



Forest Land Resource Consultants, PLLC

Consulting Forestry

P.O. Box 7 • West End, NC 27376
(910) 673-0001 Office • (910) 673-3233 Fax • www.forestlandrc.com

INVITATION TO BID ON STANDING TIMBER

Owned by

“Cochran Property”

Moore County, NC

35 wooded acres, more or less

SALE DATE: 12:00 P.M. – 2/7/2012

Timber Volumes

<u>Product</u>	<u>Volume</u>
Pine Sawtimber	1304 tons
<u>Pine Pulpwood</u>	<u>275 tons</u>
Totals	1579 tons

A timber cruise using tenth acre fixed plots was performed to determine the timber volumes; however, timber volumes are given for information only and are not guaranteed. Cruise lines were spaced 4 chains apart and 2 chains between plots. Acres were determined using GPS.

Tract Location and Access

This tract is located off Roberts, in Moore County. Refer to the attached maps for better detail.

Bids

All bids for this sale will be received on a **“lump sum basis only”**. Bids will be accepted and disclosed at **12:00 P.M. Tuesday, February 7, 2012** in my office in Seven Lakes (1008 Seven Lakes Dr., Suite 4). Please contact our office for directions. All interested buyers who would like to submit a bid in person are to meet at the office on the day of the sale. If you cannot be present for the sale, you have until 11:00 a.m. the same day to place your bid by mail, e-mail, fax (910) 673-3233, office (910) 673-0001 or by cell phone (910) 639-0124.

The owner reserves forty-eight (48) hours to determine the acceptance or denial of any or all bids.

Description of Timber & Land

All merchantable timber of every sort and kind contained within the designated sale area is offered for sale on a clear-cut basis. The timber consists of loblolly pine. The boundary for this sale has been flagged with Pink-Glo & Orange-Glo ribbon. The SMZ have been painted with blue paint. Within the SMZ all pine species and hardwood measuring 16” or larger at DBH may be harvested. Blue painted trees marking the SMZ are not to be harvested.

Walter E. Thomas, RF: Registered Forester #409 • Broker #47789 • walter@forestlandrc.com

Matthew L. Wimberly, RF, ACF: Registered Forester #1407 • Broker #254183 • Certified Burner #566 • wimberly@forestlandrc.com

Terral H. Hill, RF: N.C. Registered Forester #772 • S.C. Registered Forester #1413 • Certified Arborist #SO-0882A • terryhill@forestlandrc.com

Daniel D. Burton, RF: Registered Forester #208 • ddb@forestlandrc.com (919)770-6285

Conditions of Sale

- 1) The Buyer will have twenty-four (24) months from the date of execution of the timber deed to cut and remove the timber.
- 2) No trees, laps, limbs, or other debris resulting from the logging operation shall be left in any roads, fields, branches, or across boundary or cutting lines.
- 3) All existing or constructed roads shall be left in as good as or better condition after use, as was prior to use. If weather conditions are such that excessive rutting or other damage is occurring to any areas of the property up to and including the Sale Area or Access road, Forest Land Resource Consultants, PLLC, Agent for the Seller, may suspend logging operations if appropriate measures are not taken to limit the damage.
- 4) All trash such as, but not limited to, oil cans, paper bags, sandwich wrappers, bottles, food cans, etc. are to be carried off on a daily basis.
- 5) Forest Land Resource Consultant, PLLC, Agent of the Seller, is to be notified when logging operations begin and at least three (3) days prior to completion.
- 6) **INDEMNITY CLAUSE:** The Buyer shall indemnify and hold harmless the Seller from any and all liability for loss to any person whomsoever for property damage, personal injury, death, or otherwise during activities incident to or related to this contract, including any fines resulting from noncompliance with Best Management Practices. The Buyer will carry sufficient insurance and liability insurance to protect Seller from any liability whatsoever, and will furnish evidence of such insurance upon request of Seller and/or his Agent.
- 7) The draining of oil, grease, or hydraulic oil onto the ground on this property is expressly forbidden. Drainage of such petroleum products should be into adequate containers and disposed of properly.
- 8) No line or corner witness trees are to be cut, and any destroyed property corner shall be immediately restored at the Buyer's expense.
- 9) The Buyer shall be liable for compliance with Forest Practices Guidelines Related To Water Quality (Best Management Practices): Statue 15 NCAC, Subchapter 1J, Sections .0101 thru .0209.
- 10) The Buyer shall at closing post a \$2,000.00 performance bond with Forest Land Resource Consultants, PLLC. The bond shall be forfeitable in part or in whole upon the basis of a final inspection by the Agent. The amount of the bond is not intended to limit what the agent may determine to be the maximum damage that may have been incurred or inflicted.

Attachments

Volume summary sheets, timber sale map, and sale location map.

