

Explanation Of Sale Preparation For Timber

1. Timber Maps:

There are three timber maps provided for the tracts. The boundary lines are over-layered on to an aerial photograph, an infrared photograph, and a topographic map. The infrared photograph illustrates both the virginia pine and the shortleaf pine tops as red which helps in identifying the pine sections. The topographic map reveals the slope and contours of the property.

2. Timber Volume & Value Estimates:

Each merchantable timber stand was cruised (approximately 10% intensity) to give an estimate of the amount of sawtimber and pulpwood. The sawtimber figures were derived using the International 1/4 inch tree scale and are listed in thousands of board feet (MBF). Sawtimber specifications for pine were a minimum 10 inch diameter at breast height. For Shortleaf pine heights were called to a 7 inch diameter top. The virginia pine heights were to a 10 inch merchantable top. All hardwood sawtimber had a 12 inch minimum diameter at breast height. The merchantable heights were measured to a 10 inch top. Pulpwood volumes for pine and hardwood are listed in standard cords (128 cubic feet) and tons. Pulpwood specifications were the same for both pine and hardwood. Trees had a minimum 6 inch diameter at breast height, with merchantable heights to a 4 inch top. The volume figures for the hardwood/pine stands represents all merchantable timber that could be harvested from the stand **except** in the river and creek drainages. In these buffer zones only the pine and larger diameter (minimum 16 inch diameter breast height) hardwoods were tallied and included in the volume. The timber prices quoted are stumpage figures, or what the landowner receives. These prices are based on current market conditions and recent comparable sales within the area.

3. Property Line Location:

By using the survey plats of the property and the adjoining landowner survey plats the perimeter property lines (interior property lines not found) have been identified with Pink Flagging.

MERCHANTABLE TIMBER SECTION 1 - (North of Suck Creek):

The merchantable timber consists of 55.0 acres (more or less) of mature hardwood and pine located in the section north of Suck Creek (off Seamster Drive). The predominate tree species are yellow poplar, red oak, white oak, hickory, beech, red maple, virginia pine, and shortleaf pine. Both the hardwood and pine trees have good form and quality. Mortality from over-maturity, weather, and insects is occurring in the pine. For best timber management the woodland should be clearcut and reforested with genetically improved loblolly pine. Loblolly pine will maximize the amount of timber grown in the shortest time period on the available soils. Please note, as previously mentioned in the narrative only the yellow pine and larger diameter hardwoods that could be selectively harvested from the river and creek drainage are included in the volume and value table. There are some small, scattered areas of sapling to pulpwood size yellow pine and mixed hardwood adjoining the field edges that have some timber value. However, these areas were not included in the volume and value table estimate due to the small amount of timber volume and scattered locations.

HARDWOOD/PINE (55 acres)

<u>Species</u>	<u>MBF</u>	<u>\$ Range/MBF</u>	<u>Value Range</u>	
Yellow Poplar	76.6	250.00- 275.00	19,150-	21,070
Red Oak	67.6	300.00- 325.00	20,280-	21,970
White Oak	58.4	300.00- 325.00	17,520-	18,980
Miscellaneous	15.7	175.00- 200.00	2,750-	3,140
Shortleaf Pine	4.3	110.00- 120.00	470-	520
Virginia Pine	<u>13.4</u>	80.00- 85.00	<u>1,070-</u>	<u>1,140</u>
Total Sawtimber	236.0		61,240-	66,820
	<u>Cords</u>	<u>\$ Range/Cord</u>		
Pulpwood (Pine)	161.0	25.00- 30.00	4,030-	26,220
Pulpwood (Hdwd)	448.0	20.00- 25.00	<u>8,960-</u>	<u>22,090</u>
Total Value of Sawtimber and Pulpwood.....\$			74,230-	82,250

MERCHANTABLE TIMBER SECTION 2 - (South of Suck Creek):

The majority of the timber for this section of the property (south of Suck Creek) has been harvested (approximately 85 acres). The areas cut now consist of pre-merchantable yellow pine and mixed hardwood that has naturally regenerated. The two small areas of merchantable timber containing 23.0 acres (more or less) of mixed hardwood are located along/near Suck Creek And Falling River. The predominate tree species are yellow poplar, red oak, white oak, hickory, beech, and red maple. The hardwood trees have good form and quality. For best timber management the two woodland should be clearcut and reforested with genetically improved loblolly pine. Loblolly pine will maximize the amount of timber grown in the shortest time period on the available soils. Please note, as previously mentioned in the narrative only the larger diameter hardwoods that could be selectively harvested from the river and creek drainages are included in the volume and value table. It may be possible to conduct a light select harvest in some areas of the steeper terrain along Suck Creek and Falling River. However, it would require a specialized logging crew to complete the harvest without damaging more timber value (residual trees) than actually was harvested. Also, it would be imperative to protect the aesthetics of the river views. Due to these factors the timber value in these steep and sensitive areas is not included in the timber volume and value estimate table.

