

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 10, 2020
Time:	11:00 a.m.
Day:	Thursday
Total Vol./Acre:	10,870 B. F.
Pine Vol/Tree:	172 B. F.
Hdwd. Vol/Tree:	126 B. F.

**CLEAR- CUT SALE
37 YEAR OLD
LOBLOLLY PINE PLANTATION
SOWERS PROPERTIES
"BODTKE TRACT"**

Having been employed by **Douglas R. & Susan S. Sowers** we solicit bids on all merchantable timber on **143 +/- acres** (130 +/- acres being clear cut and 13 +/- acres being selectively harvested of the blue marked trees in the SMZ's) in **Chesterfield County, Virginia** and as shown on the attached map as the Bodtke Tract.

We made a 9.8% plot cruise of the pulpwood trees to be harvested. Our estimate of their volume is:

<u>Pulpwood</u>	<u>Cords</u>	<u>Tons</u>
Pine	49	127
Soft Hardwood	141	367
Hard Hardwood	<u>161</u>	<u>419</u>
Total:	351	913

We made a 9.8% plot cruise of the sawtimber-size trees to be harvested in the clear cut area and we made a 100% tree count of the sawtimber-size trees to be harvested in the SMZ's. Our estimate of their volume is:

<u>Sawtimber</u>	<u>Clear Cut</u>	<u>SMZ's</u>	<u>Total:</u>
Loblolly Pine	1,351,400	59,300	1,410,700
White Oak	24,700	0	24,700
Red Oak	21,100	0	21,100
Poplar	10,700	0	10,700
Misc. Hardwood	4,500	0	4,500
Hickory	<u>600</u>	<u>0</u>	<u>600</u>
	1,413,000	59,300	1,472,300 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 month 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 \$3,000.00 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. Landowner will accept a deferred payment plan as follows: 50% due at closing within 15 days of bid acceptance and 50% due in 90 days from closing or when logging begins, whichever occurs first.

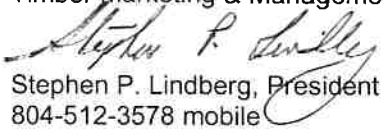
Only sealed bids will be accepted and owners reserve the right to reject any or all bids. BIDS SHOULD BE SUBMITTED PRIOR TO THE TIME OF BID OPENING AND CAN BE SUBMITTED VIA: Mail to: Timber Marketing & Management, Inc. P. O. Box 396, Chesterfield, Virginia 23832 **OR** hand delivered to 9520 Ironbridge 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. Closing shall take place within **15 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 as well as maps, volumes and survey plat are available for download and viewing on our website at www.tmmva.com under the Timber Sale Notices section.

Note: The property has been surveyed and the total acres in the sale area is 143.09 acres. The acreage in the SMZ's was determined by GPS. If you would like to view the survey plat please give us a call to request a copy or you can visit our website where it is included as part of the timber sale notice posting.

Sincerely,
Timber Marketing & Management, Inc.


Stephen P. Lindberg, President
804-512-3578 mobile
804-796-9622 office

Bodtke Tract

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: 9.8%

Sawtimber Cruise: 9.8%

Cruise Date: Wednesday, April 08, 2020
 Owner's Name: Doug Sowers
 County/State: Chesterfield County, VA
 Acreage: 130+/-
 Cruise Type: Plot Cruise
 Harvest Type: Clear Cut
 Total BF/Acre: 10,870
 Pine Vol/Tree: 172.4
 Hardwood Vol/Tree: 125.9

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

Wood Classification

DBH	Pine		Soft Hardwood		Hard Hardwood		Cedar	
	# Trees	Volume	# Trees	Volume	# Trees	Volume	# Trees	Volume
6	71	3	827	32	561	22		
8	133	13	755	60	694	55		
10	194	32	306	41	490	65		
12			41	8	71	14		
14					20	5		
Total	398	49	1,929	141	1,837	161		

Hickory - Sawtimber

International 1/4 Scale

Number of Logs

DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
12	10					10	0.6	100.0%
Total	10					10	0.6	

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	296	398				694	34.1	2.5%
12	41	755	1,551			2,347	257.9	19.1%
14		265	2,582	41		2,888	526.4	39.0%
16		71	1,327	112		1,510	387.4	28.7%
18			296	20		316	107.6	8.0%
20			51			51	21.8	1.6%
22			31			31	16.2	1.2%
Total	337	1,490	5,837	173		7,837	1,351.4	

Miscellaneous Hardwood - Sawtimber

International 1/4 Scale

Number of Logs

DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
12	20					20	1.1	25.3%
14		10				10	1.4	31.8%
16		10				10	1.9	42.9%
Total	20	20				41	4.5	

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	41					41	2.3	21.3%
14		10				10	1.4	13.4%
16		10				10	1.9	18.1%
18		20				20	5.1	47.2%
Total	41	41				82	10.7	

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
12	82					82	4.6	21.7%
14	51	10				61	5.7	26.9%
18		20				20	5.1	24.0%
20	10					10	1.8	8.8%
22		10				10	3.9	18.7%
Total	143	41				184	21.1	

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	20					20	1.1	4.6%
14	31	20				51	5.4	21.9%
16	31	51				82	13.1	53.0%
18		20				20	5.1	20.5%
Total	82	92				173	24.7	

Bodtke Tract

Timber Marketing & Management, Inc.

