

**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>March 7, 2024</b>
Time:	11:00 a.m.
Day:	Thursday
Total BF/Acre:	28,752 B.F.
Pine Vol/Tree:	198 B.F.

**CLEAR- CUT SALE  
SUPERIOR QUALITY, HIGH VOLUME  
PINE SAWTIMBER**

Having been employed by **Twinridge Partners, LLC** we solicit bids on all merchantable timber on **164 +/- acres** in **Sussex County, Virginia** and as shown on the attached map.

We made a 4% 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	515	1,339
Soft Hardwood	3	8
Hard Hardwood	<u>7</u>	<u>18</u>
<b>Total:</b>	<b>525</b>	<b>1,365</b>

We made a 4% plot cruise of the sawtimber-size trees to be harvested. Our estimate of their volume is:

Sawtimber

Loblolly Pine	4,715.4
<b>Total:</b>	<b>4,715.4 BF Int 1/4" Scale</b>

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 HARVESTING** in Visual Buffer areas as indicated on attached maps. Area is marked with pink flagging.
5. No tops or laps will be allowed to remain in the streams, fields, buffers or over cutting boundaries. They must be pulled back immediately.
6. Only the blue marked trees are to be cut from Streamside Management Zones.
7. 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.
8. A **\$2,500.00** 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.
9. A deferred payment plan is available as follows: 50% due at closing within 30 days of bid acceptance and 50% due within 60 days of effective and ratified contract date.

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.

A handwritten signature in black ink, appearing to read "Matt S", with a horizontal line extending to the right.

Matt Sandman, Area Manager  
804-796-9622 Office  
434-808-2102 Mobile

## Twinridge Partners Tract

### Timber Marketing & Management, Inc.

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P.O. Box 396

Chesterfield, VA 23832-0000

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

Pulpwood Cruise: 4.0%

Sawtimber Cruise: 4.0%

Cruise Date: Thursday, February 15, 2024  
 Owner's Name: Twinridge Partners  
 County/State: Sussex County, VA  
 Acreage: 164+/-  
 Cruise Type: Plot Cruise  
 Harvest Type: Clear Cut  
 Total BF/Acre: 28,752  
 Pine Vol/Tree: 197.9

#### 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

DBH	Wood Classification							
	Pine		Soft Hardwood		Hard Hardwood		Cedar	
# Trees	Volume	# Trees	Volume	# Trees	Volume	# Trees	Volume	
6	975	44	25	1	50	2		
8	1,625	163	25	2	25	2		
10	1,725	286			25	3		
12	50	13						
14	25	9						
<b>Total</b>	<b>4,400</b>	<b>515</b>	<b>50</b>	<b>3</b>	<b>100</b>	<b>7</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	1,300	850				2,150	97.0	2.1%
12	325	1,725	3,350			5,400	578.9	12.3%
14	25	725	5,325	1,200		7,275	1,354.0	28.7%
16	25	325	3,925	1,800		6,075	1,618.4	34.3%
18		200	1,425	725		2,350	819.9	17.4%
20		100	325	125		550	234.2	5.0%
22			25			25	13.2	0.3%
<b>Total</b>	<b>1,675</b>	<b>3,925</b>	<b>14,375</b>	<b>3,850</b>		<b>23,825</b>	<b>4,715.4</b>	

#### Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Pine	23,825	4,715.4	197.9	100.0%
<b>Total</b>	<b>23,825</b>	<b>4,715.4</b>	<b>197.9</b>	

