

TIMBER SALE  
Invitation to Bid  
Manning Family Tract  
Coffee County, Tennessee  
32 Acres +/-  
(1,311 Trees) 100% Marked and Talled

The Manning Family is offering for sale to the highest and best bidder an estimated 579,777 board feet of hardwood sawtimber, Doyle Scale, which includes 35,409 board feet of White Oak veneer. 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 at 795 Sagely Anderson Road and is part of a 367+/- acre tract in Coffee County, Tennessee (north of Manchester, Tennessee). The property is shown on Tax Map 049, Parcel 022.00. The Deed is recorded in Deed Book 291, Page 922, Coffee County, Tennessee. The sale area is accessed from Sagely Anderson Road. A four wheeler trail has been built through the tract for viewing of the timber before the sale. All hardwood timber to be sold is marked with a spot of blue paint on the stump and another at eye level. Timber will be hauled over roads constructed across the property. All trees that are not marked with blue paint will be left and care must be taken to avoid damage to the remaining trees. No trees may be loaded in the open field. Logs will be loaded at the edge of the woods. Tops and limbs must be piled at the conclusion of logging for the buyer to burn.

The timber will be sold on a lump-sum basis. Sealed bids will be received until 3:00 P.M., Eastern Time on **August 20, 2021**, by:

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

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

**Phones:** (423) 892-1434 & (423) 280-3155 & (423) 280-2032  
**FAX:** (423) 892-1434  
**EMAIL:** [jeff@pageforestry.com](mailto:jeff@pageforestry.com)

The attached bid sheet must be filled out by the buyer indicating the price offered for the tract and signed by the buyer. The owners reserve the right to accept or reject any bid.

The Buyer will have 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 and roads. Waterbars must be installed as soon as a skid trail is no longer needed for logging. If logging is interrupted for a period of two months or longer, waterbars must be installed at that time. Buyers acknowledge that property is currently being farmed. Buyers will not disrupt, impede or damage agricultural crops or access to crops. All existing roads shall remain free and clear and shall remain in good and satisfactory condition during the process.

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, agent and contractors connected with this operation prior to the beginning of logging. The Manning Family shall be named as additional insured on the Buyer's Certificate of Insurance. Landowner shall be indemnified and held harmless from any and all claims or actions for injury or death related to or connected with this agreement. Owner is not responsible for any damage or theft to any equipment on property.

The contract will be awarded to the successful bidder as soon as possible. Full payment is expected at closing of the contract. A **\$5,000.00** 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 shall take place within 30 days after the contract has been awarded.

Anyone interested in viewing the sale area may contact the office at the numbers listed above to arrange for the timber to be shown. The ITB is available for viewing and printing on our website: [pageforestry.com](http://pageforestry.com).

Additional information on sizes and numbers of trees may be furnished upon request.

Donald R. Page, RF/ACF  
/dp 7-30-2021

Manning Family  
Coffee County, TN  
STAND 1  
32 Acres ±

July 26, 2021

All Hardwood Sawtimber Volumes Presented in Board Feet

Doyle Scale

DBH	Red Oak	White Oak	Yellow Poplar	Sweetgum	Ash	Hickory	Red Maple	Scarlet Oak	Elm	Black Cherry	Beech	Total Hardwood
14	1,652	3,650	1,274	1,383	380	553	460	146	-	56	-	9,554
16	5,383	10,682	12,611	5,551	912	1,764	545	83	109	244	-	37,884
18	10,831	20,368	10,315	4,363	815	-	499	-	538	156	-	47,885
20	16,394	27,648	17,256	6,178	2,020	3,286	414	604	-	-	-	73,800
22	28,385	36,264	22,880	10,016	3,466	4,106	266	588	-	-	-	105,971
24	23,760	32,932	21,148	3,976	2,447	1,350	747	576	-	-	336	87,272
26	13,526	26,523	17,837	708	1,308	1,662	-	614	-	-	-	62,178
28	15,150	23,496	17,238	-	-	-	-	-	-	-	-	55,884
30	12,599	16,265	6,020	-	1,094	-	-	-	-	-	-	35,978
32	11,053	9,530	1,566	1,207	-	-	-	-	-	-	-	23,356
34	10,843	10,210	3,329	1,411	1,503	-	-	-	-	-	-	27,296
36	6,397	-	-	-	-	-	-	-	-	-	-	6,397
38	4,090	-	-	-	-	-	-	-	-	-	-	4,090
40	2,232	-	-	-	-	-	-	-	-	-	-	2,232
Total BF	162,295	217,568	131,474	34,793	13,945	12,721	2,931	2,611	647	456	336	579,777
Total Trees	319	522	235	112	39	46	20	9	4	4	1	1,311

Includes 35,409 feet of White Oak Veneer, See Attached Sheet

18,118 BF/Acre

Hardwood Pulpwood	
Standing	212.0 Tons
Topwood	554.0 Tons
Total	766.0 Tons
Total Trees	326

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



**Timber Sale  
Manning Family  
Coffee County, TN  
White oak Veneer  
100% Tally**

**Stand 1**

DBH	Number of Trees
20	29
22	45
24	41
26	26
28	27
30	12
32	8
36	6
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Total	194

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Forest Land Managers and Consultants  
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July 26, 2021

**Manning Family Tract**  
Coffee County, Tennessee  
32 Acres +/-  
(Lump Sum Sale)

**TIMBER SALE BID FORM**  
(Marked Timber Sale)  
**August 20, 2021 3:00 P. M., EDT**

The undersigned hereby agrees to purchase the timber known as the Manning Family Tract, Coffee County, Tennessee offered for sale by Charles R. Page, Jr. & Associates, Inc. for the following amounts:

Tract of 32 Acres +/-                      \$ \_\_\_\_\_                      36 Months

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 Manning Family Tract, Coffee 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 refuse any and all bids.

\_\_\_\_\_  
Bidder

\_\_\_\_\_  
Date

\_\_\_\_\_  
Company

\_\_\_\_\_  
Phone Number

**RETURN BID FORM TO:**  
**Charles R. Page, Jr. & Associates, Inc.**  
**6466 East Brainerd Road, Suite 7**  
**Chattanooga, TN 37421**  
**Phone: 423-892-1434**  
**Fax: 423-892-1434**



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