

RED OAK

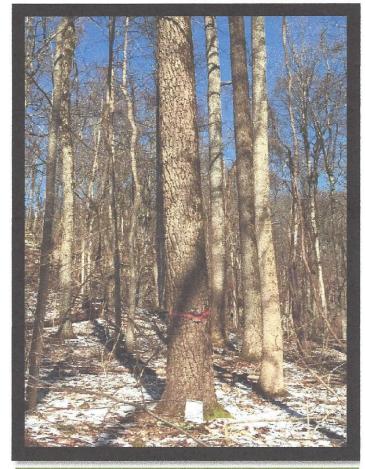
YELLOW-POPLAR



HICKORY



WHITE OAK



BLACK WALNUT

TIMBER SALE
J S KEMMER
175 ACRES +/CUMBERLAND CO., TN
SHOW-ME TRIP MARCH 17TH
SALE DATE APRIL 10, 2015

TIMBER SALE
Invitation to Bid
James S. Kemmer Tract
Cumberland County, Tennessee
175.0 ± Acres in Timber Sale

Diameter-Limit Lump-Sum Sale

James S. Kemmer is offering for sale to the highest and best bidder an estimated 1,723,121 board feet of hardwood sawtimber, Doyle Scale. Thirty-three percent of the total volume is Yellow-poplar, 23% Red oak, 18% White oak and Chestnut oak, 18% Hickory, and 5% Ash. Sixty percent or 1,043,897 Board Feet is 22" DBH and larger. The maximum DBH on this tract is 40 inches. 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.

The timber is located on a 350 acre ± farm in Cumberland County, Tennessee. The sale area is located just off of Tennessee Highway 68, in the Grassy Cove community. The Crab Orchard Exit on Interstate 40 is a 15 minute drive from the sale. The property is shown on Tax Map 164, Parcel 5.00. The Deed is recorded in Deed Book 1074, Page 2239, ROCC, Cumberland County, Tennessee. The sale area will be cut to a 22 inch stump measured 6 inches above average ground level for all hardwood except for Yellow-poplar, which will be cut to a 20 inch stump measured 6 inches above average ground level. Any trees to remain uncut will be marked with blue paint on the stem and on the stump. These trees will be left and care must be taken to avoid damage to them as well as other remaining trees. Timber will be hauled over existing roads and constructed roads across the property. All roads, skid trails, and loading areas to be used must first be approved by Charles R. Page, Jr. & Associates, Inc. Neighbors to the north and south of this tract have agreed to allow J. S. Kemmer timber to cross their property provided the land used is returned to its current condition.

The timber will be sold on a lump-sum basis. Bidders have the option of bidding on the sale with either a 24 month contract or a 36 month contract. Please use the attached Bid Form. Sealed bids will be received until 2:00 P.M., Eastern Time, Friday, April 10, 2015 by:

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

Office Address & Mailing Address: 6466 E. Brainerd Road, #7

Chattanooga, TN 3 7421

Phones: (423) 892-1434 FAX: (423) 892-1434

The owner reserves the right to accept or reject any bid.

The Buyer will have the option of 24 months or 36 months from the date of closing to cut and remove the timber.

Care must be taken in felling and skidding so that erosion is kept to a minimum and tops and limbs are kept out of streams, fields and roads. Waterbars will be required on skid trails and roads where erosion is likely. Roads must be left in satisfactory condition at the conclusion of the contract. Tennessee Best Management Practices will be followed. Tree tops and limbs must be removed from fields, roads, and from across boundary lines. Damaged fences will be repaired immediately. Waterbars must be installed as soon as a skid trail is no longer needed for logging. Those skid trails approaching the property boundaries will be blocked with tree tops. If logging is interrupted for a period of 2 months or longer, waterbars must be installed at that time. No painted boundary line trees will be cut.

The buyer will be expected to comply with all applicable State and Federal laws governing his operation, and must furnish proof of adequate Worker's Compensation and General Liability Insurance coverage on all employees, agents and contractors connected with this operation, prior to the beginning of logging.

