



333 Beechwood Drive
Burns, Tennessee 37029
615-498-8700 (cell)
615-375-1370 (office/fax)
jonathan@arborspringsforestry.com

July 8, 2015

Richard Vaughn Timber Sale Notice

Bid Opening: Thursday August 6, 2015 at 10:00 AM CDT

Attn: Buyers of Standing Timber,

Mr. Richard Vaughn has authorized Arbor Springs Forestry to serve as his agent in the sale of said hardwood timber located on his property near Dickson in Dickson County, TN. The property is identified as Control Map 105 Parcel 017.00, Deed Book 1215, Page 301.

General Description of Sale:

This is a marked select cut and marked clearcut sale on a tract consisting of +/- 80 acres. The select cut sale unit includes +/- 46 acres of "blue marked" timber and the clearcut sale unit includes 22.36 acres. (See sale map) Both units contain 230,595 bdft of hardwood sawtimber, 2,125 tons of hardwood pulp/topwood, and 48 tons of Cedar. All hardwood sawtimber trees average 120 bdft/tree. Red oak makes up 66% of the total volume, followed by White oak (26%). There are 23 White oak trees with 3,464 bdft tallied as showing potential VENEER characteristics for the butt logs, and 153 White oak trees with 15,381 bdft tallied as showing potential STAVE characteristics on the butt log. The Veneer trees are marked with a "V" above the "slash".

The tract has very good access and would serve as an excellent winter time operation.

Location:

The sale unit is located just south of HWY 70 W between Dickson and TN City. From the Farm Bureau office in Dickson the tract entrance is located approximately 5 miles. There is a newly constructed gravel entrance on the south side of the highway under the power line near the northeast corner of the tract. Beyond the entrance the tract can be walked or traveled with an ATV through the central portion of the sale units. The loading deck will need to be located inside the flagged clearcut entrance which is only 40-50 feet inside the wood line.

Sale Description:

The selective marked timber (46 +/- acres) includes the areas shaded in blue as shown on the attached map. The yellow shaded area on the map is the clearcut unit (22.36 acres). Within the selective cut sale unit only those trees marked with BLUE PAINT at dbh and below stump level are eligible for harvest. All sawtimber trees are marked with a horizontal "SLASH", pulpwood trees are marked with a "DOT", and trees marked with a "SLASH/DOT" represent a deduction in volume estimate. Within the Clearcut sale units all sawtimber sized trees were 100% tallied and marked with a "TEAL DOT" at DBH. In this unit all trees are eligible for harvest. All trees DO NOT have to be felled during the operation. This area is going

to be cleared for a future lake and any products not wanted do not have to be felled. The clearcut unit is well flagged with PINK Flagging. (There are orange flags inside the clearcut unit, but mean nothing to the sale. Just ignore those flags). Property lines are marked with ORANGE FLAGGING. All BMP'S must be followed during the operation. On the attached map the access entrance is shown as a red dotted line and the proposed decking area shown as a green square. Skid trails and log decks must be approved by owner/agent in advance.

Bidders are welcome to look at the timber at your convenience. I would also be happy to meet with you on an appointment basis to show you the timber.

Terms of Sale:

BID OPENING: Sealed bids on a submitted lump sum basis only will be accepted until 10:00 AM CDT on Thursday August 6, 2015 at which time they will be opened. The bid opening will be held at Jeanie's Café in Burns, TN (HWY 96 across from the Dollar General Store). Buyers are welcome to attend the bid opening and join us for breakfast. Bids may also be submitted by mail, fax, phone or email on the attached or similar Bid Offer Form, but must be received no later than 9:00 AM on August 6, 2015. (Morning of the bid opening) Please call if sending a fax to ensure it was received.

PERFORMANCE BOND: The Successful Bidder shall furnish the Seller's Agent with a Performance Bond in the form of a check in the amount of \$2,000.00. This will be due at contract signing.

PAYMENT: 100 % of payment is due by at contract signing by August 27, 2015.

Notes:

- The attached volumes are estimates only. Bidders should satisfy themselves as to the quality and quantity of the said timber.
- The clearcut units acreage was walked and calculated with a GPS unit.
- All sawtimber sized trees were 100% tallied within the clearcut units.
- No timber is eligible for harvest north of the clearcut unit. This is a visual buffer along the highway.
- 95 individual pulpwood trees marked with a "dot". 195 cull trees marked with an "X" within the selective cut unit. Any merchantable products can be removed at the option of the buyer.

THE OWNER AND/OR AGENT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY OR ALL BIDS. ONLY THOSE SUBMITTING A BID WILL BE ADMITTED TO THE BID OPENING.

