
Chesterfield, VA 23832  
Ph (804) 796-9622  
Fax (804) 796-9693  
www.tmmva.com

Tract Name: Woodland Resources Tract  
Date: March 10, 2025  
Scale: 1 inch = 1,000 ft.

Location: 038° 12' 52.8353" N, 077° 46' 22.0933" W  
Spotsylvania County, VA  
268.34 +/- Acres Clearcut, 48.81 +/- Acres SMZ



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



- Property Boundaries
- - - Access
- Stream Buffers



**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

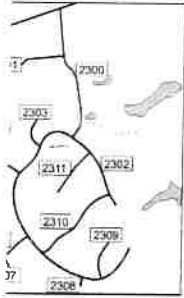
Tract Name: Woodland Resources Tract  
Date: March 10, 2025  
Scale: 1 inch = 1,000 ft.

Location: 038° 12' 52.8353" N, 077° 46' 22.0933" W  
Spotsylvania County, VA  
268.34 +/- Acres Clearcut, 48.81 +/- Acres SMZ

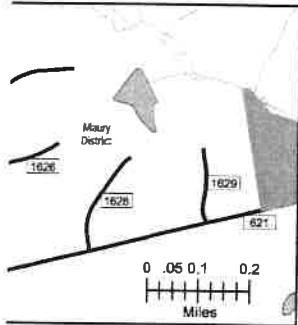
# WOODLAND RESOURCES, LLC TRACT

## 317 +/- Acres

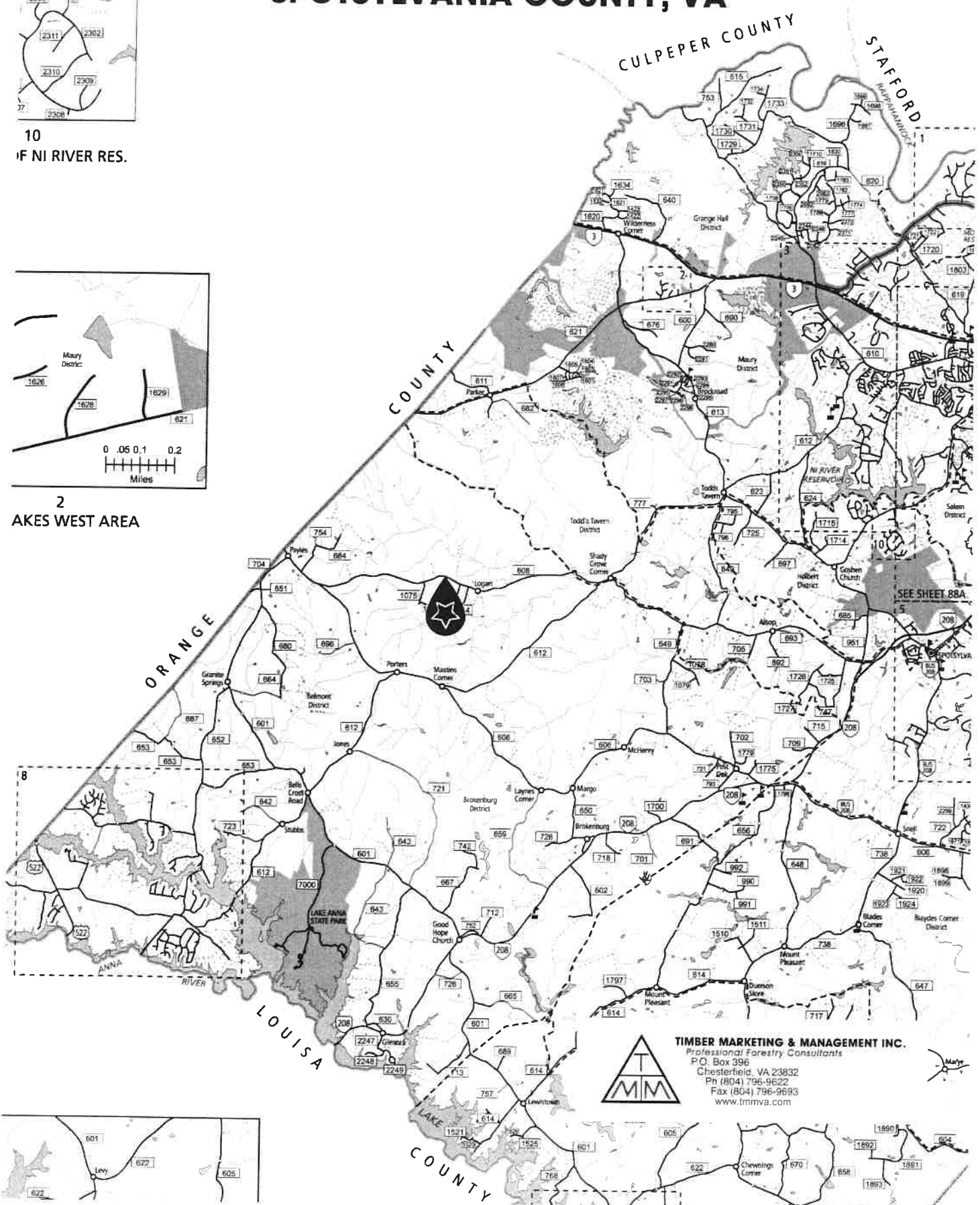
### SPOTSYLVANIA COUNTY, VA



10  
IF NI RIVER RES.



2  
AKES WEST AREA



**TIMBER MARKETING & MANAGEMENT INC.**  
 Professional Forestry Consultants  
 P.O. Box 596  
 Chesterfield, VA 23832  
 Ph (804) 796-9622  
 Fax (804) 796-9693  
 www.tmmva.com

Mary