

TIMBER SALE
Invitation to Bid
Sarah Bowman Farm
Gilbert Tract
Meigs County, Tennessee
162 Acres +/-

Sarah Bowman is offering for sale to the highest and best bidder an estimated 657,523 board feet (Doyle Scale) of hardwood sawtimber and 847 tons of hardwood pulpwood. All hardwood sawtimber 14" DBH and larger (20 inch stump measured 6" above average ground level, 18 inch stump for yellow-poplar) will be cut. No hardwood sawtimber or hardwood pulpwood smaller than 14" DBH will be cut. The timber to be sold lies on flat to rolling land off of Old Ten Mile Road. Twenty-five percent of the total volume is red oak, 27% white oak and 25% yellow poplar.

Although the timber volume has been estimated, neither the Sellers nor their agent make any guarantee as to the quantity or quality, and each bidder is urged to inspect the sale area and make his own determination.

The sale area lies along fields and ridges near Ten Mile, Tennessee (See attached map). Access to the timber will be by existing farm roads leading from Old Ten Mile Road. Property boundaries are fenced or marked with red paint. The legal description of the property is found in Deed Book Y3, p. 838. The property is shown on Tax Map 16, parcel 007.00, ROMC.

The timber will be sold on a **lump-sum** basis. The Sellers reserve the right to accept or reject any bid. Bids will be received by fax, by mail or hand delivered until 2:00 P.M., EDT, April 19, 2019 by:

CHARLES R. PAGE, JR. & ASSOCIATES, INC.
Mailing and Office Address: 6466 East Brainerd Road, #7
Chattanooga, TN 37421
Phone and Fax Number: (423) 892-1434
Cell: (423) 280-3155

The Buyer will have 24 months from closing to cut and remove the timber. As this is a working cattle farm, any closed gate must be kept closed after it is used. Care must be taken in felling and skidding so that erosion is kept to a minimum. Tree tops must be kept out of roads, fields and streams and off the adjoining property. Damage to fences must be repaired immediately. Care must be taken to protect pastures and fields in cultivation. At the conclusion of logging, roads must be left in the same condition or better than they were before logging commenced. Logging damage to smaller hardwood trees inside the sale area, as well as planted pine trees outside the sale area, must be kept to a minimum. Tennessee Best management Practices will be followed. Roads along edges of fields may be used to remove logs but loading areas must be restricted to the woods edge.

The Buyer will be expected to comply with all applicable State and Federal laws governing his operation, and Buyer must furnish proof of adequate General Liability Insurance and Workers' Compensation Insurance coverage on all employees, agents, contractors, or other parties connected with this operation. A \$4,000.00 performance bond will be required and will be returned at the satisfactory conclusion of logging.

Closing is expected take place as soon as reasonably possible, at which time the full amount of the consideration is due the Sellers.

Please feel free to inspect the sale area at your convenience or call one of the phone numbers listed above to make arrangements to meet to look at the tract.

