

TIMBER SALE
Invitation to Bid
Joseph Callaway Tract
Meigs County, Tennessee
81 Acres +/- Timber Sale
Tax Map 36, parcel 014.00

Joseph Callaway is offering for sale to the highest and best bidder an estimated 243,566 board feet (Doyle Scale) of hardwood sawtimber. Although the timber volume has been estimated, neither the Seller nor their agent makes any guarantee as to the quantity or quality, and each bidder is urged to inspect the sale area to make his own determination.

Thirty-one (31) percent of the hardwood is red oak, 29% is white oak, 7% is chestnut oak, 2% is cherry and ash, 4% is red maple, 6% is yellow-poplar, 18% is hickory. All hardwood sawtimber 12" DBH and larger (18" stump at average ground level) will be sold. No hardwood pulpwood smaller than 12" DBH will be cut.

The sale area of approximately 81 acres +/- is located in Meigs Co, TN on Hunter Bend Road (see attached map). The 81acre +/- sale area will be cut to a 18inch stump measured 6 inches above average ground level for all hardwood sawtimber. The sale area is accessible by Hunter Bend Road (county road) off of Highway 30. The sale boundary lines are marked with blue paint or red flagging.

The timber will be sold on a lump-sum basis. **Sealed bids will be received until 2:00 P.M., ET, Friday, August 26, 2016.**

CHARLES R. PAGE, JR. & ASSOCIATES, INC.

Office Address and Mailing Address: 6466 East Brainerd Road, #7
Chattanooga, TN 37421

Phones: (423) 892-1434 & (423) 280-2032

FAX: (423) 892-1434

The owners reserve the right to accept or reject any bid. The successful bidder will have 24 months from the date the Timber Sale Contract is signed to cut and remove the timber.

Care must be taken in felling and skidding so that erosion is kept to a minimum, and tree tops are kept out of streams and roads. Waterbars will be required on skid trails and roads where erosion is likely. Roads must be left in as good as or better than original condition at the conclusion of the contract. Tennessee Best Management Practices will be followed. All fences must be repaired immediately, if damaged. Boundary line trees will not be cut or tops left on adjoining property. Tree tops must not be left in streams.

The Buyer will be expected to comply with all applicable State and Federal laws governing his operation, and must furnish proof of adequate General Liability and Workmen's Compensation Insurance covering all employees, agents and contractors connected with this operation, at least two weeks prior to the beginning of logging.

Reasonable care must be taken to prevent destruction of hardwood trees that are to remain and are not sold under this contract.

The contract will be awarded to the successful bidder as soon as possible, but no longer than 30 days. Full payment is expected at closing of the contract. A \$2,000.00 performance bond will be required at closing, to be held in escrow until the satisfactory completion of the contract. In the event that unnecessary damages occur and are not repaired, the damage may be corrected through use of the performance bond.

Please call Jeff Page at 423-280-2032 at your earliest convenience to set up a time for a Show-Me Trip. Our office number is 423-892-1434. You may also print additional copies of this ITB by viewing our website: www.pageforestry.com

Please contact Jeff Page at the phone number previously given to arrange an inspection of the timber sale area.

Donald R. Page, RF/ACF
DRP/dp
7-25-2016

Timber Volume Summary
Callaway Tract
Meigs County, Tennessee
81 Acres

DBH(in.)	Yellow Pine Sawtimber	Hardwood Sawtimber											
	Board Feet in Scribner Scale	Board Feet presented in Doyle Scale											
		Red	White	Chestnut	Yellow	Red	Ash	Black	Scarlet	Black	Sweet	Hickory	Total
		Oak	Oak	Oak	Poplar	Maple		Cherry	Oak	Gum	Gum		Hardwood
12		5,367	3,858		1,643	688			688		2,330	1,375	15,949
14		870	4,154	674	2,905	674			870	674	1,052	2,596	14,469
16	1,708	13,472	13,945	3,030	2,836	2,020	1,547	774	2,321		1,601	11,947	53,493
18		18,437	30,567	6,638	3,438	3,633			1,121			15,194	79,028
20		25,557	10,767	928	3,342	1,238	1,238		2,475		1,795	7,364	54,704
22		8,313	1,676						1,330			1,676	12,995
24		1,767	3,834	1,399									7,000
26		1,867		1,082								1,867	4,816
28				1,112									1,112
Total Vol.	1,708	75,650	68,801	14,863	14,164	8,253	2,785	774	8,805	674	6,778	42,019	243,566

11 Tons

CHARLES R. PAGE, JR. ASSOCIATES, INC
Forest Land Managers and Consultants 6466
E. Brainerd Road, Suite 7 Chattanooga,
Tennessee 37421

Meigs County - Parcel: 036 014.00



April 18, 2016

