Casey& Company Forestry, PLLC
PO Box 955
Wilkesboro, NC 28697
Phone: (336) 838-5766
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www.caseyandcompany.com

Invitation to Bid
On Timber Owned By
Gerald & Pamela Campbell
Iredell County, NC
18.7 +/-Acres
Sale Date – 11:00 AM – Thursday, May 6th, 2021

Sawtimber	
Ash	1.4
Blackgum	0.7
Chestnut Oak	13.8
Hickory	6.4
Persimmon	0.1
Red Maple	8.4
Scarlet Oak	3.2
Shortleaf Pine	21.8
Southern Red Oak	12.4
Sweetgum	28.1
Sycamore	0.4
Virginia Pine	0.5
White Oak	68.7
Yellow Poplar	100.5
Sawtimber Totals (Mbf)	**266.4**

Pulpwood	
Pine Pulpwood	9
Hard Hardwood Pulp	60
Soft Hardwood Pulp	127
Pulpwood Totals (tons)	**196**

LOCATION and ACCESS: The tract is located in Iredell County, NC. From the intersection of I-77 and NC Hwy 901 go west 1.5 miles on NC Hwy 901 and the timber sale will on your right. Turn in a the Casey & Co. sign. Lat N36.0201 Long W80.8569.

TIMBER SHOWING and SALE QUESTIONS: You are invited to look at the timber in the sale area at your convenience. Please call Rusty Dellinger at 828-292-2358 if you want a personal showing or have questions about the sale.

TIMBER INVENTORY: The volumes for the Sale area are based on a 100 percent tree count . Acreage estimates are based on data taken with a resource grade GPS unit. Hardwood Sawtimber was tallied to a 10 inch or merchantable top. Pine sawtimber was tallied to an 8 inch or merchantable top. Pulpwood was tallied to a 4 inch or merchantable top. Deductions for visible defects were made

in the field. All sawtimber volumes are expressed in International ¼ inch Log Rule, form class 78. Pulpwood volumes are expressed in tons and include topwood estimates. These volumes are an estimate and cannot be guaranteed.

SALE INFORMATION: Bids for the timber will be received as one lump sum. The timber and pulpwood in the Sale Area are being sold on a clearcut basis of merchantable timber and pulpwood.. Only the trees marked with orange paint will be harvested within the creek buffers and the marked tree section.. Creek buffers are marked with blue paint and flagging. Trees to be harvested are marked with orange paint. Bids will be accepted by phone at 336-838-5766; by fax at 336-838-4465; by email rdellinger@caseyandcompany.com, or by personal delivery to the office of Casey & Company Forestry, PLLC until 11:00 AM on Thursday, May 6th, 2021. All faxes and emails will be confirmed by telephone prior to the bid opening. The owner reserves the right to reject any and all bids. The successful bidder will be notified within 24 hours of the bid opening. The successful bidder may be required to make a 10 percent deposit within 24 hours of notification. The balance will be paid in full within 30 days from the date of acceptance. The sellers will be responsible for timber deed preparation. The buyer will be responsible for all other closing costs. A 2,000 performance deposit will be payable at closing and held in a non-interest bearing trust account until satisfactory completion of logging. The performance deposit does not limit the buyer's liability.

CONDITIONS OF THE SALE:

1. The Buyer will have 24 months, from the time of timber deed, to complete all timber-harvesting activities.
2. Casey & Company Forestry, PLLC will be notified at least 48 hours in advance of the initiation of logging activities, and 48 hours in advance of completion.
3. No trees, limbs, or other logging debris will be left in or across the sale boundaries. Debris will be removed immediately.
4. All requirements concerning stream obstructions as found in the NC General Statutes must be honored. The Buyer is also required to comply with the Best Management Practices as established by The State of North Carolina.
5. No boundary line trees or other trees not included in the sale will be cut. If any are cut, they will be paid for at the rate of $600/MBF International ¼ log rule. The sale boundaries are marked with red paint and flagging.
6. The Buyer agrees to indemnify and save harmless the Seller and his agents against all claims which may arise in connection with the Buyer's operations on the described tract, including fines resulting from poor logging practices or Workers Compensation Claims. Buyer guarantees their loggers will be covered by Workers Compensation and General Liability Insurance in the amount of 1 million dollars and will provide satisfactory evidence of coverage at before moving logger on and maintain same throughout all logging operations.
7. Trash will be kept picked up at all times. All trash will be removed from the property, not buried.
8. This contract may not be sold or assigned without written permission of the Seller, except for financing purposes.
9. Casey & Company Forestry retains the right to suspend the logging operation in the event of excessive wet weather or due to poor performance from the logger. Extensions may be granted for weather related suspensions.
10. The buyer/logger must complete a pre-harvest and post-harvest inspection with Casey & Company Forestry, PLLC.
11. No equipment is allowed in creek buffers without permission of forester.
12. Casey & Company Forestry, PLLC retains the right to pre-approve location of all loading areas, truck roads, and creek crossings.
13. Pre-existing roads must be left in as-good or better condition than when logging begins and be maintained in a passible condition during logging.
14. No loading will be allowed in the fields.
15. Skidding may be done across the field as shown on the timber sale map.