HARDWOOD (23 acres)

<u>Species</u>	<u>MBF</u>	<u>\$ Range/MBF</u>	<u>Value Range</u>	
Yellow Poplar	9.9	225.00- 250.00	2,230-	2,480
Red Oak	31.3	275.00- 300.00	8,610-	9,390
White Oak	25.3	275.00- 300.00	6,960-	7,590
Miscellaneous	<u>19.2</u>	175.00- 200.00	<u>3,360-</u>	<u>3,840</u>
Total Sawtimber	85.7		21,160-	23,300
	<u>Cords</u>	<u>\$ Range/Cord</u>		
Pulpwood (Hdwd)	271.0	20.00- 25.00	<u>5,420-</u>	<u>6,780</u>
Total Value of Sawtimber and Pulpwood.....\$			26,580-	30,080

PASTURE LAND

The property has approximately 150 acres of pastureland (50 acres north of Suck Creek & 100 Acres south of Suck Creek). The fields have been leased/rented and used for cattle production. The active lease was terminated as of December 31, 2017. There is additional field acreage located off the end of Seamster Drive and adjoining Suck Creek on the north side that has been recently bush-hogged that could be put back into production.

BUILDINGD & SHEDS

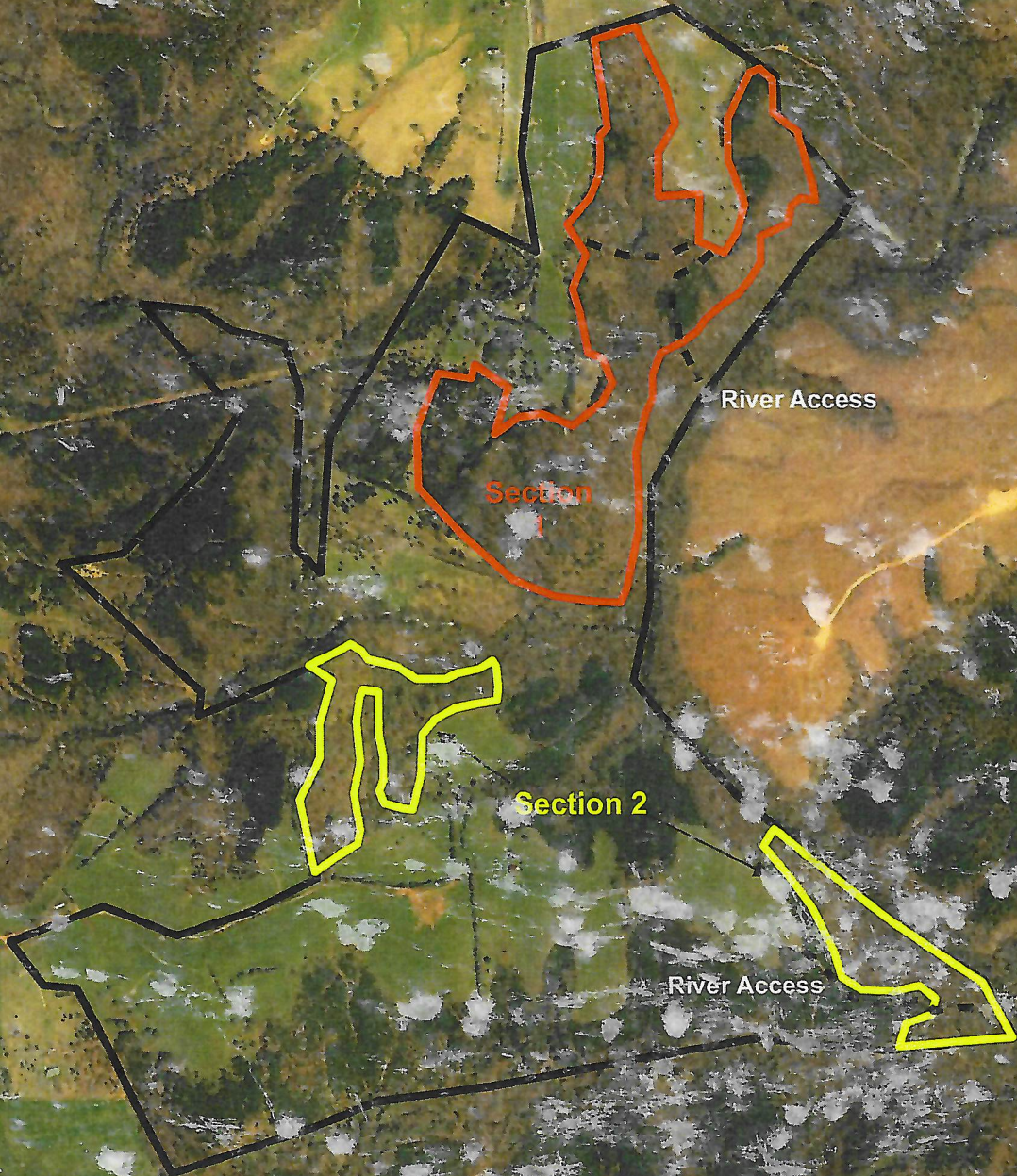
The section of the property north of Suck Creek contains several buildings and sheds. They can be reached by using the existing farm roads off the end of Seamster Drive. These structures vary in size, age, and condition. There is active electric power and water at two of the dwellings. These buildings could be used for storage or temporary occupancy.

