



Forest Land Resource Consultants, LLC

Consulting Forestry & Real Estate

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INVITATION TO BID ON STANDING TIMBER
owned by
“*Murdocksville Corporation*”
Moore County, NC
63 wooded acres, more or less
SALE DATE: 12:00 P.M. – 2/18/2010

Timber Volumes

<u>Product</u>	<u>Volume</u>
Pine Sawtimber	265,000 bf
Pine Pulpwood	859 tons
Red Oak	17,000 bf
Yellow Poplar Logs	13,000 bf
White Oak	5,000 bf
Sweetgum	8,000 bf
Hardwood Palletwood	168 tons
Hardwood Pulpwood	434 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 3 chains apart and 3 chains between plots. The timber sale area was measured using GPS. The above pulpwood volumes include top wood.

Tract Location

This tract is located near Taylortown off of Tram Road. Please refer to the attached maps for more detail regarding location.

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. Portions of this tract are **EXCELLENT ALL WEATHER LOGGING**. The timber consists of a mixture of Pine and Hardwood.

The property lines have been delineated with Pink Glo Ribbon, and the SMZ's are painted with blue paint.

Walter E. Thomas, RF: Registered Forester #409 • Real Estate Broker #47789 • walter@forestlandrc.com
Matthew L. Wimberly, RF, ACF: Registered Forester #1407 • Real Estate Broker #254183 • Certified Burner #566 • wimberly@forestlandrc.com

Land Sales & Acquisitions, Forest Management, Timber Investment Analysis, Timber Marketing, Timber Appraisals,
Present Use Plans, GIS/GPS Mapping, Prescribed Burning, Casualty and Non-casualty Losses

Access

Access for logging can be initiated from the Tram Road and the woods roads. The location of Logging Decks will be in coordination with Forest Land Resource Consultants, and the Landowner.

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. Thursday, February 18, 2010** in my office in Seven Lakes. 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, 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.

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, LLC, 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, LLC, 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 \$3,000.00 performance bond with Forest Land Resource Consultants, LLC. 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.

Murdocksville Corporation

Summary Report

Product	Trees	Tons	MBF	Cords	Cunits	Topwood		BA	SPA	DBH	Ht
						Tons					
Pine Sawtimber	2,782	1,906	265	722	556	253	38	44	12.3	2.4	
Pine Pulpwood	2,520	606	0	230	168	0	12	40	7.4	6.5	
Total:	5,302	2,512	265	952	724	253	50	84	10.0	4.4	

Product	Trees	Tons	MBF	Cords	Cunits	Topwood		BA	SPA	DBH	Ht
						Tons					
Hardwood Pulpwood	940	334	0	121	86	0	8	15	9.6	5.3	
Palletwood	252	168	18	59	44	21	3	4	12.2	2.1	
Red Oak	165	129	17	45	34	39	3	3	15.4	1.3	
Yellow Poplar	68	87	13	32	24	13	2	1	16.3	2.5	
Sweetgum	48	66	8	23	18	10	1	1	16.8	2.4	
White Oak	58	41	5	14	11	16	1	1	16.0	1.0	
Total:	1,531	826	62	294	218	100	19	24	11.4	4.0	

Grand Total: 6,833 3,338 327 1,245 942 353 69 108 10.3 4.3

Sawtimber Summary Report by DBH

Pine Sawtimber

DBH	Trees	Totals			Per Acre						Per Tree			
		Tons	MBF	Cunits	Topwood	Trees	Tons	MBF	Cun.	Top	Tons	BF	Cun	Top
10	911	338	38	100	124	14.5	5.4	0.6	1.6	2.0	0.4	42	0.1	0.1
12	989	656	83	193	89	15.7	10.4	1.3	3.1	1.4	0.7	84	0.2	0.1
14	523	471	70	137	28	8.3	7.5	1.1	2.2	0.5	0.9	133	0.3	0.1
16	262	312	51	90	9	4.2	5.0	0.8	1.4	0.1	1.2	194	0.3	0.0
18	97	129	23	37	2	1.5	2.0	0.4	0.6	0.0	1.3	241	0.4	0.0
12.3	2,782	1,906	265	556	253	44.2	30.2	4.2	8.8	4.0	0.7	95	0.2	0.1

