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July 31, 2014

## Dubois/Brown/McCalla Timber Sale Notice

*Bid Opening: Friday August 29, 2014 at 10:00 AM CDT*

*\*\*The following bid invitation is for 3 separate tracts of timber that are adjacent to each other. A bid will be required for each tract. The cumulative high bid will be accepted for all three tracts. Successful bidder will either buy all three of the tracts or none. Please place a separate bid for each tract!*

Attn: Buyers of Standing Timber,

Tim Dubois, Lisa Brown, and Harold McCalla have authorized Arbor Springs Forestry to serve as their agent in the sale of said hardwood timber located on their property near White Bluff in Dickson County, TN. The properties are identified as Control Map 077 Parcel 016.03 (Dubois), Control Map 077 Parcel 016.05 (Brown), and Control Map 077 Parcel 035.12 (McCalla).

### General Description of Sale:

This is a marked sale of quality hardwood sawtimber and pulpwood on three separate tracts (*see sale map*).

Dubois Timber: The sale unit includes +/- 22.43 acres of "BLUE marked" timber which contains 75,850 bdf of hardwood sawtimber and 480 tons of hardwood pulp/topwood. All hardwood sawtimber trees average 154 bdf/tree. There are 23 White oak trees with an estimated 2,411 bdf of potential Veneer and 53 White oak trees with an estimated 6,119 bdf of potential Stave. The estimated Veneer/Stave is pulled out of the total volumes for each species. Potential veneer trees are marked with a "V". White oak makes up 46% of the total volume, followed by Red oak (22 %), and Yellow poplar (14%).

Brown Timber: The sale unit includes +/- 22.28 acres of "TEAL marked" timber which contains 94,614 bdf of hardwood sawtimber and 520 tons of hardwood pulp/topwood. All hardwood sawtimber trees average 175 bdf/tree. There are 32 White oak trees with an estimated 3,595 bdf of potential Veneer and 68 White oak trees with an estimated 6,339 bdf of potential Stave. The estimated Veneer/Stave is pulled out of the total volumes for each species. Potential veneer trees are marked with a "V". White oak makes up 36% of the total volume, followed by Yellow poplar (24 %), and Red oak (21%).

McCalla Timber: The sale unit includes +/- 5.61 acres of "PINK marked" timber which contains 15,029 bdf of hardwood sawtimber and 30 tons of hardwood pulp/topwood. All hardwood sawtimber trees average 169 bdf/tree. There are 7 White oak trees with an estimated 824 bdf of potential Stave. The

estimated Stave is pulled out of the total volumes for each species. White oak makes up 37% of the total volume, followed by Yellow poplar (20 %), and Red oak (19%).

The tract can be accessed directly from Fowler Rd. There will be 1 decking area for all three tracts. The proposed decking area is shown on the sale map and flagged with "PINK" flagging at the site. There are existing skid trails that can be used to remove timber. The tract has excellent access and would serve as a good winter time operation. BMP's must be applied throughout the sale including removal of tops from SMZ's.

#### Location:

The tract is located just south of Fowler Rd. near White Bluff, TN. Access from White Bluff: From HWY 70/HWY 47 Intersection travel approximately 2.3 miles. Turn right onto HWY 250 and travel approximately 0.7 miles. Turn left onto Petty Rd. and travel 0.3 miles. Take a slight right onto Fowler road and travel approximately 1 mile. The timber marked timber will be located on your left. There are pink flags hung at the proposed logging deck. The skid trail can be traveled by smaller 4x4 truck or ATV. This is a good place to park to view timber.

#### Sale Description:

The sale units are shown on the attached map. (Dubois Timber highlighted in Light Blue), (Brown timber highlighted in Yellow), and (McCalla timber highlighted in Pink).

Dubois Timber: There are +/- 22.43 acres of marked timber. Within the sale unit only those trees marked with BLUE PAINT at dbh and below stump level are eligible for harvest. All sawtimber trees are marked with a horizontal "SLASH", pulpwood trees are marked with a "DOT", and trees marked with a "SLASH/DOT" represent a deduction in volume estimate. Potential Veneer trees are marked with a "V". Property lines are well marked with ORANGE FLAGGING & OLD FENCES. The location of all roads, skid trails, and logging decks must be approved in advance by the owner or agent. SMZ's are not flagged on the ground, but shown on the map. BMP's must be applied throughout the sale.