Donald R. Page, RF/ACF
Jeffrey S. Page, RF
DRP/dp

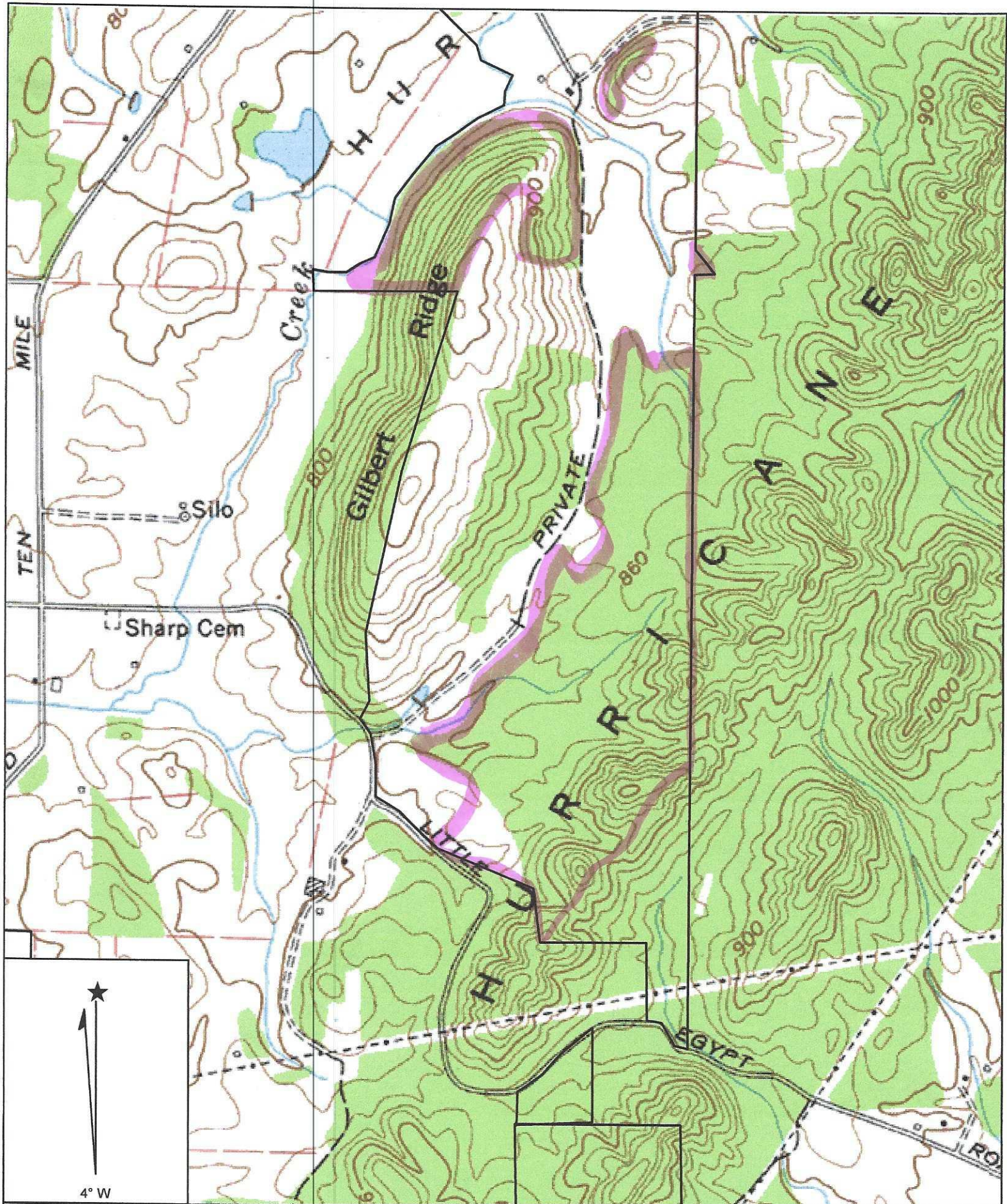
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Feb. 2019
Doyle Scale

DBH	Red Oak	White Oak	Chestnut Oak	Yellow Poplar	Hickory	Sugar Maple	Scarlet Oak	Ash	Bass Wood	Beech	Black Cherry	Sweet Gum	Total Hardwood
14	10,878	4,142		11,955	2,526			1,617	2,526				33,644
16	16,914	22,793	6,704	22,999	8,689		7,993	9,695		4,847	1,856		102,490
18	16,583	39,604	10,105	62,523	12,448	2,689		5,378				4,380	153,710
20	52,244	47,525	21,089	53,812	13,333		5,941	2,970					196,914
22	22,489	37,545	10,419	5,346	4,691					3,191			83,861
24	40,727	14,886		5,684									61,297
26	9,745	6,132											15,877
28		4,639											4,639
30													
32													
34													
36	5,271												5,271
Total BF	174,851	177,266	48,317	162,319	41,687	2,689	13,934	19,660	2,526	8,038	1,856	4,380	657,523

4,059 BF/Acre

Hardwood Pulpwood
Standing 218 Tons
Topwood 629 Tons
Total 847 Tons



Name: TEN MILE
Date: 2/14/2019
Scale: 1 inch equals 1000 feet

Location: 035° 38' 40.73" N 084° 39' 37.42" W
Caption: Location Map
Gilbert Farm
Meigs Co., TN

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