

WILLIAM H. LOCK & ASSOCIATES, INC.
Consulting Forester * Certified Arborist * Real Estate Broker
P. O. Box 49571 * Greensboro, NC 27419
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INVITATION TO BID BY SEALED BID ON STANDING TIMBER

SALE DATE: Thursday, September 30, 2010 at my office

TROXLER TRACT – GUILFORD COUNTY, NC

TIMBER VOLUMES – 22.4 +/- acres (clear-cut)

<u>Timber Species</u>	<u>Est. Vol.</u>	<u>BdFt/Tree</u>
Virginia Pine	22,500	93
Shortleaf Pine	12,800	183
Loblolly Pine	48,900	156
Yellow Poplar	45,900	224
Red Oak	17,100	168
White Oak	75,800	185
Sweetgum	8,700	113
Hickory	8,400	165
Maple	1,900	59
Ash	700	117
Miscellaneous	700	117
Totals	243,400	161

Pine Pulpwood was estimated at 14 Cords and Hardwood Pulpwood was estimated at 42 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 thirty-five (35) 1/10th acre field plots.

LOCATION:

This tract is located southeast of Greensboro near the intersection of Alamance Church Road and Baptist Assembly Road at 3454 Alamance Church Road. See attached location maps.

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Page Two

Troxler - Timber Sale

Sale Date: Thursday – September 30, 2010

BIDS:

The Troxler Tract is being sold on a lump sum sealed bid basis. Bids will be accepted by **regular mail** if received by 5:00 pm on Wednesday, September 29, 2010 **OR** bids will be accepted by **email (whlock@whlock.com), telephone (336-632-9088), fax (336-632-9088), or in-person** at my office until 11:00 am on Thursday, September 30, 2010. At 11:00 am on Thursday, September 30, 2010 all bids received will be recorded. The successful bidder will be notified within 24 hours of the bid openings. 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 which should occur on or before October 31, 2010. The seller reserves the right to refuse or accept any and all bids. Seller will consider all bids. The seller will be responsible for the timber deed preparation and forestry consultant fees. The buyer will be responsible for all other closing costs. A \$1,000 performance deposit will be payable at closing and held in a non-interest bearing trust account until satisfactory completion of logging. The performance deposit does not limit the buyer's liability.

PLACE OF SALE:

The timber sale will be held at the office of William H. Lock & Associates, Inc. in Greensboro, NC. The office address is 7325 D-2 W. Friendly Avenue, Greensboro, NC 27410. Telephone and Fax: 336-632-9088; Email-whlock@whlock.com

CONDITIONS OF SALE:

1. The Buyer shall have 24 months from the date of the timber deed to cut and remove all 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 and no trees within the buffers may be harvested. The tract is within the Jordan Lake Watershed and buyer agrees to abide by all necessary regulations. "Out" areas have been marked with red paint. No red painted trees are to be cut and no trees within the "out" areas are to be harvested or damaged.
2. The Buyer shall access the tract from Baptist Assembly Road or from Alamance Church Road if buyer installs a new roadway across the existing fields. Buyer cannot use the existing gravel drive leading to the residence. If buyer installs a new roadway across the existing fields, this roadway must be closed and reseeded at the completion of the harvesting operation. All access routes will need to be installed and/or maintained according to all North Carolina Best Management Practices and Forest Practice Guidelines. All roadways must remain open and passable by ordinary automobile and farm traffic at all times. The roadways must be left in similar condition at the completion of the harvesting operation. Call W.H. Lock if questions concerning access routes.

8-22-2010

