

Rawlings Consulting Forestry, PLLC

Post Office Box 1134 Wendell, North Carolina 27591-1134



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Are Now Posted
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INVITATION TO BID ON

30.1 ACRES

OF STANDING TIMBER

OWNED BY

VIVIAN R. CREECH

JOHNSTON COUNTY, NORTH CAROLINA

THURSDAY, APRIL 25, 2019 11:00 A.M.

TIMBER VOLUMES:

	<u>Volume</u>	<u>Log Rule</u>	<u>Form Class</u>
Pine Sawtimber	327.2 MBF	Scribner	78
Pine Chip-N-Saw	627.7 Tons		
Pine Fiber	555.7 Tons		
Hardwood Fiber	24.6 Tons		

LOCATION: This timber is located 4.9 miles east of Wendell and 4.1 miles south of Zebulon in Johnston County, North Carolina. Access will be directly from Mudham Road or farm paths, one on the east side of the road crossing the pond dam and the another older path on the west side of the road leading to an old loading deck. 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 near the southwest corner of the property adjacent to the agricultural fields as indicated on the timber sale map. (See timber sale map.)

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PROPERTY LINES: All property lines and cutting lines are marked with pink flagging. The original hand drawn survey maps are recorded in Map Book 15, page 13 and in Land Book C, page 324 at the Johnston County Register of Deeds. Additionally, four outparcels have more recent surveys and are also recorded at the Johnston County Register of Deeds.

A stream-side management zone (SMZ) has been marked on the ground with orange flagging clearly marked with the words "Streamside Management Zone". Selected trees as marked with a large orange circle may be harvested from within the streamside management zone.

DESCRIPTION OF TIMBER: Offered for sale is a CRP loblolly pine plantation planted in 1985. The stand is comprised of 18.57 acres on the west side of the road and 11.0 acres on the east side of the road for a total of 30.1 acres including a small SMZ of older trees. The stand has received two thinnings, the latest in 2009. The majority of this timber, totaling 29.56 acres, will be clear-cut of all merchantable timber. The stream-side management zone will add an additional 0.56 acres. Within the SMZ's only the trees marked with an Orange "O" will be selectively harvested.

Within the primary harvest clear-cut area, pine sawtimber averages 10,663 board feet per acre and 162.5 boardfeet per tree. There is very little hardwood sawtimber on this property with only a single tree tallied during the inventory. Pine Chip-N-Saw on the property totals over 707 tons or almost 24 tons per acre. Pine fiber will contribute an additional 19 tons per acre, including topwood.

A small streamside management zone has been marked on the west side of the pond and may be selectively harvested. Within this area, only the trees marked with an Orange "O" are to be harvested.

METHOD OF DETERMINING TIMBER VOLUME: The primary sale area was inventoried using the line plot method. Cruise lines were spaced two chains apart. One-tenth acre circular plots were established along the cruise lines at two chain intervals and timber within each plot tallied, resulting in an 19.62% inventory. The streamside management zones received a 100% 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., Thursday April 25, 2019**, 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 10:00 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. 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. From within the streamside management zones (SMZ) and the select harvest area, only the trees marked with an Orange "O" are to be harvested
9. 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.
10. 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.
11. 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.
12. 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.
13. The buyer will be required to post a \$3,000.00 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.