

Rawlings Consulting Forestry, PLLC

Post Office Box 1134 Wendell, North Carolina 27591-1134



*New Timber Sales
Are Now Posted
ON
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INVITATION TO BID ON

112.16 ACRES

OF STANDING TIMBER

OWNED BY

AMY CHRISTINE SWAIN

BEAUFORT COUNTY, NORTH CAROLINA

TUESDAY, JULY 11, 2017 11:00 A.M.

TIMBER VOLUMES:

	<u>Volume</u>	<u>Log Rule</u>	<u>Form Class</u>
Loblolly Pine Sawtimber	818.5 MBF	Scribner	78
Bald Cypress Sawtimber	37.6 MBF	Doyle	76
Red Oak Sawtimber	149.4 MBF	Doyle	76
Maple Sawtimber	102.5 MBF	Doyle	76
Blackgum Sawtimber	101.3 MBF	Doyle	76
Sweetgum Sawtimber	69.9 MBF	Doyle	76
White Oak Sawtimber	11.0 MBF	Doyle	76
Poplar Sawtimber	12.1 MBF	Doyle	76
Pine Chip-N-Saw	115.8 Tons		
Pine Fiber	44.8 Tons		
Hardwood Fiber	1,957.4 Tons		

LOCATION: This timber is located 16.1 miles east of Washington in Beaufort County, North Carolina. Access for logging will be from Boyd Road, one mile north of Hwy 264 and through the property of D S Swain Gas Company. Look for the pink flagging and/or timber sale signs along the road. (See enclosed location map.)

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PLACE OF SALE: The opening of bids will take place on the tract as indicated on the timber sale map. (See timber sale map.)

PROPERTY LINES: All property lines are marked with pink flagging. A complete boundary survey was completed in 2000 by Jarvis Associates, P.A. of Washington. The map is recorded in Plat Cabinet F, Slide 67-10 at the Beaufort County Register of Deeds. Be aware that most of the chopped line trees on the adjacent properties have been harvested.

A stream-side management zone (SMZ) has been clearly marked on this property with pink flagging or orange flagging stating "Streamside Management Zone". No timber will be harvested from within the SMZ. The SMZ may NOT be crossed.

DESCRIPTION OF TIMBER: Offered for sale is a quality natural stand of mixed pine and hardwood totaling 112.16 acres. A streamside management zone has been marked on this property along the bottom of the spoil pile adjacent to the Pungo Drainage Canal and a short tributary leading into the Canal. No timber will be harvested from within the SMZ.

Within the harvest area, loblolly pine sawtimber averages 7,298 board feet per acre and 347 boardfeet per tree. These pines are slow growing, high quality. Over 61% are greater than 18 inches DBH and over 28% are greater than 22 inches DBH. Hardwood sawtimber including red oak, maple, blackgum, sweetgum, white oak and poplar will contribute an additional 3,979 board feet per acre. A scattering of cypress will average 335 board feet per acre. There is only a small amount of pine Chip-N-Saw, fiber within the stand but an abundance of hardwood fiber.

Access for logging will be from Boyd Road, one mile north of Hwy 264 and through the property of D S Swain Gas Company. At that location there is an old farm path leading toward the Swain property, stopping 75-100 feet shy of the property line. Prior to logging, the path will need to be extended through young natural pine and into the Swain property.

METHOD OF DETERMINING TIMBER VOLUME: This timber was inventoried using the line plot method. Cruise lines were spaced four chains apart. One-tenth acre circular plots were established along the cruise lines at three chain intervals and timber within each plot tallied, resulting in an 8.11% inventory.

All merchantable pine timber was divided into one of three product groups. Pine saw timber was measured from a 14 inch DBH to an 8 inch or merchantable top. Pine Chip-N-Saw was measured between an 8 and 12 inch DBH to a 4 inch or merchantable top. Pine fiber was measured from a 6 inch DBH to a 4 inch top. All three product groups had a minimum height of one 16 foot log after which heights were measured using one half log increments.

All merchantable hardwood timber was divided into one of two product groups. Hardwood saw timber was measured from a 12 inch DBH to an 8 inch or merchantable top. Hardwood fiber was measured from an 8 inch DBH to a 4 inch top. Both product groups had a minimum height of one 16 foot log after which heights were measured using one half log increments.

Maps of the subject area and resulting acreage determinations were produced using ArcView geographical information system and Trimble Pathfinder Pro XR global positioning system software and information from deeds, plats and aerial photographs.