Gerald & Pamela Campbell
Volume Report[1]
Iredell County, NC

Stand Type	Mixed Hardwood	Totals	Ave volume per tree	Percent of Board Feet by Grade		
Stand Acres	**18.7**	**18.7**	**(BDF)**			
Avg. Volume per Acre (Mbf)	**14.2**	**14.2**				
Species	**Sawtimber[2] (Mbf)**			**Grade 1**	**Grades 2 & 3**	**Grade 4**
Ash	1.4	1.4	200	36%	57%	7%
Blackgum	0.7	0.7	700			
Chestnut Oak	13.8	13.8	363	19%	60%	21%
Hickory	6.4	6.4	291			
Persimmon	0.1	0.1	100			
Red Maple	8.4	8.4	247	0%	77%	23%
Scarlet Oak	3.2	3.2	640	97%	3%	0%
Shortleaf Pine	21.8	21.8	276			
Southern Red Oak	12.4	12.4	413	69%	29%	2%
Sweetgum	28.1	28.1	302			
Sycamore	0.4	0.4	400			
Virginia Pine	0.5	0.5	100			
White Oak	68.7	68.7	388	55%	37%	8%
Yellow Poplar	100.5	100.5	463	65%	33%	2%
Sawtimber Totals (Mbf)	266.4	266.4				

Product	Pulpwood[3] (Tons)	
Pine Pulpwood	9	9
Hard Hardwood Pulp	60	60
Soft Hardwood Pulp	127	127
Pulpwood Totals (Tons)	196	196

1 The volumes are an estimate and cannot be guaranteed.

2 The sawtimber volumes are reported in units of thousand board feet and were calculated using International 1/4 inch Log Rule, Form Class 78. This inventory is a 100 percent tree count.

