

**WILLIAM H. LOCK & ASSOCIATES, INC.**  
**Consulting Forester \* Certified Arborist \* Real Estate Broker**  
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INVITATION TO BID BY SEALED BID ON STANDING TIMBER

**SALE DATE: Thursday, February 26, 2009**

CROSS TRACT – RANDOLPH COUNTY, NC

**TIMBER VOLUMES** – 25.6 +/- acres (clear-cut)

<u>Timber Species</u>	<u>Est. Vol.</u>	<u>BdFt/Tree</u>
Virginia Pine	73,900	122
Shortleaf Pine	64,800	120
Yellow Poplar	16,900	238
Red Oak	14,800	197
White Oak	17,200	125
Sweetgum	10,500	148
Hickory	2,300	88
Maple	1,500	214
Totals	201,900	132

Pine Pulpwood was estimated at 60 Cords and Hardwood Pulpwood was estimated at 71 Cords. No topwood or crownwood is included in these numbers.

This information is supplied for your information only. I do not guarantee any volumes or acreage. Volumes were calculated using International Log Rule, FC 78. Pine Sawtimber was estimated to an 8" top and Hardwood Sawtimber was estimated to a 10" top. Volume estimates are based on a 1/10<sup>th</sup> acre plot cruise with 40 plots.

**LOCATION:**

This tract is located on Tom Brown Road southwest of Lineberry. See attached location maps.

**BIDS:**

The Cross Tracts are being sold on a lump sum, sealed bid basis with one bid purchasing all three parcels. Bids will be accepted by mail if received by 5:00 pm on Wednesday, February 25, 2009 or bids will be accepted by telephone at my office until 9:00 am on

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Cross – Timber Sale

Sale Date: Thursday, February 26, 2009

Thursday, February 26, 2009. Bids may be brought to the timber sale on Thursday, February 26, 2009 by 11:00 am. At 11:00 am on Thursday, February 26, 2009 all bids in hand will be opened. A 10% deposit may be requested to be delivered to William H. Lock & Associates, Inc. within 72 hours of the bid opening. The balance of the sales price is to be delivered at the sale closing. The seller reserves the right to refuse or accept any and all bids. Seller will consider all bids.

**PLACE OF SALE:**

The timber sale will be held at the Cross Tract at 11:00 am on Thursday, February 26, 2009. See attached map for bid opening location.

**CONDITIONS OF SALE:**

1. The Buyer shall have until September 30, 2010 to cut and remove all specified merchantable timber within the "Sale Areas". "Creek Buffers" have been marked with Blue Paint. No blue painted trees marking the buffer boundaries may be cut. Within the buffer areas, all pine of any size and hardwoods  $\geq 16$ " DBH may be harvested provided all NC Best Management Practices, Forest Practice Guidelines, and any applicable River Basin Rules are followed. Buyer agrees to use his best efforts in harvesting the larger trees from the "Buffer" areas to minimize damage to the smaller remaining trees. Seller acknowledges that some damage to smaller stems may occur. Buyer will be allowed to cross the creek closest to the paved road and clear any necessary trees for access into the parcel.
2. The Buyer shall access the tract from Tom Brown Road. All access routes will need to be installed and/or maintained according to all North Carolina Best Management Practices and Forest Practice Guidelines. The roadways must be left in similar condition at the completion of the harvesting operation. Call W.H. Lock if questions concerning access routes.
3. The Buyer is responsible for maintaining a clean site. No equipment parts, trash, tires or other debris shall be left on the property. It shall be the Buyer's responsibility to clean up any hazardous material or chemical waste spills including but not limited to Diesel Fuel, Hydraulic Fluid, Machine Oil, and/or Gasoline upon the subject property. Responsibility will include any required remediation including but not limited to the removal of contaminated soils.
4. The Buyer is responsible for following all Federal, State, and local regulations regarding timber harvesting activities. If required, Buyer is responsible for obtaining any necessary permits or licenses required for timber harvesting. All logging operations must conform to North Carolina Best Management Practices, Forest Practices Guidelines, and