Cruise Date: Wednesday, April 08, 2020
Owner's Name: Doug Sowers
County/State: Chesterfield 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	490	61.7	125.9	4.4%
Pine	7,837	1,351.4	172.4	95.6%
Total	8,327	1,413.1	169.7	

Sawtimber Volume by DBH

<u>DBH</u>	<u># Trees</u>	<u>Volume</u>	<u>Avg BF/Tree</u>	<u>% of Total</u>
10	694	34.1	49.2	2.4%
12	2,520	267.6	106.2	18.9%
14	3,020	540.4	178.9	38.2%
16	1,612	404.4	250.8	28.6%
18	378	122.8	325.3	8.7%
20	61	23.6	386.0	1.7%
22	41	20.1	492.8	1.4%
Total	8,327	1,413.1	169.7	

Sawtimber Volume by Species

<u>Species</u>	<u># Trees</u>	<u>Volume</u>	<u>Avg BF/Tree</u>	<u>% of Total</u>
Hickory	10	0.6	56.0	0.0%
Loblolly Pine	7,837	1,351.4	172.4	95.6%
Miscellaneous Hardwood	41	4.5	110.8	0.3%
Poplar	82	10.7	131.4	0.8%
Red Oak	184	21.1	114.9	1.5%
White Oak	173	24.7	142.6	1.8%
Total	8,327	1,413.1	169.7	

Sowers Bodke Tracts - SMZ's

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Sawtimber Cruise: 100.0%

Cruise Date: Friday, May 15, 2020
 Owner's Name: Sowers, Doug
 County/State: Chesterfield County, VA
 Acreage: 13+/-
 Cruise Type: Tree Count
 Harvest Type: Select Cut
 Total BF/Acre: 4,562
 Pine Vol/Tree: 292.2

Volume Legend:

- 1) Diameters shown in inches (DBH)
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- 5) Pulpwood volumes are shown in standard cords (128 cubic feet)

Comments:

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			
12	1	3	4			8	0.8	1.4%
14	1	4	28	4		37	6.7	11.3%
16	2	2	58	7		69	17.6	29.7%
18	1	2	46	10		59	20.1	33.9%
20		1	15	9		25	11.3	19.1%
22			4	1		5	2.8	4.6%
Total	5	12	155	31		203	59.3	

Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Pine	203	59.3	292.2	100.0%
Total	203	59.3	292.2	

Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
12	8	0.8	101.5	1.4%
14	37	6.7	181.6	11.3%
16	69	17.6	254.9	29.7%
18	59	20.1	340.9	33.9%
20	25	11.3	453.1	19.1%
22	5	2.8	550.0	4.6%
Total	203	59.3	292.2	

Sawtimber Volume by Species

Species	# Trees	Volume	Avg BF/Tree	% of Total
Loblolly Pine	203	59.3	292.2	100.0%
Total	203	59.3	292.2	

**SOWERS PROPERTY
BROWN & BODKE TRACTS
CHESTERFIELD COUNTY, VA**

MAP SUMMARY
BROWN HARVEST AREA: 110+/- ACRES
BROWN CLEAR CUT: 96+/- ACRES
BROWN SELECT CUT: 14+/- ACRES
BOUNDARIES IN ORANGE GLO
SMZ'S IN PINK SMZ FLAGGING

MAP SUMMARY
BODKE HARVEST AREA: 143+/- ACRES
BODKE CLEAR CUT: 130+/- ACRES
BODKE SELECT CUT: 13+/- ACRES
BOUNDARIES IN ORANGE GLO
SMZ'S IN PINK SMZ FLAGGING

**SOWERS
BROWN TRACT**

**LOGGING
ACCESS**

**SOWERS
BODTKE TRACT**

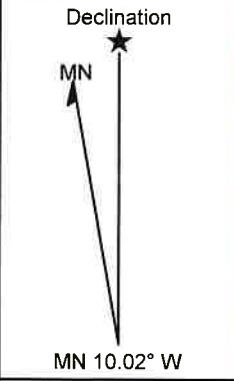
CEDAR CREEK RD

**LOGGING
ACCESS**

Club Preserve

River Road

Cedar Creek Road



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Name: Sowers Property, Brown & Bodke Tracts
Date: 07/23/20
Scale: 1 inch = 916 ft.

