

**WILLIAM H. LOCK & ASSOCIATES, INC.**  
**Consulting Forester \* Certified Arborist \* Real Estate Broker**  
**P. O. Box 49571 \* Greensboro, NC 27419**  
**(336) 632-9088**  
**1-888-899-9088 \* www.whlock.com**

INVITATION TO BID BY SEALED BID ON STANDING TIMBER

**SALE DATE: Thursday, April 30, 2015 at my office at 11:00 am**

DILLON TRACT - HENRY COUNTY, VA

**TIMBER VOLUMES** – 57.5 +/- acres (clear-cut)(Includes 4.1 +/- ac. scrub); 30.8 +/- acres (Loblolly and White Pine thinning) – Volumes do not include scrub or thinning.

<u>Timber Species</u>	<u>Est. Vol.</u>	<u>BdFt/Tree</u>
Virginia Pine	159,180	120
Shortleaf Pine	175,920	158
White Pine	90,760	335
Yellow Poplar	83,940	175
Red Oak	46,170	196
White Oak	45,790	138
Sweetgum	490	54
Hickory	6,310	103
Beech	490	54
Ash	980	54
Miscellaneous	650	72
Totals	610,680	158

Pine Pulpwood was estimated at 74 Cords and Hardwood Pulpwood was estimated at 112 Cords. No topwood or crownwood is included in these numbers. No thinning volumes are included in the above figures.

This information is supplied for your information only. I do not guarantee any volumes or acreage. Volumes were calculated using International Log Rule, FC 78. Pine Sawtimber was estimated to an 8" top and Hardwood Sawtimber was estimated to a 10" top. Volumes were estimated from sixty-one (61) one-tenth acre plots.

**LOCATION:**

The tract is located in between Old Henry Road (#606) and Philpott Road (#674) at their intersections with Forest View Road (#672). The gate combo lock is 9-0-8-8. See attached location map.

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Dillon - Timber Sale

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**BIDS: NOTE: Whole tree chipping operation is required.**

The Dillon Tract is being sold on a lump sum sealed bid basis and a per unit thinning bid. **The bid should include a lump sum value for the “clear-cut” portion of the timber and a “per-unit” value for the thinning areas. The “per-unit” bid should include a value for Pine pulpwood, Hardwood pulpwood, Pine sawtimber, and Hardwood sawtimber.** Bids will be accepted by **regular mail** if received by 5:00 pm on Wednesday, April 29, 2015 **OR** bids will be accepted by **email ([whlock@whlock.com](mailto:whlock@whlock.com)), telephone (336-632-9088), fax (336-632-9088), or in-person** at my office until 11:00 am on Thursday, April 30, 2015. At 11:00 am on Thursday, April 30, 2015 all bids received will be recorded. The successful bidder will be notified within 24 hours of the bid openings. A 10% deposit may be requested to be delivered to William H. Lock & Associates, Inc. within 72 hours of the bid opening. The balance of the sales price is to be delivered at the sale closing. The seller reserves the right to refuse or accept any and all bids. Seller will consider all bids. The seller will be responsible for the timber deed preparation, revenue stamps if recorded, and the forestry consultant fees. The buyer will be responsible for all other closing costs. A \$1,500 performance deposit will be payable at closing and held in a non-interest bearing trust account until satisfactory completion of logging and contract compliance. The performance deposit does not limit the buyer's liability.

**PLACE OF SALE:**

The timber sale will be held at the office of William H. Lock & Associates, Inc. in Greensboro, NC. The office address is 375 S. Swing Road, Greensboro, NC 27409. Telephone and Fax: 336-632-9088; [Email: whlock@whlock.com](mailto:whlock@whlock.com)

**CONDITIONS OF SALE:**

1. The tract is covered by a Conservation Easement with the Virginia Outdoors Foundation. A Pre-Harvest Best Management Plan has been approved for the timber harvest as described. Changes to the Plan may occur but must be approved by the VOF. A copy of the provisions within the Easement that pertain to this timbering operation and a copy of the pre-harvest plan are located on our website under the Timber Sale section within the Dillon information. Buyer is responsible for following all necessary rules and regulations concerning this easement.

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2. The Buyer shall have 24 months from the date of the timber deed to cut and remove all specified timber. A whole tree chipping operation is required for the harvest.

A- Clear-cut Sale – The “sale areas” are shown as single cross-hatched areas on the Timber Sale Map. The sale boundaries between the “out” areas have been marked with blue paint. No painted trees marking the sale boundaries and no trees outside the painted trees within the “out” areas are to be harvested.

B- Thinning Sale – This thinning will be an “operator select” harvest with a target basal area of 70-90 sq.ft. of basal area. The “thinning sale areas” are shown as double cross-hatched areas on the Timber Sale Map. The thinning boundary between the thinning and “out” area is marked with blue paint. The thinning boundary between the thinning and clear-cut area is marked with red paint. No painted trees marking the thinning sale boundaries are to be harvested. When the thinning harvesting begins, Buyer will be required to submit weekly scale tickets along with payment checks to William H. Lock & Associates, Inc. Forestry Trust Account. A non-refundable \$3,000 deposit will be required at closing for the thinning sale. This will be used as a “draw” account when the thinning operation begins.

