

# **RAWLINGS CONSULTING FORESTRY**

Post Office Box 1134 Wendell, North Carolina 27591-1134



## **INVITATION TO BID ON**

**24.373 ACRES**

## **OF STANDING TIMBER**

**OWNED BY**

**PATRICK H. JOHNSON**

**THURMAN RAY JOHNSON & JAN J. JOHNSON**

**WAKE COUNTY, NORTH CAROLINA**

**TUESDAY, DECEMBER 18, 2007 11:00 A.M.**

### **TIMBER VOLUMES:**

	<b><u>Volume</u></b>	<b><u>Log Rule</u></b>	<b><u>Form Class</u></b>
Pine Sawtimber	49.7 MBF	Scribner	78
Pine Chip-N-Saw	79.5 Tons		
Sweetgum Sawtimber	12.3 MBF	Doyle	76
Red Oak Hardwood Sawtimber	13.7 MBF	Doyle	76
White Oak Hardwood Sawtimber	13.5 MBF	Doyle	76
Yellow Poplar Sawtimber	27.0 MBF	Doyle	76
Pine Fiber	90.8 Tons		
Hardwood Fiber	636.9 Tons		

**LOCATION:** This timber is located approximately 2.5 miles south of Zebulon, in the Little River Township of Wake County, North Carolina. Access to view the timber and for logging is via a farm path and easement from SR 2389 in Carroll Heights subdivision. Look for the pink flagging and/or timber sale signs along the road. (See enclosed location map.)

**Phone: 919-365-5451**

**Toll Free: 800-457-1121**  
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**Facsimile: 919-365-5451**

**PROPERTY LINES:** Property lines and cutting lines adjacent to the timber sale area have been marked on the ground with pink flagging. The interior property lines are not marked and the line trees associated with the interior lines, if any, will not be protected.

There are numerous streamside management zones (SMZ) for this sale most of which are marked on the ground with orange "stream side management zone" flagging. The SMZ for the dry beaver swamp, along the north eastern edge of the timber sale area, has not been marked and the edge of the harvestable timber should be considered the SMZ line and edge of the timber sale area. With the exception of properly constructed crossings, no equipment will be allowed to enter the streamside management zones and all timber located within the zones will remain the property of the grantors.

**DESCRIPTION OF TIMBER:** Offered for sale are several blocks of timber totaling 24.373 acres. The entire timber sale is to be clear-cut and may be accessed via the farm path and deeded easement from SR 2389 in Carroll Heights subdivision. Within the timber sale area, pine sawtimber averages over 2,040 board feet per acre and 204 board feet per tree. The hardwood sawtimber contributes an additional 2,777 board feet per acres and averages 79 board feet per tree.

This timber sale is to be a clean-cut / clear-cut. While not required, unmerchantable timber, tops and/or branches may be cut or caused to be laid on the ground.

**METHOD OF DETERMINING TIMBER VOLUME:** This timber was inventoried using a combination of 100% tally and 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 a 21.49% 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, Trimble Pathfinder Pro XR global positioning system 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, inventory data and Stock & Stand tables, all of which are available in PDF format. Prospective bidders may register to receive automatic email notification of future timber sales 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., **Tuesday December 18, 2007** 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 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.

**PLACE OF SALE:** The opening of bids will take place on the property adjacent to SR 2345, as indicated on the timber sale map. (See timber sale map.)

## CONDITIONS OF SALE:

1. The buyer will have 18 months from the date of the timber sale 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 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. Decking must be done within the timber sale area. (See timber sale map)
6. In the event that adverse weather conditions and/or excess soil moisture make logging operations detrimental to the well-being of the land, Rawlings Consulting Forestry 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.
7. This timber sale is to be a clean-cut / clear-cut. 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. **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 Neuse River 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 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 above-mentioned manual and with prior approval of Rawlings Consulting Forestry.
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 \$2,000.00 performance bond with the owner's agent, Rawlings Consulting Forestry, 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 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 considers to be the maximum damage that could be incurred or inflicted.
12. The deeded easement from SR 2389 to the property must be passable and open at all times. Timber and other vegetation within the easement may be cut as needed for access. Any timber cut from within the easement remains the property of the landowner and must be laid adjacent to or near the easement. Damage to the culvert located within the easement and adjacent to SR 2389 will be the responsibility of the grantor.