



Forest Land Resource Consultants, PLLC

Consulting Forestry

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INVITATION TO BID ON STANDING TIMBER

owned by

“J-BAR RANCH”

Moore County, NC

51 acres, more or less (in sale areas)

SALE DATE: 12:00 P.M. – 04/03/2013

Timber Volumes

Pine Sawtimber	335,000 bd. ft.
Pine Chip & Saw	12,000 bd. ft.
Pine Poles	67,000 bd. ft.
Pine Pulpwood	114 cords

We performed a 16.67% systematic timber cruise to estimate the timber volumes in Block #1 and a 100% cruise to estimate the timber volumes in Block #2; however, timber volumes are given for information only and are not guaranteed. The above pulpwood volume does include top wood. We estimated topwood pulpwood for pine sawtimber, pine chip & saw, and pine poles at .25 cords per thousand board feet.

Tract Location

Block #1 is located adjacent to and on east side of old US #1 Highway in the town of Vass next to Ingram's Woodyard. Block #2 is part of the same farm but is located east of the railroad tracks off Cameron Road. Please see the attached “Timber Sale Map & Sale Location Map” for a more accurate depiction of the tract location.

Description of Timber & Land

All merchantable timber contained on Block #1 and Block #2 is being offered for sale on a clear-cut basis. The timber consists primarily of good to excellent quality loblolly and longleaf pine. This is an “**Excellent All Weather Timber Tract**”. After the harvesting of timber is complete, the land will be re-forested. A complete and clean cutting of all timber is requested.

SMZ's

SMZ's are of no concern since there are no streams located within the limits of the sale areas.

Walter E. Thomas, RF: Registered Forester #409 • N.C. Broker #44789 • walter@forestlandrc.com

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

Terrel H. Hill, RF: NC Registered Forester #772 • SC Registered Forester #1413 • Certified Arborist #SO-0882A • terryhill@forestlandrc.com

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

Access

Access to Block #1 will be off the extensive frontage on old US Highway #1. Access to Block #2 will be off Cameron Road and thru the field road located on the property.

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. WEDNESDAY, APRIL 3, 2013** at my office in Seven Lakes (1008 Seven Lakes Drive). If you cannot be present for the sale, you have until 11:30 a.m. the same day to place your bid by mail, email, fax (673-3233), office telephone (673-0001) or cell phone (639-0124).

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

Conditions of Sale

1. No trees, laps, limbs, or other debris resulting from the logging operation shall be left in any roads, fields, branches, ditches, or across boundary or cutting lines.
2. The Buyer shall have eighteen – (18) months from the date of the timber deed to cut and remove the timber. All timber not cut and removed by the expiration date shall become the property of the Seller.
3. All existing or constructed roads shall be left in as good as or better condition after use as was prior to use.
4. All trash such as, but not limited to, oil cans, paper bags, sandwich wrappers, bottles, food cans, etc. are to be carried off by the Buyer when logging is complete.
5. The Buyer shall notify Forest Land Resource Consultants, PLLC 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 restored at the buyer’s expense within thirty - (30) days.
9. The buyer shall at closing post a \$3,000.00 performance bond with Forest Land Resource Consultants, PLLC, Agent for the Seller. 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.
10. The Buyer shall be liable for compliance with “Forest Practices Guidelines Related to Water Quality” (Best Management Practices): Statute 15 NCAC, Subchapter 1J, Sections .0101 thru .0209.

Attachments

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

J Bar Ranch, Inc
Sawtimber Summary Report by DBH

24-Jan-13

Tract: Barnes
 Compartment: 1
 Stand: 1

Cruised Acres: 38
 # of Plots: 63

Plot Type: F
 Plot Size or BAF: 10

Pine Sawtimber

DBH	Totals					Per Acre					Per Tree			
	Trees	Tons	MBF	Cunits	Topwood	Trees	Tons	MBF	Cun.	Top	Tons	BFCun.	Top	
14	259	245	35	72	31	6.8	6.5	0.9	1.9	0.8	0.9	136	0.3	0.1
16	308	351	58	101	22	8.1	9.2	1.5	2.7	0.6	1.1	189	0.3	0.1
18	175	217	40	62	7	4.6	5.7	1.0	1.6	0.2	1.2	227	0.4	0.0
20	42	66	13	19	1	1.1	1.7	0.3	0.5	0.0	1.6	304	0.4	0.0
22	60	116	24	33	1	1.6	3.1	0.6	0.9	0.0	1.9	392	0.5	0.0
24	36	70	15	20	1	1.0	1.9	0.4	0.5	0.0	1.9	420	0.5	0.0
26	12	26	6	7	0	0.3	0.7	0.2	0.2	0.0	2.2	500	0.6	0.0
16.9	893	1,092	191	313	63	23.5	28.7	5.0	8.2	1.7	1.2	214	0.4	0.1

