



# Timberlands Unlimited

Box 650, Windsor, N.C. 27983

February 15, 2024

## NOTICE OF TIMBER SALE (Lump Sum – Clearcut)

**Shepard's Long Beach, LLC  
LONG BEACH TRACT  
Yeopim Township  
Chowan County, NC**

As agents for the owners, we are proud to offer for sale the timber on the following described tract.

### LOCATION:

This tract is located approximately six miles east of Edenton, NC on the west side of the Woodard Road (SR 1111). Reference is made to the attached location map, sketch map, and aerial photograph for a more complete description.

**SALE DATE: 19 March 2024 at 11 am at the office of Timberlands.**

### DESCRIPTION:

Acreage: 153 Acres (+/-)

Access: Adequate. Through an existing path off Woodard Road (SR 1111) as shown on the attached aerial photograph and sketch map.

Timber: Small to medium size pine sawtimber with excellent quality.

Boundaries: The timber sale boundaries can be identified by **RED and BLUE** paint, hardwood SMZs, and paths. Refer to attached sketch map for further clarification.

Cruise: A single, high percentage cruise was conducted on all the merchantable timber located within the sale area. The timber information is attached. Pine and hardwood was tallied to a minimum diameter (DBH) of 6 inches. All pine products and hardwood pulpwood is quoted in tons.

**Specializing In:**  
Forest Management Services  
Timber Sales  
Appraisals and Inventories  
Silvicultural Services  
Real Estate and Land Sales

**TIMBER SALE NOTICE cont...**

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Yeopim Township  
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**DESCRIPTION cont...**

Harvest: All merchantable timber is to be sold and cut within the sale area as shown in **GREEN** on the attached aerial photograph. No **RED** or **BLUE** painted trees are to be sold/cut. The **RED** and **BLUE** paint **may not** be crossed, except in the designated SMZ crossing area. Refer to attached location map, sketch map, and aerial photograph.

**GENERAL SALE CONDITIONS:**

1. Sealed bids may be mailed, e-mailed or delivered to Timberlands Unlimited at 305 S. King Street in Windsor, NC, on or prior to **11 a.m., Tuesday, 19 March 2024**. Bids will be opened promptly at **11 a.m., Tuesday, 19 March 2024**.
2. Written Offer: The written offer shall have an acknowledgement of "**as advertised**" pertaining to these sale conditions and will contain a single lump sum bid to cut and remove all timber within the designated sale area.
3. The seller's agent will notify all bidders of the sale results within seven (7) days from the date of the bid opening. If sold, the sellers will sign a timber deed satisfactory to the sellers and the buyer will close the sale within 45 days after bid acceptance.
4. Terms: Cash at closing.
5. Twenty-four months (24) will be provided to cut and remove all the timber within the sale area.
6. No **RED** or **BLUE** painted trees are to be sold or cut. The **RED** and **BLUE** paint **may not** be crossed, except in the one designated SMZ crossing area as shown on the attached aerial photographs and sketch map. No tops or logging debris is to be left in the drainage ditches, tract paths, and field edges. The buyer will be required to meet all BMP/water quality standards, and successful buyer assumes all liability under existing laws and conditions.
7. All merchantable timber in the sale area (**GREEN** on photo) is to be sold/cut in preparation for reforestation. No timber of any kind is to be sold / cut outside these described boundaries. All roads/paths shall be maintained and left in as good of condition as found.

**TIMBER SALE NOTICE cont...**

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**GENERAL SALES CONDITIONS cont...**

8. Forestry Best Management Practices. The successful buyer shall follow good and accepted forestry practices generally and usually followed in the cutting and removing of the timber, and shall have the right to take all actions upon the property, which are consistent with good forestry practices and reasonably necessary to the cutting of timber. Buyer shall comply with the procedures and practices known as "Best Management Practices" as identified in the publication of the NC Division of Forest Resources or other applicable State Agencies, as hereinafter amended or revised ("BMPs"), and buyer agrees that it will comply with any and all federal, state and local laws and ordinances, rules and regulations including laws relating to the environment, water quality, river basin buffer rules and/or the handling, treatment, storage and disposal of hazardous substances, including all petroleum products.
9. The successful buyer is required to notify Timberlands Unlimited within 48 hours prior to the beginning of any and all timber harvesting activities.
10. Buyer shall observe Best Management Practices and applicable River Basin Rules, abide by North Carolina statutes on stream obstruction, water quality and sedimentation and refrain from depositing any hazardous wastes on the premises. Buyer shall hold Seller harmless from any noncompliance with the foregoing conditions and for any claim, injury or damages of any third party (including agents and employees of Buyer and its contract logger) arising from any activities conducted on the premises by Buyer.
11. Seller and Seller's Agent has provided information about the property solely for the convenience of the prospective buyer and does not guarantee or warrant map scale accuracy, timber stand information, acreage estimates, number of trees, timber volumes, or any other information.
12. The owners reserve the right to refuse any or all bids and/or reserves the right to award the timber sale in whatever manner they decide at their sole discretion to be in their best interest.

**TIMBER SALE NOTICE cont...**

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**SUMMARY:**

A great effort has been made in the collection of field data, computations, and in the preparation of this NOTICE to be accurate, honest, and professional. Due to variations in cruising techniques and utilization, however, neither the owners nor Timberlands Unlimited guarantees the published cruise figures or other information attached to this NOTICE. This Notice of Timber Sale is provided for your comparative analysis only.

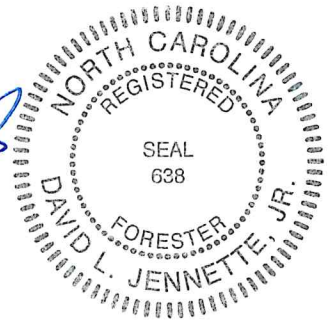
Timber quality, access and ground conditions make this a great tract of timber. We would greatly appreciate your efforts in examining this tract and submitting an offer. If we can be of any assistance, please call.

Respectfully submitted:

**TIMBERLANDS UNLIMITED**



David L. Jennette, Jr.  
Timberlands Manager



Michael J. Harden  
Assistant Timberlands Manager



W. Walker Jennette  
Management Forester