Again you are welcome to inspect the tract at your convenience. Feel free to contact me if you have any questions relative to this sale.

Sincerely,

Jonathan Boggs

Richard Vaughn Timber Sale
Volume Summary

68.36 +/- Acres

46 +/- acres Select Cut, 22.36 acres Clearcut (100% tally)

Hardwood Volume Estimates (Doyle FC 78)

Species	# of Trees	Bdft Volume	Average/Tree
Red oak	1090	152,251	140
White oak	518	58,893	114
Post oak	239	14,641	61
Hickory	43	2,351	55
Black cherry	20	1,559	78
Mixed Hardwoods	15	497	33
Yellow poplar	1	403	403
Total	1,926	230,595	120

Estimated Veneer/Stave Volumes from Butt logs

Species	# of Logs	Bdft Volume	Average/log
White oak Veneer	23	3,464	151
White oak Stave	153	15,381	101

Hardwood Pulp/topwood	2125 Tons
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Red Cedar	48 Tons
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Notes:

- * Stave Volumes are out of the total volumes/species
- *95 individual pulpwood trees were marked with a "DOT" in select cut unit. 195 Cull Trees "X"
- *Sawtimber sized trees were 100% tallied in clearcut unit (Marked with "TEAL DOT")
- *All trees in clearcut are eligible for harvest, but don't have to be cut if not wanted for product
- *Clearcut unit is flagged with PINK FLAGGING
- *Clearcut unit acreage was calculated with handheld GPS Unit
- *Pulpwood & Red Cedar tonnage in Clearcut unit was calculated by 10 BAF prism plots
- * Mixed Hardwoods Includes: Black gum, Red maple, Beech
- * The above Volumes are estimates only. Bidders should satisfy themselves to the quantity and quality of said timber.