3 The pulpwood volumes are reported in tons and were calculated with tables developed by Dr. Richard Oderwald.

CAMPBELL

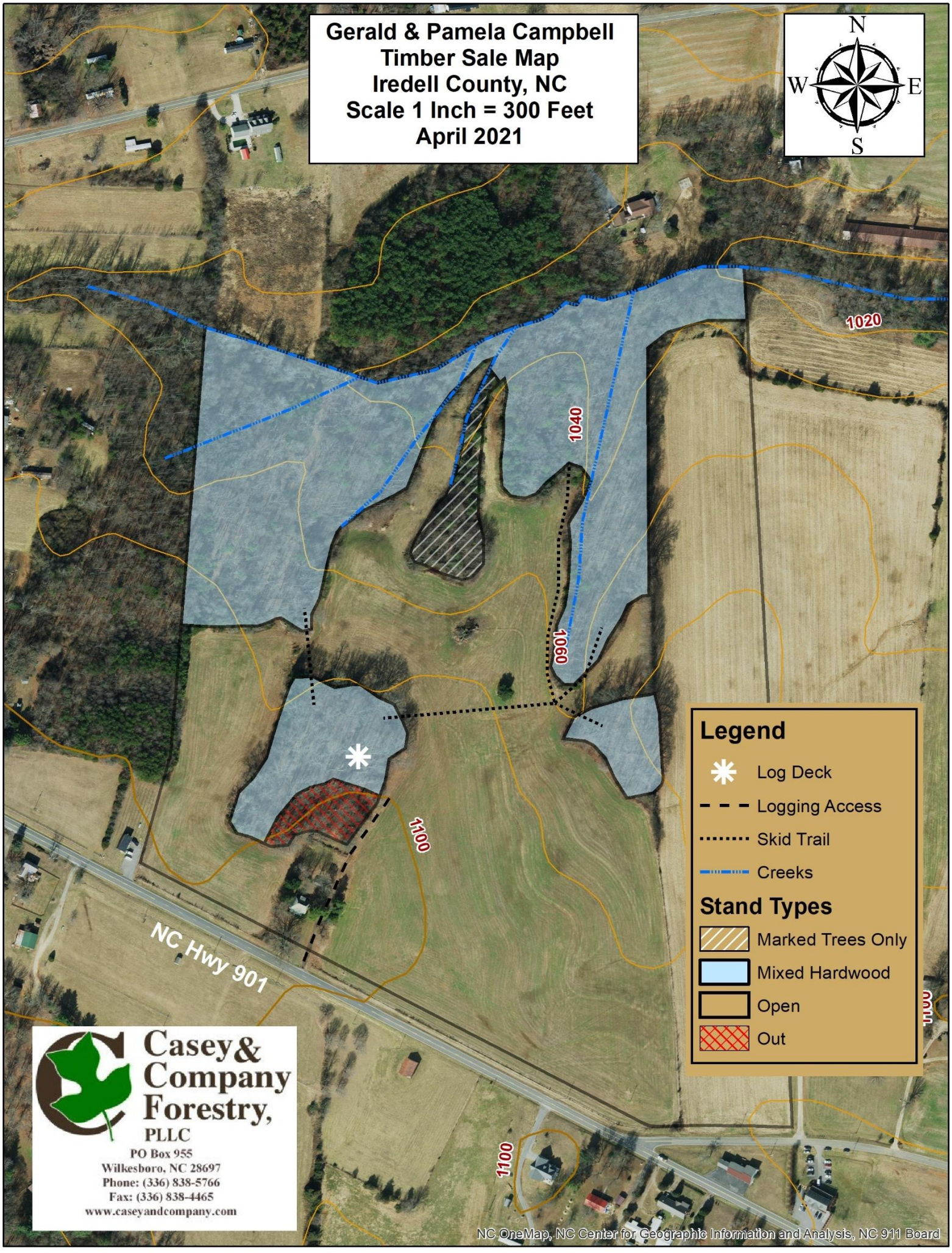
Tract: Volume, Total

By Volume 1 Units and Species

DBH classes by 2: 10-28+

Area (acres): 18.7

Species--Volume Table	Diameter Breast Height (inches)										
	10	12	14	16	18	20	22	24	26	28+	**Subtotal**
						MBF					
Ash--Inter 78	0.0	0.1	0.0	0.3	0.6	0.0	0.0	0.0	0.5	0.0	1.4
Blackgum--Inter 78	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0	0.7
Chestnut Oak--Inter 78	0.0	0.1	0.2	1.1	0.8	1.5	1.5	0.4	1.6	6.6	13.8
Hickory--Inter 78	0.0	0.0	0.3	0.3	0.9	1.1	0.9	1.4	0.0	1.5	6.4
Persimmon--Inter 78	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Red Maple--Inter 78	0.0	0.1	0.8	0.3	0.8	1.3	2.9	1.0	0.9	0.4	8.4
Scarlet Oak--Inter 78	0.0	0.0	0.1	0.0	0.0	0.4	0.0	0.0	0.8	2.0	3.2
Shortleaf Pine--Inter 78	0.6	1.3	1.9	5.2	3.9	4.2	2.5	0.0	0.0	2.1	21.8
Southern Red Oak--Inter 78	0.0	0.1	0.1	0.9	0.6	1.4	0.0	1.0	1.1	7.3	12.4
Sweetgum--Inter 78	0.0	0.4	1.4	3.8	4.2	3.6	2.3	4.0	6.1	2.3	28.1
Sycamore--Inter 78	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.4
Virginia Pine--Inter 78	0.0	0.3	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.5
White Oak--Inter 78	0.0	0.4	1.8	3.3	4.2	7.9	6.6	11.2	7.6	25.7	68.7
Yellow-Poplar--Inter 78	0.0	0.8	1.9	5.5	10.0	14.8	10.8	11.0	7.6	37.9	100.5
Total	**0.7**	**3.4**	**8.6**	**20.8**	**26.0**	**36.3**	**27.5**	**30.5**	**26.9**	**85.7**	**266.3**