SALE INFORMATION ONLINE: Complete information for all current timber sales is now available online at <http://www.rawlingsforestry.com/timbersales/>. Online information includes the bid invitation, sale map, and additional inventory information, as applicable. Prospective bidders wishing to register to receive automatic email notification of future timber sales may do so at <http://www.rawlingsforestry.com/timbersales/emailnotices.html> or like us on Facebook.

THE SALE: This timber will be sold on a sealed bid, lump sum basis. Sealed bids will be accepted in our office, by US mail, FAX, FedEx or UPS until 9:00 A.M. and accepted by email and phone until 11:00 A.M., **Tuesday July 11, 2017**, or bids may be brought in person to the place of sale. Please note, phone coverage varies by location and it is the buyer's responsibility to insure adequate coverage before attempting to submit bids at the last moment. Phone and email bidders are encouraged to submit their bids before 10:30 A.M. after which time I will be on the property and may not have adequate phone coverage. At **11:00 A.M.**, all bids in hand will be opened. The highest bidder will be the successful bidder, provided his bid is above the undisclosed minimum. The seller reserves the right to refuse any and all bids. A deposit of ten percent of the bid price is to be delivered to Rawlings Consulting Forestry, PLLC within 72 hours of the bid opening. Upon receipt of the timber deed, the balance of the sale price will become due. Any questions concerning the sale should be directed to Brad Rawlings in Wendell, North Carolina at (919) 365-5451 or via e-mail at brad@rawlingsforestry.com.

CONDITIONS OF SALE:

1. The buyer will have 24 months from the date of the timber deed to cut and remove this timber.
2. All roads and paths are to be left in at least as good a condition as that in which they were found.
3. The relationship between buyers and loggers must be in the form of a written contract. At a minimum, such contract must clearly state the adherence to the applicable River Rules, Best Management Practices, the endangered species act, and the "Conditions of Sale" as stated in this bid invitation.
4. The buyer will be required to provide evidence of liability insurance of the buyer and the logging contractor in an amount suitable to the owners, showing the owners as additional insured, to protect owners from any and all claims for injury to persons or damage to property relating to any manner to the harvest.
5. Rawlings Consulting Forestry, PLLC must be notified at least 24 hours in advance, and not more than 72 hours in advance, of the initiation of logging operations. Failure to do so may result in an automatic partial or whole forfeiture of the performance bond.
6. All decking, skidding, and loading are to be done within the designated Sale Area (See timber sale map).
7. All logging equipment must utilize high flotation equipment with a minimum tire width of 44 inches and/or approval by Rawlings Consulting Forestry, PLLC.
8. Within the timber sale area, all unmerchantable timber, tops and/or branches will be cut or caused to be laid on the ground. Large dead snags will be exempt. No trees, limbs, brush, or other logging debris shall be left in or across the boundary lines, roads, fields, fences, drainage channels, creeks, or ponds. All stumps will have a maximum height of 11.5 inches.
9. No timber will be harvested from within the Streamside Management Zones. (SMZ)
10. It will be the responsibility of the buyer to meet the performance standards in the Forest Practices Guidelines Related to Water Quality (15NCAC 1J .0201 - .0209), Nutrient Sensitive Water Management Strategy as related to the applicable river rules and Forestry Best Management Practices as described in a manual available from the North Carolina Division of Forest Resources. Any Riparian Buffer Zones or Streamside Management Zones marked by Rawlings Consulting Forestry, PLLC will be considered a minimum requirement and it will be the responsibility of the grantee to ensure correctness and to provide additional width or area as needed.
11. In the event that adverse weather conditions and/or excessive soil moisture make logging operations detrimental to the well-being of the land, Rawlings Consulting Forestry, PLLC reserves the right to halt any and all logging operations. If logging operations are halted by Rawlings Consulting Forestry, the cutting time limit will be extended proportionally when weather conditions and soil moisture are conducive to continued logging.
12. The buyer will not sell or assign any rights to any other person or entity to cut, saw, or remove any of the timber conveyed herein as firewood.
13. No boundary line trees are to be cut or unnecessarily damaged. Boundary line trees which are cut will be scaled according to International 1/4" Log Rule, Form Class 80 and paid for at the rate of \$800 per MBF.
14. The buyer will be required to post a \$5,000.00 performance bond with the owner's agent, Rawlings Consulting Forestry, PLLC, at the time of closing. The bond shall be forfeitable in part or in whole upon the basis of a final inspection by Rawlings Consulting Forestry, PLLC as to damage, if any, to be charged against said bond. Moreover, it is expressly stated that such bond is not intended to be agreed liquidated damages and is not intended to limit what Rawlings Consulting Forestry, PLLC considers to be the maximum damage that could be incurred or inflicted.