



Timberlands Unlimited

Box 650, Windsor, N.C. 27983

August 26, 2024

NOTICE OF TIMBER SALE (Pay-As-Cut/Clearcut)

**Simpson & Galligan / Mallard Cove Tracts
Skinnerville Township
Washington County, NC**

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

LOCATION:

This tract is located approximately eight miles northeast of Roper, NC on the north side of NC Hwy 32 and both sides of Mallard Cove. Reference is made to the attached location map, sketch map, and aerial photograph for a more complete description.

SALE DATE: 17 September 2024 – 11:00 am

DESCRIPTION:

Acreage: 75 Acres (+/-)

Access: Directly off Mallard Cove as shown on the attached aerial photograph and sketch map.

Timber: The tract consists of a mix of natural mature pine and hardwood with areas of younger pine plantations. Overall quality is good.

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

Harvest: All merchantable timber is to be sold and cut within the sale area as shown in **GREEN** on the attached aerial photograph.

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

TIMBER SALE NOTICE cont...

**Simpson & Galligan / Mallard Cove Tracts
Skinnersville Township
Washington County, NC**

GENERAL SALE CONDITIONS:

1. Private negotiated written offers may be **mailed, emailed, or delivered** to Timberlands Unlimited at 305 S. King Street in Windsor, NC as **soon as possible**, but **no later than Tuesday, September 17, 2024** at 11:00 a.m. **This is not a sealed bid type sale.** All negotiated and submitted written offers will be kept confidential and shared only between the sellers and the undersigned. Please utilize the attached bid sheet.
2. **Terms:** This is a pay-as-cut timber sale. Settlement checks and stumpage summary sheets are due on a weekly schedule on a pay-as-cut basis. The buyer will submit a check with each weekly stumpage settlement summary. All log scale tickets and individual load weight tickets will accompany each stumpage settlement summary and will be submitted to Timberlands Unlimited on a weekly basis within seven working days after the week ending date. **All checks will be made payable to the owners** as directed by Timberlands.
3. A \$10,000 non-refundable advance deposit payable to each seller will be due at time of closing. Once harvesting begins, the advance deposits will be credited against the stumpage settlement(s).
4. Twenty-four months (24) will be provided to cut and remove all the timber within the sale area.
5. No tops are to be left in the fields or drainage ditches. No paths or powerlines are to be used as skid trails. All tract roads/paths shall be maintained and left in as good of condition as found. The buyer will be required to meet all BMP/water quality standards, and successful buyer assumes all liability under existing laws and conditions.
6. All merchantable timber in the sale area is to be sold/cut in preparation for reforestation.
7. **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 and/or the handling, treatment, storage and disposal of hazardous substances, including all petroleum products.

TIMBER SALE NOTICE cont...

**Simpson & Galligan / Mallard Cove Tracts
Skinnersville Township
Washington County, NC**

GENERAL SALE CONDITIONS cont...

8. The successful buyer is required to notify Timberlands Unlimited within 48 hours prior to the beginning of any and all timber harvesting activities.
9. 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.
10. There are two separate ownerships involved in this sale. The parcels are separated by Mallard Cove Road. During the timber harvesting process, all of the timber and accounting will be kept separate for each owner.
11. The buyer may be required to utilize the Timberlands timber security register and log truck tagging system in order to assist with stumpage accountability.
12. Sellers 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 or accuracy, timber stand information, acreage estimates, number of trees, timber volumes, or any other information.
13. The seller's agent will notify all bidders of the results within seven (7) days from the date of the bid opening. If sold, the sellers will require the buyer to sign a timber cutting agreement satisfactory to the sellers.
14. The sellers reserve the right to refuse any or all bids and/or reserves the right to award the timber sale in whatever manner that he decides 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. We would greatly appreciate your efforts in examining this tract and submitting a bid. 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