Brown Timber: There are +/- 22.28 acres of marked timber. Within the sale unit only those trees marked with TEAL PAINT at dbh and below stump level are eligible for harvest. All sawtimber trees are marked with a horizontal "SLASH", pulpwood trees are marked with a "DOT", and trees marked with a "SLASH/DOT" represent a deduction in volume estimate. Potential Veneer trees are marked with a "V". Property lines are well marked with PINK FLAGGING. The location of all roads, skid trails, and logging decks must be approved in advance by the owner or agent. SMZ's are not flagged on the ground, but shown on the map. BMP's must be applied throughout the sale.

McCalla Timber: There are +/- 5.61 acres of marked timber. Within the sale unit only those trees marked with PINK PAINT at dbh and below stump level are eligible for harvest. All sawtimber trees are marked with a horizontal "SLASH", pulpwood trees are marked with a "DOT", and trees marked with a "SLASH/DOT" represent a deduction in volume estimate. Property lines are well marked with PINK FLAGGING & OLD FENCES. The location of all roads, skid trails, and logging decks must be approved in advance by the owner or agent. SMZ's are not flagged on the ground, but shown on the map. BMP's must be applied throughout the sale.

Bidders are welcome to look at the timber at your convenience. I would also be happy to meet with you on an appointment basis to show you the timber.

Terms of Sale:

**BID OPENING:** Sealed bids on a submitted lump sum basis only will be accepted until 10:00 AM CDT on Friday August 1, 2014 at which time they will be opened. The bid opening will be held at Donna's Place located in Burns, TN (Across from Dollar General on HWY 96) Buyers are welcome to attend the bid opening and join us for breakfast. Bids may also be submitted by mail, fax, or email on the attached or similar Bid Offer Form, but must be received no later than 8:00 AM on August 29, 2014. (Morning of the bid). Please call if sending a fax to ensure it was received.

**PREFORMANCE BOND:** The Successful Bidder shall furnish the Seller's Agent with a Performance Bond in the form of a check in the amount of \$3,500.00. This will be due at contract signing.

**PAYMENT:** 100% of payment for said timber is due at contract signing by September 19, 2014.

**Notes:**

- *The attached volumes are estimates and for informational purposes only. The Seller and Seller's Agent (Arbor Springs Forestry) makes no guarantees to the quantity and quality of marked timber. Bidders should satisfy themselves as to the quality and quantity of the said timber.*
- *There are 206 individual pulp sized trees marked and 16 cull trees that must be felled or adequately girdled on the Dubois Tract.*
- *There are 124 individual pulp sized trees marked and 15 cull trees that must be felled or adequately girdled on the Brown Tract.*
- *Proposed log deck is marked on the attached map and flagged with pink flagging on the ground. No decks are allowed past the house on Lisa Browns property. Timber from all 3 tracts will be decked on the Dubois tract.*

THE OWNERS AND/OR AGENT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY OR ALL BIDS.  
ONLY THOSE SUBMITTING A BID WILL BE ADMITTED TO THE BID OPENING.

Again you are welcome to inspect the tract at your convenience. Feel free to contact me if you have any questions relative to this sale.

Sincerely,

**Jonathan Boggs**

Jonathan Boggs  
Arbor Springs Forestry

*\*\*The TERMS & CONDITIONS that follows will apply to all 3 sales. Remember that a separate bid is required for each tract.\*\**

Dubois Timber Sale  
Volume Summary

22.43 +/- acres (BLUE marked timber)

Hardwood Volume Estimates (Doyle FC 78), (Yellow Poplar/Sweeey gum FC 80)

Species	# of Trees	Bdft Volume	Average/Tree
White oak	205	34,798	170
Red oak	108	16,740	155
Yellow poplar	37	10,811	292
Hickory	88	9,573	109
Hard maple	12	728	61
Mixed Hardwoods	17	1,083	64
Post oak	19	1,443	76
Ash	5	542	108
Black walnut	1	132	132
<b>Total</b>	<b>492</b>	<b>75,850</b>	<b>154</b>

Estimated Veneer/Stave Volumes from Butt logs

Species	# of Logs	Bdft Volume	Average/log
White Oak Veneer	23	2,411	105
White oak Stave (3 Clear)	53	6,119	115
<b>Total</b>	<b>76</b>	<b>8,530</b>	<b>112</b>

Hardwood Pulp/topwood	480 Tons
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Notes:

\*206 individual pulpwood trees marked with a "dot". 16 cull trees marked with an "X"

\* Mixed Hardwoods Includes: Black gum, Beech and Elm

\* The above Volumes are estimates only. Bidders should satisfy themselves to the quantity and quality of said timber.