Conversion Factors

Tons/MBF: 5.73
 Tons/Cunit: 3.49
 Tons/Cord: 2.64
 Cunits/MBF: 1.64

Logrule & FC: S 78

Avg. Height: 2.6

Pine Poles

DBH	Totals					Per Acre					Per Tree			
	Trees	Tons	MBF	Cunits	Topwood	Trees	Tons	MBF	Cun.	Top	Tons	BFCun.	Top	
12	36	27	3	8	8	1.0	0.7	0.1	0.2	0.2	0.7	92	0.2	0.2
14	109	113	16	33	14	2.9	3.0	0.4	0.9	0.4	1.0	146	0.3	0.1
16	181	241	38	70	15	4.8	6.3	1.0	1.8	0.4	1.3	210	0.4	0.1
18	36	59	10	17	2	1.0	1.6	0.3	0.4	0.1	1.6	282	0.5	0.1
15.2	362	440	67	128	38	9.5	11.6	1.8	3.4	1.0	1.2	186	0.4	0.1

Conversion Factors

Tons/MBF: 6.52
 Tons/Cunit: 3.44
 Tons/Cord: 2.64
 Cunits/MBF: 1.90

Logrule & FC: S 78

Avg. Height: 3.1

Block # 1

J Bar Ranch, Inc
Sawtimber Summary Report by DBH

24-Jan-13

Tract: Barnes
 Compartment: 1
 Stand: 1

Cruised Acres: 38
 # of Plots: 63

Plot Type: F
 Plot Size or BAF: 10

Pine Chip-n-saw

DBH	Totals					Per Acre					Per Tree			
	Trees	Tons	MBF	Cunits	Topwood	Trees	Tons	MBF	Cun.	Top	Tons	BF	Cun.	Top
10	72	24	3	7	4	1.9	0.6	0.1	0.2	0.1	0.3	42	0.1	0.1
12	103	65	9	18	4	2.7	1.7	0.2	0.5	0.1	0.6	89	0.2	0.0
11.2	175	89	12	25	9	4.6	2.4	0.3	0.7	0.2	0.5	70	0.1	0.1

Conversion Factors

Tons/MBF: 7.32
 Tons/Cunit: 3.54
 Tons/Cord: 2.64
 Cunits/MBF: 2.07

Logrule & FC: S 78
 Avg. Height: 2.5

Block # 1

J Bar Ranch, Inc
Pulpwood Summary Report by DBH

24-Jan-13

Tract: Barnes
 Compartment: 1
 Stand: 1

Cruised Acres: 38
 # of Plots: 63

Plot Type: F
 Plot Size or BAF: 10

Pine Pulpwood

DBH	Totals Trees	Totals			Per Acre				Per Tree		
		Tons	Cords	Cunits	Trees	Tons	Cds.	Cun.	Tons	Cds.	Cun.
6	36	5	2	1	1.0	0.1	0.0	0.0	0.13	0.05	0.04
8	60	15	6	4	1.6	0.4	0.1	0.1	0.24	0.09	0.07
10	24	9	3	2	0.6	0.2	0.1	0.1	0.36	0.14	0.10
7.8	121	28	11	8	3.2	0.7	0.3	0.2	0.23	0.09	0.06

Conversion Factors

Tons/Cord: 2.64
 Tons/Cunit: 3.62

Avg. Height: 5.7

Block #1

J Bar Ranch, Inc
Sawtimber Summary Report by DBH

12-Mar-13

Tract: Barnes
 Compartment: 1
 Stand: 2

Cruised Acres: 13
 # of Plots: 130

Plot Type: F
 Plot Size or BAF: 10

Pine Sawtimber

DBH	Totals					Per Acre					Per Tree			
	Trees	Tons	MBF	Cunits	Topwood	Trees	Tons	MBF	Cun.	Top	Tons	BFCun.	Top	
12	5	4	0	1	1	0.4	0.3	0.0	0.1	0.1	0.8	91	0.2	0.2
14	25	26	4	8	3	1.9	2.0	0.3	0.6	0.2	1.0	145	0.3	0.1
16	48	63	10	18	4	3.7	4.9	0.8	1.4	0.3	1.3	206	0.4	0.1
18	96	152	26	44	5	7.4	11.7	2.0	3.4	0.4	1.6	272	0.5	0.1
20	96	176	33	50	3	7.4	13.5	2.5	3.9	0.3	1.8	343	0.5	0.0
22	72	141	28	40	2	5.5	10.8	2.2	3.0	0.1	2.0	395	0.6	0.0
24	75	155	33	43	1	5.8	11.9	2.6	3.3	0.1	2.1	443	0.6	0.0
26	17	27	6	7	0	1.3	2.1	0.5	0.6	0.0	1.6	375	0.4	0.0
30	6	14	3	4	0	0.5	1.1	0.3	0.3	0.0	2.3	563	0.6	0.0
20.1	440	757	144	215	20	33.8	58.2	11.1	16.5	1.5	1.7	328	0.5	0.0

Conversion Factors

Tons/MBF: 5.24
 Tons/Cunit: 3.52
 Tons/Cord: 2.64
 Cunits/MBF: 1.49

Logrule & FC: S 78

Avg. Height: 2.7

Block #2

J BAR RANCH, INC
MOORE COUNTY, NC
TIMBER SALE MAP



Legend

-  Sale Area
-  Road
-  Street
-  Tax Data