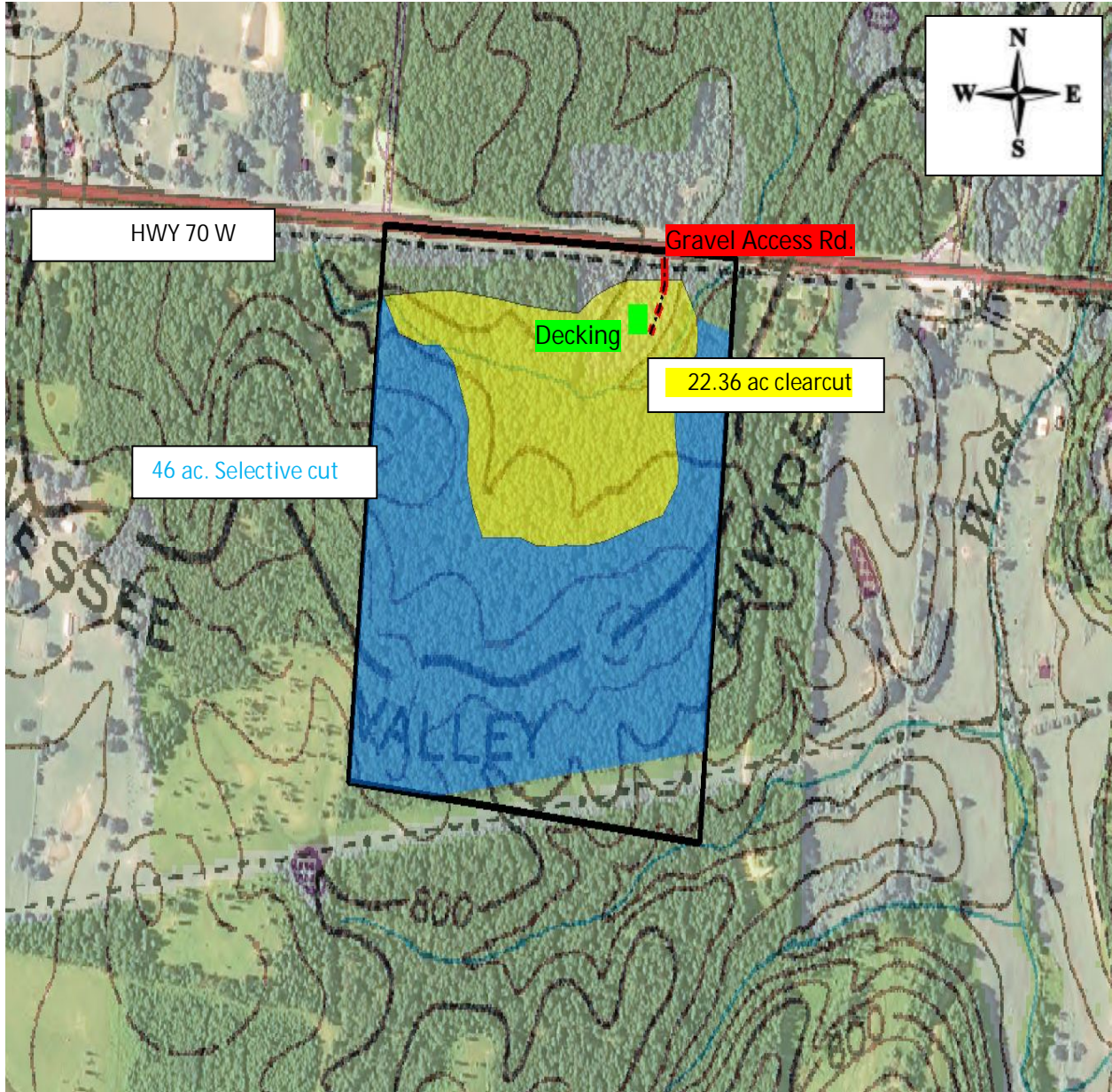
Volume by Unit Breakdown

Select Cut Unit 924 Trees 126,260 bdft (2,745 bdft/acre)
Clearcut Unit 1,002 Trees 104,335 bdft (4,670 bdft/acre)