Location: Chesterfield County, VA

**SOWERS PROPERTY
BROWN & BODKE TRACTS
CHESTERFIELD COUNTY, VA**

MAP SUMMARY
 BROWN HARVEST AREA: 110+/- ACRES
 BROWN CLEAR CUT: 96+/- ACRES
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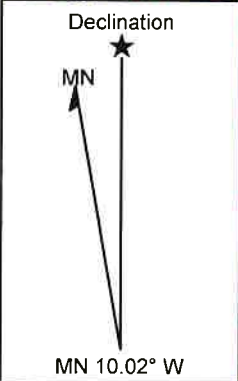
**SOWERS
BROWN TRACT**

**LOGGING
ACCESS**

**SOWERS
BODTKE TRACT**

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CEDAR CREEK RD



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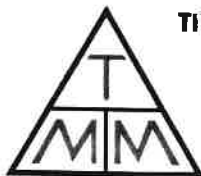
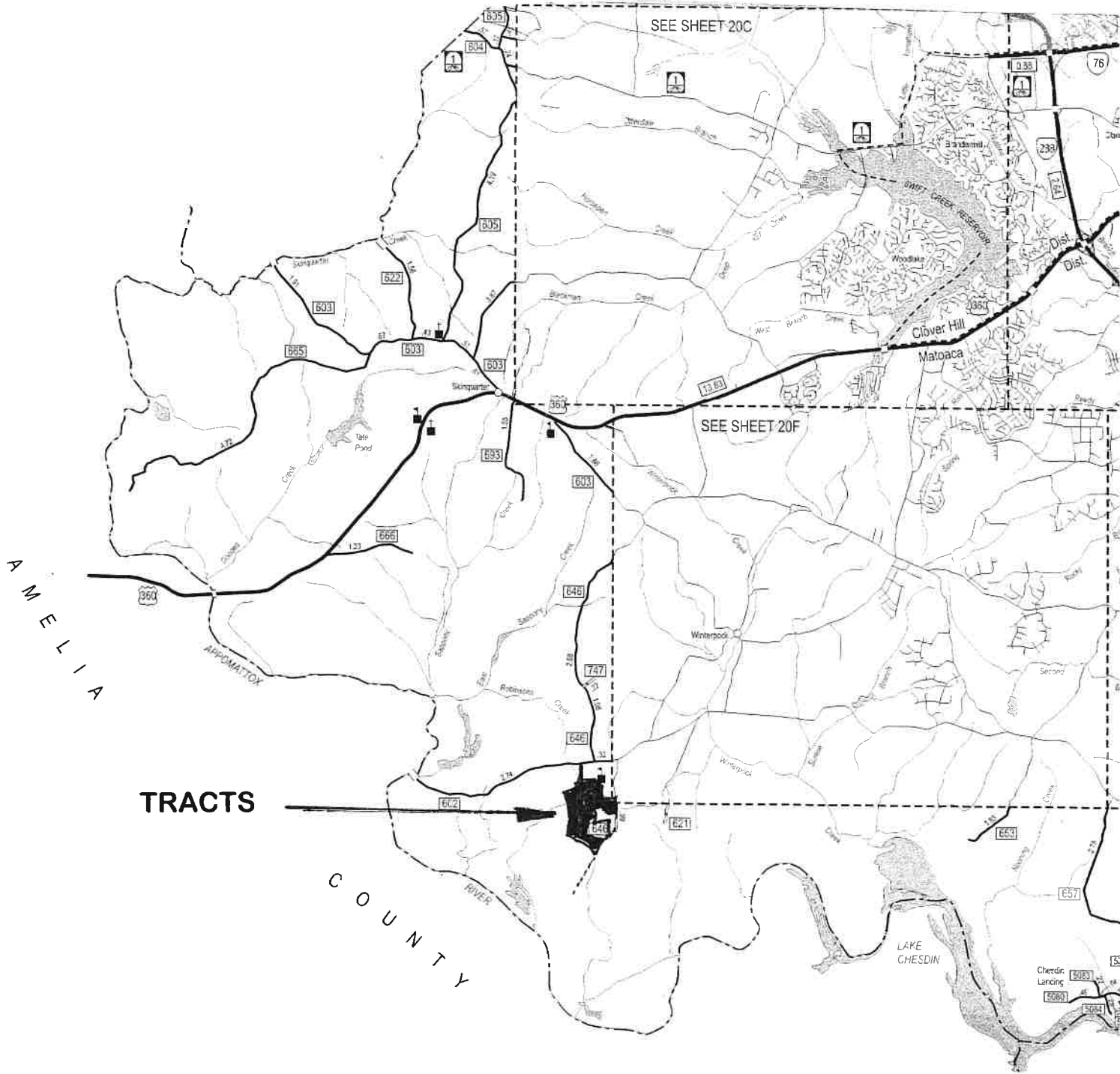
Name: Sowers Property, Brown & Bodke Tracts
 Date: 07/23/20
 Scale: 1 inch = 916 ft.

