

TIMBER SALE  
Invitation to Bid  
The Trust Under Will of Edward H. Manz, III Tract  
Marion County, Tennessee  
Tract #1 North Unit – 270 Acres +/-  
Tract #2 South Unit – 220 Acres +/-

The North Unit, Tract #1 of 270 acres +/- contains 171,700 board feet of red oak (8% of total), 125,000 board feet white oak (6% of total), 772,200 board feet yellow poplar (36% of total), and 258,700 board feet of ash (12% of total) for a total of 2,148,622 board feet, Doyle Scale. The average volume per acre for sale in Tract # 1 is 7,958 board feet/acre.

The South Unit, Tract #2 of 220 acres +/- contains 186,000 board feet red oak (16% of total), 182,000 board feet white oak (15% of total), 349,600 board feet yellow poplar (29% of total) and 101,200 board feet of ash for a total of 1,189,234 board feet, Doyle Scale. The average volume per acre for sale in Tract # 2 is 5,406 board feet/acre.

Both units combined (490 acres +/-) contain 3,337,859 board feet, Doyle Scale. Separate timber volume summaries for each tract are included with the Invitation to Bid. Any questions that Buyers may have can be answered during the showing of the timber.

The property is shown on Map 010 Parcels 001.01, 010.00, 010.02, 011.00 and Map 026 Parcel 006.00 and the Warranty Deed is recorded in Deed Book 318, p. 542, and DB 418, p. 70, Marion County Registers Office, Marion County, Tennessee.

The timber sale lies in Peter Cave Cove, about nine miles south of TN HWY 108 on Burkett Chapel Road near Greutli-Laager, Tennessee. Boundary lines are plainly marked by red flagging or orange paint. Timber will be hauled over roads constructed across the property with the approval of the owners or their forester. The sale areas are bisected by a gas pipeline as shown on the attached sale map. All hardwood 14 inches DBH and larger (20 inch stump measured 6 inches above average ground level) and all Yellow-Poplar 14 inches DBH and larger (18 inch stump measured 6 inches above average ground level) will be sold. No hardwood sawtimber or hardwood pulpwood smaller than 14 inches DBH will be cut.

The timber will be sold on a **lump sum basis** using the attached **Timber Sale Bid Form**. Buyers may make an offer for either unit or both. Separate offers must be made for each unit. Buyers may bid on 36 or 48 month contracts from the date of signing. Bids will be received using the attached **Timber Sale Bid Form** in person, by mail, or by Fax until **2:00 P.M., Eastern Time on May 3, 2019** by:

**Office Address and Mailing Address:** **CHARLES R. PAGE, JR. & ASSOCIATES, INC.**  
**6466 East Brainerd Road, #7**  
**Chattanooga, TN 37421**

**Phones:** (423) 892-1434 & (423) 280-3155 & (423) 280-2032

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

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

The successful bidder will have thirty-six (36) or forty-eight (48) months from closing date to cut and remove the timber.

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. Tennessee Best Management Practices will be followed. A Streamside Management Zone 25 feet or wider on either side of the streams and along Peter Cove Creek 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 two 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. Proof of haul truck insurance will also be required.

The contract will be awarded to the successful bidder as soon as possible. Checks are to be made payable to **The Trust Under Will of Edward H. Manz, III**.

For each unit, a \$5,000.00 Performance Bond will be required at closing payable to Charles R. Page, Jr. & Associates, Inc., 6466 East Brainerd Road, #7, Chattanooga, TN 37421 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.

A Show-Me trip is scheduled for **April 3, 2019**. We will meet at the Piggly Wiggly store located on TN Hwy 108 in Gruetli-Laager, Tennessee at 10 A.M., Central Time. Access roads have been built into both sale areas for viewing of the timber, ATVs can be used.

Please contact Donald R. Page at the phone numbers previously given to arrange an inspection of the timber sale area if you are unable to attend the Show-Me trip. We will make every effort to show the timber when convenient to the Buyers. There is a locked gate at the property boundary line, arrangements will need to be made to access the tract for inspection and appraisals.