Gerald & Pamela Campbell
Timber Sale Map
Iredell County, NC
Scale 1 Inch = 300 Feet
April 2021
N
W
E
S
1020
1040
1060
1100
NC Hwy 901
Legend
Log Deck
Logging Access
Skid Trail
Creeks
Stand Types
Marked Trees Only
Mixed Hardwood
Open
Out
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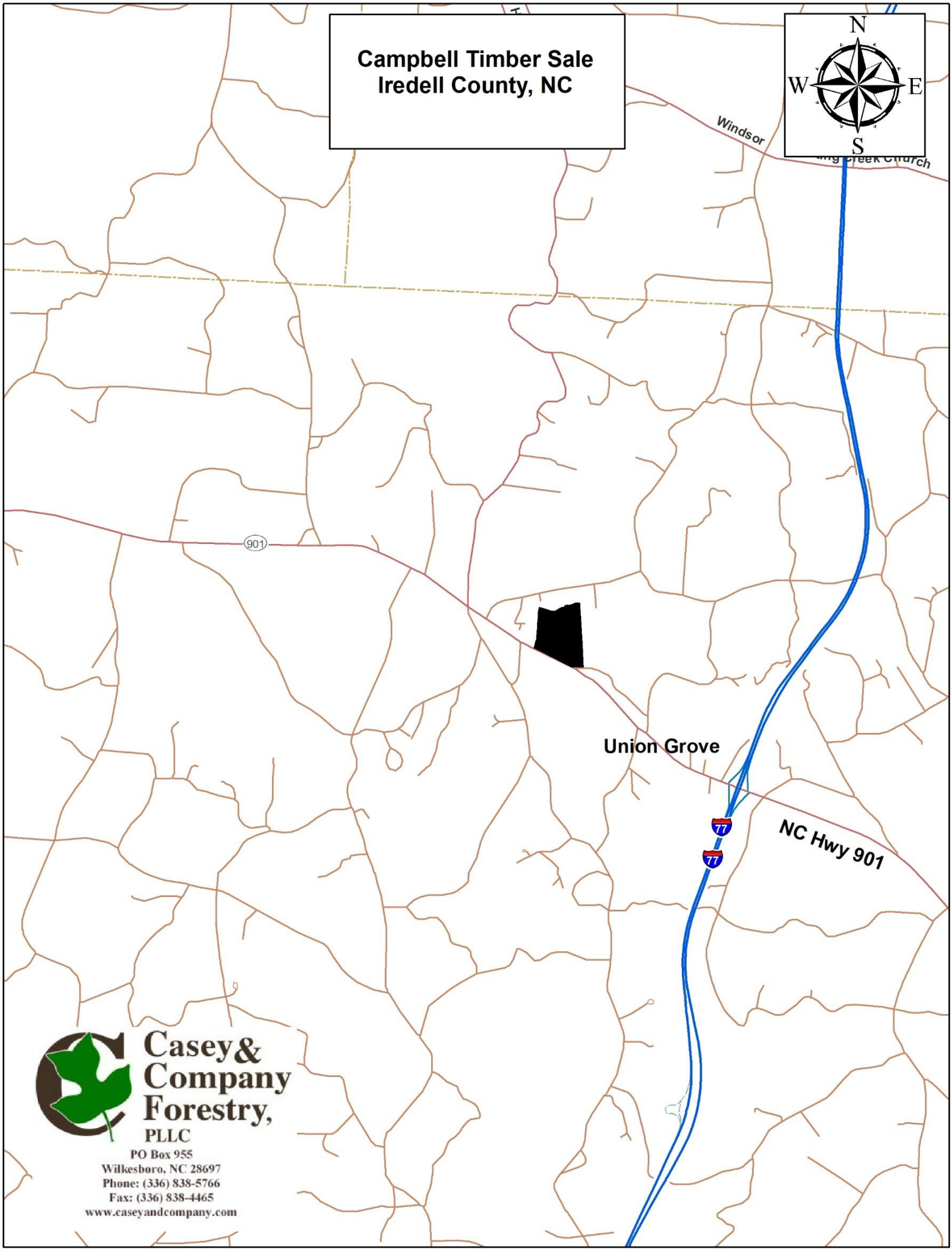
NC OneMap, NC Center for Geographic Information and Analysis, NC 911 Board



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