The contract will be awarded to the successful bidder as soon as possible. Full payment is expected at closing of the contract. A \$4,000.00 Performance Bond will be required at closing, to be held in escrow until the satisfactory completion of the contract. In the event that damage is done to the Seller's property that the Buyer will not repair, any portion of the Performance Bond may be used to correct the damage. Closing is requested to take place as soon as reasonably possible.

A Show-Me trip is scheduled for Tuesday, March 17, 2015. We will meet in the J. S. Kemmer store parking lot (Longitude -84.920010 Latitude 35.856927) at the north end of Grassy Cove on TN Highway 68, at 1:00 P.M. Central Time.

James S. Kemmer Tract Cumberland Co., TN 175.0 Acres +/- Timber

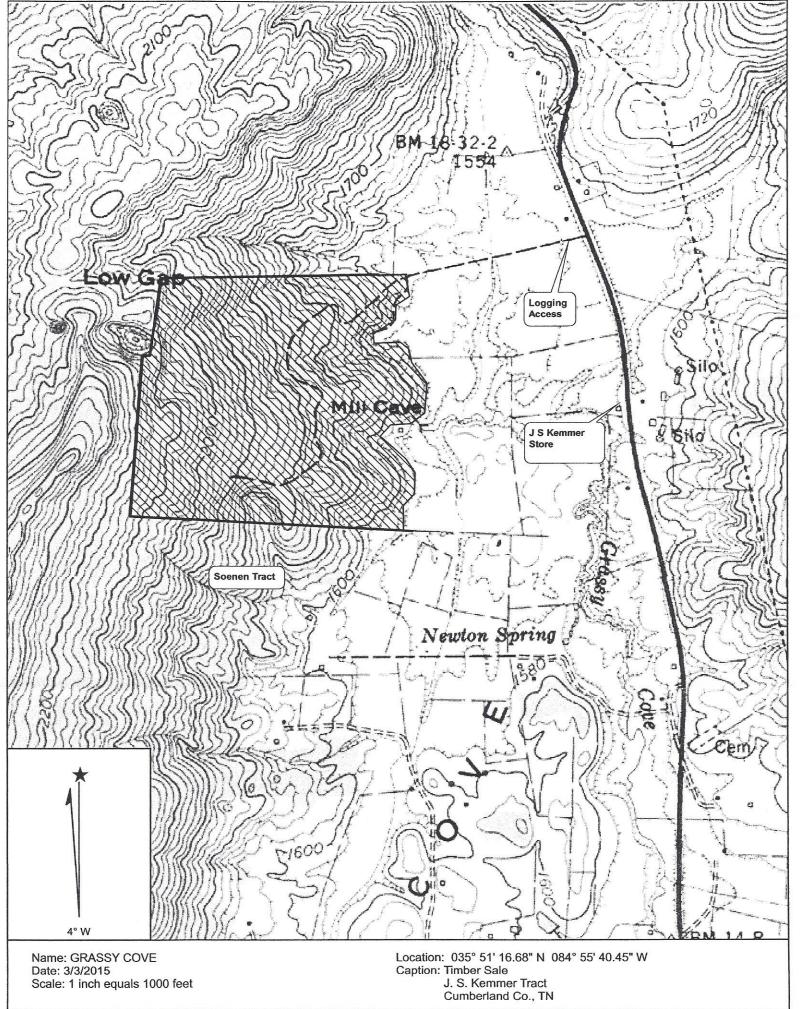
Timber Volume Summary

Number of Trees	Total BF	40	38	36	34	32	30	28	26	24	22	20	18	16		DBH(in.)		
962	406,750	7,053	9,338	5,718	14,179	16,791	18,721	29,287	72,529	72,298	69,251	49,689	25,319	16,577	Oak	Red		
481	162,822	1,554	1	2,301	3,355	8,056	8,467	4,556	26,610	30,274	29,603	23,338	13,728	10,980	Oak	White		
430	146,762		1		1		1	3,766	16,267	36,633	29,866	41,067	9,231	9,932	Oak	Chestnut		
129	21,746	•	,	1	1	1	1	1	1,555	1,177	3,682	4,420	7,231	3,681	Walnut	Black		
2	1,989	1	,	ı	1	ı	1,989	,	1	1	1	1		1		Cucumber		
1,287	558,368	1	3,357	Т	6,375	14,081	44,585	23,212	93,886	93,996	55,004	84,030	92,381	47,461	Poplar	Yellow		
318	89,458	-	1	2,301	2,255		1,783	4,407	12,317	18,471	8,289	13,420	13,933	12,282		Ash		
14	1,588	-	ı	1	ı	ı		1	-	,			729	859	Maple	Hard		
1,204	314,287	-	1	ı	•	2,191		4,726	5,788	43,860	70,143	77,724	55,203	54,652		Hickory		
24	4,144	1	ı		1			,		2,018	817	ı		1,309	Cherry	Black		
13	2,180	-	1	1	,	1	ā	ı	1	1	t	ï	2,180	,		Basswood		
19	4,127	1	ı			ı	,	ı	1	2,354	-	1,044	729	1	Oak	Scarlet		
30	5,018	,			-	ı				1,493	-	1	2,666	859		Blackgum		
14	1,793	1	-		1	-	•	-	1		-	1	729	1,064		Elm		
5	777	. 1		1		-		•	ī	ť	-	777				Sassafras		
5 9	1,312	1	-	,		1	1	1	•	1	1	1,312				Sycamore		
9,846 BF/Acre 4,937	1,723,121	8,607	12,695	10,320	26,164	41,119	75,545	69,954	228,952	302,574	266,655	295,509	224,059	159,656	Hardwood	Total	Doyle Scale	2/25/2015

Hardy	Hardwood Pulpwood	wood
Standing	344.0 tons	tons