Cochran Property, Moore County

Summary Report

Tract: Hilton
 Compartment: 1
 Stand: 1

Cruised Acres: 35
 # of Plots: 46

Plot Type: F
 Plot Size or BAF: 10

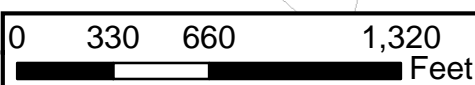
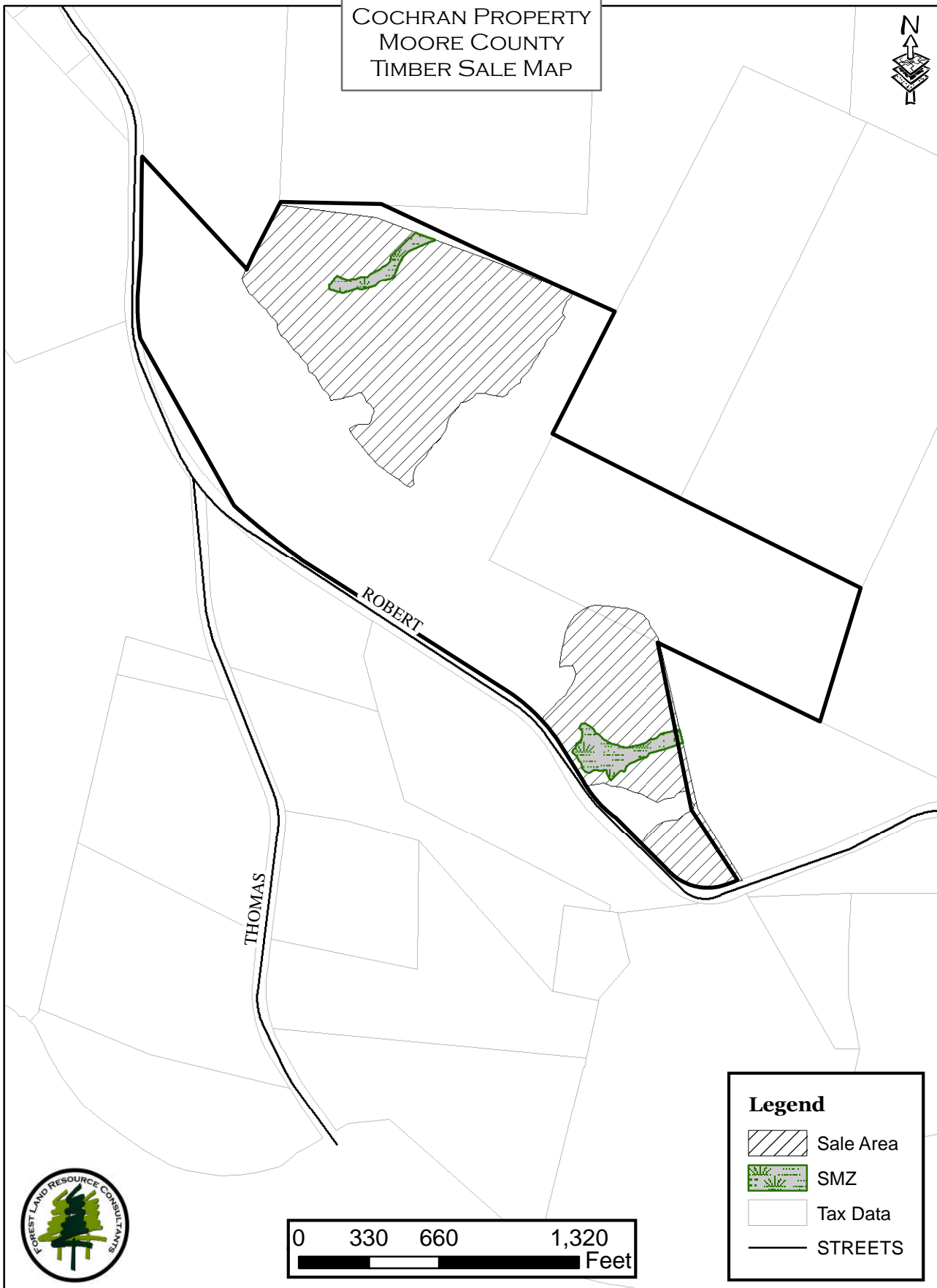
Product	Trees	Tons	MBF	Cords	Cunits	Topwood		BA	SPA	DBH	Ht
						Tons					
Pine Sawtimber	2,176	1,304	225	494	382	234	47	62	11.6	2.4	
Pine Pulpwood	723	275	0	104	77	0	9	21	8.8	8.3	
Total:	2,899	1,579	225	598	459	234	56	83	10.9	3.9	
Grand Total:	2,899	1,579	225	598	459	234	56	83	10.9	3.9	

DBH	Trees	Totals			Pine Sawtimber					Per Tree				
		Tons	MBF	Cunits	Topwood	Trees	Tons	MBF	Cun.	Top	Tons	BF	Cun	Top
10	898	382	57	113	138	25.7	10.9	1.6	3.2	3.9	0.4	64	0.1	0.2
12	867	557	97	164	76	24.8	15.9	2.8	4.7	2.2	0.6	112	0.2	0.1
14	350	300	57	87	18	10.0	8.6	1.6	2.5	0.5	0.9	164	0.2	0.1
16	53	54	11	15	2	1.5	1.5	0.3	0.4	0.0	1.0	212	0.3	0.0
18	8	10	2	3	0	0.2	0.3	0.1	0.1	0.0	1.4	295	0.4	0.0
11.6	2,176	1,304	225	382	234	62.2	37.2	6.4	10.9	6.7	0.6	104	0.2	0.1

Conversion Factors
 Tons/MBF: 5.78
 Tons/Cunit: 3.41
 Tons/Cord: 2.64
 Cunits/MBF: 1.70

Logrule & FC: I 80
Avg. Height: 2.4

COCHRAN PROPERTY
MOORE COUNTY
TIMBER SALE MAP



Legend

-  Sale Area
-  SMZ
-  Tax Data
-  STREETS