The Buyer shall harvest defective, diseased, crooked, and suppressed pines leaving the larger, more vigorous “crop” trees. The objective is to harvest the proper number of trees to leave an optimum stocking level of 70-90 square feet of basal area of growing Loblolly Pine timber. In areas where rows can be clearly identified, a fifth row thinning should be conducted with selected inferior trees being removed from between the rows. In areas where the rows cannot be identified, corridors should be placed approximately 50 feet apart with thinning between corridors to achieve the target basal area. Seller, or seller’s agent - William H. Lock & Associates, Inc., shall have the express right to halt all harvesting operations in the event the thinning operation is not achieving the desired basal area targets, if remaining stems are excessively damaged, or if any provisions of this contract are not being followed.

3. The Buyer may access the tract from Forest View Road (#672) and Philpott Road (#674) as described in the Pre-Harvest Plan. **The gate combo lock is 9-0-8-8.** These roadways must be kept open and passable at all times for regular automobile traffic. Existing surfaces must be usable and maintained with no rutting. All access routes will need to be installed and/or maintained according to all Virginia Best Management Practices. All existing roadways must be left in similar condition, reasonable wear and tear accepted, at the completion of the harvesting operation as they were at the beginning of the harvesting operation. Call W.H. Lock if you have any questions concerning access routes.

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4. The Buyer is responsible for maintaining a clean site. No equipment parts, trash, tires or other debris shall be left on the property as a result of the harvesting operation. It shall be the Buyer's responsibility to clean up any hazardous material or chemical waste spills including but not limited to Diesel Fuel, Hydraulic Fluid, Machine Oil, and/or Gasoline upon the subject property if they resulted from the harvesting operation. Responsibility will include any required remediation including but not limited to the removal of contaminated soils. Deck sites, loading sites, and/or truck parking areas must be free of logging debris, smoothed when completed, and re-seeded at the completion of the harvesting operation.

5. Harvesting operations must not interfere with any farming operations and farming and/or hunting activities must not interfere with any harvesting activities. Decking, loading or hauling will not be permitted in any existing open fields or young pine plantations immediately adjacent to the timber unless approved by William H. Lock & Associates, Inc. If approved, open areas must be free of logging debris, smoothed when completed, and re-seeded if necessary.

6. The Buyer is responsible for following all Federal, State, and local regulations regarding timber harvesting activities. Buyer is responsible for harvest notification required under Virginia law and for obtaining any other necessary permits or licenses required for timber harvesting. All logging operations must conform to Virginia Best Management Practices. In the event that a non-compliance situation is identified on the tract as a result of the harvesting operation, William H. Lock & Associates, Inc. will have the express right to suspend the harvesting operation until the situation is brought into compliance. No trees or other logging debris shall be left in or across the property boundary, sale cutting lines or access roads.

7. All necessary property lines and corners are marked as described above or by existing fencing and/or farm roadways. No painted trees or trees outside of existing fencing and/or farm roadways denoting the property and/or sale boundary shall be cut and no trees outside these boundary lines shall be cut. If trees marking the property lines or sale boundary are cut, Virginia timber trespass laws may apply. No trees shall be cut to fall on a neighboring landowner's property or where potential damage may occur. If existing marked property corners are damaged or removed as a result of the harvesting operation, Buyer agrees to replace the markers at the correct surveyed location at their own expense.

8. Buyer agrees to notify William H. Lock & Associates, Inc., P. O. Box 49571, Greensboro, NC 27419 at least 3 days in advance of the beginning of the harvesting operation and at least 3 days in advance of the completion of the harvesting operation. Telephone numbers are Office: (336) 632-9088. The buyer and/or logger must complete a pre-harvest inspection with WHL & Associates prior to beginning any logging activity.

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9. Seller reserves the right to require the termination of all timber harvesting in the event that weather conditions cause the land to become so wet that continued logging will cause excessive site damage and rutting. Seller agrees to extend the cutting time automatically for the number of days of required termination if he exercises this item. If work is allowed to continue during wet weather conditions, Buyer agrees to repair any excessively rutted areas.

10. The Buyer shall indemnify and hold harmless the Owner, his agent or assigns, from any and all liability and any and all loss, including attorney's fees and other reasonable expenses incurred, arising from the operations, activities, or omission of Buyer incident or related to this contract or upon the Sale Area, including such liability or loss caused by acts of omissions of Buyer's employees, contractors, sub-contractors, employees of contractors or sub-contractors, or licensees of Buyer, or to any others for property damage, personal injury, death, or otherwise. Buyer guarantees their loggers will be covered by Workers Compensation and General Liability Insurance in the minimum amount of 1 million dollars and will provide satisfactory evidence of coverage at closing and maintain this coverage throughout the harvesting operation.

11. Once purchased, the Timber shall not be assigned by the Buyer, either in whole or in part without the prior written consent of the Seller.

12. Seller warrants his title to said timber and agrees to defend said title against any and all claims for taxes, mortgages, or any other encumbrances at his own expense.

13. Seller or their Agent reserves the right to inspect the harvesting operations of the Buyer upon the Seller's lands at reasonable times and intervals. In the event the Seller or his Agent detects any violations of the timber deed or these conditions, the Seller or his Agent reserves the right to suspend all harvesting operations until the violations are corrected. Any questions regarding this sale should be directed to William H. Lock & Associates, Inc. in Greensboro, NC at our office number - (336) 632-9088.