

# Rawlings Consulting Forestry, PLLC

Post Office Box 1134 Wendell, North Carolina 27591-1134



**INVITATION TO BID ON**  
**30.3 ACRES**  
**OF STANDING TIMBER**  
**OWNED BY**  
**CURTIS EUGENE HINTON & JAMES DOYT HINTON, JR.**  
**JOHNSTON COUNTY, NORTH CAROLINA**  
**THURSDAY, DECEMBER 29, 2011 11:00 A.M.**

**TIMBER VOLUMES:**

	<u>Volume</u>	<u>Log Rule</u>	<u>Form Class</u>
Loblolly Pine Sawtimber	89.5 MBF	Scribner	78
Pine Chip-N-Saw	69.4 Tons		
Hardwood Sawtimber	71.8 MBF	Doyle	76
Pine Fiber	193 Tons		
Hardwood Fiber	365 Tons		

**LOCATION:** This timber is located 14.4 miles north of Selma, 7.5 miles south of Zebulon and 1 mile south of Corinth-Holders, in Johnston County, North Carolina. Access to view the timber is via farm paths from Strickland Hinton 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 on the tract as indicated on the timber sale map. (See timber sale map.)

**PROPERTY LINES:** Property lines on this tract are marked with pink flagging.

There are several stream-side management zones (SMZ) on this property, all of which have 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 zones

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**DESCRIPTION OF TIMBER:** Offered for sale are two blocks of timber totaling 30.3 acres. The majority of this timber, totaling 26.6 acres, will be clear-cut of all merchantable timber. Additionally, stream-side management zones, totaling 1.9 acres, will be selectively harvested of the marked trees (Orange "O") and a longleaf area, 1.8 acres, will be selectively harvested to protect the longleaf.

Within the clear-cut portion of the sale area, pine sawtimber averages 3,028 board feet per acre and 231 board feet per tree with pine chip & saw contributing an additional 2.4 tons per acre and pine fiber providing 6.75 tons per acre. Hardwood sawtimber totals 2,368 board feet per acre with hardwood fiber providing 12.7 tons per acre.

The logging access is via the farm paths from Strickland Hinton Road as indicated on the timber sale map.

Stream side management zones have been marked on the ground and indicated on the map. Only the timber marked with a large orange "O" is to be harvested from within the stream side management zones. Best Management Practices and applicable River Rules must be followed at all times.

The longleaf pine area, as indicated on the map, will be selectively harvested to PROTECT the longleaf. The longleaf within this area are not to be cut and have been marked with blue flagging and blue paint. All other trees may be harvested from within this area and felling trees into the fields from within this area is permissible. Some damage to the longleaf is expected; please minimize the damage as much as possible.

A large beech tree, as indicated on the map, is to be protected.

**METHOD OF DETERMINING TIMBER VOLUME:** This timber was inventoried utilizing both the line plot method and the 100% method. Cruise lines were spaced three 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 13.05% 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 & 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>.

**THE SALE:** This timber will be sold on a sealed bid, lump sum basis. Sealed bids will be accepted in our office, by mail, phone, or FAX until 9:00 A.M., **Thursday December 29, 2011**, or bids may be brought in person to the place of sale. 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 [rawlingsforestry@mindspring.com](mailto:rawlingsforestry@mindspring.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.
4. 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.
5. All decking, skidding, and loading are to be done within the designated Sale Area (See timber sale map).
6. Within the clear-cut portion of the timber sale, 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. Within the stream-side management portion of the timber sale, only the timber marked with a large orange "O" is to be harvested. Best Management Practices and applicable River Rules must be followed at all times
7. 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. Crossing of the streams will be allowed provided that crossings are constructed according to Best Management Practices, the aforementioned manual, and with prior approval of Rawlings Consulting Forestry, PLLC.
8. In the event that adverse weather conditions and/or excessive soil moisture make logging operations detrimental to the well-being of the land or 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 proportionally when weather conditions and soil moisture are conducive to continued logging.
9. 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.
10. 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.
11. 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.
12. The beech tree as indicated on the map is not to be harvested or damaged.
13. The longleaf pine as indicted on the map are not to be harvested and are to be protected as much as possible.