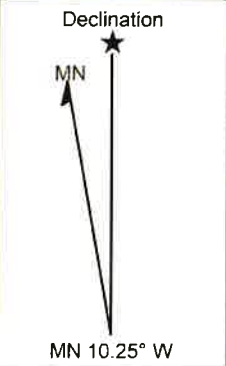
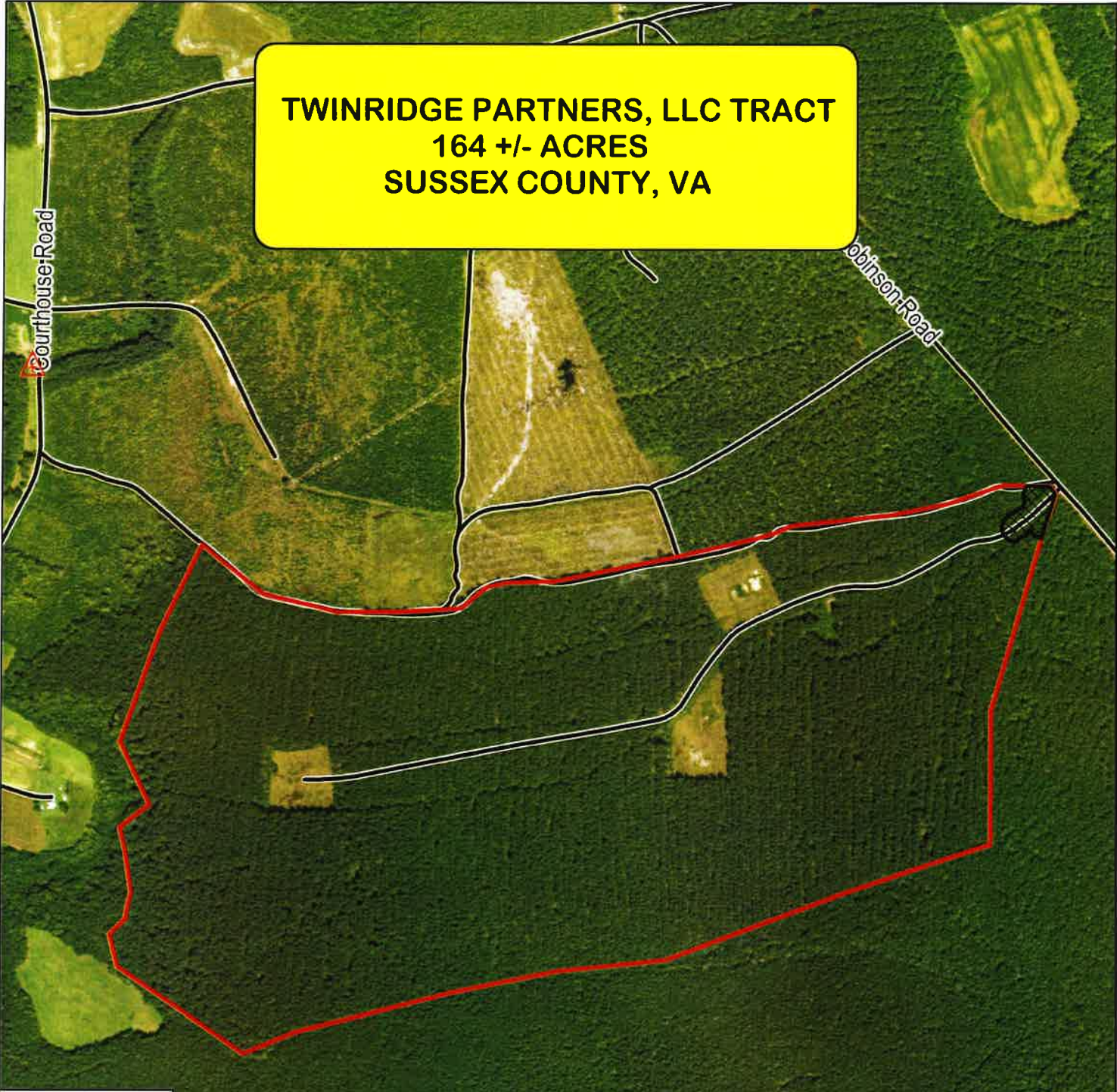
#### Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
10	2,150	97.0	45.1	2.1%
12	5,400	578.9	107.2	12.3%
14	7,275	1,354.0	186.1	28.7%
16	6,075	1,618.4	266.4	34.3%
18	2,350	819.9	348.9	17.4%
20	550	234.2	425.8	5.0%
22	25	13.2	528.0	0.3%
<b>Total</b>	<b>23,825</b>	<b>4,715.4</b>	<b>197.9</b>	

#### Sawtimber Volume by Species

Species	# Trees	Volume	Avg BF/Tree	% of Total
Loblolly Pine	23,825	4,715.4	197.9	100.0%
<b>Total</b>	<b>23,825</b>	<b>4,715.4</b>	<b>197.9</b>	

