

TIMBER SALE
INVITATION TO BID
Hearn-Cross Tract
65 Acres ±
Walker County, Georgia

Nancy Hearn and Annettee Cross are offering for sale to the highest and best bidder an estimated 327 tons of pine sawtimber, Scribner Scale, 2,361 tons of pine pulpwood, 46 tons of hardwood sawtimber, Doyle Scale, and 342 tons of hardwood pulpwood. 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. All pine and hardwood timber within the sale area will be sold and cut. Within the Streamside Management Zone bordering the stream, sawtimber size trees may be cut but half of the pulpwood size trees will remain. Sale boundary lines are marked with red flagging.

The property is shown as Parcel 0524021 and the Warranty Deed is recorded in Book 1591, page 15 and is identified as Land Lot 37, 26th District, Walker County, Georgia.

The timber sale lies on Old Villanow Road in Naomi, Georgia. All boundary lines are plainly marked by red flagging or old red paint. Timber will be hauled over roads constructed across the property with the approval of the owners or their forester. The haul roads must be left in good condition at the conclusion of the logging operation.

The timber will be sold on a lump-sum basis. Bids will be received by mail, FAX, or email until 2:00 P.M., ET, **October 2, 2020**, by:

CHARLES R. PAGE, JR. & ASSOCIATES, INC.
Office Address: 6466 E. Brainerd Road, #7, Chattanooga, TN 37421
Mailing Address: Same as above
Phones: (423) 892-1434 or (423) 280-2032 - FAX (423) 892-1434
Email: jeff@pageforestry.com

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

The successful bidder will have 18 months from closing date to cut and remove the timber. The sale will be awarded as soon as possible once the bids are opened and closing should take place within a reasonable time.

Care must be taken in felling and skidding to protect the remaining trees and 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. At the conclusion of the contract, roads must be left in the same or better condition as existed when logging began. Georgia Best Management Practices will be followed. A Streamside Management Zone 25 feet on either side of the hollows will be maintained. Waterbars must be installed as soon as a skid trail is no longer needed for logging. If logging is interrupted for a period of 2 months or longer, waterbars must be installed at that time.

The buyer will be expected to comply with all applicable State and Federal laws governing his operation, and must furnish proof of 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 Commercial General Liability must be in the amount of \$1,000,000.

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 damages to the property occur and are not corrected, repairs to the property will be made using a portion or all of the Performance Bond.

Contact me if you wish to have a guided visit of the property.