Conversion Factors

Tons/MBF: 7.18
 Tons/Cunit: 3.42
 Tons/Cord: 2.64
 Cunits/MBF: 2.10

Logrule && FC: S 78
Avg. Height: 2.4

Yellow Poplar

DBH	Trees	Totals			Per Acre						Per Tree			
		Tons	MBF	Cunits	Topwood	Trees	Tons	MBF	Cun.	Top	Tons	BF	Cun	Top
14	19	19	3	5	2	0.3	0.3	0.0	0.1	0.0	1.0	130	0.3	0.1
16	19	24	3	7	3	0.3	0.4	0.1	0.1	0.1	1.2	176	0.3	0.2
18	29	45	7	13	7	0.5	0.7	0.1	0.2	0.1	1.5	248	0.4	0.2
16.3	68	87	13	24	13	1.1	1.4	0.2	0.4	0.2	1.3	194	0.4	0.2

Conversion Factors

Tons/MBF: 6.66
 Tons/Cunit: 3.59
 Tons/Cord: 2.75
 Cunits/MBF: 1.85

Logrule && FC: S 78
Avg. Height: 2.5

White Oak

DBH	Trees	Totals		Per Acre							Per Tree			
		Tons	MBF	Cunits	Topwood	Trees	Tons	MBF	Cun.	Top	Tons	BF	Cun	Top
14	29	15	2	4	7	0.5	0.2	0.0	0.1	0.1	0.5	65	0.1	0.2
18	29	25	3	7	10	0.5	0.4	0.1	0.1	0.2	0.9	119	0.2	0.3
16.0	58	41	5	11	16	0.9	0.6	0.1	0.2	0.3	0.7	92	0.2	0.3

Conversion Factors

Tons/MBF: 7.60
 Tons/Cunit: 3.81
 Tons/Cord: 2.90
 Cunits/MBF: 1.99

Logrule && FC: S 76
Avg. Height: 1.0

Sweetgum

DBH	Trees	Totals		Per Acre							Per Tree			
		Tons	MBF	Cunits	Topwood	Trees	Tons	MBF	Cun.	Top	Tons	BF	Cun	Top
14	10	6	1	2	2	0.2	0.1	0.0	0.0	0.0	0.6	62	0.2	0.2
16	29	38	4	11	5	0.5	0.6	0.1	0.2	0.1	1.3	137	0.4	0.2
22	10	21	3	6	4	0.2	0.3	0.1	0.1	0.1	2.2	344	0.6	0.4
16.8	48	66	8	18	10	0.8	1.0	0.1	0.3	0.2	1.4	164	0.4	0.2

Conversion Factors

Tons/MBF: 8.28
 Tons/Cunit: 3.57
 Tons/Cord: 2.87
 Cunits/MBF: 2.32

Logrule && FC: D 78
Avg. Height: 2.4

Red Oak

DBH	Trees	Totals		Per Acre							Per Tree			
		Tons	MBF	Cunits	Topwood	Trees	Tons	MBF	Cun.	Top	Tons	BF	Cun	Top
14	78	46	6	12	16	1.2	0.7	0.1	0.2	0.3	0.6	73	0.2	0.2
16	58	55	7	15	14	0.9	0.9	0.1	0.2	0.2	1.0	125	0.3	0.2
18	29	28	4	7	9	0.5	0.4	0.1	0.1	0.1	1.0	133	0.3	0.3
15.4	165	129	17	34	39	2.6	2.1	0.3	0.5	0.6	0.8	102	0.2	0.2

Conversion Factors

Tons/MBF: 7.70
 Tons/Cunit: 3.80
 Tons/Cord: 2.90
 Cunits/MBF: 2.02

Logrule && FC: S 76
Avg. Height: 1.3

Palletwood

DBH	Trees	Totals		Per Acre							Per Tree			
		Tons	MBF	Cunits	Topwood	Trees	Tons	MBF	Cun.	Top	Tons	BF	Cun	Top
10	29	13	1	3	1	0.5	0.2	0.0	0.1	0.0	0.4	40	0.1	0.0
12	184	120	13	31	14	2.9	1.9	0.2	0.5	0.2	0.7	70	0.2	0.1
14	29	27	3	7	4	0.5	0.4	0.1	0.1	0.1	0.9	111	0.2	0.1
16	10	9	1	2	2	0.2	0.1	0.0	0.0	0.0	0.9	120	0.2	0.2
12.2	252	168	18	44	21	4.0	2.7	0.3	0.7	0.3	0.7	73	0.2	0.1

