

# Rawlings Consulting Forestry, PLLC

Post Office Box 1134 Wendell, North Carolina 27591-1134



## INVITATION TO BID ON

33.9 ACRES

OF STANDING TIMBER

OWNED BY

TRAVIS SCOTT WESTER

HARNETT COUNTY, NORTH CAROLINA

TUESDAY, NOVEMBER 6, 2018 11:00 A.M.

*New Timber Sales  
Are Now Posted  
on  
Facebook*

### TIMBER VOLUMES:

	<u>Volume</u>	<u>Log Rule</u>	<u>Form Class</u>
Pine Sawtimber	392.4 MBF	Scribner	78
Sweetgum Sawtimber	12.4 MBF	Doyle	76
Misc. Hard Sawtimber	1.1 MBF	Doyle	76
Pine Chip-N-Saw	763.7 Tons		
Pine Fiber	685.7 Tons		
Hardwood Fiber	535.5 Tons		

**LOCATION:** This timber is located 3.8 miles north of Lillington in Harnett County, North Carolina. Access to the timber is via a farm path from NC Hwy 210, directly opposite Dry Creek Road. Look for the pink flagging and/or timber sale signs along the road. (See enclosed location map.)

**PLACE OF SALE:** The opening of bids will take place on the property near the home of Travis Scott Wester as indicated on the timber sale map. (See timber sale map.)

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**PROPERTY LINES:** All property lines are marked with pink flagging or follow farm paths, field edges or ditches.

There are NO stream-side management zones (SMZ) within the timber sale area.

**DESCRIPTION OF TIMBER:** Offered for sale are 33.9 acres of planted loblolly pine, containing two age classes of which the older dominates the sale area. The entire sale area is to clear-cut of all merchantable timber. There are NO stream-side management zones within the timber sale area.

Within the timber sale area, pine sawtimber averages 11,576 board feet per acre and 163 boardfeet per tree. Chip-N-Saw will add an additional 22.5 tons per acre and pine fiber, including topwood, will add 20 tons per acre.

There is very little hardwood on this property, the majority of which is fiber.

There are NO streamside management zones on this property. However, drainage ditches will need to be kept clean.

**METHOD OF DETERMINING TIMBER VOLUME:** The timber within the sale area was inventoried using the line plot method. Cruise lines were spaced three 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 8.55% 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 November 6, 2018**, 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, by cell phone at (919) 971-8327 or via e-mail at [brad@rawlingsforestry.com](mailto: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. Rawlings Consulting Forestry, PLLC must approve the location of each crossing.
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. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. The buyer will be required to post a \$4,000.00 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.