TERMS AND CONDITIONS OF SALE

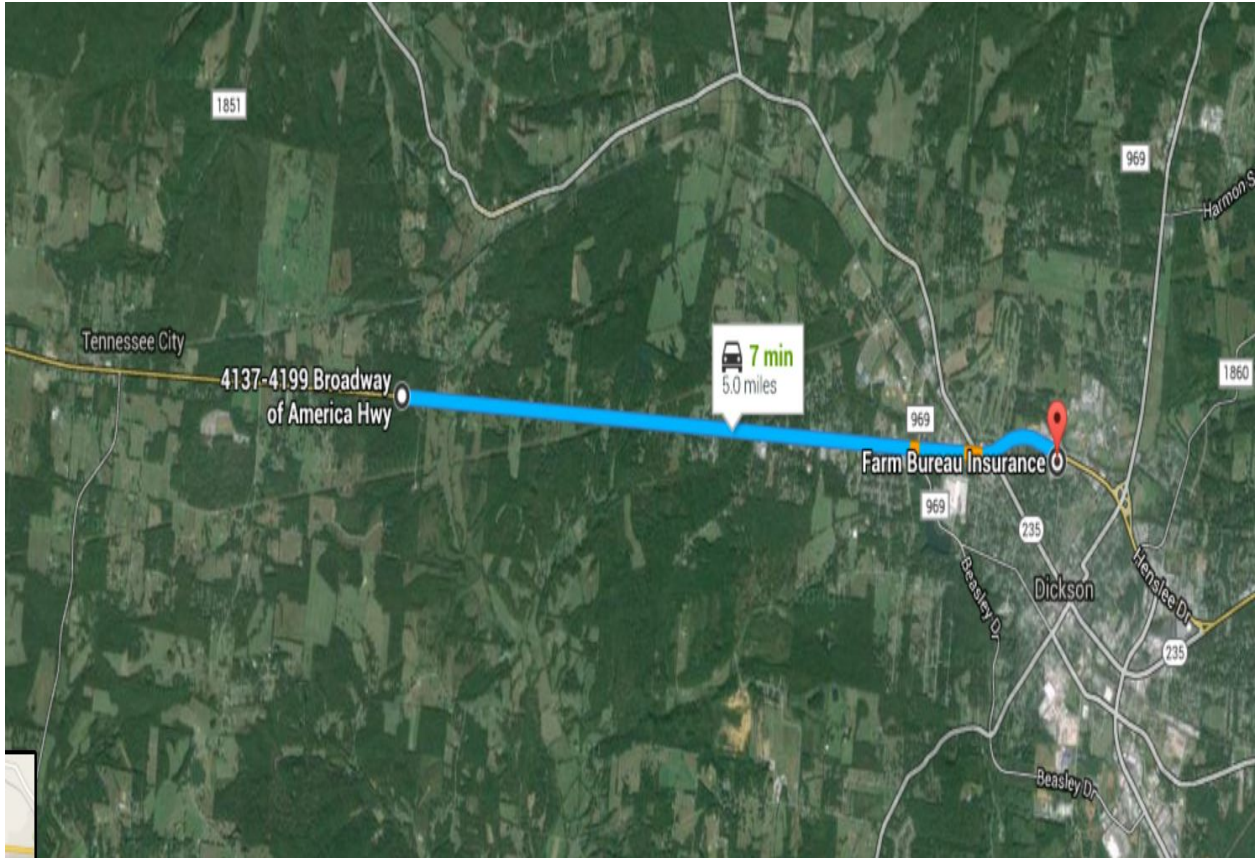
1. The Purchaser agrees to make payment to the Seller at contract signing.
2. The Purchaser shall furnish the Seller's Agent with a Performance Bond in the form of a check in the amount of \$2,000.00.
3. This Agreement shall be in full force and effect for a period of 6 Months (0.5 years). Should restoration work or timber removal not be completed prior to contract expiration due to inclement weather conditions, the Purchaser shall be granted an additional period for such restoration equal to the time of the suspension.
4. The Seller guarantees title to said timber and agrees to defend it against any and all claims whatsoever.
5. Notice of the intention of the Purchaser to begin removal of said timber shall be given to the Seller and the Seller's Agent, Arbor Springs Forestry, 333 Beechwood Drive, Burns, TN 37029, Phone: (615) 498-8700, at least 48 hours before any logging activity begins. A "Pre-Harvest" meeting will take place on premises before any said timber is removed.
6. Upon completion of all logging operations or as soon thereafter as conditions permit, the Purchaser shall smooth ruts, created by the Purchaser, out of all existing and newly created skid and truck roads, and the log landing(s) must be cleared of all debris related to the logging operation, smoothed and seeded. Logging debris must be left as low as reasonable possible. Normally this would be +/- 4 feet from the ground maximum. The purchaser agrees to install water diversion in accordance with Tennessee "Best Management Practices" suggestions to prevent erosion and water quality issues.
7. The Seller agrees to allow the Purchaser, his agents or employees, to enter upon said premises, for the purpose of removing the designated timber there from, and do such other things as may be necessary in connection with the operation, including the right and privilege of the Purchaser to use sufficient and necessary space in and upon said premises to handle, load, and haul all timber covered by this Agreement, and no other.
8. Only trees under the terms of this Agreement shall be cut. Trees not designated for sale under this agreement shall be protected against unnecessary injury. No cut, broken, or uprooted trees shall be left hanging in standing trees. All trees cut shall be felled onto the premises of the Seller; any tree felled over the property line of the premises shall be brought back onto the premises immediately, and any damage that such activity creates shall also be repaired immediately.
9. The Purchaser shall remove all materials brought onto the premises prior to the expiration of the term of this Agreement and shall remove on a daily basis any papers, bottles, cans, and materials which may cause an unsafe, unsanitary or unsightly conditions.
10. Before entry onto the premises to conduct operations under this Agreement, the Purchaser shall provide the Seller's Agent with Certificates of Insurance showing general liability insurance with a single limit of liability no less than One Million Dollars (1,000,000.00) as well as Worker's Compensation Insurance as required under the laws of the State of TN. The Purchaser shall not conduct any further operations during the term of this Agreement upon the premises after the expiration of insurance as shown by the certificate provided to the Seller's Agent until the Purchaser provides the Seller's Agent with such additional certificates evidencing the renewal or replacement of such insurance to fulfill the requirement of this paragraph.
11. This Agreement shall not be assigned by the Purchaser without the written consent of the Seller. Purchaser shall have the right to use contract loggers for harvest operations.
12. The Purchaser shall indemnify and save the Seller and the Seller's Agent harmless from and against any and all claims for damages to property, or injury to, death of, any person, including employees of the Purchaser, of any action arising out of the actions of the Purchaser.
13. Seller and/or Seller's hunting lessee are responsible for removing any deer stands throughout the sale unit. Purchaser is not responsible for damage to deer stands.

Vaughn Timber Sale Map
Dickson County, TN
68.36 +/- Acre Sale Unit



Map Scale 1:5000
(Map Scale may be inaccurate due to file conversion)

Location Map





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BID OFFER

For

RICHARD VAUGHN TIMBER SALE

In compliance with the invitation to bid and subject to the terms and conditions required by the seller, the undersigned agrees, to purchase certain timber offered for sale by Mr. Richard Vaughn in Dickson County, TN, within 21 days after notice of acceptance by the seller.

My bid for the timber offered for sale is: _____

Company Name _____

Street or PO Address _____

City/State/Zip _____

Phone _____

Cell _____

Fax _____

Email _____

Title _____

Authorized Signature _____

(Mail, fax, or email your bid as shown above. Or feel free to bring your bid to the opening at the time and place described above.)