Lisa Brown Timber Sale  
Volume Summary

22.28 +/- acres (TEAL marked timber)

Hardwood Volume Estimates (Doyle FC 78), (Yellow Poplar/Sweeey gum FC 80)

Species	# of Trees	Bdft Volume	Average/Tree
White oak	194	33,603	173
Yellow poplar	77	22,928	298
Red oak	125	20,609	165
Hickory	65	9,807	151
Mixed Hardwoods	40	3,389	85
Ash	23	2,635	115
Hard maple	6	541	90
Black walnut	3	513	171
Post oak	7	489	70
Black cherry	1	100	100
<b>Total</b>	<b>541</b>	<b>94,614</b>	<b>175</b>

Estimated Veneer/Stave Volumes from Butt logs

Species	# of Logs	Bdft Volume	Average/log
White Oak Veneer	32	3,595	112
White oak Stave (3 Clear)	68	6,339	93
<b>Total</b>	<b>100</b>	<b>9,934</b>	<b>99</b>

Hardwood Pulp/topwood	520 Tons
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Notes:

\*124 individual pulpwood trees marked with a "dot". 15 cull trees marked with an "X"

\* Mixed Hardwoods Includes: Black gum, Beech and Elm

\* The above Volumes are estimates only. Bidders should satisfy themselves to the quantity and quality of said timber.

McCalla Timber Sale  
Volume Summary

5.61 +/- acres (PINK marked timber)

Hardwood Volume Estimates (Doyle FC 78), (Yellow Poplar/Sweeey gum FC 80)

Species	# of Trees	Bdft Volume	Average/Tree
White oak	38	5,599	147
Yellow poplar	12	3,149	262
Hickory	18	3,036	169
Red oak	14	2,711	194
Black walnut	1	154	154
Mixed Hardwoods	3	123	41
Post oak	1	113	113
Hard maple	1	72	72
Ash	1	72	72
<b>Total</b>	<b>89</b>	<b>15,029</b>	<b>169</b>

Estimated Veneer/Stave Volumes from Butt logs

Species	# of Logs	Bdft Volume	Average/log
White oak Stave (3 Clear)	7	824	118
<b>Total</b>	<b>7</b>	<b>824</b>	<b>118</b>

Hardwood Pulp/topwood	30 Tons
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Notes:

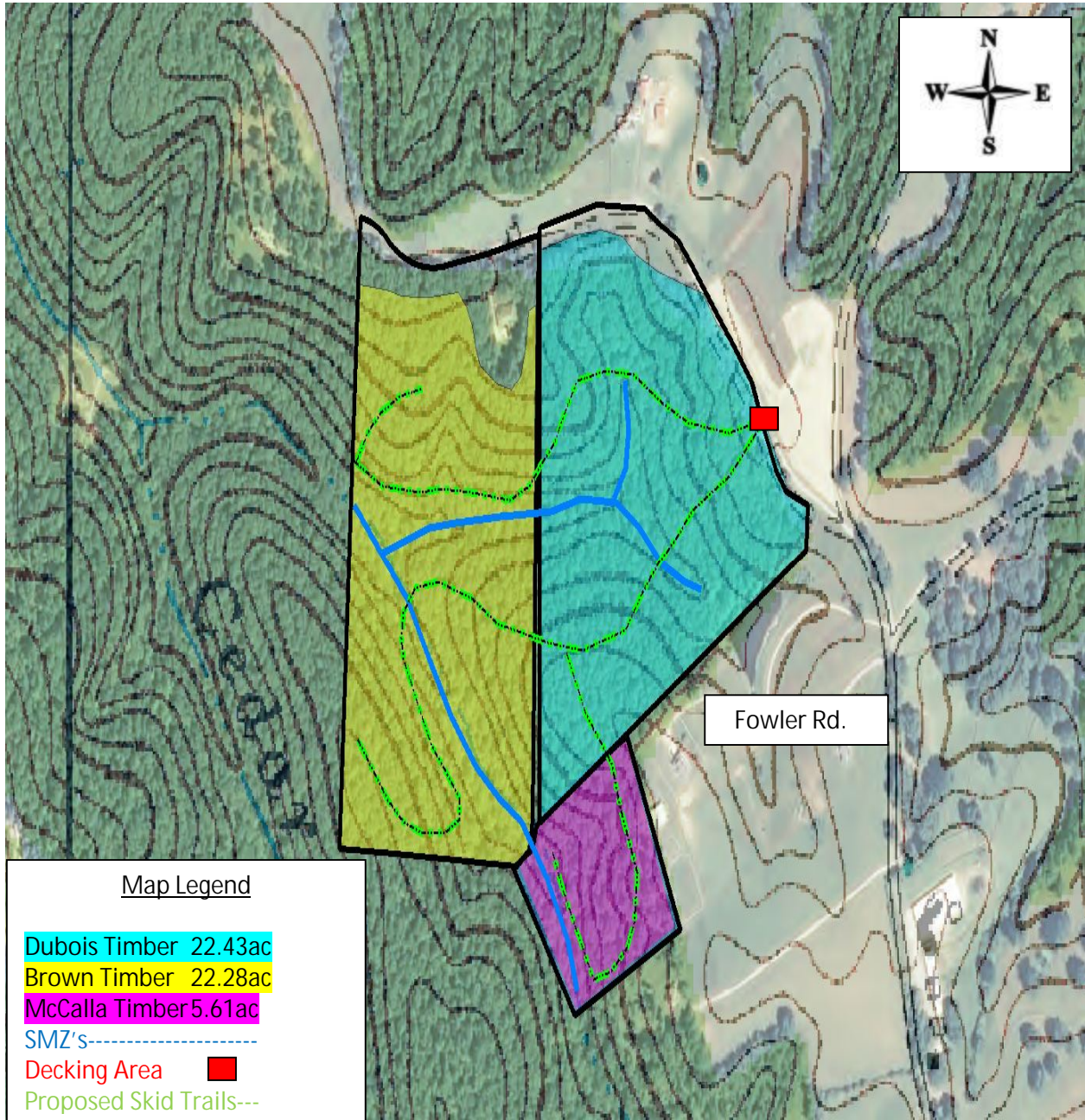
\* Mixed Hardwoods Includes: Beech

\* The above Volumes are estimates only. Bidders should satisfy themselves to the quantity and quality of said timber.

