

# Timberlands Unlimited

Box 650, Windsor, N.C. 27983

December 6, 2024

## NOTICE OF TIMBER SALE (Pay as Cut – 1<sup>st</sup> THIN)

**HASSELL TRACTS**  
**Lees Mill Township**  
**Washington County, NC**

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

### LOCATION:

These tracts are located near Roper, NC. Reference is made to the attached Location Map, Sketch Map, and Aerial Photographs for a more complete description and location of each tract.

**SALE DATE: Private negotiated with reputable thinning contractors.**

### DESCRIPTION:

Acreage to be Thinned: Hwy 32 Tract : 19 Acres (+/-)  
Hwy 64 Tract : 107 Acres (+/-)  
Railroad Bed Tract : 188 Acres (+/-)

Access: Adequate, directly off Railroad Bed Road (SR 1127), Research Station Road (SR 1119), Mill Pond Road (SR 1125), and Hortontown Road (SR 1330) as shown on attached aerial photos and sketch maps.

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

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

#### Specializing In:

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

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

## TIMBER SALE NOTICE CONT....

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### 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 offers.
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. Each tract will be kept separate for accounting purposes.
4. No tops are to be left in the fields, paths or blocking drainage ditches. All roads shall be maintained and left in as good of condition as found.
5. 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.
6. A standard 4<sup>th</sup> - 5<sup>th</sup> 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.).

**TIMBER SALE NOTICE CONT....**

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**GENERAL SALE CONDITIONS cont...**

7. The successful buyer may be required to use the Timberlands timber security register and log truck tagging system in order to assist with accountability.
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. 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.
10. 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.
11. 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 makes this an excellent tract of timber. We would greatly appreciate your efforts in examining these tracts 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