Jeffrey S. Page
Charles R. Page, Jr. & Associates, Inc., RF

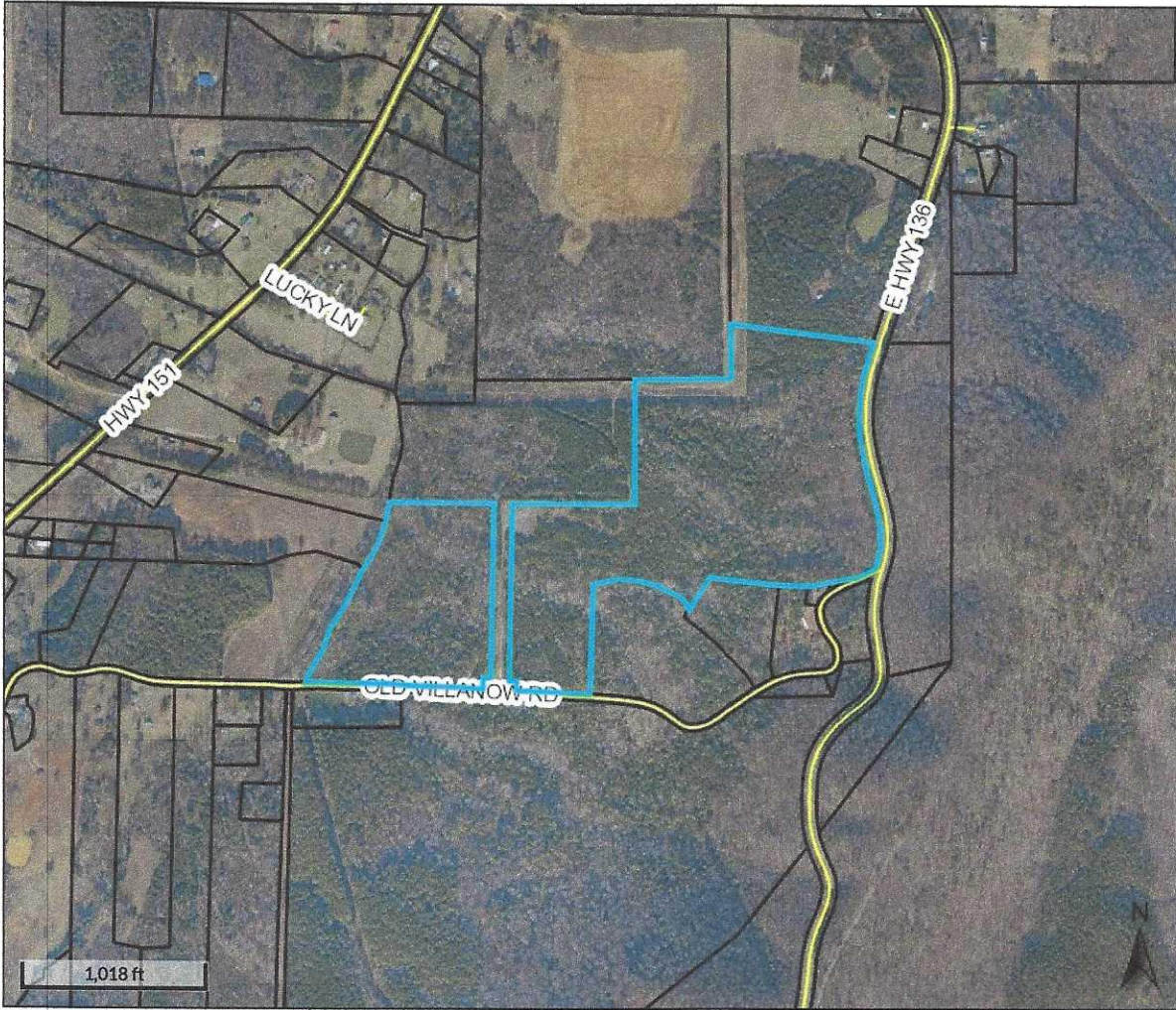
Timber Volume Summary
Hearn-Cross Tract
Walker County, Georgia
65.0 Acres +/- Timber

								7/6/2020
DBH(in.)	Yellow Pine	Hardwood						
	Tons	Sawtimber Volumes Presented in Board Feet (BF)						
	Scribner Scale	Doyle Scale						
	Sawtimber	Red Oak	White Oak	Chestnut Oak	Yellow Poplar	Hickory	Total Hardwood	
12	24.0	-	-	-	-	-	-	
14	16.6	-	-	-	-	-	-	
16	27.8	-	523	-	844	-	1,367	
18	33.5	-	943	1,092	-	-	2,035	
20	44.3	-	-	1,215	-	838	2,053	
22	-	-	-	-	-	-	-	
24	28.1	-	-	-	-	-	-	
26	102.6	732	-	-	-	-	732	
28	50.9	-	-	-	-	-	-	
Total	327.8	732	1,466	2,307	844	838	6,187	

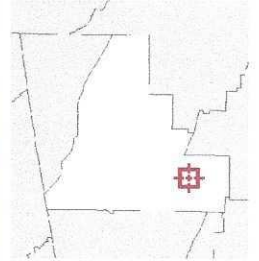
46.3 tons

<u>Pine Pulpwood</u>		<u>Hardwood Pulpwood</u>	
Standing	2,319.0 Tons	Standing	342.2 Tons
Topwood	42.5 Tons	Topwood	- Tons
Total	2,361.5 Tons	Total	342.2 Tons

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



Overview



Legend

-  Parcels
-  Roads

Parcel ID 0524 021
 Class Code Consv Use
 Taxing District COUNTY
 Acres 70.37

Owner HEARN NANCY LEVIE & ANNETTE LEVIE
 WELDON
 212 LAUREL RIDGE ROAD
 ANDERSON SC 296212019
Physical Address OLD VILLANOW RD
Assessed Value Value \$85411

Last 2 Sales			
Date	Price	Reason	Qual
2/3/2009	0	9	U
7/16/1997	0	W	U

(Note: Not to be used on legal documents)

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