Location: Chesterfield County, VA

SOWERS PROPERTIES

Bodtke & Brown Tracts

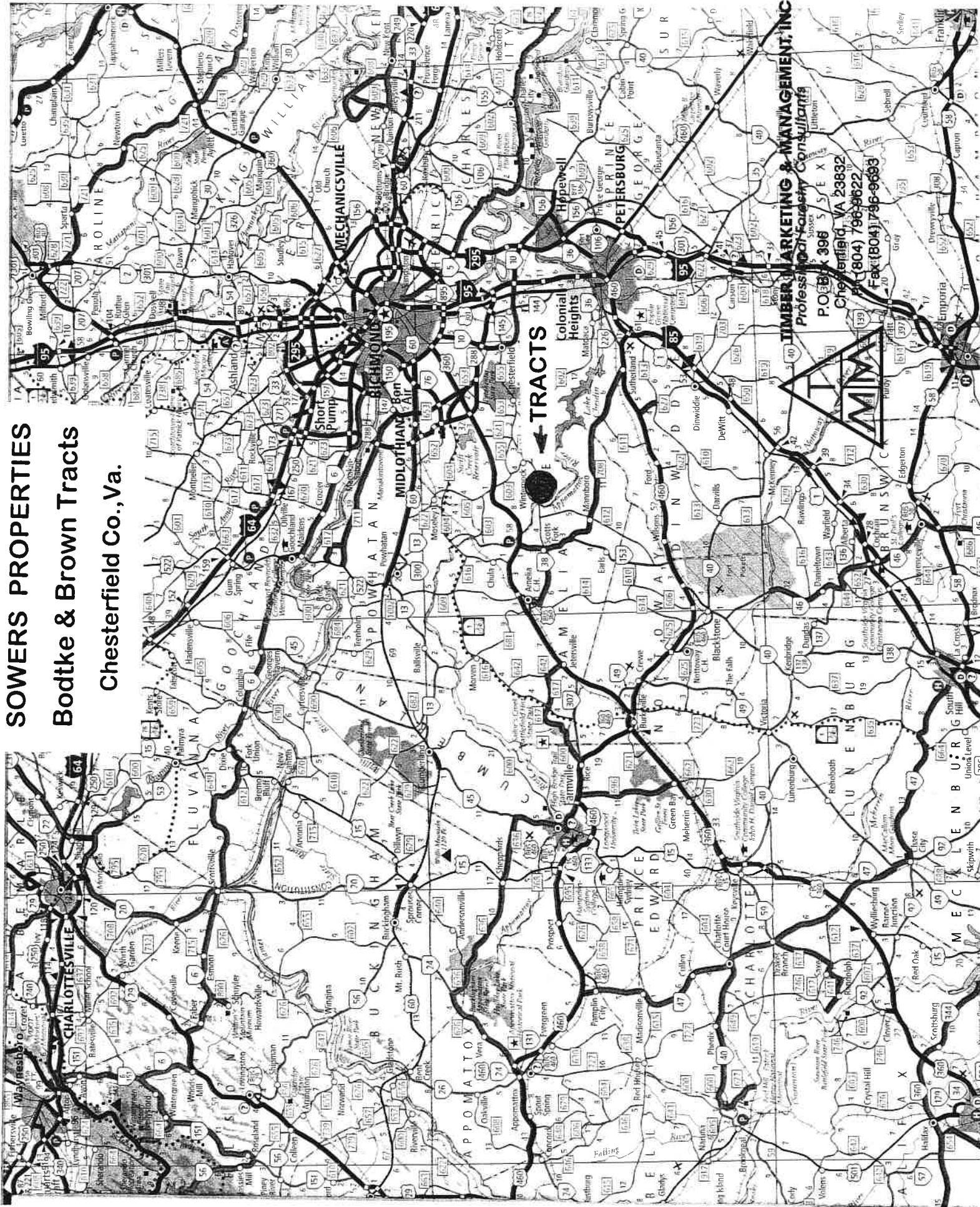
Chesterfield Co., Va.



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SOWERS PROPERTIES
Bodtke & Brown Tracts
Chesterfield Co., Va.



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