Topwood	1,479.0 tons	tons
Total	1,823.0 tons	tons

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

Chattanooga, Tennessee 37421



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James S. Kemmer Tract Cumberland County, Tennessee 175.0 Acres +/- Timber

TIMBER SALE BID FORM

Friday, April 10, 2015, 2:00 PM, EDT

The undersigned hereby agrees to purchase the timber known as the James S. Kemmer Tract, Cumberland County, Tennessee offered for sale by Charles R. Page, Jr. & Associates, Inc. for the following amounts: Option 1 of 175.0 Acres +/-, 24 month contract Option 2 of 175.0 Acres +/-, 36 month contract Bidder is advised that he may bid on either option if he wishes. The Kemmer and the Soenen Tracts lie next to each other. Each party agrees to allow the Buyer of either tract to skid and haul on portions of his property if necessary. The undersigned certifies that he/she has received and read a copy of the sale prospectus for the timber tract offered for sale, the terms and conditions of the sale of the timber, and other information found in the sale documents. Neither Seller nor Agent makes any representations as to the timber quantity, quality or tract acreage. The undersigned further certifies that he/she has read the contract for the sale of the James S. Kemmer Tract, Cumberland County, Tennessee timber and agrees that the terms and conditions contained therein shall be incorporated by reference in this offer of purchase. The undersigned acknowledges that the insurance requirements are as follows: General Liability \$1,000,000 combined single limit and \$1,000,000 general aggregate; Automobile Liability \$1,000,000; Worker's Compensation statutory limits; Employer's Liability \$1,000,000 (each accident, disease and disease each employee). The successful bidder shall execute and be bound by the terms of the agreements. The Bidder acknowledges that Charles R. Page, Jr. & Associates, Inc. represents the Seller as Agent in this transaction. Seller reserves the right to accept or reject any bid. Bidder Date

RETURN BID FORM TO: Charles R. Page

Company

Charles R. Page, Jr. & Associates, Inc. 6466 East Brainerd Road, Suite 7 Chattanooga, TN 37421

Phone Number

Phone and Fax: 423-892-1434