Donald R. Page, RF/ACF

**The Trust Under Will of Edward H. Manz, III Tract**  
**Marion County, Tennessee**  
**North & South Units**  
**490 Acres +/-**

3/1/2019  
Doyle Scale

DBH	Red Oak	White Oak	Chestnut Oak	Yellow Poplar	Hickory	Sugar Maple	Scarlet Oak	Ash	Bass Wood	Beech	Black Walnut	Black Gum	Buckeye	Sycamore	Cucumber	Black Cherry	Elm	Sweet Gum	Total Hardwood
14	6,264	10,239	6,264	20,647	8,753	5,557	-	3,859	-	-	-	-	-	-	7,830	-	-	4,243	73,656
16	26,332	22,713	33,764	121,734	37,590	-	3,635	53,179	-	7,338	9,256	4,486	15,203	5,763	9,824	-	-	13,140	363,957
18	37,288	33,384	45,790	166,781	54,591	39,260	-	78,127	29,087	37,230	17,617	-	13,948	-	44,616	4,108	-	40,811	642,638
20	64,468	81,926	27,727	228,839	60,091	27,929	-	50,990	50,070	22,401	13,040	-	-	7,351	34,406	-	-	35,594	704,832
22	93,337	45,707	22,502	235,902	17,470	-	-	59,023	33,099	46,834	7,167	-	-	-	30,391	-	-	23,791	615,223
24	53,735	73,347	11,514	119,677	33,110	13,562	-	55,644	17,210	32,402	-	-	-	-	16,107	-	-	24,289	450,597
26	38,468	33,921	8,041	125,893	18,300	6,723	-	29,234	8,041	-	-	-	-	-	9,930	-	-	-	278,551
28	9,647	-	7,087	51,743	-	-	-	20,019	-	-	-	-	-	-	-	-	10,547	10,356	109,399
30	10,062	-	4,213	40,235	-	-	-	9,879	-	-	-	-	-	-	-	-	-	-	64,389
32	8,915	5,879	-	10,518	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25,312
34	9,282	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,282
<b>Total BF</b>	<b>357,798</b>	<b>307,116</b>	<b>166,902</b>	<b>1,121,969</b>	<b>229,905</b>	<b>93,031</b>	<b>3,635</b>	<b>359,954</b>	<b>137,507</b>	<b>146,205</b>	<b>47,080</b>	<b>4,486</b>	<b>29,151</b>	<b>13,114</b>	<b>153,104</b>	<b>4,108</b>	<b>10,547</b>	<b>152,224</b>	<b>3,337,836</b>

6,812 BF/Acre

Hardwood Pulpwood	
Standing	2,818.0 Tons
Topwood	3,193.0 Tons
<b>Total</b>	<b>6,011.0 Tons</b>

Charles R. Pages, JR. Associates, INC.  
Forest Land Managers and Consultants  
6466 E. Brainerd Road, Suite 7  
Chattanooga, Tennessee 37421



**The Trust Under Will of Edward H. Manz, III Tract  
Marion County, Tennessee  
North Unit  
270 Acres +/-**

3/1/2019  
Doyle Scale

DBH	Red Oak	White Oak	Chestnut Oak	Yellow Poplar	Hickory	Sugar Maple	Scarlet Oak	Ash	Bass Wood	Beech	Black Walnut	Black Gum	Buckeye	Sycamore	Cucumber	Sweet Gum	Total Hardwood
14	6,264		6,264	15,862	2,425	5,557									7,830	4,243	48,445
16	11,757	7,271	33,764	95,026	24,985		3,635	53,179		3,635	6,420	4,486	12,376	5,763	9,824	7,271	279,392
18	10,023	9,045	26,555	105,030	35,356	27,931		50,177	25,975	30,009	5,012		9,840		44,616	28,206	407,775
20	44,728	35,866	9,802	136,114	46,931	11,139		27,846	28,515	15,594	6,460			7,351	34,406	35,594	440,346
22	37,456	7,037	22,502	144,976	17,470			39,563	10,597	33,467					15,056	23,791	351,915
24	23,412	26,042	5,036	102,310	9,265	13,562		39,380	8,526	32,402					8,526	16,708	285,169
26	29,234	33,921		108,618	9,066	6,723		29,234							9,930		226,726
28				32,835				9,472								10,356	52,663
30				31,518				9,879									41,397
32	8,915	5,879															14,794
<b>Total BF</b>	<b>171,789</b>	<b>125,061</b>	<b>103,924</b>	<b>772,289</b>	<b>145,498</b>	<b>64,911</b>	<b>3,635</b>	<b>258,731</b>	<b>73,612</b>	<b>115,107</b>	<b>17,892</b>	<b>4,486</b>	<b>22,216</b>	<b>13,114</b>	<b>130,187</b>	<b>126,168</b>	<b>2,148,622</b>

