



Timberlands Unlimited

Box 650, Windsor, N.C. 27983

December 9, 2024

NOTICE OF TIMBER SALE (Pay as Cut – 1st THIN)

KNOTT / SWAN QUARTER TRACT
Swan Quarter Township
Hyde County, NC

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

LOCATION:

This tract is located near Swan Quarter, NC. Reference is made to the attached Location Map, Sketch Map, and Aerial Photographs for a more complete description and location of the tract.

SALE DATE: Private negotiated with reputable thinning contractors.

DESCRIPTION:

Acreage to be Thinned: 337 (+/-)

Access: Adequate, directly off US Hwy 264 on an existing tract road as shown on attached aerial photos and sketch map.

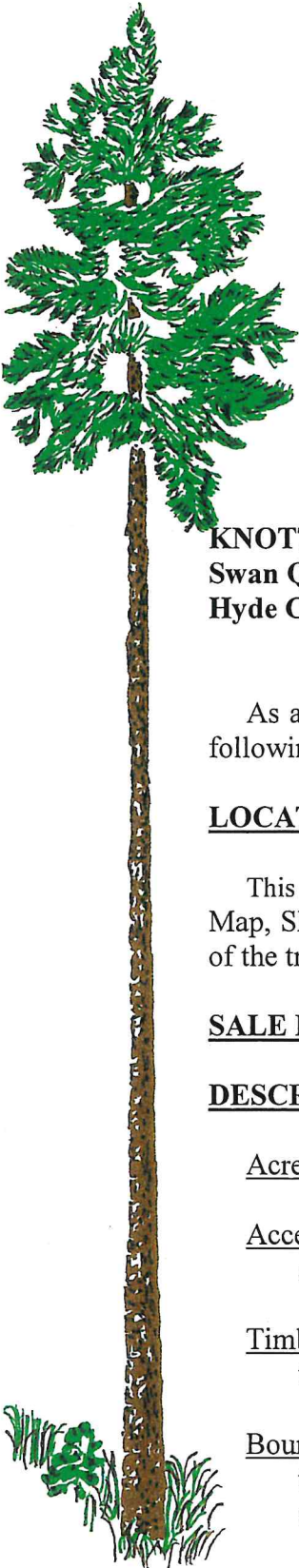
Timber: The sale area consists of loblolly pine plantations that are ready for a first thinning.

Boundaries: Harvest boundaries are identified by **PINK** flagging, ditches, paths / trails, fields, neighboring timber changes, and SMZ / drainage areas. Refer to the attached sketch map for additional information.

Harvest: A 4th – 5th row operator select inner thin will be conducted within the sale area (**ORANGE** on photograph).

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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Hyde County, NC

GENERAL SALE CONDITIONS:

1. Written offers to purchase may be **mailed, e-mailed or delivered** to Timberlands Unlimited at 305 S. King Street, P. O. Box 650, in Windsor, NC 27983, as soon as possible. This is not a formal type sealed bid sale. All submitted written offers will be kept confidential and shared only between the sellers and Timberlands Unlimited. Please utilize the attached bid sheet when submitting an offer.
2. Twenty-four (24) months will be provided to cut and remove timber within the sale area.
3. Terms: Settlement checks and stumpage summary sheets are due on a weekly schedule on a pay-as-cut basis. All log scale tickets and local weight tickets will accompany each stumpage settlement summary and will be submitted to Timberlands 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.
4. A \$20,000 non-refundable advance deposit payable to the seller will be due at time of closing. Once the timber harvest begins, the advance deposit will be credited against the stumpage settlement(s).
5. No tops are to be left in the fields, paths or blocking drainage ditches. All secondary paths / trails will not be used for timber harvesting purposes. All tract roads shall be maintained and left in as good of condition as found.
6. Forest 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....

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GENERAL SALE CONDITIONS cont...

7. A standard 4th - 5th row thin with operator select inner thinning will be conducted within the sale area (**ORANGE on photo**). The following general harvest specifications will be obtained:
 - ❖ Select cut the plantation rows on each side from the corridor removed.
 - ❖ Leave 65 – 85 square feet of pine basal area per acre.
 - ❖ Leave 175 – 220 pine trees per acre.
 - ❖ Leave healthy, straight, single stem, larger pine trees to grow.
 - ❖ Remove trees, that are diseased (fusiform, etc.), poorly formed (forked, sweep, crooked), have been naturally damaged (broken, leaning, lightning, etc.) or have a low crown position (suppressed, intermediate, etc.).
8. The successful buyer may be required to use the Timberlands timber security register and log truck tagging system in order to assist with accountability.
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. 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 or accuracy, timber stand information, acreage estimates, number of trees, timber volumes, or any other information.
11. The seller's agent will notify all bidders of the results within seven (7) days from the date of the bid receipt. If sold, the seller will require the buyer to sign a timber cutting agreement satisfactory to the sellers.
12. The seller reserves the right to refuse any or all bids and/or reserves the right to award the timber sale in whatever manner that they decide at their sole discretion to be in their best interests.

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. 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 or accuracy, timber stand information, acreage estimates, number of trees, timber volumes, or any other information. Information contained in this report is for your comparative analysis only.

Timber quality, access and ground conditions make this an excellent 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

