

Rawlings Consulting Forestry, PLLC

Post Office Box 1134 Wendell, North Carolina 27591-1134



INVITATION TO BID ON

17.7 ACRES

OF STANDING TIMBER

OWNED BY

CHARLIE E. SIMMONS

CRAVEN COUNTY, NORTH CAROLINA

TUESDAY, APRIL 2, 2019 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>
Loblolly Pine Sawtimber	272.1 MBF	Scribner	78
Longleaf Pine Sawtimber	12.4 MBF	Scribner	78
Poplar Sawtimber	0.9 MBF	Doyle	76
Sweetgum Sawtimber	0.7 MBF	Doyle	76
Pine Chip-N-Saw	86.3 Tons		
Pine Fiber	335.9 Tons		
Hardwood Fiber	439.1 Tons		

LOCATION: This timber is located 14.8 miles west of New Bern in Craven County, North Carolina. Access to the timber is via a woods path off the end of Farrow Road, one mile from the Tuscarora Rhems 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 at the office of Rawlings Consulting Forestry, PLLC. Bidders will be notified of the bid results as soon after the sale as possible.

Phone: 919-365-5451

Toll Free: 800-457-1121
www.rawlingsforestry.com

Facsimile: 919-365-5451

PROPERTY LINES: All property lines are marked with pink flagging and/or yellow boundary marking paint. A boundary survey was just completed by Robert Chiles Engineering of New Bern. The map is recorded in Map Book I, page 135A at the Craven County Register of Deeds.

A stream-side management zones (SMZ) has been marked on the ground with orange flagging clearly marked with the words "Streamside Management Zone". Within the SMZ, high value trees as defined by the Neuse River Rules and the North Carolina Division of Water Quality may be harvested providing equipment does not enter the SMZ.

DESCRIPTION OF TIMBER: Offered for sale is an old growth stand of quality pine with a total of 17.7 acres. The majority of this timber, totaling 17.16 acres, will be clear-cut of all merchantable timber. The stream-side management zone will add an additional 0.55 acres. Within the SMZ, high value trees as defined by the Neuse River Rules and the North Carolina Division of Water Quality may be harvested providing equipment does not enter the SMZ.

The pine sawtimber on this property, a combination of loblolly and longleaf, averages 16,073 board feet per acre and 259 boardfeet per tree. Hardwood sawtimber, including poplar and sweetgum, will add an additional 1,659 board feet per acre. There are only small amounts of pine Chip-N-Saw on the property, 140 tons, and pine fiber, 293 tons including topwood.

The streamside management zone may be selectively harvested of high value trees as defined by the Neuse River Rules and the North Carolina Division of Water Quality

METHOD OF DETERMINING TIMBER VOLUME: The timber 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 18.1% 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 5:00 P.M. and accepted by email and phone until **5:00 P.M., Tuesday April 2, 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. **NOTE: Bids will NOT be accepted at the location of the timber in Craven County.** At **5:00 P.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 if any.
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 SMZ, high value trees as defined by the Neuse River Rules and the North Carolina Division of Water Quality may be harvested providing equipment does not enter the SMZ.
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 or causes excessive mud on the main access path, 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 by double the time halted 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 \$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.