7,958 BF/Acre

Hardwood Pulpwood  
Standing 1,937 Tons  
Topwood 2,055 Tons  
**Total 3,992 Tons**

Charles R. Pages, JR. Associates, INC.

Forest Land Managers and Consultants



6466 E. Brainerd Road, Suite 7  
Chattanooga, Tennessee 37121

**The Trust Under Will of Edward H. Manz, III Tract  
Marion County, Tennessee  
South Unit  
220 Acres +/-**

3/1/2019  
Doyle Scale

DBH	Red Oak	White Oak	Chestnut Oak	Yellow Poplar	Hickory	Sugar Maple	Black Cherry	Ash	Bass Wood	Beech	Black Walnut	Elm	Buckeye	Cucumber	Sweet Gum	Total Hardwood
14		10,239		4,785	6,328			3,859								25,211
16	14,575	15,442		26,708	12,605					3,703	2,836		2,836		5,869	84,574
18	27,265	24,339	19,235	61,751	19,235	11,329	4,108	27,950	3,112	7,221	12,605		4,108		12,605	234,863
20	19,740	46,060	17,925	92,725	13,160	16,790		23,144	21,555	6,807	6,580					264,486
22	55,881	38,670		90,926				19,460	22,502	13,376	7,167			15,335		263,317
24	30,323	47,305	6,478	17,367	23,845			16,264	8,684					7,581	7,581	165,428
26	9,234		8,041	17,275	9,234				8,041							51,825
28	9,647		7,087	18,908				10,547				10,547				56,736
30	10,062		4,213	8,717												22,992
32				10,518												10,518
34	9,282															9,282
<b>Total BF</b>	<b>186,008</b>	<b>182,056</b>	<b>62,979</b>	<b>349,680</b>	<b>84,407</b>	<b>28,119</b>	<b>4,108</b>	<b>101,224</b>	<b>63,894</b>	<b>31,107</b>	<b>29,189</b>	<b>10,547</b>	<b>6,945</b>	<b>22,916</b>	<b>26,056</b>	<b>1,189,234</b>

5,406 BF/Acre

Hardwood Pulpwood  
Standing 881 Tons  
Topwood 1,138 Tons  
**Total 2,019 Tons**

Charles R. Pages, JR. Associates, INC.

Forest Land Managers and Consultants



6466 U. Brainerd Road, Suite 7  
Chattanooga, Tennessee 37421

**The Trust Under Will of Edward H. Manz, III Tract**  
 Marion County, Tennessee  
 Tract #1, 270 Acres +/-, North Unit  
 Tract #2, 220 Acres +/-, South Unit

**TIMBER SALE BID FORM**  
 (Lump Sum Sale)  
**May 3, 2019, 2:00 P. M., EDT**

The undersigned hereby agrees to purchase the timber known as the The Trust Under Will of Edward H. Manz, III Tract, Marion County, Tennessee offered for sale by Charles R. Page, Jr. & Associates, Inc. for the following amounts:

Tract #1 of 270 Acres +/-, North Unit	36 months \$ _____	48 months \$ _____
Tract #2 of 220 Acres +/-, South Unit	36 months \$ _____	48 months \$ _____
	Total \$ _____	Total \$ _____

Bidder is advised that he/she may bid on either tract or both tracts if he/she wishes.

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 Trust Under Will of Edward H. Manz, III Tract, Marion 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**



**MANZ TRUST TIMBER SALE MAP**  
**BURKETT CHAPEL AREA**  
**MARION COUNTY, TENNESSEE**

Scale 1" = 2000'

**SALE**  
**AREA #1**  
**270 ACRES (+)**

**SALE**  
**AREA #2**  
**220 ACRES (+)**