Conversion Factors





Tons/MBF: 9.10
 Tons/Cunit: 3.81
 Tons/Cord: 2.87
 Cunits/MBF: 2.39

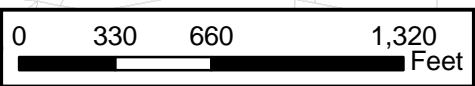
Logrule && FC: S 76
Avg. Height: 2.1

THE MURDOCKSVILLE CORP. PROPERTY
TIMBER SALE MAP
MOORE COUNTY, NC

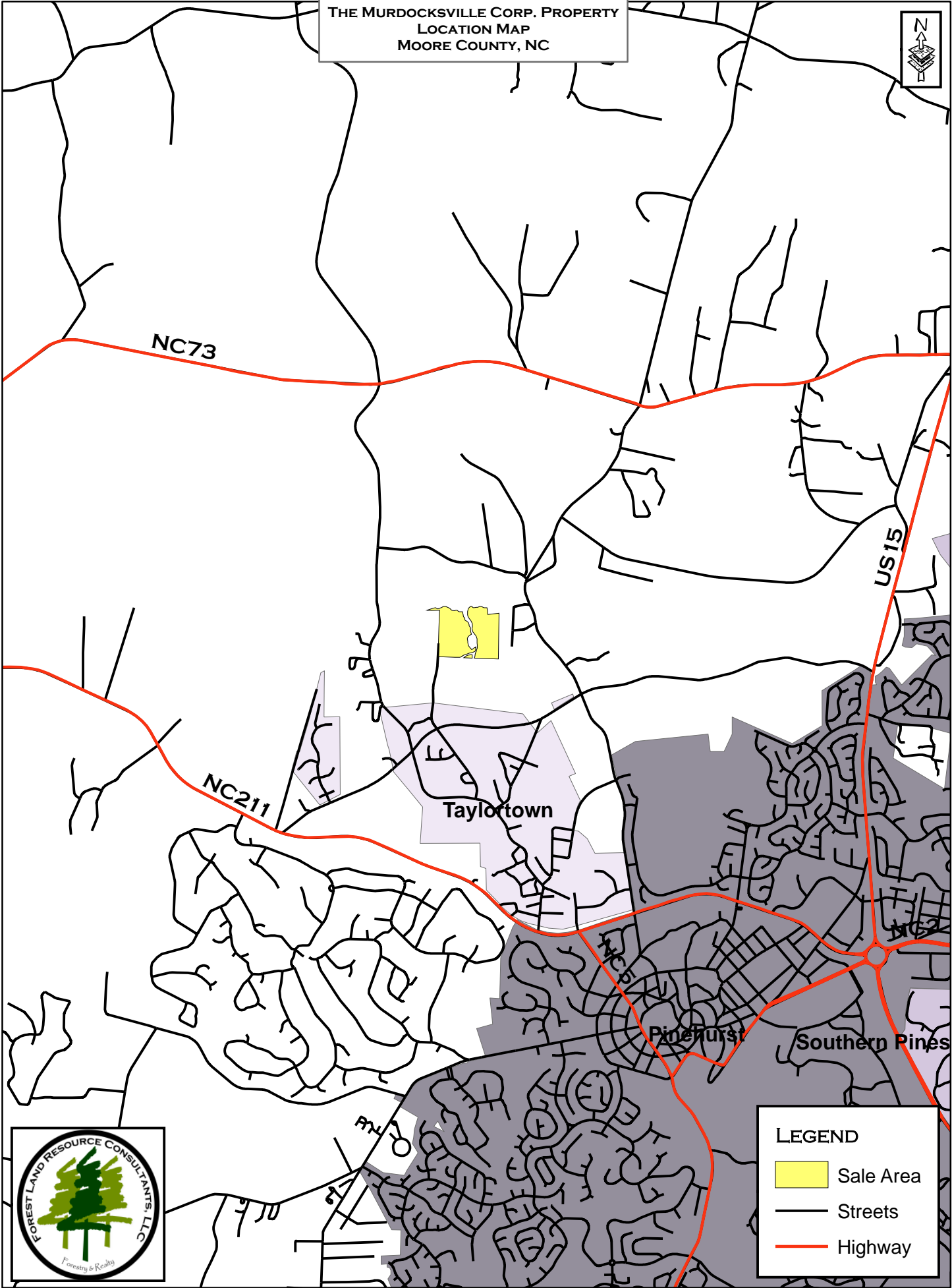


LEGEND


-  Sale Area
-  Open
-  Woods Road
-  Streets



THE MURDOCKSVILLE CORP. PROPERTY
LOCATION MAP
MOORE COUNTY, NC



LEGEND

-  Sale Area
-  Streets
-  Highway