RIVER FRONTAGE

The Falling River serves as the east boundary of the property. The length of river frontage for the property is approximately 5,600 feet. There are two existing roads to the river (see map) located on both the southern and northern sections. The accesses provide for recreational possibilities such as fishing, camping, and canoeing.

BICKFORD TIMBER & LAND MANAGEMENT

**BRENDA CARWILE
CAMPBELL COUNTY, VA**

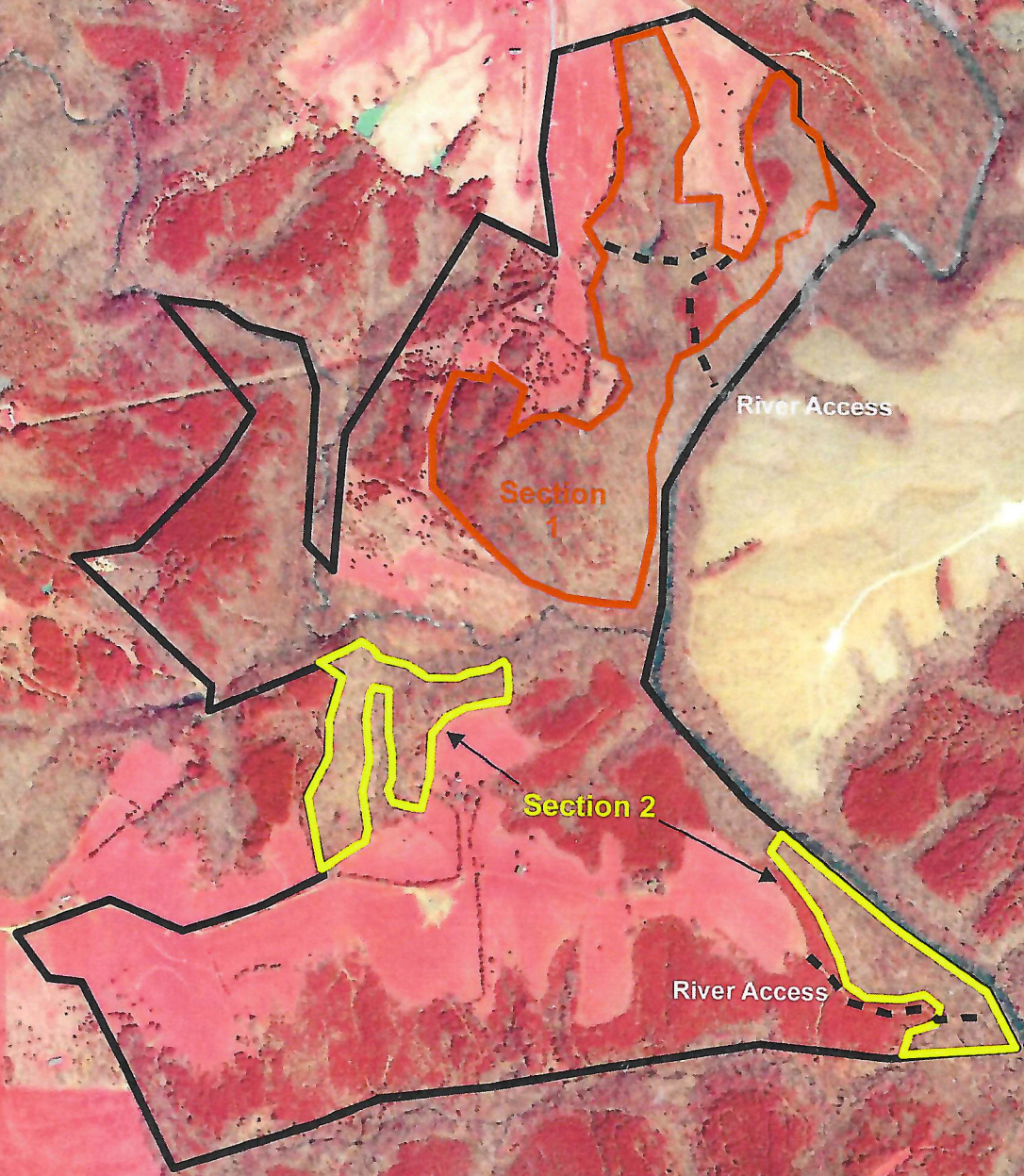


  **Merchantable Timber**



BICKFORD TIMBER & LAND MANAGEMENT

BRENDA CARWILE
CAMPBELL COUNTY, VA

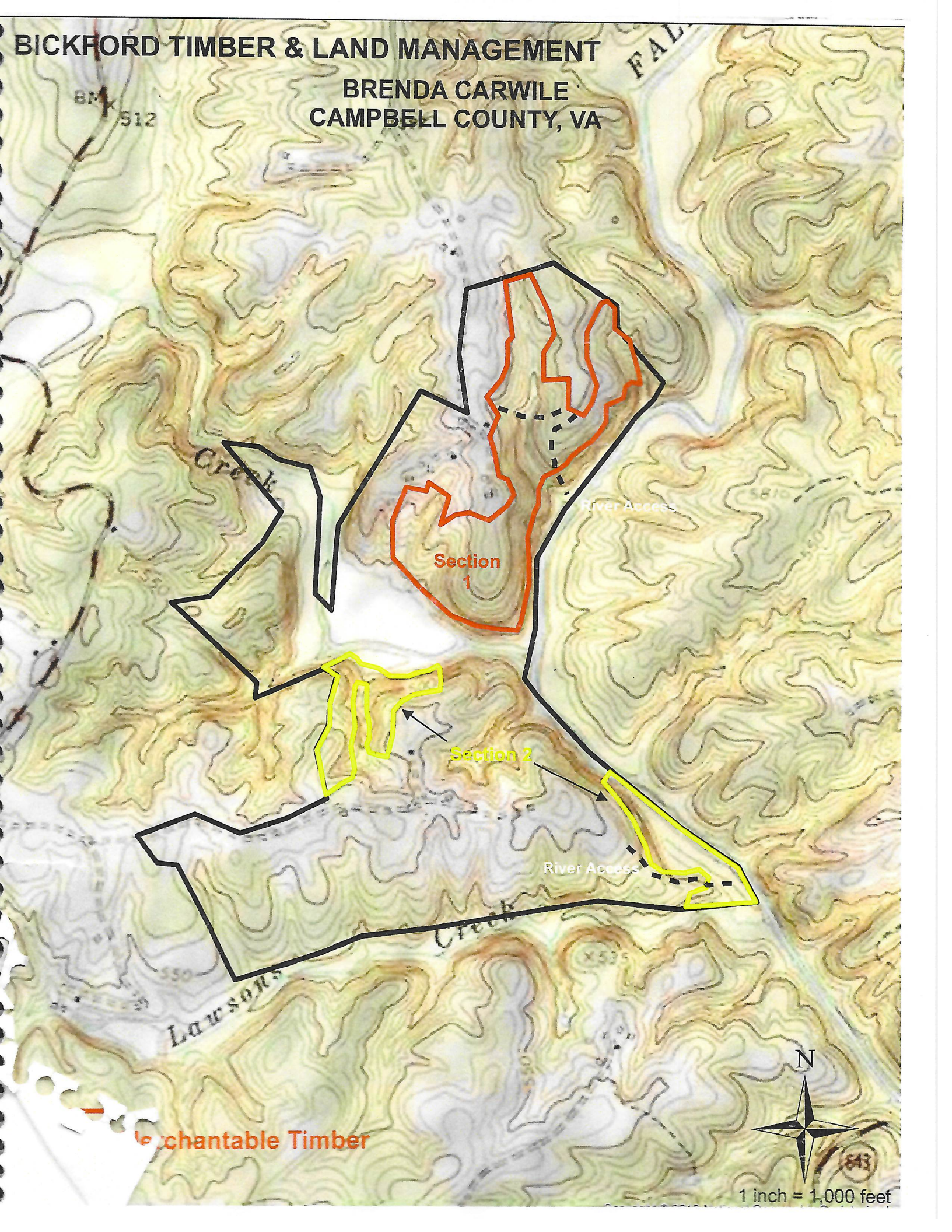


  Merchantable Timber

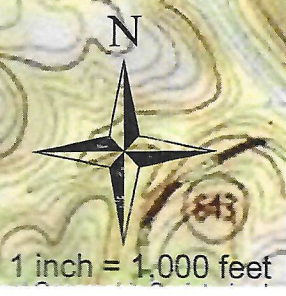


BICKFORD TIMBER & LAND MANAGEMENT

BRENDA CARWILE
CAMPBELL COUNTY, VA



Lechantable Timber



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Lots/Land

XX Seamster Dr