**TWINRIDGE PARTNERS, LLC TRACT  
164 +/- ACRES  
SUSSEX COUNTY, VA**



- Property Boundaries
- Visual Buffer/No Cut Area

**KEY TO BLUE TMM LOCK HANGING ON  
FLAGGED PINE TREE TO LEFT OF GATE**

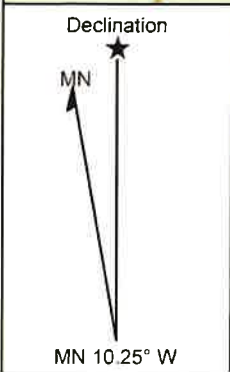
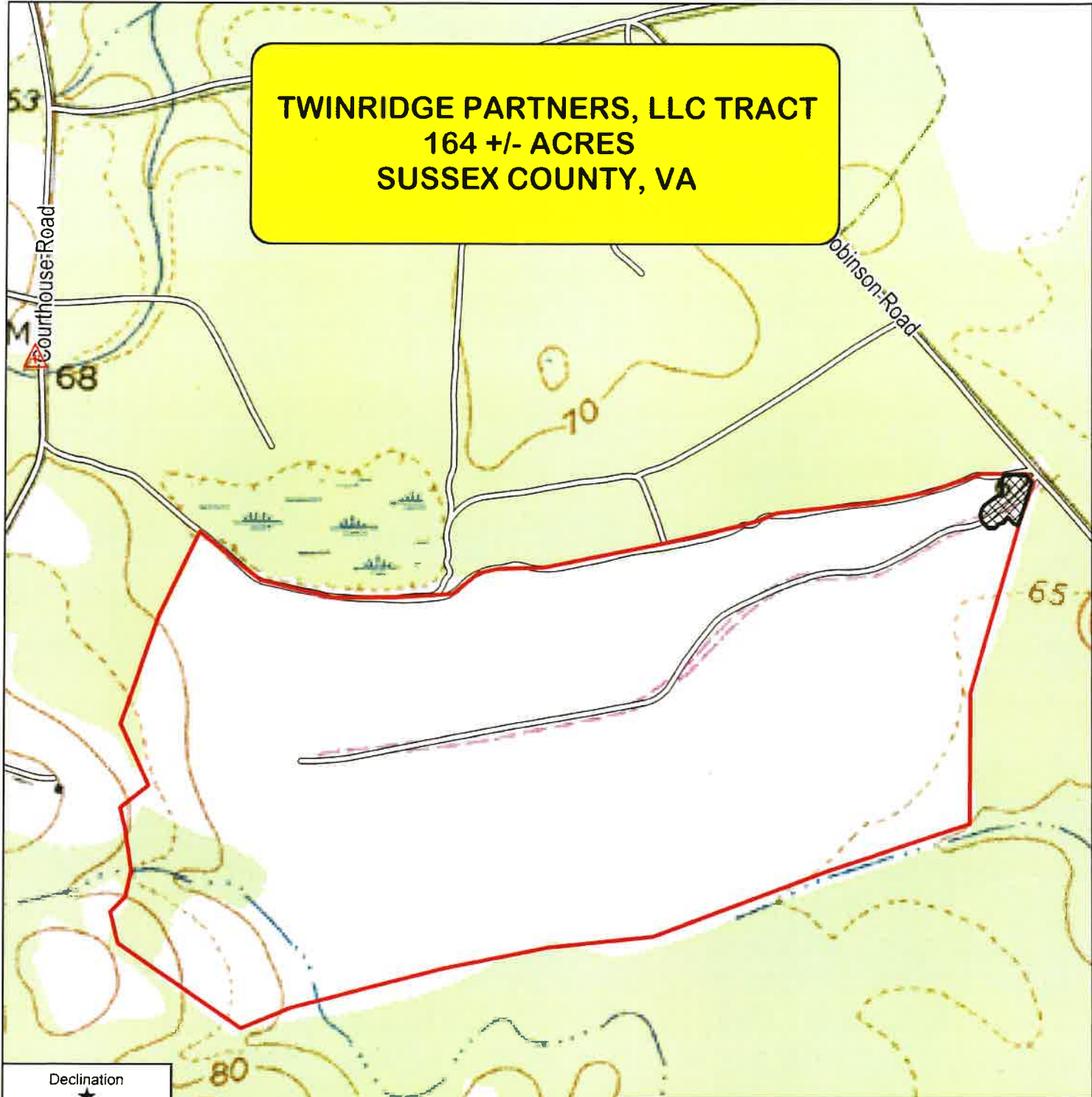


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<p>Name: Twinridge Partners Tract                  Date: February 13, 2024                  Scale: 1 inch = 660 ft.</p>	<p>Location: Sussex County, VA                  164 +/- Acres Clearcut                  0.9 +/- Acres Out Area</p>
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164 +/- ACRES  
SUSSEX COUNTY, VA**



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# OLD RIVER LANDS LLC.

## SUSSEX Co., Va.



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