## TERMS AND CONDITIONS OF SALE

1. The Purchaser agrees to make payment to the Seller at contract signing.
2. The Purchaser shall furnish the Seller's Agent with a Performance Bond in the form of a check in the amount of \$3,500.00. This Bond will apply for all 3 tracts
3. This Agreement shall be in full force and effect for a period of 1.5 years (18 months) from contract signing date. Should restoration work or timber removal not be completed prior to contract expiration due to inclement weather conditions, the Purchaser shall be granted an additional period for such restoration equal to the time of the suspension.
4. The Seller guarantees title to said timber and agrees to defend it against any and all claims whatsoever.
5. Notice of the intention of the Purchaser to begin removal of said timber shall be given to the Seller and the Seller's Agent, Arbor Springs Forestry, 333 Beechwood Drive, Burns, TN 37029, Phone: (615) 498-8700, at least 48 hours before any logging activity begins. A "PreHarvest" meeting will take place on premises before any said timber is removed.
6. Upon completion of all logging operations or as soon thereafter as conditions permit, the Purchaser shall smooth ruts, created by the Purchaser, out of all existing and newly created skid and truck roads, and the log landing(s) must be cleared of all debris related to the logging operation, smoothed and seeded. The purchaser agrees to install water diversion in accordance with Tennessee "Best Management Practices" suggestions to prevent erosion and water quality issues. Details about restoration will be outlined in Timber Sale Contract.
7. The Seller agrees to allow the Purchaser, his agents or employees, to enter upon said premises, for the purpose of removing the designated timber there from, and do such other things as may be necessary in connection with the operation, including the right and privilege of the Purchaser to use sufficient and necessary space in and upon said premises to handle, load, and haul all timber covered by this Agreement, and no other.
8. Only trees under the terms of this Agreement shall be cut. Trees not designated for sale under this agreement shall be protected against unnecessary injury. No cut, broken, or uprooted trees shall be left hanging in standing trees. All trees cut shall be felled onto the premises of the Seller; any tree felled over the property line of the premises shall be brought back onto the premises immediately, and any damage that such activity creates shall also be repaired immediately.
9. Within the sale units all Marked trees must be felled and merchantable products be removed at the option of the buyer.
10. The Purchaser shall remove all materials brought onto the premises prior to the expiration of the term of this Agreement and shall remove on a daily basis any papers, bottles, cans, and materials which may cause an unsafe, unsanitary or unsightly conditions.
11. Before entry onto the premises to conduct operations under this Agreement, the Purchaser shall provide the Seller's Agent with Certificates of Insurance showing general liability insurance with a single limit of liability no less than One Million Dollars (1,000,000.00) and Worker's Compensation Insurance as required by law. The Purchaser shall not conduct any further operations during the term of this Agreement upon the premises after the expiration of insurance as shown by the certificate provided to the Seller's Agent until the Purchaser provides the Seller's Agent with such additional certificates evidencing the renewal or replacement of such insurance to fulfill the requirement of this paragraph.
12. This Agreement shall not be assigned by the Purchaser without the written consent of the Seller. Purchaser shall have the right to use contract loggers for harvest operations.
13. The Purchaser shall indemnify and save the Seller and the Seller's Agent harmless from and against any and all claims for damages to property, or injury to, death of, any person, including employees of the Purchaser, of any action arising out of the actions of the Purchaser.

Timber Sale Map  
Dickson County, TN  
50.32 +/- acres sale units (TOTAL)



Map Scale 1:5000  
(Map scale may not be accurate due to file conversion)





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## BID OFFER

For

### DUBIOS TIMBER SALE

In compliance with the invitation to bid and subject to the terms and conditions required by the seller, the undersigned agrees, to purchase certain timber offered for sale by Mr. Tim Dubois, in Dickson County, TN, within 21 days after notice of acceptance by the seller.

My bid for timber offered for sale is: \_\_\_\_\_

Company Name \_\_\_\_\_

Street or PO Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_

Cell \_\_\_\_\_

Fax \_\_\_\_\_

Email \_\_\_\_\_

Title \_\_\_\_\_

Authorized Signature \_\_\_\_\_

(Mail, fax, or email your bid as shown above. Or feel free to bring your bid to the opening at the time and place described above.)



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## BID OFFER

For

### BROWN TIMBER SALE

In compliance with the invitation to bid and subject to the terms and conditions required by the seller, the undersigned agrees, to purchase certain timber offered for sale by Mrs. Lisa Brown, in Dickson County, TN, within 21 days after notice of acceptance by the seller.

My bid for timber offered for sale is: \_\_\_\_\_

Company Name \_\_\_\_\_

Street or PO Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_

Cell \_\_\_\_\_

Fax \_\_\_\_\_

Email \_\_\_\_\_

Title \_\_\_\_\_

Authorized Signature \_\_\_\_\_

(Mail, fax, or email your bid as shown above. Or feel free to bring your bid to the opening at the time and place described above.)



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## BID OFFER

For

### MCCALLA TIMBER SALE

In compliance with the invitation to bid and subject to the terms and conditions required by the seller, the undersigned agrees, to purchase certain timber offered for sale by Mr. Howard McCalla, in Dickson County, TN, within 21 days after notice of acceptance by the seller.

My bid for timber offered for sale is: \_\_\_\_\_

Company Name \_\_\_\_\_

Street or PO Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_

Cell \_\_\_\_\_

Fax \_\_\_\_\_

Email \_\_\_\_\_

Title \_\_\_\_\_

Authorized Signature \_\_\_\_\_

(Mail, fax, or email your bid as shown above. Or feel free to bring your bid to the opening at the time and place described above.)